

August 13, 2024

PROJECT NAME: OCALA EQUINE HOSPITAL EXPANSION

PROJECT NUMBER: 2023100043

APPLICATION: MAJOR SITE PLAN #30734

- 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: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, their conditions, and the date of approval
STATUS OF REVIEW: INFO
REMARKS: 2/19/24-add waivers if requested in future
- 4 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.
- 5 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Protect existing well during all phases of demolition and construction. Apply for well abandonment permit through the Department of Health in Marion County.
- 6 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(5)/5.2 - [Applicable ESOZ/FPOZ Status Listed?]
STATUS OF REVIEW: INFO
REMARKS: Not located in an ESOZ area
- 7 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: Additional Zoning comments
STATUS OF REVIEW: INFO
REMARKS: [08/07/2024] Rezoning to A-1 was approved by the BCC on 07/16/2024. Please submit the approval letter with resubmittal.
[Original Comments]Office and proposed barn are located in the B-2 zoning on Rural land use. The use is not compatible with the zoning and land use. There are three options to address the incompatibility: 1)

Submit a land use amendment, 2) submit a zoning change from B-2 to A-1, or 3) relocate the proposed office and barn to A-1 area. The approval of the application is contingent upon addressing the incompatibility.

8 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: Major Site Plan

STATUS OF REVIEW: INFO

REMARKS: Verified with Sunbiz. HR 2.16.24

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**

Office of the County Engineer

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

AR #30734

DEVELOPMENT REVIEW PLAN APPLICATION

Date: 10/9/2023

A. PROJECT INFORMATION:

Project Name: Ocala Equine Hospital Expansion
Parcel Number(s): 12557-000-00 & 12557-001-00
Section 27 Township 14S Range 20E Land Use RL Zoning Classification B-2
Commercial Residential Industrial Institutional Mixed Use Other _____
Type of Plan: MAJOR SITE PLAN
Property Acreage 19.74 Number of Lots _____ Miles of Roads _____
Location of Property with Crossroads NW of NW Hwy 40B and US Hwy 27 North side of US Hwy 27.
Additional information regarding this submittal: _____

B. CONTACT INFORMATION (*Check the appropriate box indicating the point for contact for this project. Add all emails to receive correspondence during this plan review.*)

Engineer:
Firm Name: Kimley-Horn and Associates, Inc. Contact Name: Joe London
Mailing Address: 1700 SE 17th Street, Suite 200 City: Ocala State: FL Zip Code: 34471
Phone # (352) 438-3000 Alternate Phone # _____
Email(s) for contact via ePlans: joe.london@kimley-horn.com, Nathan.Dodge@kimley-horn.com

Surveyor:
Firm Name: Preece Land Surveying, Inc. Contact Name: Glen Preece
Mailing Address: 2201 SE 30th Ave, Suite 102 City: Ocala State: FL Zip Code: 34471
Phone # (352) 351-0091 Alternate Phone # _____
Email(s) for contact via ePlans: glen@plsinc.us

Property Owner:
Owner: Ocala Equine Hospital Real Estate LLP Contact Name: Dr. John Madison
Mailing Address: 10855 US Hwy 27 City: Ocala State: FL Zip Code: 34482
Phone # (352) 368-1616 Alternate Phone # _____
Email address: oehosp@gmail.com

Developer:
Developer: Same as Owner Contact Name: _____
Mailing Address: _____ City: _____ State: _____ Zip Code: _____
Phone # _____ Alternate Phone # _____
Email address: _____

