

October 9, 2025

PROJECT NAME: SW HWY 484 SUPER CENTER
PROJECT NUMBER: 2024110040
APPLICATION: MAJOR SITE PLAN #33171

- 1 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.
- 2 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Copy of District Permit (County Interest)
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the District permit 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: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.9.B - Traffic signs
STATUS OF REVIEW: INFO
REMARKS: 8/28/25 - Sheet 6225: Label (stop) sign north of the crosswalk for the truck route return lane where it intersects the main drive aisle.
- 5 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.11 - Turn lanes
STATUS OF REVIEW: INFO
REMARKS: 8/28/25 - Per project-related Developer's Agreement(s), the following are required to have been substantially completed prior to Issuance of Certificate of Occupancy:
1) INT 2 - Extend WB right turn lane to 200'.
2) INT 2 - Construct SB left turn lane of 360'.
3) RD 2 - WB right turn lane of 200'.
- 6 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: Additional Traffic comments
STATUS OF REVIEW: INFO
REMARKS: 8/28/25 - Per project-related Developer's Agreement(s), the following are required to have been substantially completed prior to Issuance of Certificate of Occupancy: INT 2 - Construct median to allow for dual SB left turn lanes in future and shared thru right.
- 7 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: 8/18/25-add waivers if requested in future

- 8 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.
- 9 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Parcel numbers identified in project match proposed site plan layout
STATUS OF REVIEW: INFO
REMARKS: Please include parcel number on cover page.
- 10 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.4 - Water (potable) Capital Charges and Flow Rates - proposed use identified to calculate
STATUS OF REVIEW: INFO
REMARKS: Capital charges and flow rates will be calculated during the permitting stage, before approval.
- 11 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.4 - Water (irrigation) Capital Charges and Flow Rates - total irrigated area identified
STATUS OF REVIEW: INFO
REMARKS: Irrigation well proposed on site plans. Please note: If after plans are approved by DRC, an irrigation meter and connection to MCU is needed, additional Utility plan will be required. Additional fee(s) will apply.
- 12 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.4 - Sewer Capital Charges and Flow Rates - proposed use identified to calculate
STATUS OF REVIEW: INFO
REMARKS: Capital charges and flow rates will be calculated during the permitting stage, before approval.
- 13 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.5.C - All issued permits related to this project shall be submitted to MCU (DOT, ROW, misc)
STATUS OF REVIEW: INFO
REMARKS: Copies of all related permit applications and issued permits shall be submitted to Marion County Utilities Department, prior to or at the Pre-Construction Meeting.
- 14 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.5.C - DEP permit for water mains to be constructed/owned by MCU
STATUS OF REVIEW: INFO
REMARKS: The Engineer of Record is responsible for requesting and submitting the appropriate FDEP Public Water System (PWS) and/or Wastewater (WW) permit applications, if applicable. All applications must be signed and sealed prior to submission for Marion County Utilities' signature.
- 15 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.5.D - Hydraulic Analysis

STATUS OF REVIEW: INFO

REMARKS: 8/25/25 MCU is currently reviewing the PWS Calculations provided with Submittal 1 and will provide comments, if any to the EOR.

16 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.7 - Construction Inspection - PLAN NOTE:

STATUS OF REVIEW: INFO

REMARKS: 8/25/25 - Add to Utility Plan - MCU personnel are to inspect any work performed on or around existing MCU infrastructure. A pre-construction meeting is required to be held a minimum of 48 hours prior to start of any construction. If the pre-construction meeting is not completed, any work may be halted. To schedule, contact MCU's Construction Division, 352) 307-6000, ext. 5 or MCUconstruction@marionfl.org

17 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.8.A - Completion and Closeout - PLAN NOTE: As-builts

STATUS OF REVIEW: INFO

REMARKS: For any Utility assets between the water main and the meter, Marion County will require a Bill of Sale and As-builts of the service, prior to meter(s) being installed. A final hold has been placed on permit, if applicable. All as-builts shall comply with the current Marion County LDC, section 6.14.8

18 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.9.B - Transfer of Facilities to Marion County Utilities - PLAN NOTE:

STATUS OF REVIEW: INFO

REMARKS: Any assets to be conveyed to Marion County Utilities as part of the public utility system shall be coordinated PRIOR TO Marion County Utilities through the Bill of Sale, and prior to MCU's authorization of the DEP connection/Clearance Package. The Bill of Sale for any Lift Station(s) MUST include the first electric bill to capture necessary data prior to transfer to Marion County Utilities. ALLOW A MINIMUM OF 5 WORKING DAYS for processing the Bill of Sale information.

19 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.9.B - Bill of Sale

STATUS OF REVIEW: INFO

REMARKS: The Bill of Sale consists of three documents and will be provided at the pre-construction meeting. The completed Bill of Sale will be required prior to final inspections and tie-ins. Please note: Marion County Utilities (MCU) will not sign any FDEP clearance applications until the completed Bill of Sale has been received.

20 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.15.7 - Cross Connection Control and Backflow Prevention

STATUS OF REVIEW: INFO

REMARKS: A backflow hold will be placed on the building permit. Backflows must be tested and the results reported to crossconnectioncontrol@marionfl.org before the final hold can be released.

21 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Article 7 - Construction Standards - PLAN NOTE:

STATUS OF REVIEW: INFO

REMARKS: 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).

- 22 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: Utilities Plan Review Fee: \$510.00 Fee(s) can be paid by calling 352-671-8686 or visiting the Development Review Office at 412 SE 25th Ave, Ocala, FL 34471. Reference AR# 33171
- 23 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Additional Utilities comments
STATUS OF REVIEW: INFO
REMARKS: Marion County Utilities recommends a meeting to review plans prior to the next submittal. Please contact Heather Proctor, Utilities Development Review Officer, at Heather.Proctor@marionfl.org or by phone at (352) 438-2846.
- 24 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Central Sewer/Central Water
- 25 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(6) - Gross/wetland/floodplain acreage listed?
STATUS OF REVIEW: INFO
REMARKS: None on-site.
- 26 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?
STATUS OF REVIEW: INFO
REMARKS: Please see Zoning comments relating to EALS
- 27 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Additional Planning Items:
STATUS OF REVIEW: INFO
REMARKS: "Notes" box on cover page references notifying Pasco County if listed species found on-site. Was this note left in error?
- 28 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: Additional Landscape comments
STATUS OF REVIEW: INFO
REMARKS: 1. Please clarify how AR#33206 relates to this project. 2. Provide landscape and irrigation plans for fuel station, if part of this project 3. Outparcels along CR484 to have similar plant palette to eastern commercial property to provide a cohesive buffer aesthetic 4. ***Please note** the PUD master plan (AR 27373) that includes this parcel is still in resubmit status and has not been formally completed. This will need to be completed before Landscape can approve a major site plan. 5. Landscape and Irrigation plans to be signed and sealed at submittal
- 29 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: Within Marion County Utilities service area. Defer to MCU.
- 30 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.27 - Show location of outside storage areas
STATUS OF REVIEW: INFO

REMARKS: Will there be any outdoor storage areas? If so, outdoor storage area shall be indicated on site plan and shall meet screening requirements pursuant to LDC Sec. 4.2.20.F

31 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.4.L(9)(b) - Data Block (Impervious Area)

STATUS OF REVIEW: NO

REMARKS: Please provide data block on the cover sheet detailing the existing and proposed impervious & pervious area in SF, ac, and %. Please include any offsite drainage to your site in the data block.

32 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.8 - Topographical Contours

STATUS OF REVIEW: NO

REMARKS: Submitted survey lacks topographic contours. LDC requires that one-foot contours extend 100 feet beyond the project boundary.

33 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.9/10 - Proposed Drainage Right-of-Way/Easements

STATUS OF REVIEW: NO

REMARKS: (1) Proposed improvement plan appears to rely on a plat to establish outparcels. Please clarify that a preliminary and final plat will be submitted. (2) Appropriate drainage easements/ROW shall be included on the final plat.

34 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.38 - Stormwater Maintenance Entity

STATUS OF REVIEW: NO

REMARKS: Please submit documentation establishing that Tim Goyette can sign on behalf of The Phillips Edison Group, LLC.

35 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.7 - Geotechnical Criteria

STATUS OF REVIEW: NO

REMARKS: Please show boring locations on the plans.

36 DEPARTMENT: ENGDRN - STORMWATER REVIEW

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

STATUS OF REVIEW: NO

REMARKS: (1) Please add DRA cross sections, to scale, 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. A typical cross section can be used instead when sufficient information is shown on the plan view which minimally includes pond width and length call outs as measured at the pond's top and bottom elevations (2) Please add the following note with the pond cross section: "A minimum of three feet of unconsolidated soil material shall be provided between the surface of any limestone bedrock and the bottom and sides of any stormwater facility." (3) Add coordinates or dimensions to the major pond components (changes in alignment, corners, etc) for constructability.

37 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.B(4) - Hydrologic Analysis

STATUS OF REVIEW: NO

REMARKS: The site plan appears to show a turn lane that does not exist at the entrance from CR 484. Impacts from the additional impervious will need to be analyzed for the existing roadway DRA and conveyance system.

- 38 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.6 - Stormwater Quality Criteria
STATUS OF REVIEW: NO
REMARKS: Please indicate the proposed DRA stabilization method on the DRA cross section. DRAs greater than 4' deep require the bottom to be sodded in addition to the side slopes.
- 39 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.6.C - Best Management Practices
STATUS OF REVIEW: NO
REMARKS: Please add a karst repair detail to the plan set. If you need an example, please contact the reviewer.
- 40 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(5) - Hydraulic Analysis
STATUS OF REVIEW: NO
REMARKS: Conveyance system calculations need to utilize the tailwater conditions as required by LDC section 6.13.8.
- 41 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.8.B(3) - Lane Spread Calculations
STATUS OF REVIEW: NO
REMARKS: See comment under "6.13.2.A(9) - Access Accommodates Stormwater"
- 42 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.A(9) - Access Accommodates Stormwater
STATUS OF REVIEW: NO
REMARKS: The site plan appears to show a turn lane that does not exist at the entrance from CR 484. Please provide details for these improvements and the accompanying drainage modifications.
- 43 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.8.B(7) - Minimum Pipe Size
STATUS OF REVIEW: NO
REMARKS: LDC requires conveyance pipes to be a minimum of 18" diameter or equivalent. Reduction in pipe size to 15" for conveyance and 12" for yard drains may be supported with corroborating calculations; applicants can request a waiver.
- 44 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 7.1.3 - Drainage Construction Specifications
STATUS OF REVIEW: NO
REMARKS: (1) LDC requires the use of RCP pipe for stormwater conveyance piping. To pursue using an alternative material, the engineer needs to submit a request letter identifying the alternative material type requested, explanation for why alternative pipe material is being requested, and providing documentation of compliance with the following conditions: 1. Pipe service life shall be equal to or greater than 100 years. 2. Pipe diameter for High Density Polyethylene (HDPE) and Polypropylene shall be 48" maximum. 3. Polyvinyl Chloride (PVC), HDPE, and Polypropylene pipe shall not be installed exposed to direct sunlight. 4. Steel pipe shall only be listed as an option after consideration of all other pipe materials and justification is provided. 5. Justification for steel pipe shall include, but not be limited to data and values of water levels, soil conditions, resistivity, pH, chlorides and sulfates. 6. Pipe shall not be installed outside of the allowable maximum and minimum cover heights as specified by the manufacturer. (2) Please add the following note to the cover page: "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."

- 45 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.12 - Operation and Maintenance
STATUS OF REVIEW: NO
REMARKS: Please submit a signed O&M Manual. An owner's certification is required on the O&M manual. Certification to state "I hereby certify that I, my successor, and assigns shall perpetually operate and maintain the stormwater management and associated elements in accordance with the specifications shown herein and on the approved plan." The individual signing the certification needs to be an agent or member of the entity that will own and maintain the stormwater system, or an authorized signatory of that entity. If signatory is not an agent or member, a letter authorizing a different individual needs to be submitted with the signed documents. The authorization letter must be signed by and agent/officer of owner. Please have the person signing also print their name for verification. Sunbiz will be used to verify agents and/or officers. Please contact reviewer if you need examples of O&M manuals accepted in the past.
- 46 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.
- 47 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.9.C - Pavement marking
STATUS OF REVIEW: NO
REMARKS: 8/25/25 - Sheet 6225: Stop bar needed (next to a stop sign) just north of the crosswalk for the truck route return lane where it intersects the main drive aisle.
- 48 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.3 - Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions
STATUS OF REVIEW: NO
REMARKS: 8/18/25-Title block on ALL sheets missing type of application; (6
- 49 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet
STATUS OF REVIEW: NO
REMARKS: 8/18/25-missing Owner/Applicant phone number
- 50 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.F(1) - Licensed Design Professional Certification: I hereby certify that these plans and calculations were completed in accordance with all applicable requirements of the Marion County Land Development Code, except as waived.
STATUS OF REVIEW: NO
REMARKS: 8/18/25-missing
- 51 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.L(1) - Parcel number
STATUS OF REVIEW: NO
REMARKS: 8/18/25-missing

- 52 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Marion County Utilities Contact Information
STATUS OF REVIEW: NO
REMARKS: 8/25/25 - 6000 Cover Page. Replace Carrie Hyde with Customer Service for the Marion County Utilities contact.
- 53 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A - Water Connection Requirements
STATUS OF REVIEW: NO
REMARKS: 8/25/25 - 6355 Why run a parallel main instead of taping main separately for the Outparcels?
(2) If water main feeding Outparcels are to be public, MCU does not want the main under asphalt. If it must stay under asphalt, it needs to be ductile iron.
- 54 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A - Sewer Connection Requirements
STATUS OF REVIEW: NO
REMARKS: 8/25/25 - 6355 No connections into manholes.
- 55 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.C.2(e) - Grease Trap, FOG Worksheet
STATUS OF REVIEW: NO
REMARKS: 8/25/25 - 6355 Called out on plans. What size grease trap? Will need signed and sealed calculations.
- 56 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.5.B - Construction Notes - UT DETAILS - current LDC version
STATUS OF REVIEW: NO
REMARKS: 8/25/25 - 6355 Utility Connection Detail, U & V are labeled backwards.
- 57 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.15.6.D - Meter Location
STATUS OF REVIEW: NO
REMARKS: 8/25/25 - 6355 Confirm meters are in the ROW and or in the property line within a dedicated Utility Easement.
- 58 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Additional Utilities comments
STATUS OF REVIEW: NO
REMARKS: Delineate the End of County Maintenance for water and sewer directly on the plan sheet 6355 and 6350.
- 59 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 6.18.5 - Access Control Box
STATUS OF REVIEW: NO
REMARKS: Please note on the utility plan page a Knox box will be installed near the front door 6 feet from floor level and 2 feet left of the door.
- 60 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 6.18.2.D - Fire Department Connections
STATUS OF REVIEW: NO
REMARKS: Plans reference a wall mounted Stortz connection. Marion County Fire Rescue does not approve the use of a stortz connection. Please update the plans to a 2 ½ connection. The fire department

connection must be out of the collapse zone which is defined as a minimum of 1 and ½ times the height of the highest portion of the building. A fire hydrant is required to be within 100 feet of a fire department connection (Per NFPA 14 Chapter 6.4.5.4.1).

61 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: NFPA 1 Chapter 11.10.1 - In Building Minimum Radio Signal Strength

STATUS OF REVIEW: NO

REMARKS: Please note on the utility page. Building shall comply with the In Building Public Safety Minimum Radio Signal Strength requirements per NFPA 1 Chapter 11.10.1. The location will need to hire an independent firm to test the strength of the signal and if deemed necessary add equipment which allows the building to meet the minimum policies. The building must have a passing radio test prior to calling for the final fire inspection of the building. Any installation of equipment must be done under a permit and be approved by the office of the fire marshal.

62 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: 6.18.2.G - Painting and Marking of Fire Hydrants

STATUS OF REVIEW: NO

REMARKS: Please note on the utility page the additional notes.

a. All fire hydrants on private water mains shall have the body painted yellow.

b. All flow tests shall be tested per NFPA 291 by a third party contractor and witnessed by a Marion County Fire Inspector.