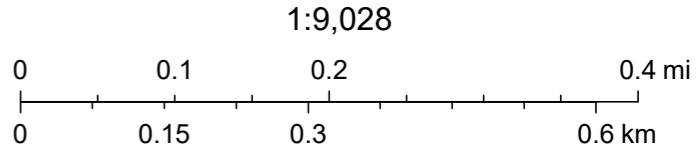
Revised 6/2021

Ocala Equine Hospital Aerial Map



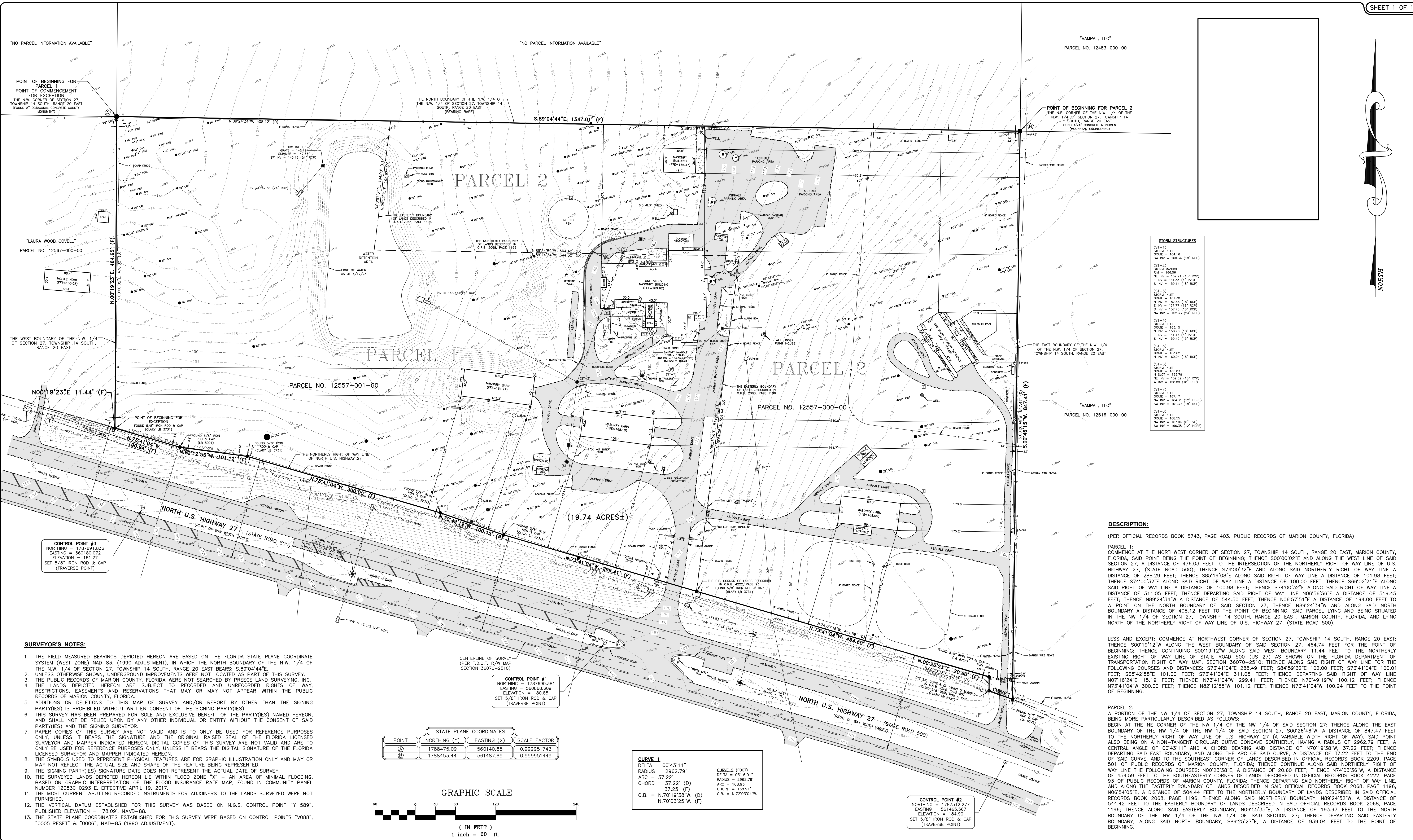
2/14/2024, 4:11:31 PM

- Marion County
- Parcels
- Streets



Marion County Property Appraiser, State of Florida, Maxar, Marion County BOCC

Marion County Board of County Commissioners
This map is provided "as is" without any warranty or representation of accuracy, timeliness, completeness, merchantability, or fitness. The user is responsible for verifying any information and assumes all risk for reliance on any information herein.



"NO PARCEL INFORMATION AVAILABLE"

POINT OF BEGINNING FOR PARCEL 1
 POINT OF COMMENCEMENT FOR EXCEPTION
 THE N.W. CORNER OF SECTION 27, TOWNSHIP 14 SOUTH, RANGE 20 EAST
 (FOUND 4" X 4" CONCRETE COUNTY MONUMENT)

"NO PARCEL INFORMATION AVAILABLE"

"TRAMPAL, LLC"
 PARCEL NO. 12483-000-00

POINT OF BEGINNING FOR PARCEL 2
 THE N.E. CORNER OF THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 27, TOWNSHIP 14 SOUTH, RANGE 20 EAST
 (FOUND 4" X 4" CONCRETE MONUMENT (MORNING ENGINEERING))

"LAURA WOOD COVELL"
 PARCEL NO. 12567-000-00

THE WEST BOUNDARY OF THE N.W. 1/4 OF SECTION 27, TOWNSHIP 14 SOUTH, RANGE 20 EAST

N00°19'23"E 11.44' (F)

CONTROL POINT #3
 NORTHING = 1787891.836
 EASTING = 560180.072
 ELEVATION = 161.27
 SET 5/8" IRON ROD & CAP
 (TRAVERSE POINT)