63 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: Additional Fire comments

STATUS OF REVIEW: NO

REMARKS: Plans will need to show signage for No parking fire lane per the Florida Fire Prevention Code Chapter 18.

64 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.4.L(5)/5.2 - [Applicable ESOZ/FPOZ Status Listed?]

STATUS OF REVIEW: NO

REMARKS: Please provide on cover page.

65 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.4.L(5)/5.4 - [Applicable Springs Protection Zone Listed?]

STATUS OF REVIEW: NO

REMARKS: Please provide on cover page.

66 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.16/6.5 - [EALS or EALS-ER provided?]

STATUS OF REVIEW: NO

REMARKS: Please see Zoning comments relating to EALS

67 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available?

STATUS OF REVIEW: NO

REMARKS: Please provide

68 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected?

STATUS OF REVIEW: NO

REMARKS: Please provide note on concurrency on cover page.

- 69 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 6.2.1.F - North arrow and graphic drawing and written scale
STATUS OF REVIEW: NO
REMARKS: Sheet 6020 SWPPP Sequence and Limits of Work and Sheet 6490 Photometric Plan are missing the North Arrow and Scale.
- 70 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.7.A(1) - Show a minimum of two bench marks per site
STATUS OF REVIEW: NO
REMARKS: Please provide.
- 71 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.7.A(2 & 3) - Bench mark information shown
STATUS OF REVIEW: NO
REMARKS: Please provide.
- 72 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.7.B(1) - Show a minimum of two intervisible horizontal control points per site
STATUS OF REVIEW: NO
REMARKS: Please provide.
- 73 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.7.B(2) - Horizontal control points shall be monumented and referenced to the Florida State Plane Coordinate System
STATUS OF REVIEW: NO
REMARKS: Please provide.
- 74 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 2.12.11 - Provide an aerial map of the site with a layout of the development
STATUS OF REVIEW: NO
REMARKS: Please provide overlay of Site Map 6040 on an aerial of location.
- 75 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.7.4 - Shade tree requirements
STATUS OF REVIEW: NO
REMARKS: Required shade trees - 369, provided 351. How will deficit of 18 trees be addressed?
- 76 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes)
STATUS OF REVIEW: NO
REMARKS: Provide native status for each plant on plant schedule
- 77 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.7 - Parking areas and vehicular use areas
STATUS OF REVIEW: NO
REMARKS: 1. Various parking islands are missing trees. 2. Parking areas exceed the 10 spaces / island limit 3. Some islands show understory trees, show conflict or provide canopy trees. 4. Islands at the end of parking rows should consider sight distances with the selection of canopy trees.
- 78 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.8 - Building landscaping

STATUS OF REVIEW: NO

REMARKS: Landscape areas shall be provided adjacent to or within 25 feet from the building walls and shall extend along 60 percent of the total length of the wall, excluding those areas required for access to the building. Landscape areas shall be a minimum of five feet wide allowing for a minimum distance of two feet from the façade to the innermost plants

79 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.10 - General planting requirements (specifications)

STATUS OF REVIEW: NO

REMARKS: 1. Provide planting and installation specifications 2. Provide native percentage showing requirements are met

80 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.12 - Landscape completion inspection requirements

STATUS OF REVIEW: NO

REMARKS: Provide note from this section of Code

81 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.9.6 - Completion inspection requirements

STATUS OF REVIEW: NO

REMARKS: Provide note from this section of Code

82 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.19.3 - Outdoor lighting plan requirements

STATUS OF REVIEW: NO

REMARKS: Photometric plan shall be signed and sealed by design professional

83 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.19.4 - Exterior lighting design standards

STATUS OF REVIEW: NO

REMARKS: 6.19.6.E.(4) - mounting heights shall not exceed 30 feet, plan shows 39 feet.

84 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.4.C - Owner and applicant name

STATUS OF REVIEW: NO

REMARKS: Please explicitly indicate property owner on cover sheet.

85 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.4.L(1) - Parcel number

STATUS OF REVIEW: NO

REMARKS: Please indicate parcel number on cover sheet.

86 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown

STATUS OF REVIEW: NO

REMARKS: Please indicate zoning/FLU designation of subject property on cover sheet. Please specify PUD case number. Please indicate adjacent zoning/FLU designation on overall site plan (sheet 6210).

87 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.4.L(4) - Zoning requirements: lot width, area , setbacks , coverage (floor area ratios) and parking

STATUS OF REVIEW: NO

REMARKS: Please provide table of zoning standards on cover sheet, including required/proposed setbacks, building height, FAR, etc. Please indicate front/side/rear setbacks on site plan (sheets 6220/6225). Please indicate standards for gas station on site (even if provided in future).

88 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.23/4.2 -Setbacks, dimensions for all improvements, and easements

STATUS OF REVIEW: NO

REMARKS: Please indicate general length/width of proposed buildings on site plan sheets. See zoning requirement comments on setbacks

89 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.24 - Landscape requirements/6.8.6 - Buffering

STATUS OF REVIEW: NO

REMARKS: Staff notes utilities easement in the same place as proposed buffers. Please note that buffers were a condition for PUD approval. In the case that the buffers are cleared, a zoning code violation would exist and the site may be subject to the code enforcement process, at the property owner's risk.

Please provide typical detail of all buffer types. Please specify buffers types on all sides of project, including on proposed outparcels (even if provided in future), on sheets 6220/6225. Shared Type A buffer will require waiver, consistent with Table 7A in 191107Z approval letter. Please update site/landscaping plans accordingly. Please provide detail of garbage collection area meeting screening requirements of LDC Sec. 6.8.9.B.

90 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.32 - Modified Environmental Assessment for Listed Species (LDC 6.5.4) -OR- EALS Exemption Application (LDC 6.5.3) submitted (including habitat assessment as necessary per LDC 6.6.4)

STATUS OF REVIEW: NO

REMARKS: Per LDC Sec. 6.5.4, please provide the following in response:

- Acreage of the gross lands held under common ownership including and/or adjoining the project area.
- Exact time(s) of the field assessment
- Name of the individual(s) conducting the field assessment with their qualifications
- A transect map of the field assessment

91 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.4.L(10) - Parking requirements, service entrances, space size paved parking isle and access to parking area/6.11.8 - Off-street parking requirements/6.11.7 - Loading Areas/ 6.11.6 - Construction access/route

STATUS OF REVIEW: NO

REMARKS: Please explicitly indicate total required parking for all buildings in sheet 6220/6225 based on uses from LDC Table 6.11-5. Rows of 11+ parking spaces are provided on sheets. Per LDC Sec. 6.8.7.C, a parking island shall be required every 10 spaces. Update all sheets, including parking figures, accordingly. Please indicate OPD parking width on sheets 6220/6225.

92 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: NO

REMARKS: [INFO] Per condition 5 of PUD 191107Z, all project signs shall comply with LDC Division 5.4 Advertising Signs; further, a final PUD-wide Master Sign Plan shall be included as a component for review in the final PUD Master Plan, or equivalent, submittal. All signs shall be permitted separately.

[NO] Sheet 6210 indicates two multi-tenant signs. The proposed signs on this sheet are not consistent with types indicated by current Master Plan (AR 27373; currently under review). Please correct.

93 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks

STATUS OF REVIEW: NO

REMARKS: Please indicate general length/width of proposed buildings on site plan sheets. See zoning requirement comments on setbacks

94 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain

STATUS OF REVIEW: NO

REMARKS: Please indicate on cover sheet:

FEMA Flood Zone X

No ESOZ

Secondary Springs Protection Zone.

95 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: Additional Zoning comments

STATUS OF REVIEW: NO

REMARKS: [INFO] Please note that the creation of commercial outparcels and residential subdivision (to the north) will require approval of Master Plan, Preliminary Plat, Improvement Plan, and Final Plat. Master Plan (AR #27373) must be approved before Preliminary Plat, Improvement Plan and Final Plat, unless the Applicant receives approved waiver to Sec. 2.1.3 Order of Plan.

Staff notes the gas station is excluded from Major Site Plan. A separate Major Site Plan will be required prior to a building permit approval of the gas station.

[NO] Public access R/W is not consistent with current Master Plan submittal (AR 27373; currently under review). Please note changes to this R/W shall require PUD amendment.

96 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: Major Site Plan

STATUS OF REVIEW: NO

REMARKS: Please add Parcel ID Number and Signature line for owner to coversheet of site plan. -EMW 8.19.25

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."

Sec.6.3.1.D(f) –

If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."



**Marion County
Board of County Commissioners**

33171

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: 10/7/2025 Parcel Number(s): 41200-056-03 Permit Number: 33171

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: SW Hwy 484 Super Center 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): 484 Road Runner Resources, LLC
Signature: _____
Mailing Address: 5700 SW Hwy 484 City: Ocala
State: FL Zip Code: 34473 Phone # 352-875-6519
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): The Phillips Edison Group, LLC Contact Name: Tim Goyette
Mailing Address: 11501 Northlake Drive City: Cincinnati
State: OH Zip Code: 45249 Phone # 513-338-2802
Email address: _____

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 6.13.8.B(7) - Minimum Pipe Size
Reason/Justification for Request (be specific): Waiver request to utilize 12" storm drain in lieu of the code minimum 18". Conveyance calculations will be provided to support pipe sizing.

DEVELOPMENT REVIEW USE:

Received By: email 10/9/25 Date Processed: 10/9/25 kah Project # 2024110040 AR # 33171

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): _____



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

Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): Wavier request for the building landscape requirements based on staff support as the requirements will hinder retails sales.

Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): Wavier request to defer landscaping requirements for all out parcels to future major site plan submissions

Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): Wavier request to allow final plat review without preliminary plat and improvement plan approval.

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): _____

INDEX OF SHEETS	
6000	COVER SHEET
6010	SWPPP NOTES
6020	SWPPP SEQUENCE AND LIMITS OF WORK
6030	SWPPP PHASE I SITE MAP
6040	SWPPP PHASE II SITE MAP
6080	SWPPP DETAILS
6081	SWPPP DETAILS
6090	SWPPP PERFORMANCE STANDARDS
6210	OVERALL SITE PLAN
6220	SITE PLAN
6225	SITE PLAN
6260	TRUCK ROUTING PLAN
6270	WAYFINDING SIGNAGE PLAN
6300	GRADING PLAN
6305	GRADING PLAN
6310	GRADING SECTIONS
6330	DRAINAGE PLAN
6340	DRAINAGE SCHEDULE
6350	UTILITY PLAN
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6490	PHOTOMETRIC PLAN
6600	OVERALL CODE REQUIRED LANDSCAPE PLAN
6610	CODE REQUIRED LANDSCAPE PLAN
6620	CODE REQUIRED LANDSCAPE PLAN
6630	CODE REQUIRED LANDSCAPE PLAN
6640	CODE REQUIRED LANDSCAPE PLAN
6650	CODE REQUIRED LANDSCAPE PLAN
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6710	SCHEMATIC IRRIGATION PLAN
6720	SCHEMATIC IRRIGATION PLAN
6730	SCHEMATIC IRRIGATION PLAN
6740	SCHEMATIC IRRIGATION PLAN
6750	SCHEMATIC IRRIGATION PLAN
6760	SCHEMATIC IRRIGATION PLAN
6770	IRRIGATION DETAILS
6780	IRRIGATION DETAILS
6790	IRRIGATION DETAILS

[illegible]

COVER SHEET

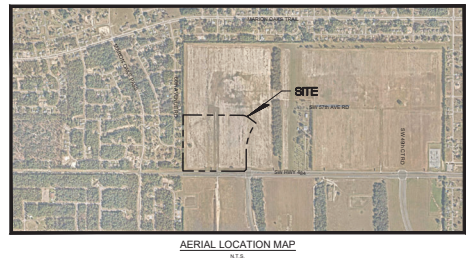
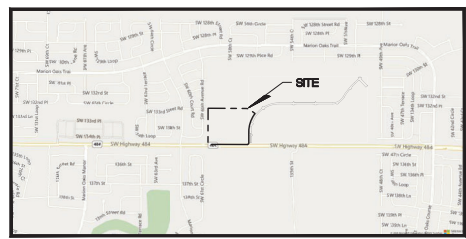
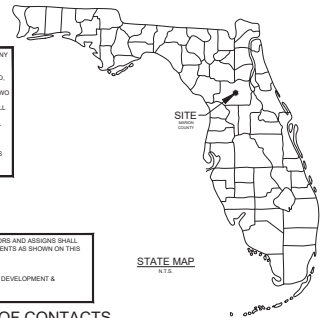
484 CENTER
PREPARED FOR
SEDISON GROUP,
LLC

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6000

ALERT TO CONTRACTOR:

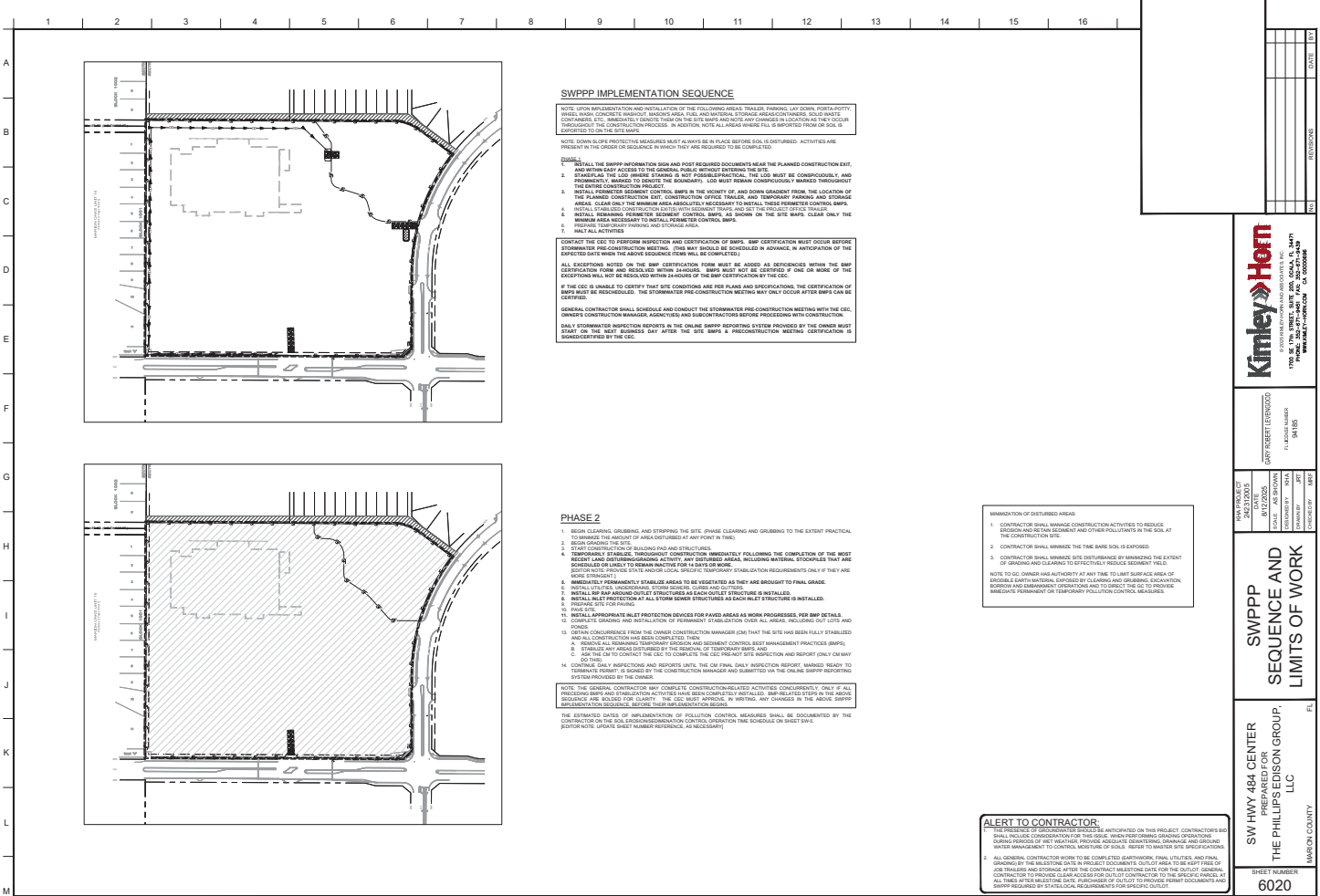
1. THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTORS BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING DRAINAGE OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.

2. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLET AREA TO BE KEPT FREE OF JOE TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLET. GENERAL CONTRACTOR TO PROVIDE OUTLET CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLET TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLET.



CIVIL KIMBLE-HORN AND ASSOCIATES, INC. GARY LEVENSON, P.E. 1700 SW 17TH STREET, SUITE 200 OCAIA, FLORIDA 32671 PHONE: (352) 838-5055	SURVEY ROGERS ENGINEERING, LLC JESSIE J. ROGERS OCAIA, FLORIDA 32671 PHONE: (352) 832-9214	ARCHITECT PAWNE TULL MATTHEW TURNER 1705 S WALTON, BLDG 5E BENTONVILLE, AR 72713 PHONE: (479) 273-7780
GEOTECHNICAL DEB FRAZER, LLC 8242 NW 138th DRIVE, UNIT 10 CAUNTERVILLE, FL 33553 PHONE: (352) 221-6221	ENVIRONMENTAL KIMBLE-HORN AND ASSOCIATES, INC. 1700 SW 17TH STREET, SUITE 200 OCAIA, FLORIDA 32671 PHONE: (352) 838-5055	

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SWPPP IMPLEMENTATION SEQUENCE

NOTE: UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAY DOWN, PORTA-POTTY, FENCE, AREA CONCRETE, AND FILL, AND OTHER AREAS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LOCAL AGENCY OF ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS. IN ADDITION, NOTE ALL AREAS WHERE FILL IS DEPOSITED TRUCK OR SOIL IS DEPOSITED TO ON THE SITE MAPS.

NOTE: DOWN-DRIP PROTECTIVE MEASURES MUST ALWAYS BE IN PLACE BEFORE SOIL IS DISTURBED. ACTIVITIES ARE PRESENT IN THE ORDER OR SEQUENCE IN WHICH THEY ARE REQUIRED TO BE COMPLETED.

1. INSTALL THE SWPPP INFORMATION SIGN AND POST REQUIRED DOCUMENTS NEAR THE PLANNED CONSTRUCTION EXIT. AND MAINTAIN EASY ACCESS TO THE GENERAL PUBLIC BEFORE BEGINNING THE SITE.
2. STAKE/FLAG THE LOTS (WHERE STAKING IS NOT POSSIBLE/PRACTICAL, THE LOTS MUST BE CONSECUTIVELY AND PROMINENTLY MARKED TO RESOLVE THE EMBANKMENT). LOTS MUST REMAIN CONSECUTIVELY MARKED THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.
3. INSTALL PERIMETER SEDIMENT CONTROL BMPs IN THE VICINITY OF, AND DOWN GRADIENT FROM, THE LOCATION OF THE PLANNED CONSTRUCTION EXIT, CONSTRUCTION OFFICE TRAILER, AND TEMPORARY PARKING AND STORAGE AREAS. CLEAR ONLY THE MINIMUM AREA ABSOLUTELY NECESSARY TO INSTALL THESE PERIMETER CONTROL BMPs.
4. INSTALL FENCED-CONSTRUCTION EXITS (FENCING NOT THICKER AND NOT SET THE 100-FOOT TRUCK TRAILER MINIMUM AREA NECESSARY TO INSTALL PERIMETER CONTROL BMPs. ALL OTHERS ON THE SITE MUST BE CLEAR ONLY THE MINIMUM REQUIRED FENCING AND STORAGE AREA.
5. ONLY ALL ACTIVITIES.

CONTACT THE DEC TO PERFORM INSPECTION AND CERTIFICATION OF BMPs. BMP CERTIFICATION MUST OCCUR BEFORE STORMWATER PRE-CONSTRUCTION MEETING. (THIS MAY BE SCHEDULED IN ADVANCE, IN ANTICIPATION OF THE EXPECTED DATE WHEN THE ABOVE REQUIREMENTS WILL BE COMPLETED).

ALL EXCEPTIONS NOTED ON THE BMP CERTIFICATION FORM MUST BE ASSESSED AS DEFICIENCIES WITHIN THE BMP CERTIFICATION FORM AND RESOLVED WITHIN 48 HOURS. BMPs MUST NOT BE CERTIFIED IF ONE OR MORE OF THE EXCEPTIONS WILL NOT BE RESOLVED WITHIN 48 HOURS OF THE BMP CERTIFICATION BY THE DEC.

IF THE DEC IS UNABLE TO CERTIFY THAT THE CONDITIONS ARE PER PLAN AND INSPECTIONS, THE CERTIFICATION OF BMPs MUST BE RESCHEDULED. THE STORMWATER PRE-CONSTRUCTION MEETING MAY ONLY OCCUR AFTER BMPs CAN BE CERTIFIED.

GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT THE STORMWATER PRE-CONSTRUCTION MEETING WITH THE DEC. OWNERS, CONSTRUCTION MANAGER, AGENTS, AND SUBCONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.

DAILY STORMWATER INSPECTION REPORTS IN THE ONLINE SWPPP REPORTING SYSTEM PROVIDED BY THE OWNER MUST BE SUBMITTED ON THE NEXT BUSINESS DAY AFTER THE SITE BMPs & PRE-CONSTRUCTION MEETING CERTIFICATION IS SUBMITTED BY THE DEC.

PHASE 2

1. BEGIN CLEARING, GRUBBING, AND STERILIZING THE SITE. PHASE CLEARING AND GRUBBING TO THE EXTENT PRACTICAL.
2. BEGIN GRADING THE SITE.
3. START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.
4. TEMPORARILY STABILIZE, THROUGHOUT CONSTRUCTION IMMEDIATELY FOLLOWING THE COMPLETION OF THE MOST RESISTANT LAND DISTURBING ACTIVITY, AND DISTURBED AREAS, INCLUDING MATERIAL, STOCKPILES, THAT ARE SUBJECT TO EROSION BY WATER TO NEARLY NEUTRAL PH OR TO DATE OR MORE.
5. IMMEDIATELY PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
6. INSTALL UP-SLOPE AND DOWN-SLOPE STORMWATER CONTROL STRUCTURES.
7. INSTALL INLET PROTECTION AT ALL STORM DRAIN STRUCTURES AS EACH INLET STRUCTURE IS INSTALLED.
8. GRUBBING SITE FOR FENCING.
9. INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES. PER BMP DETAILS.
10. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS INCLUDING OUT-LOTS AND POADS.
11. OBTAIN CONCURRENCE FROM THE OWNER'S CONSTRUCTION MANAGER (CM) THAT THE SITE HAS BEEN FULLY STABILIZED AND ALL CONSTRUCTION HAS BEEN COMPLETED.
12. A. REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs).
13. B. STAKE/FLAG ANY AREAS DISTURBED BY THE REMOVAL OF TEMPORARY BMPs AND.
14. C. AND THE DEC TO CONTACT THE DEC TO COMPLETE THE DEC PRE-POST SITE INSPECTION AND REPORT (ONLY ON MAY 10TH).
15. CONTINUE DAILY INSPECTIONS AND REPORTS UNTIL THE DEC FINAL ONLY INSPECTION REPORT. MARKED READY TO TERMINATE FORTHWITH. IS SIGNED BY THE CONSTRUCTION MANAGER AND SUBMITTED VIA THE ONLINE SWPPP REPORTING SYSTEM PROVIDED BY THE OWNER.

NOTE: THE GENERAL CONTRACTOR MAY COMPLETE CONSTRUCTION-RELATED ACTIVITIES CONSECUTIVELY, ONLY IF ALL PRECEDING BMPs AND STABILIZATION ACTIVITIES HAVE BEEN COMPLETELY INSTALLED. BMP RELATED TYPING IN THE ABOVE REQUIREMENTS ARE SOLELY FOR CLARITY. THE DEC MUST APPROVE, IN WRITING, ANY CHANGES IN THE ABOVE SWPPP IMPLEMENTATION SEQUENCE, BEFORE THESE ARE CONSIDERED BEING.

THE ESTIMATED DATES OF IMPLEMENTATION OF POLLUTION CONTROL MEASURES SHALL BE DOCUMENTED BY THE CONTRACTOR ON THE SOIL EROSION/SEDIMENTATION CONTROL JOURNAL. THIS SCHEDULE IS SUBJECT TO CHANGE. UPDATE DATES NUMBER REFERENCE, AS NECESSARY.

- MINIMIZATION OF DISTURBED AREAS**
1. CONTRACTOR SHALL MANAGE CONSTRUCTION ACTIVITIES TO REDUCE EROSION AND RESISTANCE TO SEDIMENT AND OTHER POLLUTANTS IN THE SOIL AT THE CONSTRUCTION SITE.
 2. CONTRACTOR SHALL MINIMIZE THE TIME BARE SOIL IS EXPOSED.
 3. CONTRACTOR SHALL MINIMIZE SITE DISTURBANCE BY MINIMIZING THE EXTENT OF GRADING AND CLEARING TO EFFECTIVELY REDUCE SEDIMENT YIELD.
- NOTE: TO DEC, OWNER HAS AUTHORITY AT ANY TIME TO LIMIT SURFACE AREA OF EXPOSURE TO EROSION, DISTURBANCE, OR OTHER POLLUTANTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING EROSION, DISTURBANCE, AND SEDIMENTATION OPERATIONS AND TO DIRECT THE DEC TO PROVIDE IMMEDIATE PERMIT FOR TEMPORARY POLLUTION CONTROL MEASURES.

ALERT TO CONTRACTOR:

THE PRESENCE OF EROSION/SEDIMENTATION IS ANTICIPATED ON THIS PROJECT. CONTRACTORS WHO SHALL INCLUDE CONSIDERATION FOR THE ISSUE. WHEN PERFORMING GRADING OPERATIONS, DURING PERIODS OF HEAVY RAINFALL, PROVIDE ADEQUATE SEDIMENTATION, GRASSING, AND OTHER MANAGEMENT TO CONTROL EROSION OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.

ALL GRADING CONTRACTORS MUST BE IN COMPLIANCE WITH THE FOLLOWING: FINAL, FINAL, AND FINAL, GRADING BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLET AREA TO BE LEFT FREE OF JOB TRAILERS AND EQUIPMENT AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLET. GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLET CONTRACTOR TO THE SPECIFIC PANELS AT ALL TIMES AT THE MILESTONE DATE. DISBURSEMENT OF SOIL TO PROVIDE PERMIT DOCUMENTS AND SWPPP FOLLOWED BY STATE LOCAL REQUIREMENTS FOR SPECIFIC OUTLET.

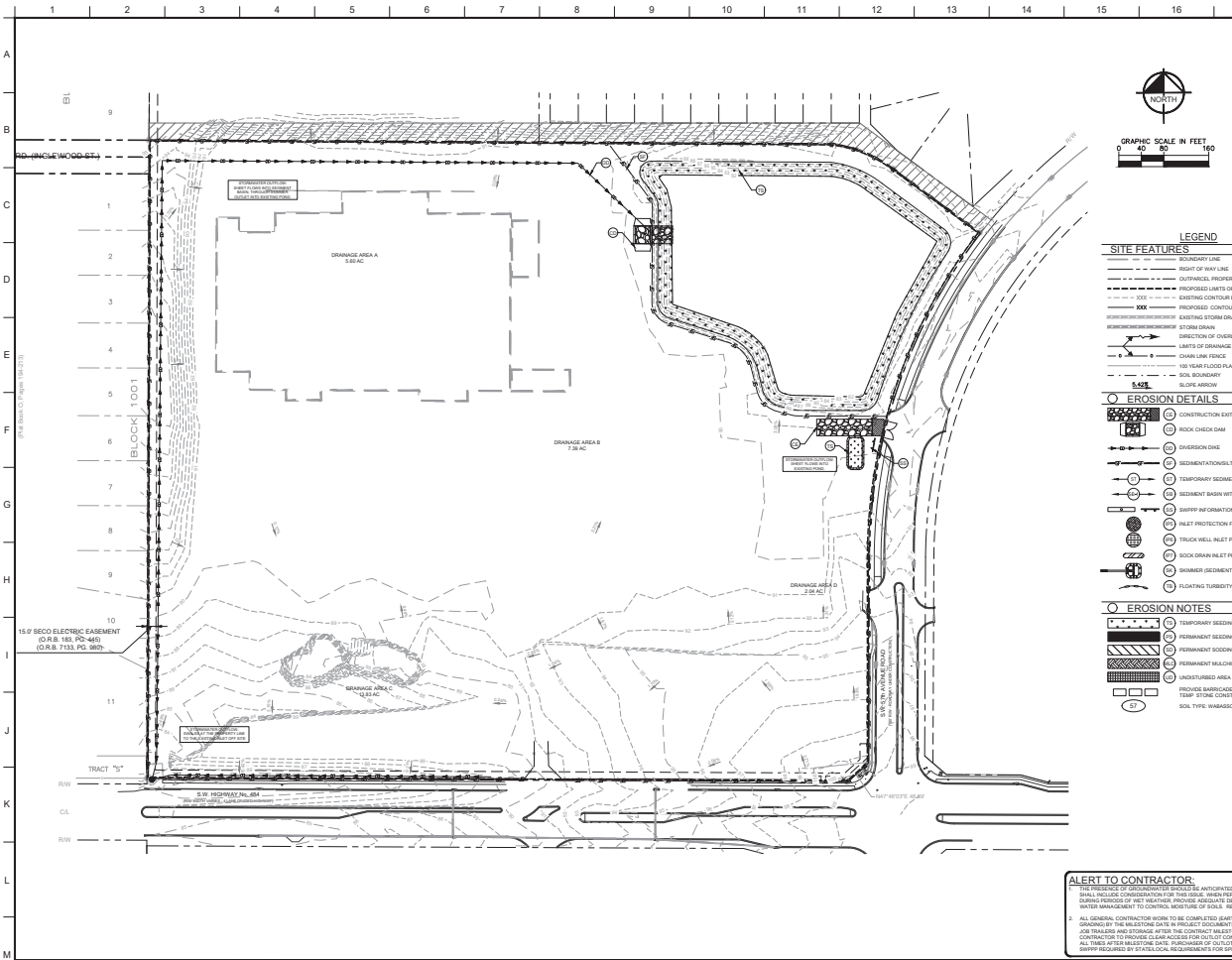
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1700 N. 10TH AVE., SUITE 200
DENVER, CO 80202
TEL: 303.733.4400
WWW.KIMLEY-HORN.COM