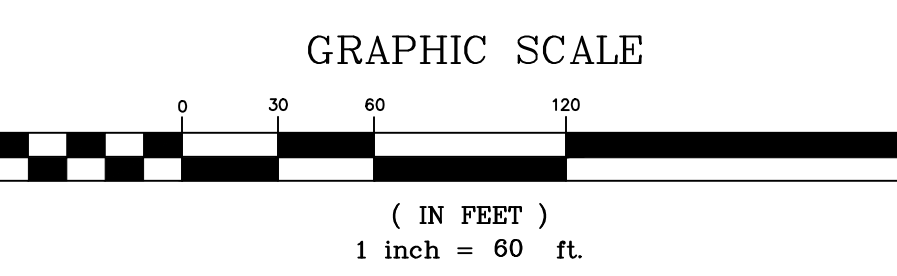
- SURVEYOR'S NOTES:**
- THE FIELD MEASURED BEARINGS DEPICTED HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE) NAD-83, (1990 ADJUSTMENT), IN WHICH THE NORTH BOUNDARY OF THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 27, TOWNSHIP 14 SOUTH, RANGE 20 EAST BEARS: S.89°04'44"E.
 - UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY.
 - THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA WERE NOT SEARCHED BY PREECE LAND SURVEYING, INC. THE LANDS DEPICTED HEREON ARE SUBJECT TO RECORDED AND UNRECORDED RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS THAT MAY OR MAY NOT APPEAR WITHIN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
 - ADDITIONS OR DELETIONS TO THIS MAP OF SURVEY AND/OR REPORT BY OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
 - THIS SURVEY HAS BEEN PREPARED FOR SOLE AND EXCLUSIVE BENEFIT OF THE PARTY(ES) NAMED HEREON, AND SHALL NOT BE RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT THE CONSENT OF SAID PARTY(IES) AND THE SIGNING SURVEYOR.
 - PAPER COPIES OF THIS SURVEY ARE NOT VALID AND IS TO ONLY BE USED FOR REFERENCE PURPOSES ONLY, UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER INDICATED HEREON. DIGITAL COPIES OF THIS SURVEY ARE NOT VALID AND ARE TO ONLY BE USED FOR REFERENCE PURPOSES ONLY, UNLESS IT BEARS THE DIGITAL SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER INDICATED HEREON.
 - THE SYMBOLS USED TO REPRESENT PHYSICAL FEATURES ARE FOR GRAPHIC ILLUSTRATION ONLY AND MAY OR MAY NOT REFLECT THE ACTUAL SIZE AND SHAPE OF THE FEATURE BEING REPRESENTED.
 - THE SIGNING PARTY(IES) SIGNATURE DATE DOES NOT REPRESENT THE ACTUAL DATE OF SURVEY.
 - THE SURVEYED LANDS DEPICTED HEREON LIE WITHIN FLOOD ZONE "X" - AN AREA OF MINIMAL FLOODING, BASED ON GRAPHIC INTERPRETATION OF THE FLOOD INSURANCE RATE MAP, FOUND IN COMMUNITY PANEL NUMBER 12083C 0293 E, EFFECTIVE APRIL 19, 2017.
 - THE MOST CURRENT ABUTTING RECORDED INSTRUMENTS FOR ADJOINERS TO THE LANDS SURVEYED WERE NOT FURNISHED.
 - THE VERTICAL DATUM ESTABLISHED FOR THIS SURVEY WAS BASED ON N.G.S. CONTROL POINT "Y 589", PUBLISHED ELEVATION = 178.09', NAVD-88.
 - THE STATE PLANE COORDINATES ESTABLISHED FOR THIS SURVEY WERE BASED ON CONTROL POINTS "V088", "0005 RESET" & "0006", NAD-83 (1990 ADJUSTMENT).

LEGEND

(P) = PLAT DIMENSION	TBM = TEMPORARY BENCHMARK	⊕ = WELL
(F) = FIELD MEASUREMENT	RCP = REINFORCED CONCRETE PIPE	⊙ = BURIED CABLE MARKER
(D) = DEED DIMENSION	CMP = CORRUGATED METAL PIPE	⊙ = GREASE TRAP
(C) = CALCULATED DIMENSION	VCP = VITRIFIED CLAY PIPE	⊙ = SANITARY MANHOLE
(X) = EXCEPTION DIMENSION	PVC = POLYVINYL CHLORIDE	⊙ = STORM DRAINAGE MANHOLE
R/W = RIGHT OF WAY LINE	HDPE = HIGH DENSITY POLYETHYLENE	⊙ = TELEPHONE MANHOLE
CB = CHORD BEARING	OU = OVERHEAD UTILITIES	⊙ = STORM INLET
ORB = OFFICIAL RECORDS BOOK	FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION	⊙ = PROPANE TANK
PC = POINT OF CURVATURE	GEN = GENERATOR	⊙ = AIR CONDITIONER
PRC = POINT OF REVERSE CURVATURE	A/C = AIR CONDITIONER	⊙ = FIRE DEPARTMENT CONNECTION
FT = POINT OF TANGENCY	FOCM = FIBER OPTIC CABLE MARKER	⊙ = WATER VALVE
LB = LICENSED BUSINESS	PRM = PERMANENT REFERENCE MONUMENT	⊙ = SEWER VALVE
LS = LICENSED SURVEYOR	RCP = PERMANENT CONTROL POINT	⊙ = SET 5/8" IRON ROD & CAP - LB 7389
FFE = FINISHED FLOOR ELEVATION	PSM = PROFESSIONAL SURVEYOR & MAPPER	⊙ = FOUND 5/8" IRON ROD & CAP
TRB = TELEPHONE RISER BOX	PLS = PROFESSIONAL LAND SURVEYOR	⊙ = FOUND 4" X 4" CONCRETE MONUMENT
WPP = WOOD POWER POLE	RS = REGISTERED LAND SURVEYOR	⊙ = SET 4" X 4" CONCRETE MONUMENT - LB 7389
CPP = CONCRETE POWER POLE	ID. = IDENTIFICATION	⊙ = FOUND 8" OCTAGONAL CONCRETE MONUMENT
MPP = METAL POWER POLE	N.O. = NUMBER	⊙ = FOUND 8" OCTAGONAL CONCRETE MONUMENT

STATE PLANE COORDINATES

POINT	NORTHING (Y)	EASTING (X)	SCALE FACTOR
(A)	1788475.09	560140.85	0.999951743
(B)	1788453.44	561487.69	0.999951449



CURVE 1
 DELTA = 00°43'11"
 RADIUS = 2962.79'
 ARC = 37.22'
 CHORD = 37.22' (D)
 37.25' (F)
 C.B. = N.70°19'38"W. (D)
 N.70°03'25"W. (F)

CURVE 2 (FOOT)
 DELTA = 03°16'01"
 RADIUS = 2962.79'
 ARC = 168.93'
 CHORD = 168.91'
 C.B. = N.70°03'04"W. (F)



BOUNDARY & TOPOGRAPHIC SURVEY
FOR:
OCALA EQUINE HOSPITAL

BELLWETHER PROFESSIONAL PARK
 2201 S.E. SOUTH AVENUE, SUITE 102
 OCALA, FL 34717
 PHONE: (352) 351-0091
 FAX: (352) 351-0093 FAX
 EMAIL: glen@plsn.us
 (LICENSED BUSINESS NO. 7389)

SURVEYOR'S CERTIFICATION

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FOR A BOUNDARY AND TOPOGRAPHIC SURVEY.