UNIVERSITY OF COLORADO
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SWPPP
SEQUENCE AND
LIMITS OF WORK

SW HWY 484 CENTER
FOR THE PHILLIPS GROUP, LLC
6020



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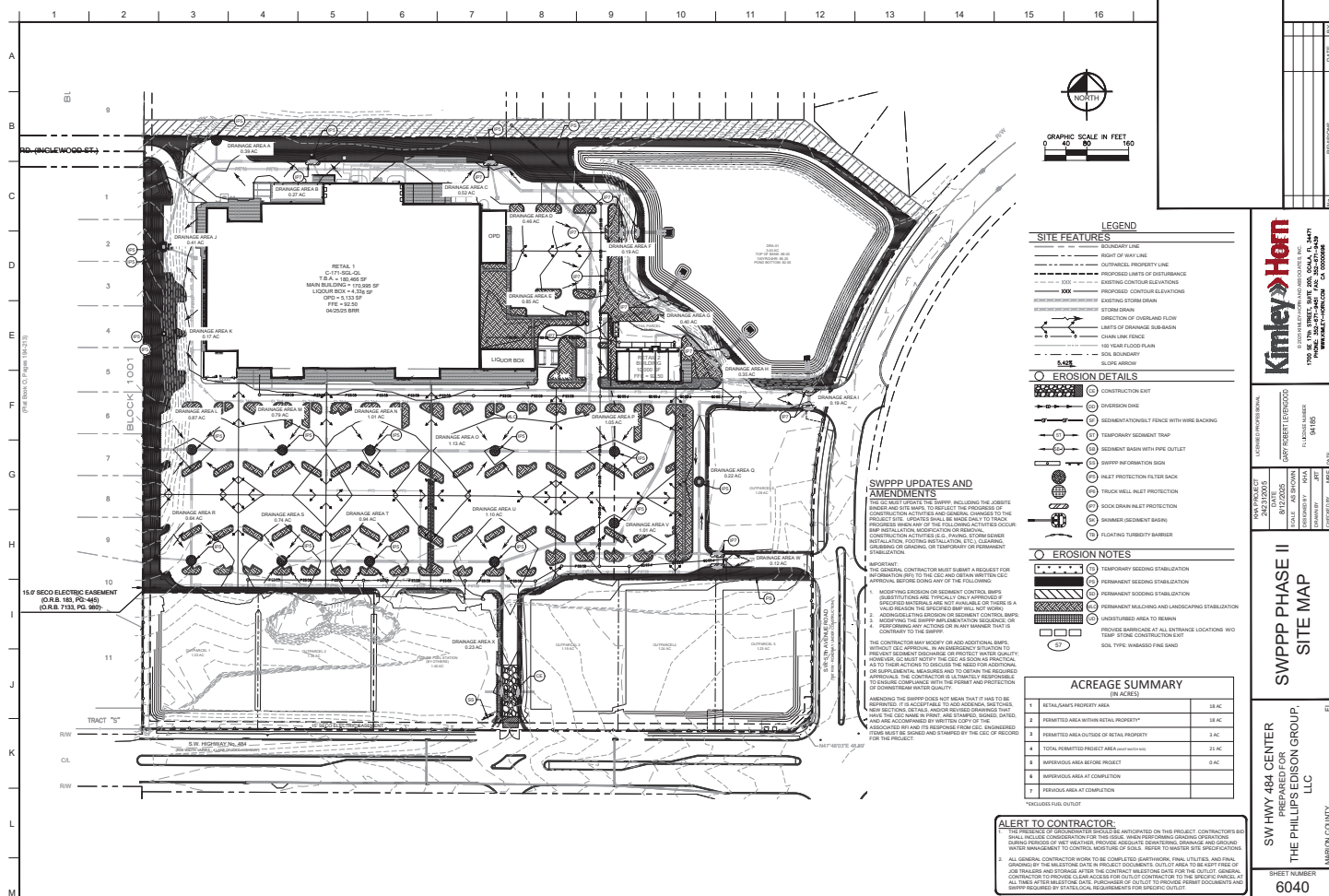
ALERT TO CONTRACTOR:
THE PRESENCE OF UNDESIRABLE SOILS IS ANTICIPATED ON THIS PROJECT. CONTRACTORS WHO SHALL INCLUDE CONSIDERATION FOR THIS ISSUE WHEN PERFORMING GRADING OPERATIONS. EARTH REMOVAL OF SOFT MATERIALS PROVIDES ADEQUATE STABILIZATION, DRAINAGE AND PROPER WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.
ALL GRADING CONTRACTORS MUST BE TO CONSTRUCTION, EARTHWORK, FINAL, FINISH, AND FINAL GRADING BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLET AREA TO BE LEFT FREE OF JOB MATERIALS AND EXPOSURE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLET. GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLET CONTRACTOR TO THE SPECIFIC PANELS AT ALL TIMES AT THE MILESTONE DATE. REMOVAL OF SOILS TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE LOCAL REGULATIONS FOR SPECIFIC OUTLET.

- LEGEND**
- SITE FEATURES**
- BOUNDARY LINE
 - RIGHT OF WAY LINE
 - CONTINGENT PROPERTY LINE
 - PROPOSED LIMITS OF DISTURBANCE
 - EXISTING CONTOUR ELEVATIONS
 - PROPOSED CONTOUR ELEVATIONS
 - EXISTING STORM DRAIN
 - PROPOSED STORM DRAIN
 - DIRECTION OF OVERLAND FLOW
 - LEFTS OF DRAINAGE SUB-BASIN
 - CHAIN LINE FENCE
 - 100 YEAR FLOOD PLAIN
 - SOIL BOUNDARY
 - SLOPE ARROW
- EROSION DETAILS**
- CONSTRUCTION EASE
 - SOCK CHECK DAM
 - UNDERSON DUNE
 - SEDIMENTATION/LT FENCE WITH WIRE BACKING
 - TEMPORARY SEDIMENT TRAP
 - SEDIMENT BASIN WITH PIPE OUTLET
 - SWIFT INFORMATION SIGN
 - INLET PROTECTION FILTER BACK
 - TRUCK WHEEL INLET PROTECTION
 - SOCK DRAIN INLET PROTECTION
 - SWIMMER (SEDIMENT BASIN)
 - FLOATING TURBIDITY BARRIER
- EROSION NOTES**
- TEMPORARY SEEDING STABILIZATION
 - PERMANENT SEEDING STABILIZATION
 - PERMANENT SEEDING STABILIZATION
 - PERMANENT SEEDING AND LANDSCAPING STABILIZATION
 - UNDISTURBED AREA TO REMAIN
 - PROVIDE BARRICADE AT ALL ENTRANCE LOCATIONS TWO TRAP (TIME CONSTRUCTION EASE)
 - SOIL TYPE: UNGRADED FINE SAND

9000 KIMLEY-HORN DRIVE, SUITE 100
DALLAS, TEXAS 75243-4600
PHONE: 214-447-4600 FAX: 214-447-4601
WWW.KIMLEY-HORN.COM

OWNER: PHILLIPS CENTER
PROJECT: SWPPP PHASE I
DATE: 01/15/2020
DRAWN BY: J. H. H. H.
CHECKED BY: J. H. H. H.
APPROVED BY: J. H. H. H.

SW HWY 484 CENTER
PHILLIPS CENTER
THE PHILLIPS CENTER GROUP, LLC
SWPPP PHASE I
SITE MAP
6030
MARION COUNTY

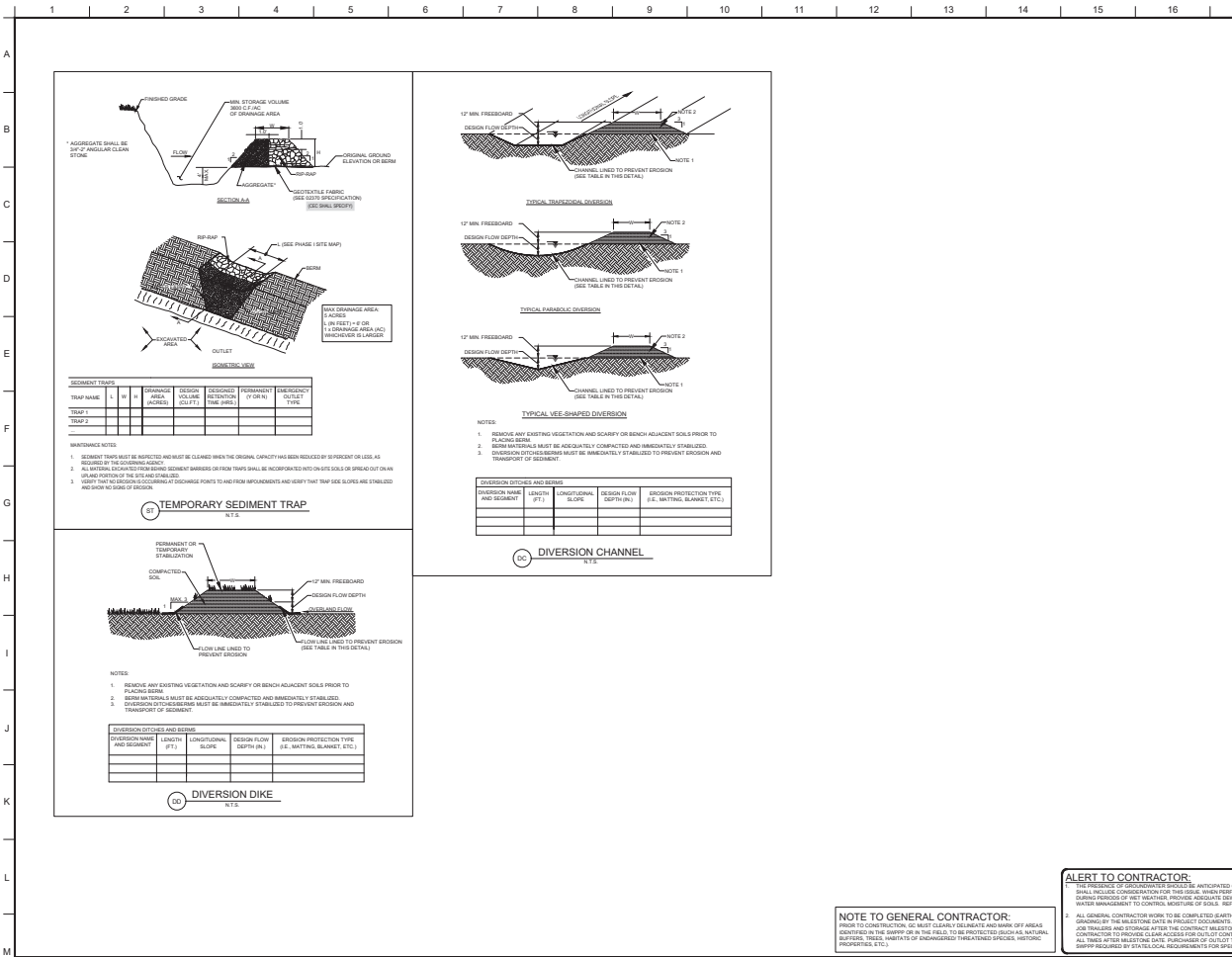


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SW HW
THE PHILL
MARION COUNT

SHEET NUMBER
6080





12345678910111213141516

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DATE: 11/11/2020
REVISION: 1

Kimley-Horn
ENGINEERING
1000 N. 10th St., Suite 200
Tulsa, Oklahoma 74103
Phone: 918.497.9467
Fax: 918.497.9468
www.kimley-horn.com

UNIVERSITY OF OKLAHOMA
L.L. BERRY, JR.
94185

SWPPP DETAILS

SW HWY 484 CENTER
THE PHILLIPS EROSION GROUP, LLC
6081

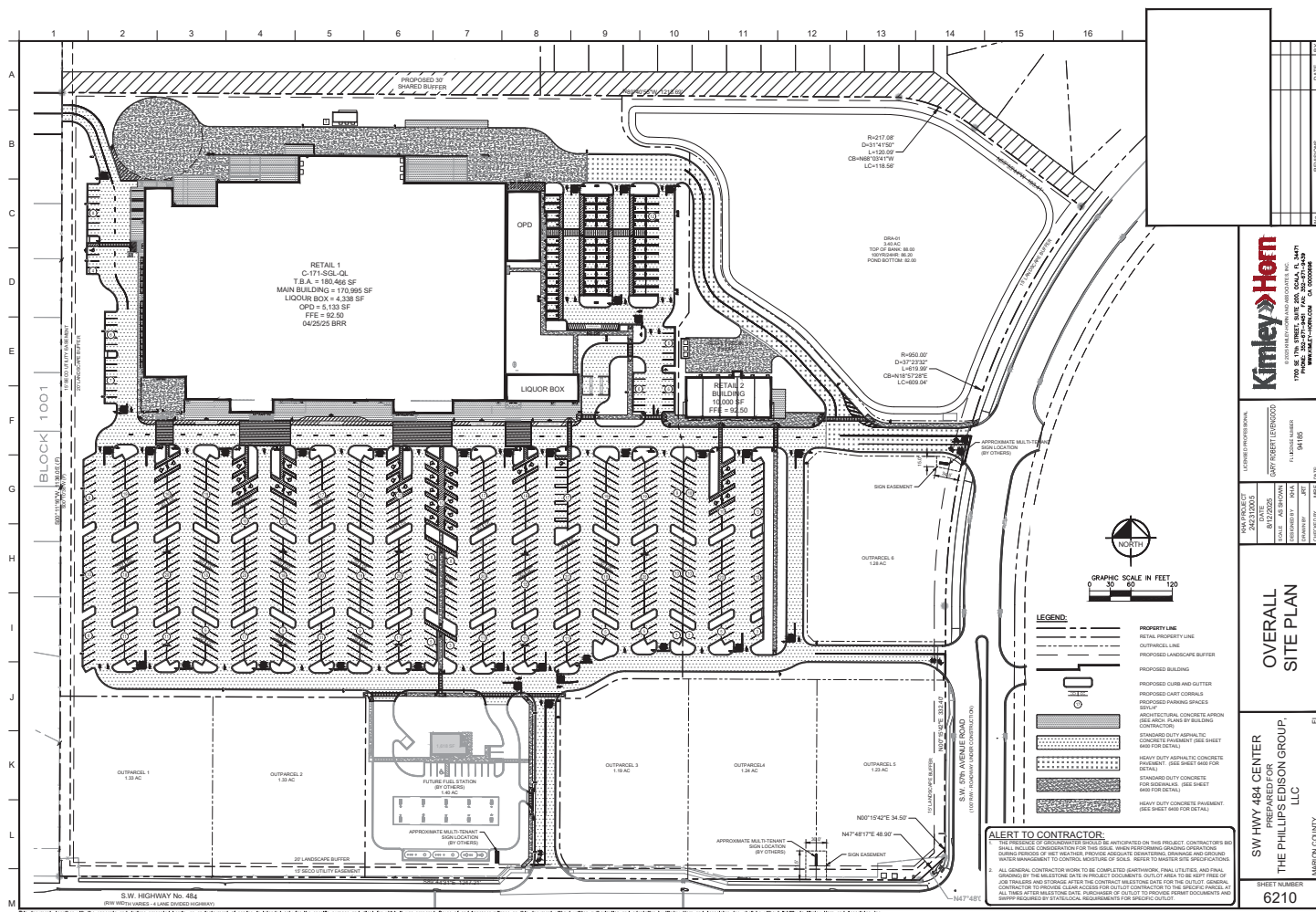
SWPPP COUNTY

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NOTE TO GENERAL CONTRACTOR:
Prior to construction, the contractor shall submit and have approved by the local authority a plan showing the location of all erosion control measures and the location of all erosion control measures. The contractor shall be responsible for the maintenance of all erosion control measures during the construction period. The contractor shall be responsible for the removal of all erosion control measures after construction is complete. The contractor shall be responsible for the replacement of all erosion control measures that are damaged or destroyed during construction.