DATE: _____

GLEN H. PREECE, JR., P.S.M. - LS 5427

DATE OF FIELD SURVEY: APRIL 27, 2023

DRAWN: G.H.P.	REVISIONS	BY	DATE
CHECKED: G.H.P.			
F.B.	PAGES		
124	1-12		

FILE INFO
27-14-20

SCALE: 1" = 60' COPYRIGHT © 2023 JOB ORDER # 23-040

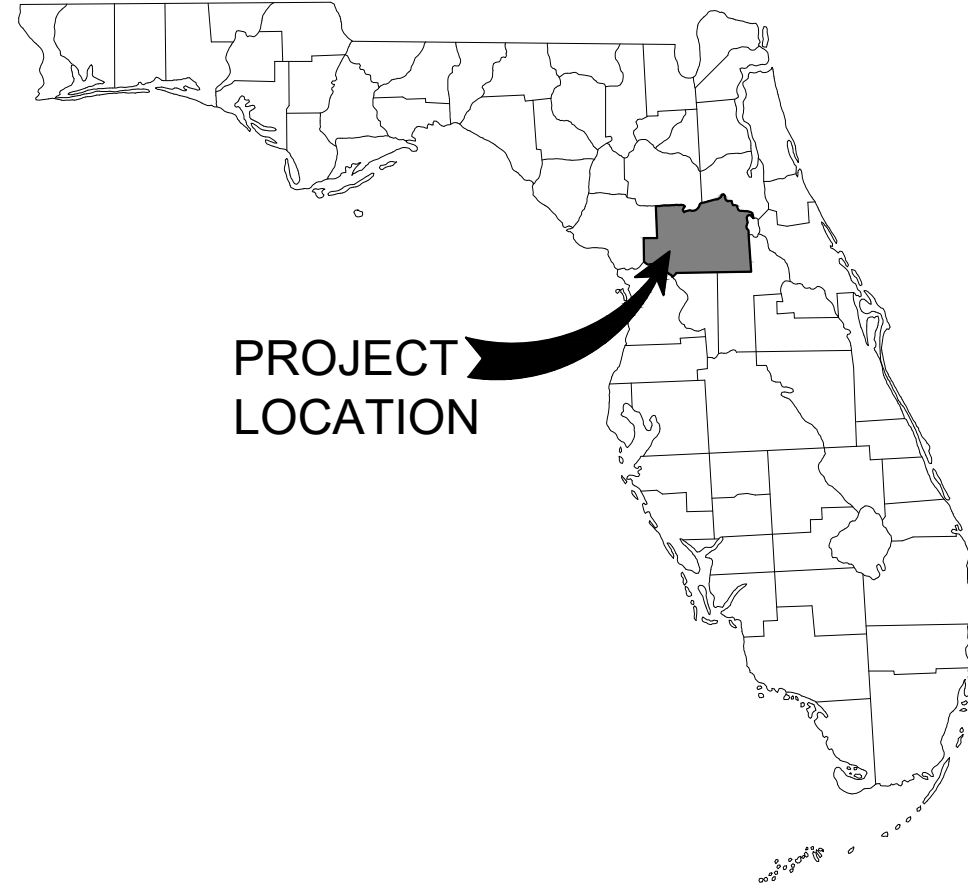
NORTH

MAJOR SITE PLAN FOR OCALA EQUINE HOSPITAL EXPANSION

MARION COUNTY, FLORIDA SECTION 27, TOWNSHIP 14 SOUTH, RANGE 20 EAST

PARCEL ID # 12557-000-00 & 12557-001-00

JULY 2024



SURVEY NOTICE

REFER TO SURVEY DRAWING BY PREECE LAND SURVEYING, INC FOR BEARINGS & DISTANCES, MONUMENTATION, STATE PLANE COORDINATES, ETC.

NOTES

- NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE OFFICE OF COUNTY ENGINEER.
- ALL ROADS, DRAAs, AND DRAINAGE EASEMENTS ARE PRIVATELY OWNED AND SHALL BE MAINTAINED BY DEVELOPER OR HOMEOWNER ASSOCIATION.

LEGAL DESCRIPTION

(PER OFFICIAL RECORDS BOOK 5743, PAGE 403. PUBLIC RECORDS OF MARION COUNTY, FLORIDA)

PARCEL 1:
COMMENCE AT THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 14 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE S00°00'02"E AND ALONG THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 476.03 FEET TO THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 27, (STATE ROAD 500); THENCE S74°00'32"E AND ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 288.29 FEET; THENCE S85°10'09"E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 101.98 FEET; THENCE S74°00'32"E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 100.00 FEET; THENCE S68°02'21"E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 100.98 FEET; THENCE S74°00'32"E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 311.06 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE N08°58'56"E A DISTANCE OF 519.45 FEET; THENCE N89°24'34"W A DISTANCE OF 544.50 FEET; THENCE N68°57'51"E A DISTANCE OF 194.00 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID SECTION 27; THENCE N89°24'34"W AND ALONG SAID NORTH BOUNDARY A DISTANCE OF 408.12 FEET TO THE POINT OF BEGINNING, SAID PARCEL LYING AND BEING SITUATED IN THE NW 1/4 OF SECTION 27, TOWNSHIP 14 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, AND LYING NORTH OF THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 27, (STATE ROAD 500).

LESS AND EXCEPT: COMMENCE AT NORTHWEST CORNER OF SECTION 27, TOWNSHIP 14 SOUTH, RANGE 20 EAST; THENCE S00°19'12"W ALONG THE WEST BOUNDARY OF SAID SECTION 27, 464.74 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING S00°19'12"W ALONG SAID WEST BOUNDARY 11.44 FEET TO THE NORTHERLY EXISTING RIGHT OF WAY LINE OF STATE ROAD 500 (US 27) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 36070-2510; THENCE ALONG SAID RIGHT OF WAY LINE FOR THE FOLLOWING COURSES AND DISTANCES: S73°41'04"E 288.49 FEET; S84°52'32"E 102.00 FEET; S73°41'04"E 100.01 FEET; S65°42'58"E 101.00 FEET; S73°41'04"E 311.06 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE N07°52'24"E 15.18 FEET; THENCE N73°41'04"W 299.41 FEET; THENCE N70°48'19"W 100.12 FEET; THENCE N73°41'04"W 300.00 FEET; THENCE N62°12'55"W 101.12 FEET; THENCE N73°41'04"W 100.94 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
A PORTION OF THE NW 1/4 OF SECTION 27, TOWNSHIP 14 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NE CORNER OF THE NW 1/4 OF SAID SECTION 27; THENCE ALONG THE EAST BOUNDARY OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 27, 500'26"89"W, A DISTANCE OF 847.47 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 27 (A VARIABLE WIDTH RIGHT OF WAY); SAID POINT ALSO BEING ON A NON-TANGENT CIRCULAR CURVE CONVEX SOUTHERLY, HAVING A RADIUS OF 2962.79 FEET, A CENTRAL ANGLE OF 00°43'11" AND A CHORD BEARING AND DISTANCE OF N70°19'38"W, 37.22 FEET; THENCE DEPARTING SAID EAST BOUNDARY, AND ALONG THE ARC OF SAID CURVE, A DISTANCE OF 37.22 FEET TO THE END OF SAID CURVE, AND TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2208, PAGE 501 OF PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING COURSES: N00°23'38"E, A DISTANCE OF 20.60 FEET; THENCE N74°02'36"W, A DISTANCE OF 454.39 FEET TO THE SOUTHEASTLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4222, PAGE 61 OF PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, AND ALONG THE EASTERLY BOUNDARY OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 2068, PAGE 1196, N06°54'05"E, A DISTANCE OF 504.44 FEET TO THE NORTHERLY BOUNDARY OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 2068, PAGE 1196; THENCE ALONG SAID NORTHERLY BOUNDARY, N89°24'32"W, A DISTANCE OF 344.42 FEET TO THE EASTERLY BOUNDARY OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 2068, PAGE 1196; THENCE ALONG SAID EASTERLY BOUNDARY, N06°55'35"E, A DISTANCE OF 183.97 FEET TO THE NORTH BOUNDARY OF THE NW 1/4 OF SAID SECTION 27; THENCE DEPARTING SAID EASTERLY BOUNDARY, ALONG SAID NORTH BOUNDARY, S89°25'27"E, A DISTANCE OF 939.04 FEET TO THE POINT OF BEGINNING.

AGENCY CONTACT LISTING

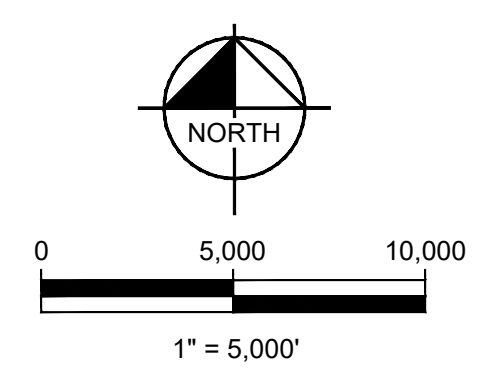
TELEPHONE/FIBER LUMEN (NATIONAL) 7003 PRESIDENTS DR., STE. 100 ORLANDO, FL 32809 MICHAEL HUNT (716) 480-2076	ELECTRIC CITY OF OCALA ELECTRIC 1805 NE 30TH AVE., BLDG 400 OCALA, FL 34470 RANDY HAHN (352) 351-6615	FIBER CITY OF OCALA FIBER 110 SE WATULA AVE OCALA, FL 34471 O'SHAINE PARKER (352) 401-6950
FIBER LUMEN (LOCAL) 501 MCCORMACK ST LEESBURG, FL 34748 JOHN PLAMONDON (352) 425-4444		

PROJECT OWNER AND CONSULTANTS

OWNER/APPLICANT OCALA EQUINE HOSPITAL, P.A. 10855 N US HWY 27 OCALA, FL 34482 (352) 368-1616	CIVIL ENGINEERING CONSULTANT KIMLEY-HORN AND ASSOCIATES, INC. 1700 SE 17TH ST., SUITE 200 OCALA, FL 34471 (352) 438-3000
SURVEYOR PREECE LAND SURVEYING, INC. 2201 S.E. 30TH AVE., SUITE 102 OCALA, FL 34471 (352) 351-0091	LANDSCAPE ARCHITECT JOHN OLTERS MIKE PAPE AND ASSOCIATES, PA 2351 SE 17TH STREET OCALA, FL 34471 (352) 266-1483

APPROVED WAIVERS

- 04-01-2024 LDC #6-13.8(B)(7) STORMWATER CONVEYANCE CRITERIA - WAIVER APPROVED TO UTILIZE 15" STORMWATER PIPING IN LIEU OF CODE-REQUIRED 18."