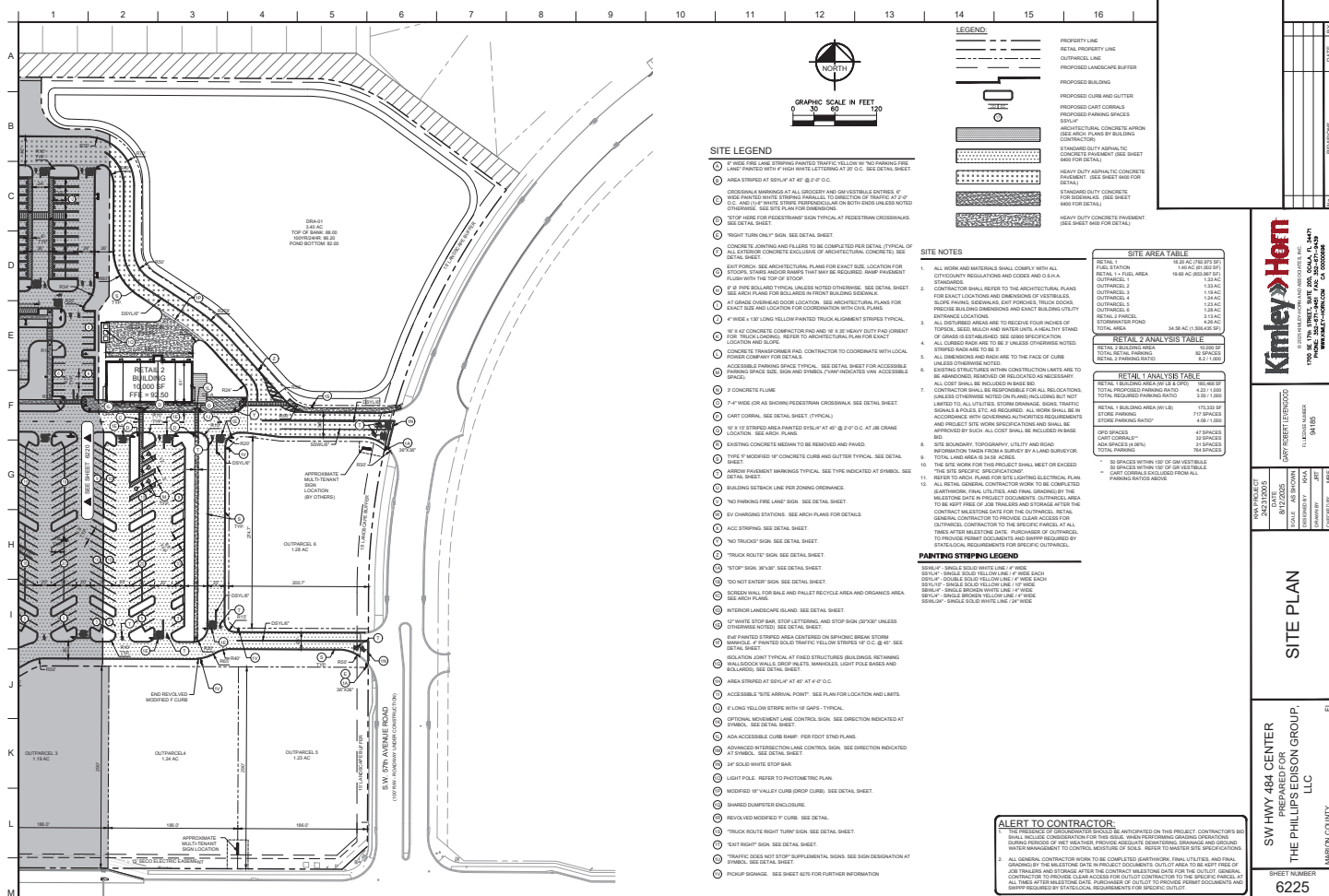
ALERT TO CONTRACTOR:
The presence of endangered species shall be ascertained on this project. Contractors shall include consideration for the issue when performing grading operations. Erosion control measures shall be installed and maintained throughout the construction period. The contractor shall be responsible for the maintenance of all erosion control measures during the construction period. The contractor shall be responsible for the removal of all erosion control measures after construction is complete. The contractor shall be responsible for the replacement of all erosion control measures that are damaged or destroyed during construction.

[illegible]

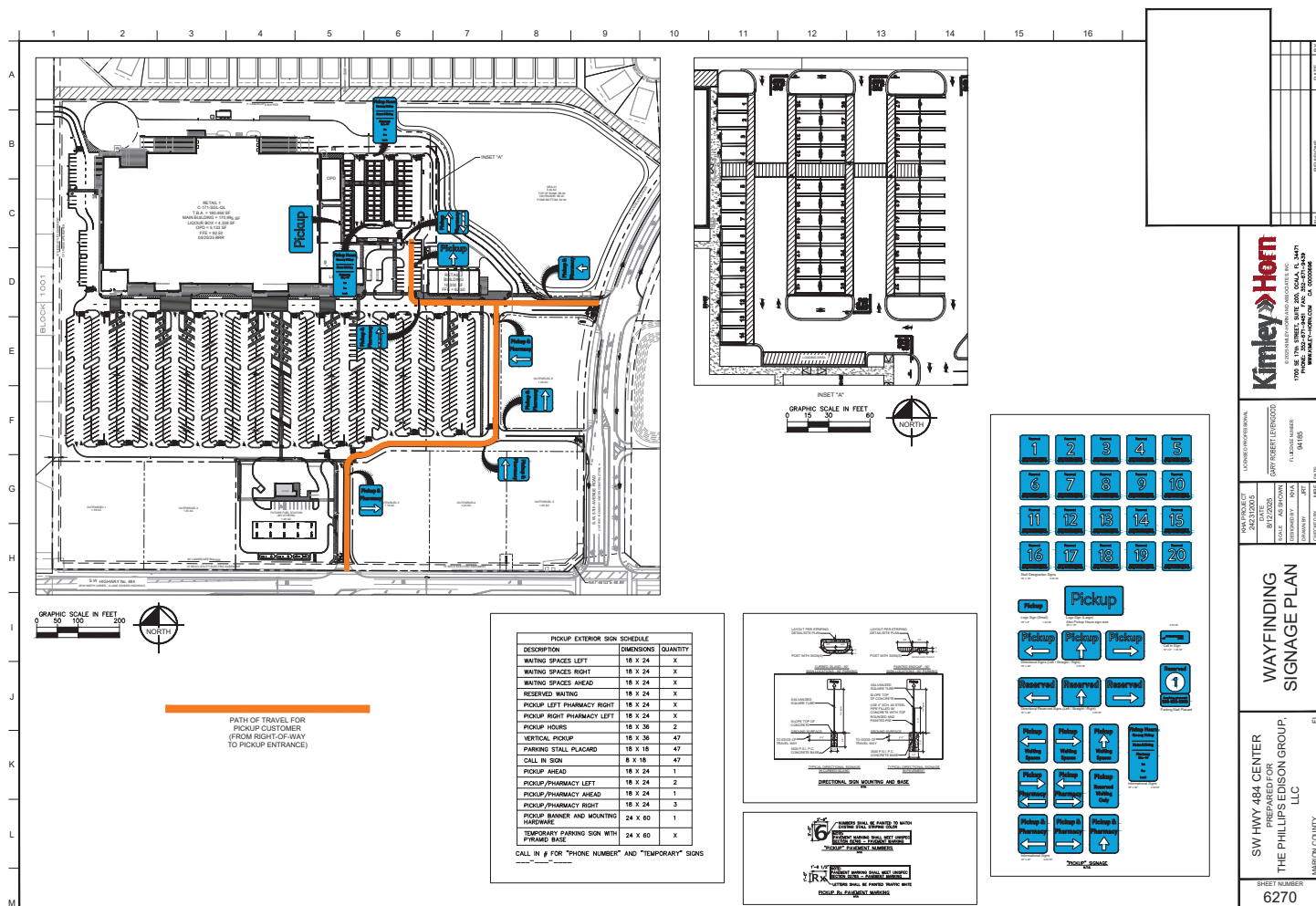


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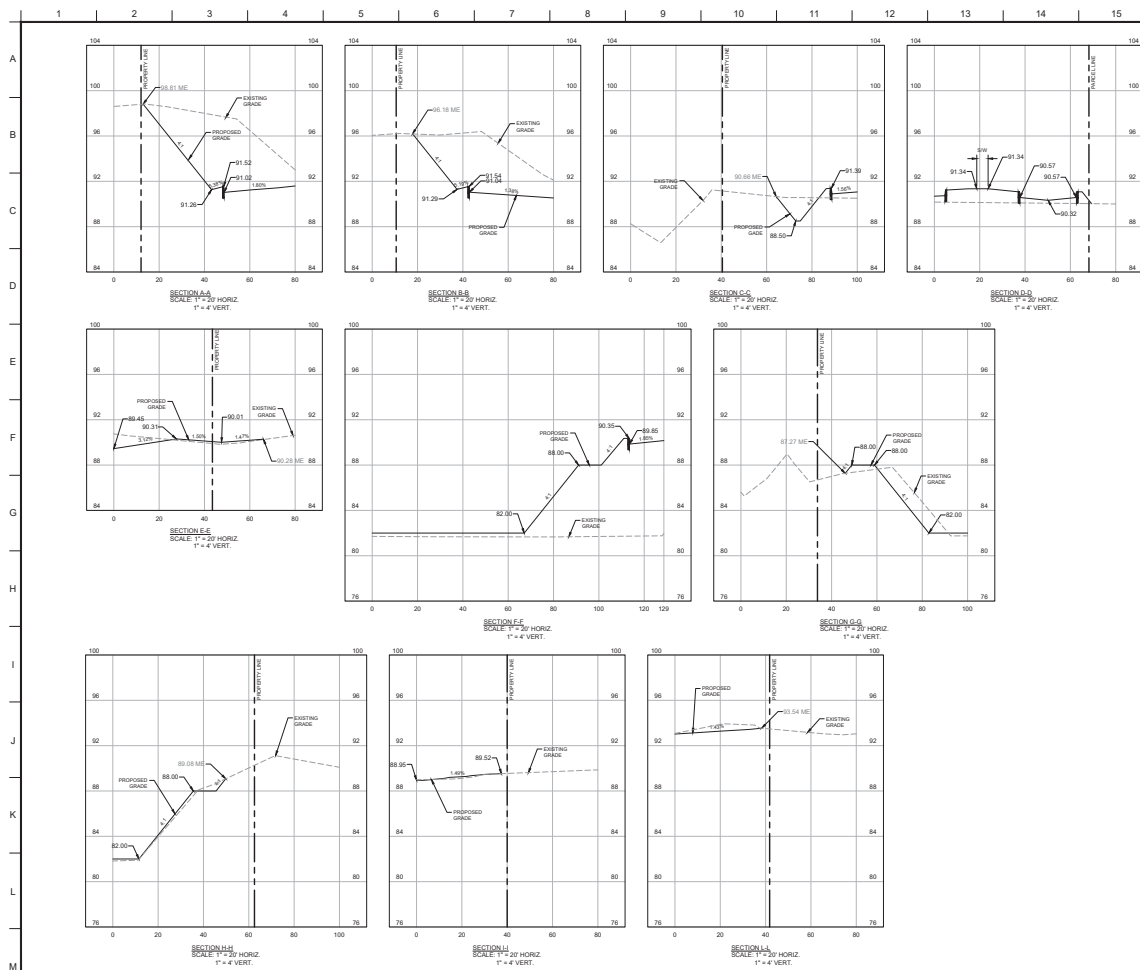




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[illegible]

GARY ROBERT LEVINGOOD
FLORISSA MURRI
94165

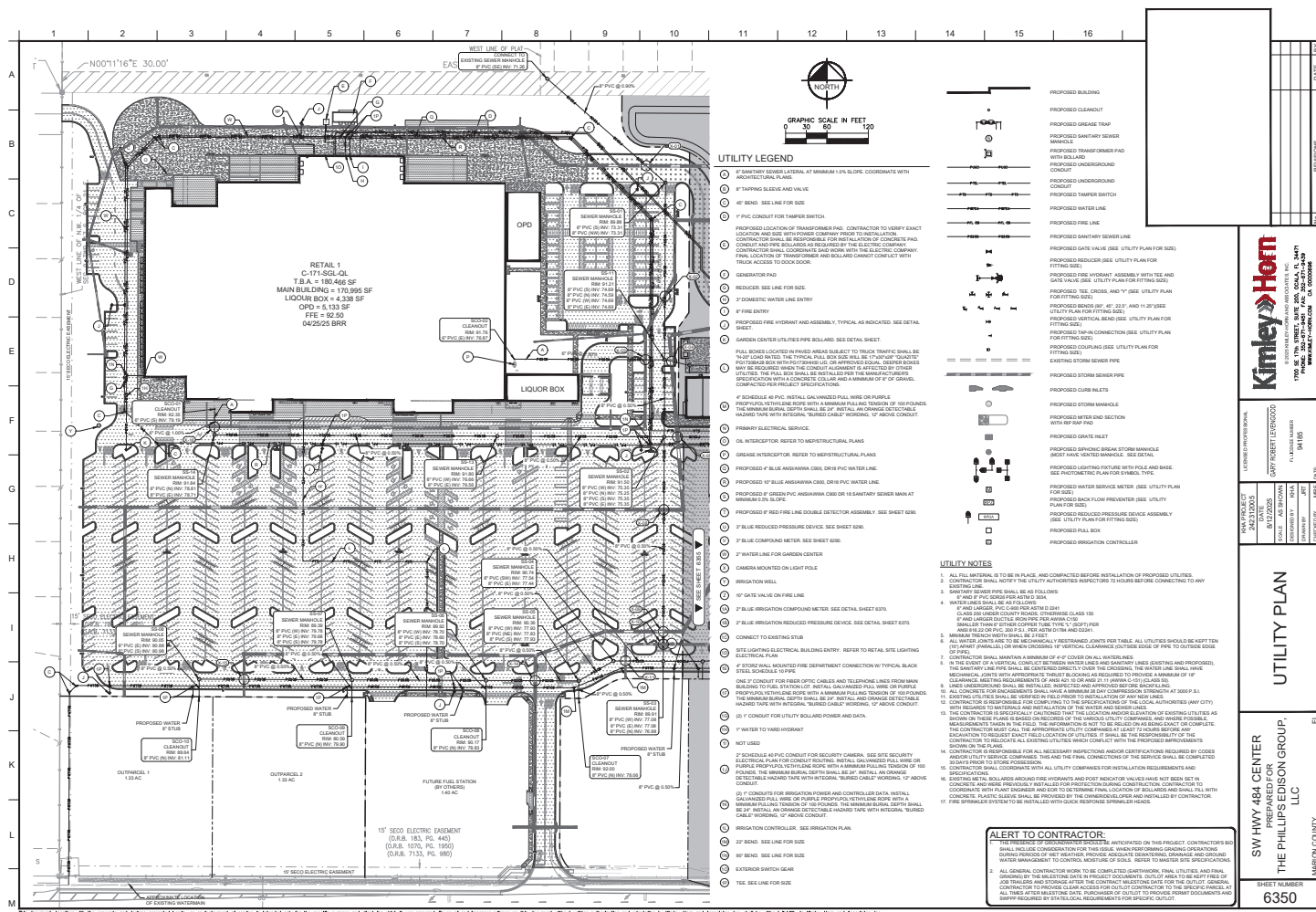
DATE	8/12/2025
SCALE	AS SHOWN
DESIGNED BY	KHA
CHECKED BY	JRT
DATE	8/12/2025

GRADING SECTIONS

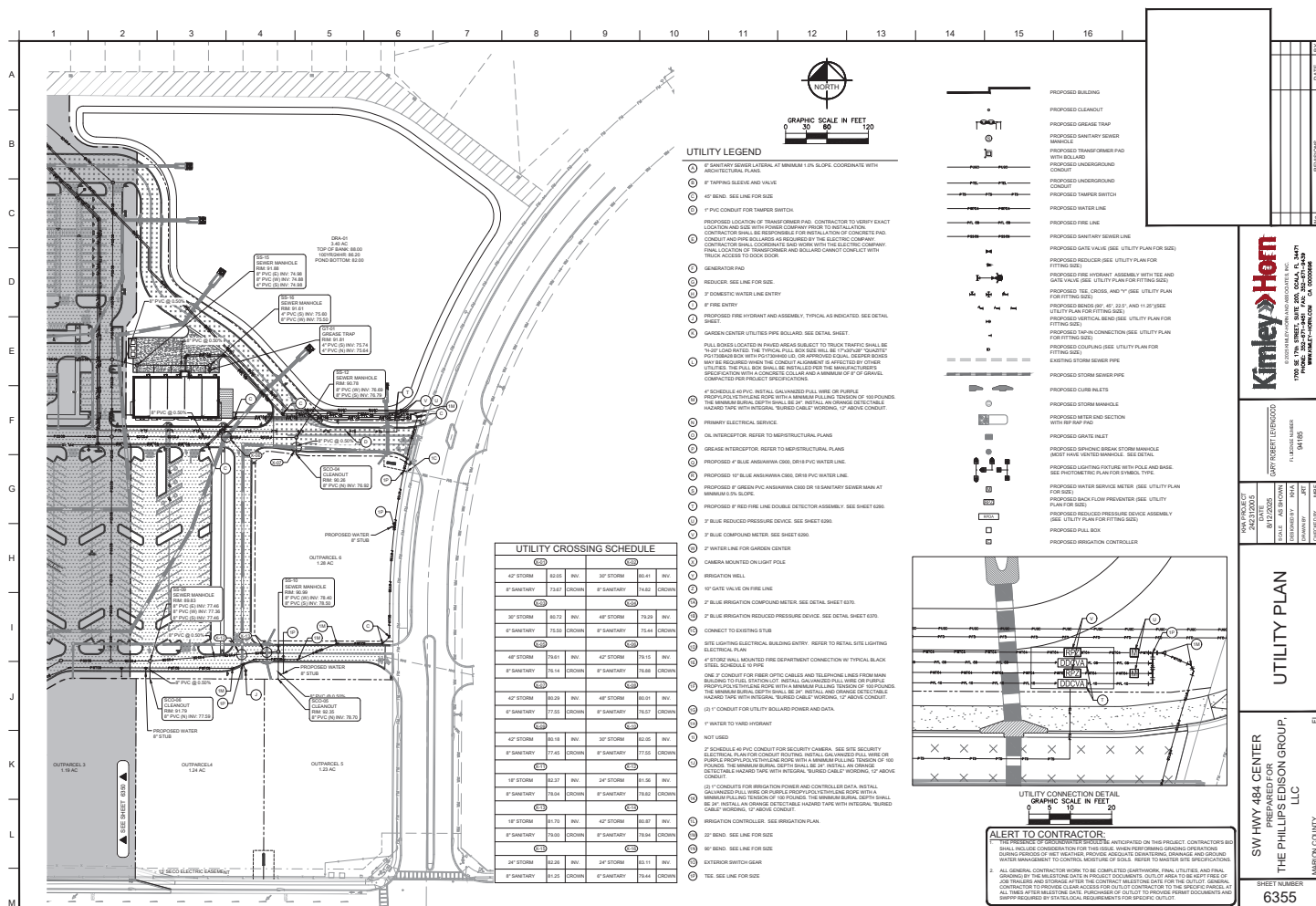
SW HWY 484 CENTER
PREPARED FOR
THE PHILLIPSEDISON GROUP,
LLC

SHEET NUMBER
6310

[illegible]

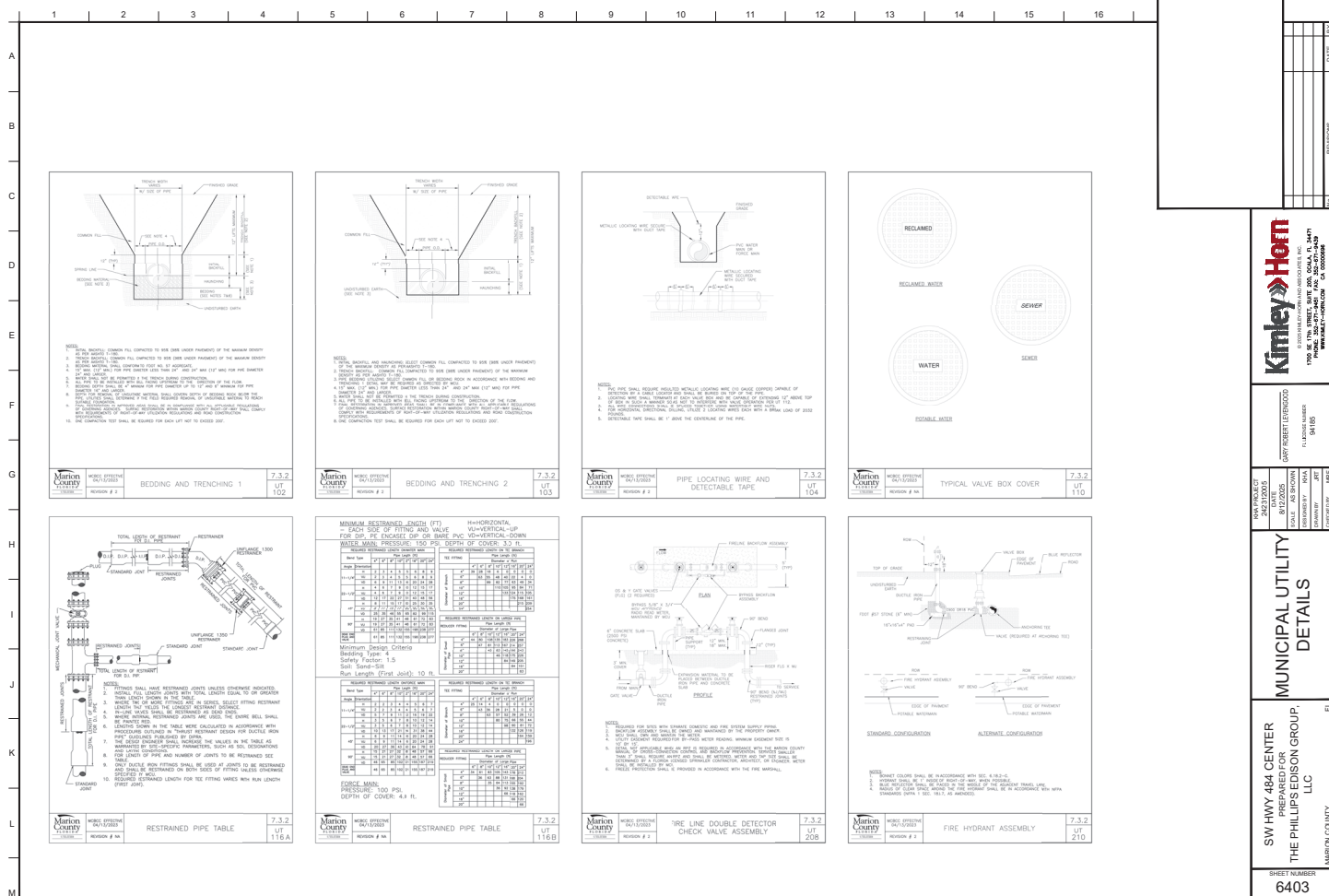


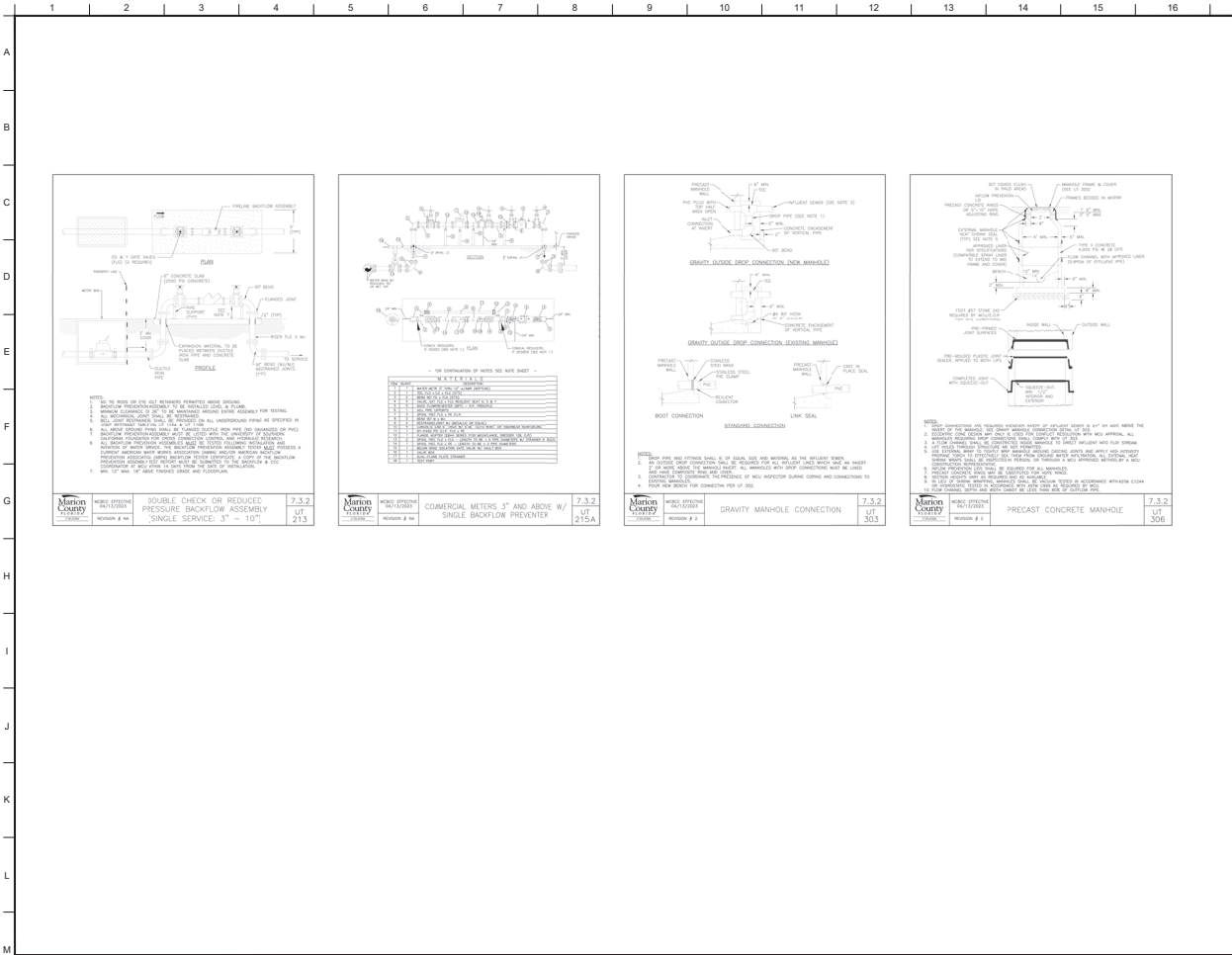
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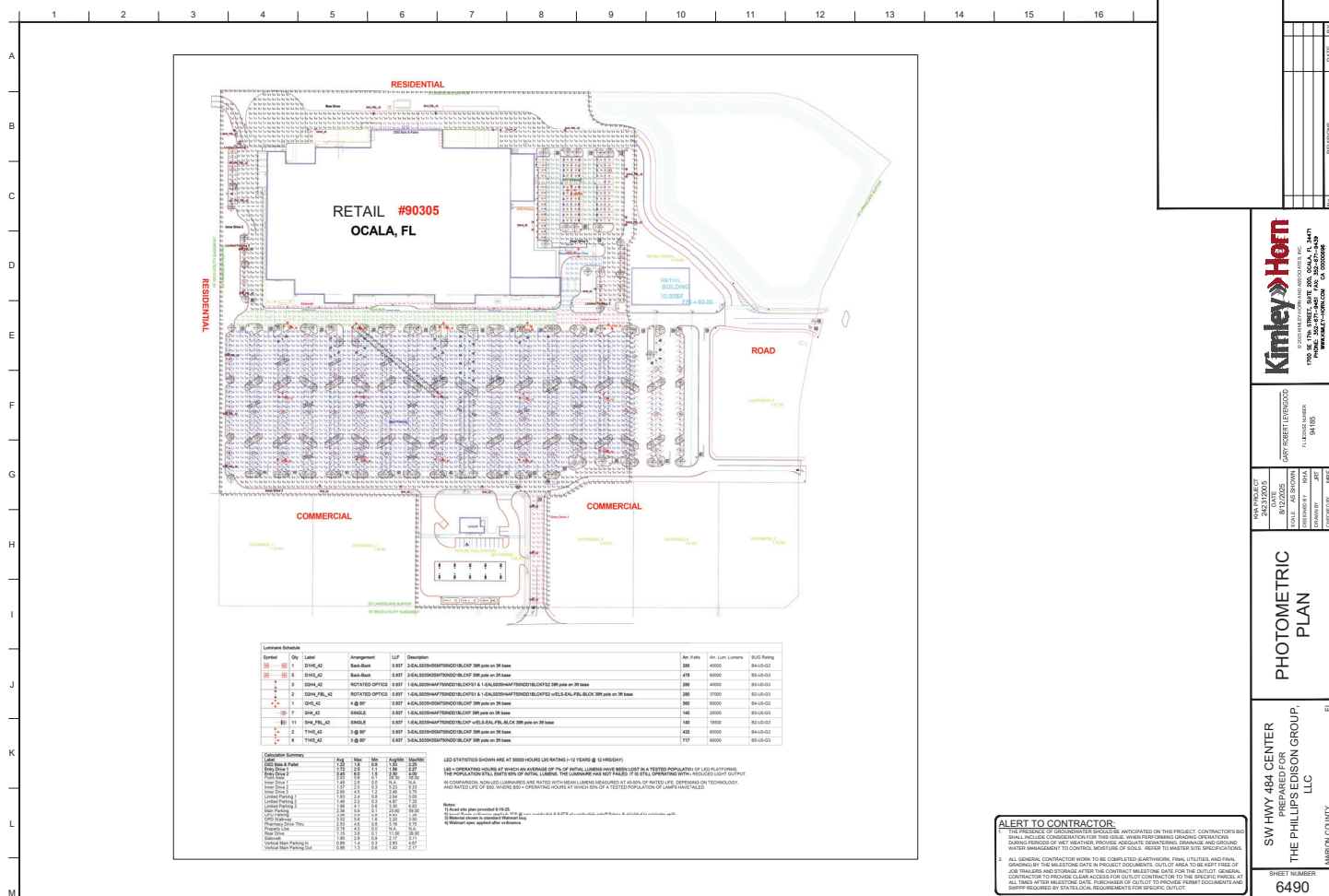
DATE: 01/11/2023
BY: JLM
REVISION: 1

Kimley-Horn
KIMLEY-HORN & ASSOCIATES, INC.
1111 N. W. 11th Ave., Suite 200
Fort Lauderdale, FL 33304
TEL: 954.473.1400
FAX: 954.473.1401
WWW.KIMLEY-HORN.COM

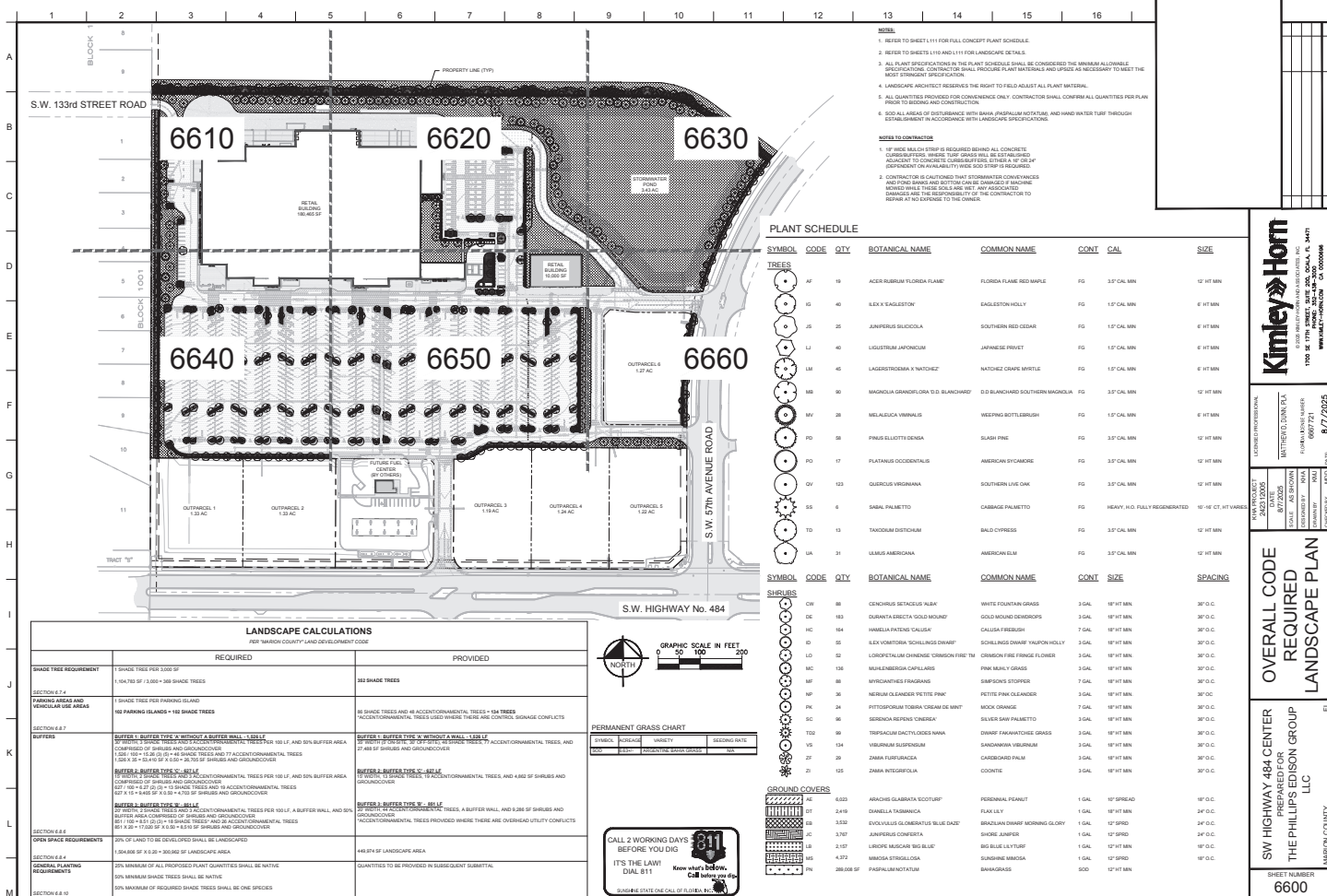
UNIVERSITY OF FLORIDA
1111 N. W. 11th Ave., Suite 200
Fort Lauderdale, FL 33304
TEL: 954.473.1400
FAX: 954.473.1401
WWW.KIMLEY-HORN.COM