DRAWING INDEX

- SHEET TITLE
C01 - COVER
C02 - GENERAL NOTES
C03 - MASTER PLAN
C04 - DEMOLITION
C05 - HORIZONTAL GEOMETRY
C06 - PAVING & GRADING
C07 - UTILITIES
C08 - POND BERM
C09 - EROSION CONTROL
C10 - DETAILS

- L-1 - LANDSCAPE PLAN
L-2 - LANDSCAPE PLAN
IR-1 - IRRIGATION PLAN

S001 - BOUNDARY AND TOPOGRAPHIC SURVEY

SITE DATA

PROJECT LOCATION:	TBD N US HWY 27 OCALA, FL 34482
OWNER:	OCALA EQUINE HOSPITAL
PRESENT ZONING:	PARCEL 12557-000-00: A-1 PARCEL 12557-001-00: A-1
LAND USE:	RL
PARCEL AREA:	974,872.8 S.F. (22.38 ACRES)
PROJECT AREA:	974,872.8 S.F. (100%)
PROJECT IMPERVIOUS AREA:	122,281 S.F. = 2.81 ACRES = 12.5% (PRE-DEVELOPMENT) 158,562 S.F. = 3.64 ACRES = 16.3% (POST-DEVELOPMENT)
PROJECT OPEN SPACE:	813,464 S.F. = 18.67 ACRES = 83.4% (PRE-DEVELOPMENT) 777,183 S.F. = 17.84 ACRES = 79.7% (POST-DEVELOPMENT)
PARKING CALCULATIONS:	
REQUIRED PARKING	
GENERAL PARKING - 1 SPACE PER EMPLOYEE	18 SPACES
NEW OFFICE BUILDING - 2.5 SPACES PER 1000 SF GFA	6 SPACES
TOTAL REQUIRED	24 SPACES
PARKING PROVIDED	
EXISTING REGULAR SPACES	53 SPACES
EXISTING HANDICAP SPACES	1 SPACES
PROPOSED REGULAR SPACES	7 SPACES
PROPOSED HANDICAP SPACES	1 SPACES
TOTAL PROVIDED	61 SPACES

PARKING
PARKING WAS ASSUMED AT 1 SPACE PER EMPLOYEE DUE TO THE NATURE OF CLIENTELE ARRIVING WITH HORSE TRAILERS. NEITHER THE PROPOSED OFFICE OR BARN WILL SEE A HIGH VOLUME OF CLIENTELE TRAFFIC AND WILL SERVE THE BUSINESS AS LOCATIONS FOR HORSES TO STAY FOR MULTI-DAY VISITS, AS WELL AS A LOCATION FOR MANAGEMENT AND RECORD KEEPING TO OCCUR.

WATER
POTABLE WATER WILL BE PROVIDED BY ON SITE WELL.
SEWER
WASTE WATER WILL BE PROVIDED BY ON SITE SEPTIC SYSTEM.

FIRE PROTECTION
FIRE PROTECTION IN ACCORDANCE WITH ARTICLE 6, DIVISION 18 OF THE MARION COUNTY L.D.C. AND NFPA 1 CHAPTER 18.

MARION COUNTY SPRINGS PROTECTION ZONE
THIS PROJECT LIES WITHIN A SECONDARY SPRINGS PROTECTION ZONE

FARMLAND PRESERVATION AREA
THIS PROJECT LIES WITHIN A FARMLAND PRESERVATION AREA

FEMA DESIGNATION
THE SURVEYED LANDS DEPICTED HEREON LIE WITHIN FLOOD ZONE "X" - AN AREA OF MINIMAL FLOODING, BASED ON GRAPHIC INTERPRETATION OF THE FLOOD INSURANCE RATE MAP, FOUND IN COMMUNITY PANEL NUMBER 12083C 0293 E, EFFECTIVE APRIL 19, 2017.

MARION COUNTY FLOOD PRONE AREAS
PORTIONS OF THIS SITE LIE WITHIN A RECORDED MARION COUNTY FLOOD PRONE AND TRANSITIONAL FLOOD PRONE AREA.

TRAFFIC STATEMENT

THE DEVELOPMENT IS EXPECTED TO GENERATE APPROXIMATELY 50 DAILY, 6 AM PEAK HOUR TRIPS, AND 8 PM PEAK HOUR TRIPS. THE PROJECT DOES NOT HAVE A SIGNIFICANT AND ADVERSE IMPACT ON THE SURROUNDING TRANSPORTATION NETWORK.

CONCURRENCY DEFERRAL NOTE

THIS PROJECT HAS NEITHER BEEN GRANTED CONCURRENCY APPROVAL, NOR BEEN GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL, HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.

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

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471
PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

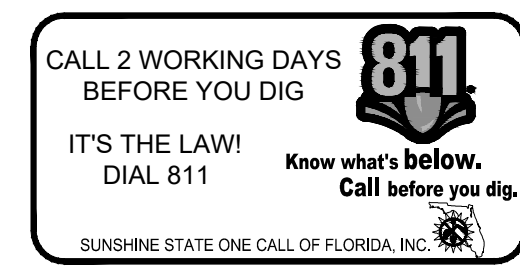
LICENSED PROFESSIONAL
JOSEPH C. LONDON, P.E.
FLORIDA LICENSE NUMBER 53654
ROR
KHA PROJECT 142429001
DATE JULY 2024
SCALE AS SHOWN
DESIGNED BY ROR
DRAWN BY ROR
CHECKED BY JCL

COVER

OCALA EQUINE HOSPITAL EXPANSION
PREPARED FOR
OCALA EQUINE HOSPITAL, P.A.
MARION COUNTY, FLORIDA
SHEET NUMBER
C01

No.	REVISIONS	DATE	BY

Printed By: Cole, Collin Sheet Set: KHA Layout: C01 COVER July 26, 2024 09:22:53am K:\OCA-Civil\142429001-Ocala Equine Hospital Exp Site Plan\CAD\PlanSheets\C01 COVER.dwg This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



Printed By: Cole, Collin Sheet: Set: Kilo Layout: C02 GENERAL NOTES April 01, 2024 02:45:33pm K:\OCA-Civil\142429001-Ocala Equine Hospital Exp Site Plan\CAD\PlanSheets\C02 GENERAL NOTES.dwg
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

GENERAL NOTES

- ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY "LAND DEVELOPMENT CODE" AND "UTILITY MANUAL" AS APPLICABLE.
- 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 AND PROJECT ENGINEER.
- THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
- EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. A LIST OF THE UTILITY COMPANIES WHICH THE CONTRACTOR MUST CALL BEFORE COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR MAY WISH TO NOTIFY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
- ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
- ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTORS RESPONSIBILITY.
- THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.
- ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PROPERLY ABANDONED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
- ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
- ALL SIGN POSTS TO BE U-CHANNEL GALVANIZED STEEL 2lbs/L.F. BREAKAWAY POSTS.
- ALL UTILITIES UNDER EXISTING OR PROPOSED PAVEMENT SHALL BE SLEEVED IN ACCORDANCE WITH SECTION B.2.6.a OF THE MARION COUNTY LDC.
- ALL LIGHTING SHALL BE SHIELDED TO NOT CAST GLARE ONTO ADJACENT PROPERTY.
- BUILDING SHALL COMPLY WITH THE IN BUILDING PUBLIC SAFETY MINIMUM RADIO SIGNAL STRENGTH REQUIREMENTS. 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 MARSHALL.
- UPON COMPLETION OF THE LANDSCAPE INSTALLATION, THE CONTRACTOR SHALL REQUEST AN INSPECTION BY THE DESIGN PROFESSIONAL. A LANDSCAPE AND IRRIGATION AS-BUILT CERTIFICATION SHALL BE SIGNED AND SEALED BY THE DESIGN PROFESSIONAL AND SUBMITTED TO THE COUNTY LANDSCAPE ARCHITECT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THE CONTRACTOR SHALL OBTAIN AND PROVIDE A COPY OF THE N.P.D.E.S. PERMIT OR N.O.I. TO MARION COUNTY PRIOR TO CONSTRUCTION.

PAVING, GRADING AND DRAINAGE NOTES

- ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN COUNTY'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR FOOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
- ALL FINAL PAVEMENT MARKINGS WITHIN THE STATE AND PUBLIC RIGHT-OF-WAYS SHALL BE THERMOPLASTIC. STOP BARS, TRAFFIC ARROWS, LANE STRIPING, AND CROSS WALK STRIPING SHALL BE THERMOPLASTIC. ALL OTHER PAVEMENT MARKINGS ON-SITE SHALL BE PAINT.
- STOP BARS SHALL BE TWENTY-FOUR INCHES (24") WIDE AND LANE WIDTH.
- BOTTOM EDGE OF ANY INSTALLED SIGNS SHALL HAVE 7' CLEARANCE TO FINISH GRADE UNLESS OTHERWISE NOTED.
- ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
- TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHWA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
- ALL DRAINAGE FACILITIES AND STORM STRUCTURES MUST BE BUILT PRIOR TO CONSTRUCTION OF ANY IMPERVIOUS SURFACES.
- ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
- WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
- WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
- THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
- IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
- STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
- FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
- ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL) : 1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISINGS AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
- THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS IN CHAPTER 17-302, FLORIDA ADMINISTRATIVE CODE.
- SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
- THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.
- THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
- THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.

WATER AND SEWER UTILITY NOTES

- THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES, GRAVITY SEWER LINES AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
- DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPE CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
- ALL PHASES OF INSTALLATION, INCLUDING UNLOADING, TRENCHING, LAYING AND BACK FILLING, SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- WATER FOR FIRE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
- ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- UNDERGROUND LINES SHALL BE SURVEYED BY A PROFESSIONAL LAND SURVEYOR BEFORE BACK FILLING.
- CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.