SW HWY 484 CENTER
FORT LUDOWIG
THE PHILLIPSON GROUP, LLC
MARCH COUNTY
6404

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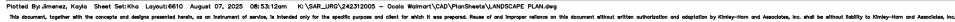


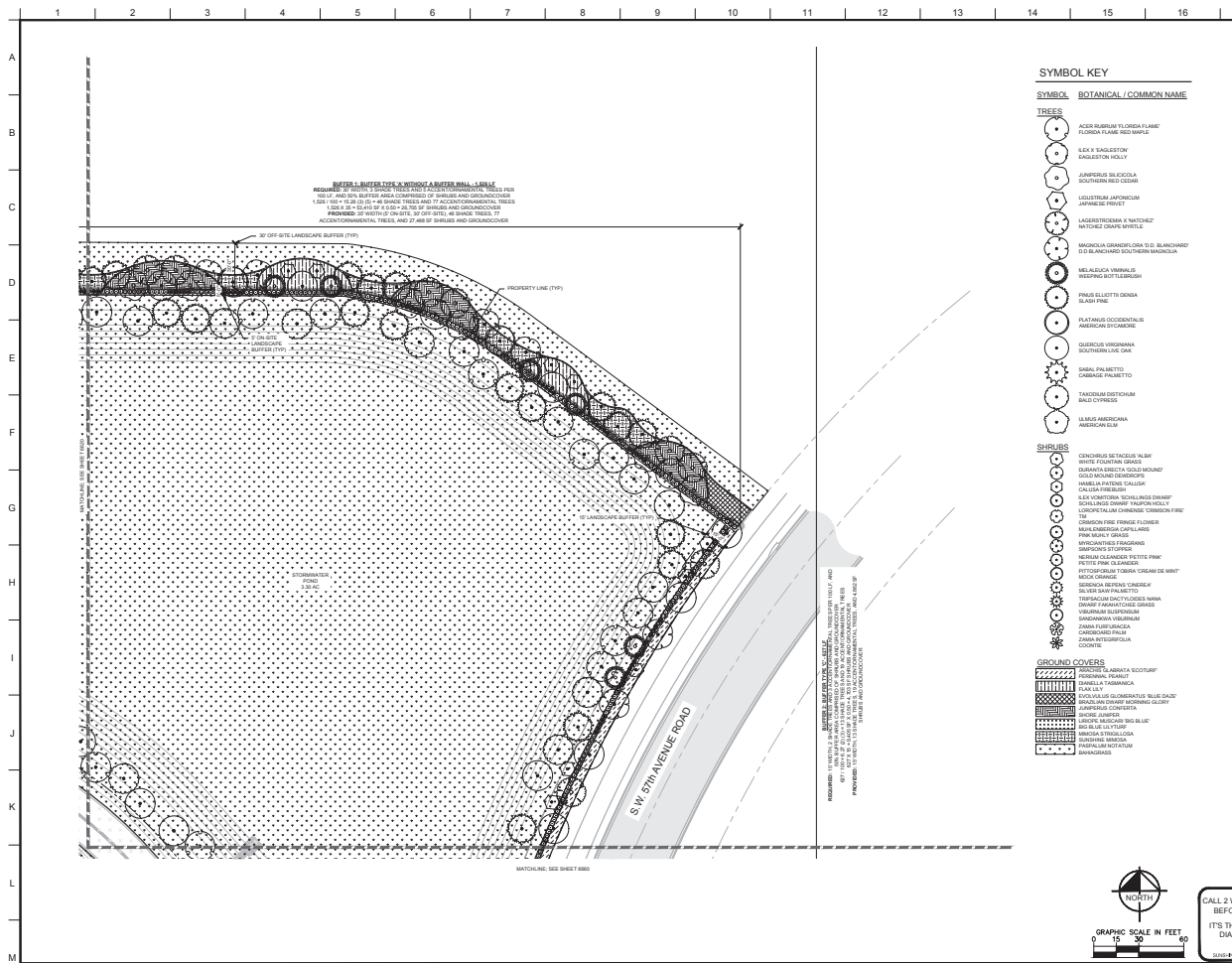
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Plotted By: Jmenez, Kyoia Sheet Set: K10a Layout: 6600 August 07, 2025 08:53:07am K:\SAR_URS\242312005 - Ocala Walmart\CAD\PlanSheets\LANDSCAPE PLAN.dwg

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SYMBOL KEY

SYMBOL	BOTANICAL / COMMON NAME
TREES	
	ACER RUBRA FLORIDA FLAME! FLORIDA FLAME RED MAPLE
	ILEX SAGESTERN SAGESTERN HOLLY
	LEPTOSPERM SILICOCA SOUTHERN RED CEDAR
	LIQUIDAMBAR AMERICAN AMERICAN PEPPERT
	LAGERSTROMIA "NATCHES" NATCHES CRAWL WHELLE
	MAGNOLIA GRANDIFLORA "D. BLANCHARD" D.D. BLANCHARD SOUTHERN MAGNOLIA
	MEIALEUCA VIRGALIS WEeping BOLT LINDLEIGH
	PAUS ELOTTI DENSA SILVER PINE
	PLATANUS OCCIDENTALIS AMERICAN STYRACHE
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	DAHLIA PALMETTO CABBAGE PALMETTO
	TANQUAM DISTICHUM BALD CYPRESS
	LE MUIS AMERICANA AMERICAN SLM

SHRUBS

CENODIUM SETACEUS 'ALBA'
WHITE FOUNTAIN GRASS
GRABATA ERECTA 'SOLAR DOUND'
GOLD MOUND WEEDS
HAEMELLA PATEUS 'CALLISA'
FIREBUSH
ILEX VOMITORIA 'SCHELLINGS DWARF'
SCHELLINGS DWARF 'YALPOON FOLI'
CROCHON LAMIN CHAMERE 'CROCHON FIRE'
TM
CRIMSON FIRE FRINGE FLOWER
MUEHLBERGIA CAPILLARS
PINK MILKY GRASS
SPICANTISSIMA FRAGRANS
SIMPSON'S STOPPER
NEILUM OLEANDER 'PETITE PINK'
PETITE PINK OLEANDER
PITTOSPORUM TOBIIRA CREAM DE MINT
MOIST BRIDGE
SEBESODA REYN'S 'CINSEIA'
SILVER SAIL PALMETTO
TIPSICADA DACTYLOIDES NANA
DWARF FAN PALM
VIBURNUM SPENSUENS
SANDWICHANA VIBURNUM
ZANNA FURCOSA
CARISBOARD PALM
ZANNA INTEGRIFOLIA
COONITE

GROUND COVERS

	ARACHIS GLABRATA 'ECONUT®'
	PERENNIAL PEANUT
	DIANELLA TAGMANICA
	FLAX LILY
	EYOLVULUS GLOMERATUS 'BLUE DAZZ'
	BRAZILIAN DWARF MORNING GLORY
	JUNIPERUS CONFERTA
	SHORE JUMPER
	LIRIOPE MUSCARI 'BIG BLUE'
	BIG BLUE LILY™
	MIMOSA STRIGILLOSA
	SUNSHINE MIMOSA
	PASPALUM NOTATUM
	PAUQUET



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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Kimley  **Horn**
© 2002 KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200, OCALA, FL 34471
PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM CA 00000498

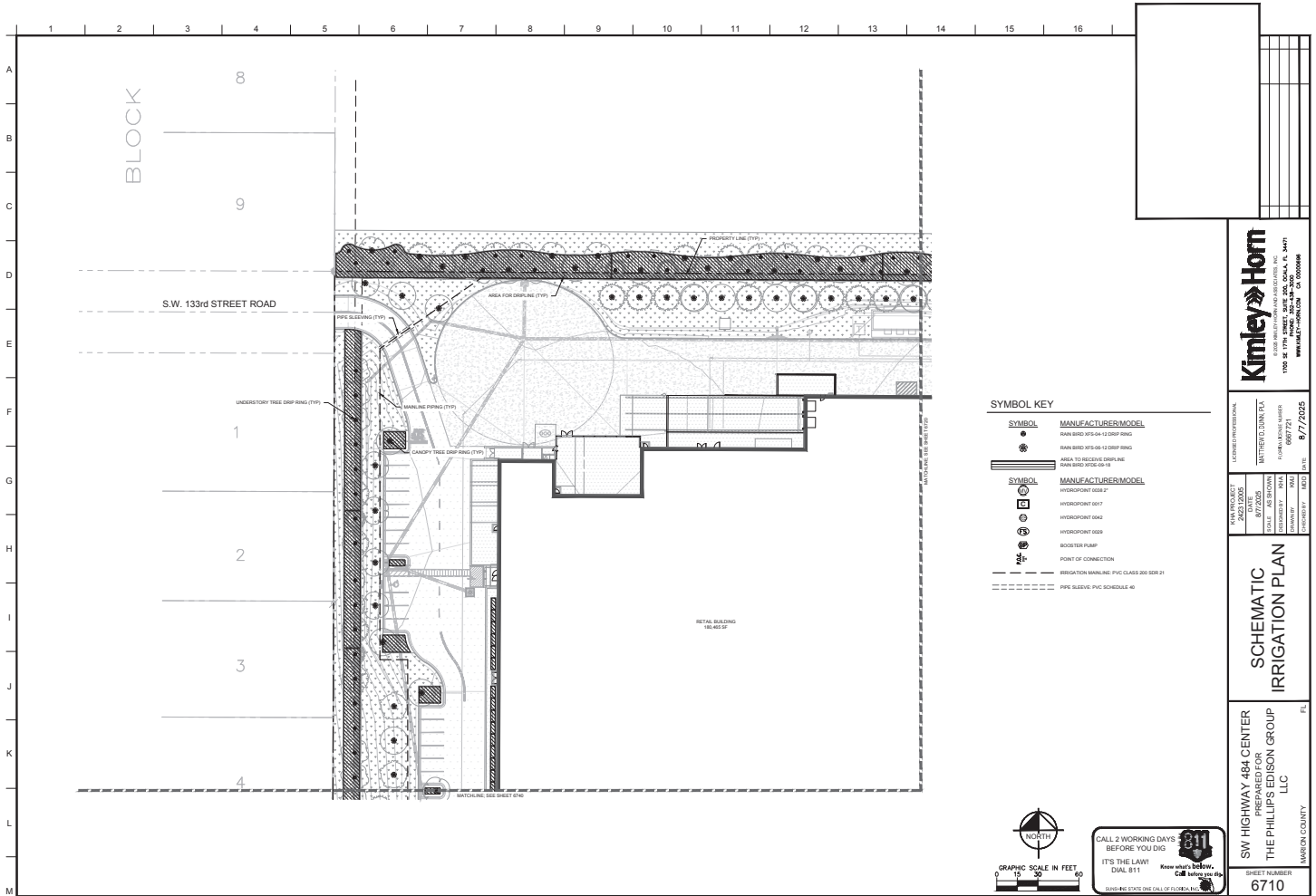
KWA PROJECT 2423 12005 DATE 8/7/2025	LICENSEE PROFESSIONAL MATTHEW O. DUNN PLA FLORIDA LICENSE NUMBER 00667721 DATE 8/7/2025
---	--

CODE REQUIRED
LANDSCAPE PLAN

SW HIGHWAY 484 CENTER
PREPARED FOR
THE PHILLIPS EDISON GROUP
LLC
MARION COUNTY FL

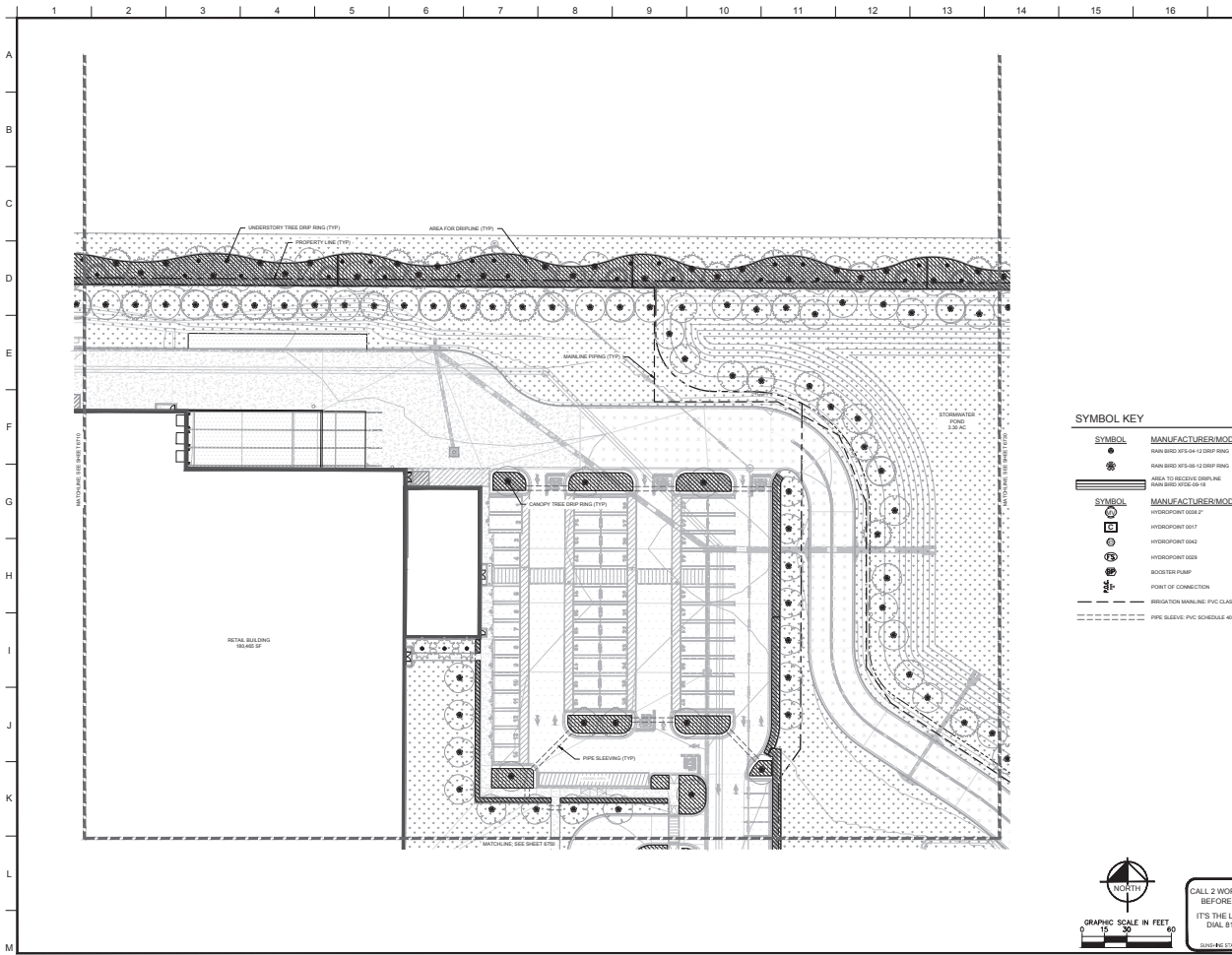
SHEET NUMBER
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Plotted By: dmeraz, Kyle Street Set: 8/10/2025 08:53:38pm K:\JAN_2025\JAN23\2025 - Gussie Warrum\1\CAD\Drawings\IRRIGATION PLAN.dwg

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Plotted By: dmeraz, Koyle Sheet: S61.rho Layout: 6720 August 07, 2025 08:53:44m K:\SAM_LAND\642312025 - Ocala Walmart\CD\PlanSheets\IRRIGATION PLAN.dwg
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SYMBOL KEY	
SYMBOL	MANUFACTURER/MODEL
●	RANK RING 4FTS-10-12 DRIP RING
●	RANK RING 4FTS-10-12 DRIP RING
●	AREA TO RECEIVE DESIPLINE
●	DESIPLINE RING 4FTS-10-12
SYMBOL	MANUFACTURER/MODEL
●	HYDROCOMPANT 6017
●	HYDROCOMPANT 6017
●	HYDROCOMPANT 6017
●	HYDROCOMPANT 6017
●	BOOSTER PUMP
●	POINT OF CONNECTION
---	IRRIGATION MAINLINE PVC CLASS 200 SDR 21
---	PIPE SLEEVING PVC SCHEDULE 40



GRAPHIC SCALE IN FEET
0 15 30 60

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800-486-6720 OR ONE CALL OF FLORIDA 811

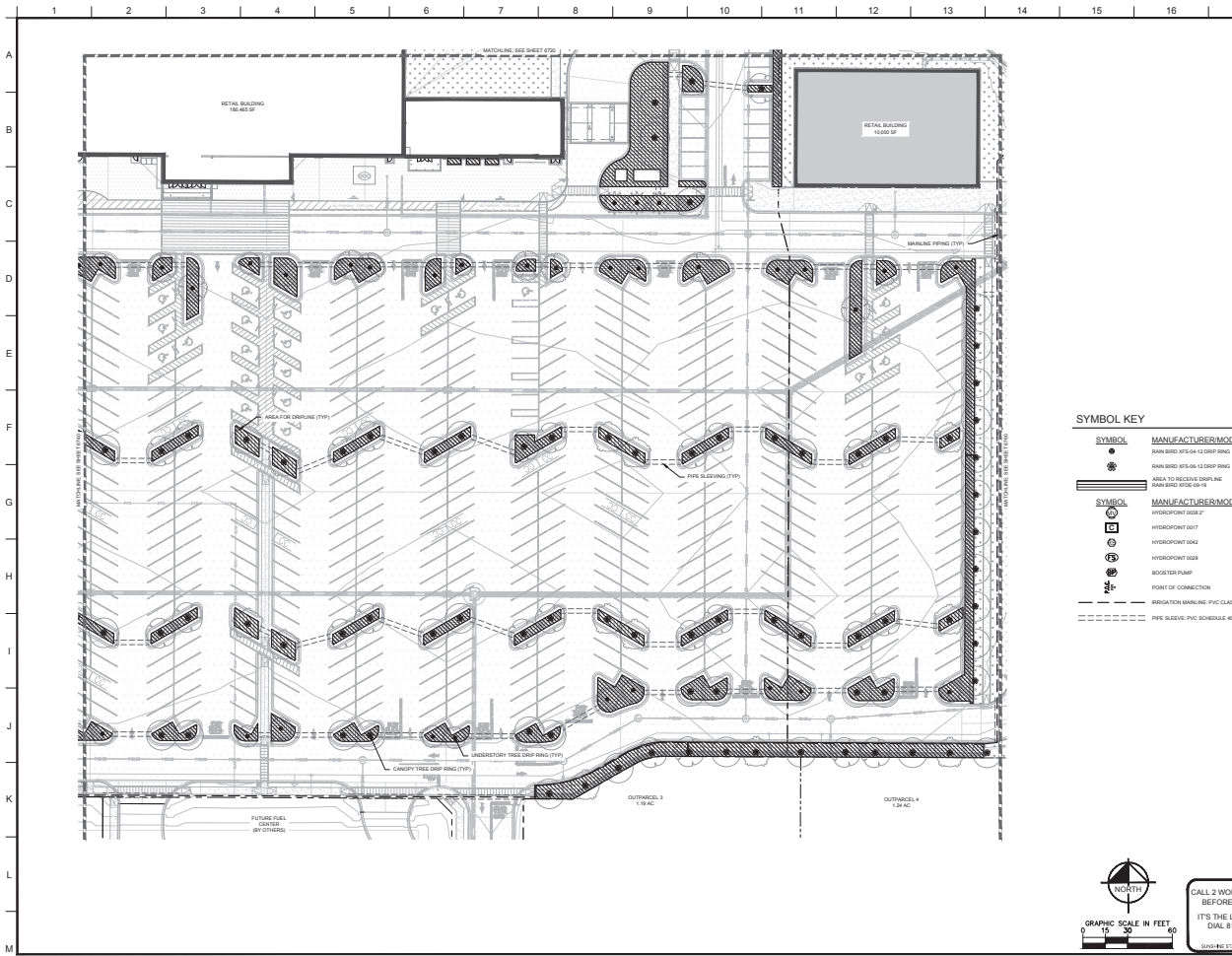
1700 SE 17TH STREET, SUITE 200, Ocala, FL 34701
WWW.KIMLEY-HORN.COM

LICENSED PROFESSIONAL
ENGINEER
MATTHEW D. JONES, P.E.
FLORIDA LICENSE NUMBER
12000
EXPIRATION DATE
8/7/2025

PROJECT NUMBER
240212005
DATE
8/7/2025
SCALE
AS SHOWN
DRAWN BY
DMM
CHECKED BY
DMM
IN CHARGE
DMM

SCHEMATIC IRRIGATION PLAN

SW HIGHWAY 484 CENTER
PHILIPS EDISON GROUP
LLC
MARICOPA COUNTY
6720



Plotted By: dmaraz, Kyle Street Set: rha Layout: 6750 August 07, 2025 08:53:54m K:\SAM_LMD\342312025 - Ocala Walmart\CD\PlanSheet\VRIGATION PLAN.dwg
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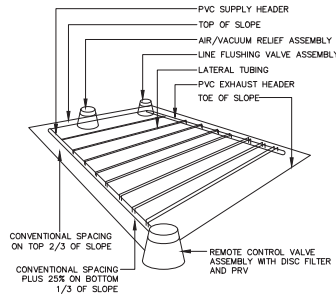
LICENSE: PROFESSIONAL
MATTHEW J. DUNN, P.E.
FLORIDA LICENSE NUMBER: 12000
EXPIRATION DATE: 08/31/2026
PROJECT NUMBER: 6750
DATE: 08/07/2025

SCHEMATIC IRRIGATION PLAN

SW HIGHWAY 484 CENTER
THE PHILLIPS EDISON GROUP
LLC
MARICOPA COUNTY, AZ
6750

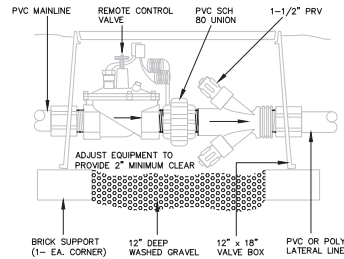


LOW VOLUME APPLICATION COMPONENTS



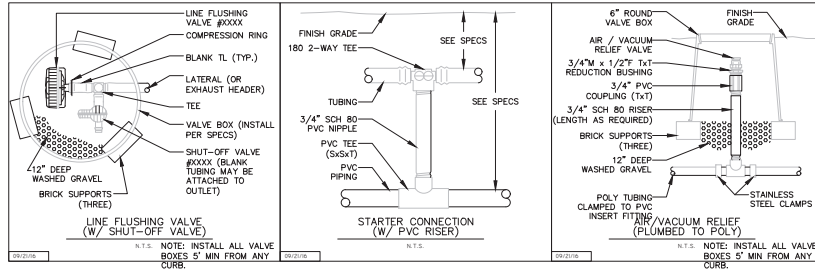
NOTE:
1. ALIGN LATERALS PARALLEL TO THE CONTOURS OF THE SLOPE
2. INSTALL ALL VALVE BOXES 5' MIN FROM ANY CURB.

SLOPE FEED LAYOUT
N.T.S.



NOTE: INSTALL ALL VALVE BOXES 5' MIN FROM ANY CURB.

REMOTE CONTROL VALVE (W/ 1-1/2" PRV)
N.T.S.



NOTE: INSTALL ALL VALVE BOXES 5' MIN FROM ANY CURB.

NOTE: INSTALL ALL VALVE BOXES 5' MIN FROM ANY CURB.

NOTE: INSTALL ALL VALVE BOXES 5' MIN FROM ANY CURB.

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INCORPORATED
1700 SE 17TH STREET, SUITE 200, Ocala, FL 34771
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FLORIDA PROFESSIONAL
ENGINEER
MATTHEW J. DUNN, P.E.
FLORIDA LICENSE NUMBER
12000
EXPIRATION DATE
08/31/2025
PROJECT #17
SHEET 17

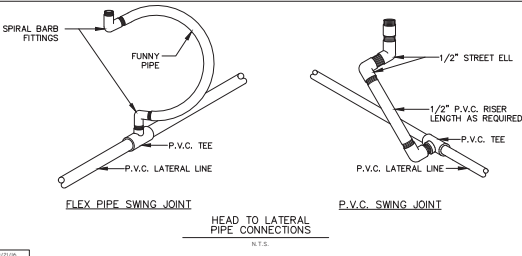
IRRIGATION
DETAILS

SW HIGHWAY 484 CENTER
PHILIPS EDISON GROUP
LLC
MARICOPA COUNTY

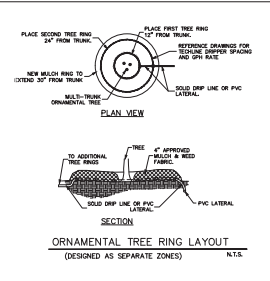
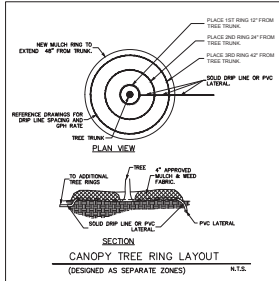
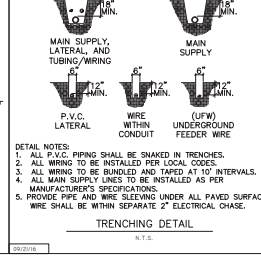
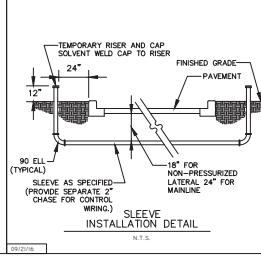
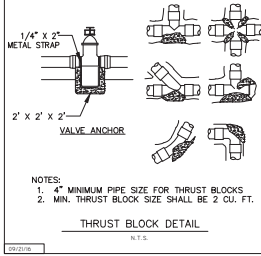
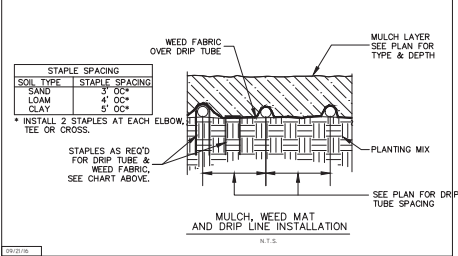
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811
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HIGH VOLUME APPLICATION COMPONENTS



GENERAL APPLICATION COMPONENTS



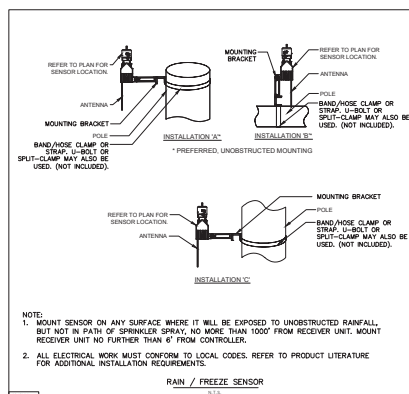
Kimley-Horn
INCORPORATED
1700 BE 17TH STREET, SUITE 200, AUSTIN, TEXAS 78704
WWW.KIMLEY-HORN.COM

LICENSED PROFESSIONAL ENGINEER
MATTHEW D. JAMES, P.E.
FLORIDA LICENSE NUMBER: 12000
EXPIRATION DATE: 08/31/2025

IRRIGATION DETAILS

SW HIGHWAY 484 CENTER
THE PHILLIPS EDISON GROUP
LLC
MARICOPA COUNTY
6780

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KHA PROJECT 2423 12005	DATE 8/7/2025	SCALE AS SHOWN	DESIGNED BY KHA	DRAWN BY KHA
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IRRIGATION DETAILS

Y 484 CENTER
ARED FOR
EDISON GROUP
LC

10

1

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DIAL 811

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811

SAVE THE STATE ONE CALL OF FLORIDA, INC.

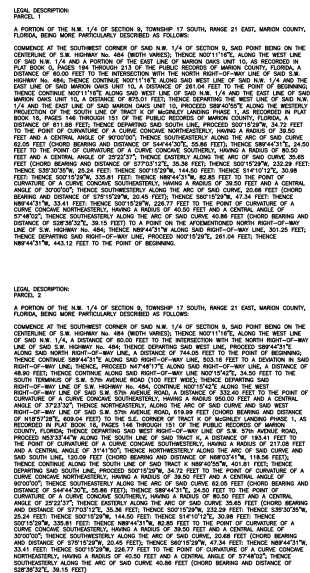
ALTA/NSPS LAND TITLE SURVEY
FOR
WAL-MART STORES EAST, LP
AND
PHILLIPS EDISON GROUP, LLC

JOB No.
JS_41200-006-03

DATE
6-12-2025

SCALE
1" = 100'

SHEET
1 OF 2



LEGAL DESCRIPTION:
PARCEL 3.

A PORTION OF THE N.W. 1/4 OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, IOWA, MORE OR LESS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF N.W. 1/4 OF SECTION 28, POINT BEING THE INTERSECTION OF THE CENTERLINE OF S.W. HIGHWAY NO. 484 (HOMER VALLEY); THENCE NORTH 01°11'00"E, ALONG THE WEST LINE OF N.W. 1/4, A DISTANCE OF 80.00 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF THE NORTH 1/2 OF SECTION 28, MARION COUNTY, IOWA; THENCE NORTH 88°43'37"E, ALONG THE NORTH RIGHT-OF-WAY LINE OF THE NORTH 1/2 OF SECTION 28, MARION COUNTY, IOWA, PROCEED 57.50 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°43'37"E, 261.04 FEET; THENCE NORTH 88°43'37"E, 443.12 FEET TO A POINT ON THE AFORESAIDED BENTLE LINE OF N.W. 1/4, POINT BEING ON THE EAST LINE OF MARION GASET LINE AS RECORDED IN PLAT 146, MARION COUNTY, IOWA, BEING THE FORMER OF MARION COUNTY, IOWA; THENCE SOUTH 1°16'N, ALONG THE WEST LINE OF N.W. 1/4 AND THE EAST LINE OF MARION GASET LINE, 120.00 FEET TO THE POINT OF BEGINNING.

ALYN/NSIP LAND TITLE SURVEY		FOR		WAL-MART STORES EAST, LP PHILLIPS EDISON GROUP, LLC	
JOB NO. AL-17-2025-03		DATE 6-17-2025		SCALE 1"=100'	
SHEET 1		2			