MAINTENANCE

ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

- INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
- ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED. FOR MAINTENANCE REQUIREMENTS REFER TO SECTION 981 OF THE STANDARD SPECIFICATIONS.
- SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
- THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
- THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
- OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 55 CUBIC YARDS / ACRE.
- ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471
WWW.KIMLEY-HORN.COM PHONE: 352-498-3000 REGISTRY NO. 39106

LICENSED PROFESSIONAL
JOSEPH C. LONDON, P.E.
FLORIDA LICENSE NUMBER
53694
KHA PROJECT
142429001
DATE
APRIL 2024
SCALE
AS SHOWN
DESIGNED BY
KHA
DRAWN BY
RDR
CHECKED BY
JCL
DATE

GENERAL NOTES

OCALA EQUINE
HOSPITAL EXPANSION
PREPARED FOR
OCALA EQUINE HOSPITAL,
P.A.
MARION COUNTY
FLORIDA

SHEET NUMBER
C02

NO.	REVISIONS	DATE	BY

MAJOR SITE PLAN

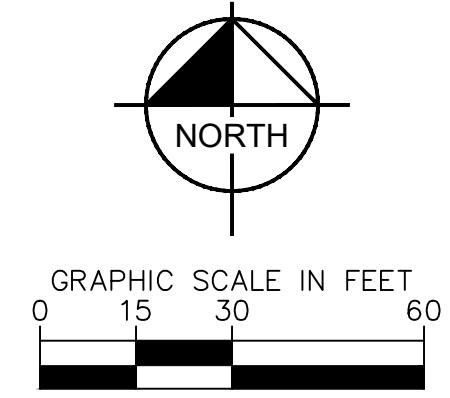
CONSTRUCTION NOTES:

ALL NOTES LISTED BELOW SHALL BE CONSTRUCTED BY THE SITE CONTRACTOR, UNLESS STATED OTHERWISE.

- 1 TEMPORARILY INSTALL ±876 L.F. TYPE III SILT FENCE AT LOCATIONS SHOWN. SEE DETAIL ON SHEET C09.
- 2 RAISE THE BERM ELEVATION OF THE DRAINAGE RETENTION AREA AS SHOWN WITH 4'-WIDE FLAT TOP BERM AND 4:1 SODDED SIDE SLOPES. SEE CROSS SECTION ON SHEET C08.
- 3 MODIFY THE EXISTING TYPE 'D' OVERFLOW STRUCTURE (SEE SHEET C09) WITH NEW TOP ELEVATION AND BLEEDDOWN ORIFICE ELEVATION PER DETAIL SHOWN ON SHEET C08.
- 4 EXTEND THE EXISTING STORM SEWER SYSTEM. SEE DATA ON SHEET C07. SEE TRENCH WIDTH PAVEMENT REPLACEMENT DETAIL ON SHEET C10.
- 5 CONSTRUCT PROPOSED OFFICE BUILDING. FOLLOW THE GEOTECHNICAL ENGINEER'S RECOMMENDATION REGARDING UNDERCUT FOR THE BUILDING FOUNDATION.
- 6 CONSTRUCT PROPOSED BARN. FOLLOW THE GEOTECHNICAL ENGINEER'S RECOMMENDATION REGARDING UNDERCUT FOR THE BUILDING FOUNDATION.
- 7 CONSTRUCT 150' X 100' FENCED ARENA.
- 8 CONSTRUCT PROPOSED 1,200 GALLON SEPTIC TANK AND 2,300 S.F. DRAIN FIELD PER 64E-6 F.A.C.
- 9 EXTEND 2" PVC WATER LINE TO OFFICE AND BARN AS SHOWN.
- 10 REMOVE EXISTING POWER POLE #47585 AND EXISTING OVERHEAD ELECTRIC LINES. REPLACE WITH UNDERGROUND ELECTRIC TO NEW LOCATION AS SHOWN. RELOCATION BY OEU.
- 11 INSTALL PRIMARY UNDERGROUND ELECTRIC SERVICE WITHIN TWO (2) 4" SCHEDULE 40 P.V.C. ELECTRIC CONDUITS BY OEU. THE LINE SHOWN REPRESENTS THE TWO CONDUITS. CONDUITS TO BE INSTALLED BY BUILDING CONTRACTOR. REFER TO ELECTRICAL NOTES AND SEE GENERAL NOTE 18.
- 12 INSTALL SECONDARY UNDERGROUND ELECTRIC SERVICE WITHIN TWO (2) 4" SCHEDULE 40 P.V.C. ELECTRIC CONDUITS TO PROPOSED METER. REFER TO ELECTRICAL NOTES AND SEE GENERAL NOTE 18.
- 13 INSTALL 4" P.V.C. SANITARY SEWER SERVICE (3034 DR26) AT 2.0% MINIMUM SLOPE AND CLEANOUT AS SHOWN FROM BUILDING TO SEPTIC TANK.
- 14 CONSTRUCT 6"-THICK 3,000 P.S.I. REINFORCED CONCRETE SIDEWALK WITH 6"x6" #10/#10 W/M TO WIDTH INDICATED. SEE GRADING PLAN AND REFER TO DETAILS.
- 15 CONSTRUCT CONCRETE STEPS WITH RISERS AND TREADS AS NOTED ON THE GRADING PLAN. INSTALL HANDRAILS ON BOTH SIDES OF STAIRS. RAILINGS TO BE 1 1/2" O.D. STAINLESS STEEL 304 ROUND TUBE WITH #4 FINISH HANDRAIL.
- 16 CONSTRUCT 6'-WIDE CONCRETE HANDICAP RAMP WITH HANDRAILS ON BOTH SIDES. SEE CROSS-SECTION ON SHEET C06, AND DETAIL ON SHEET C10.
- 17 INSTALL LED SITE LIGHTING (BY PRIVATE INSTALLER).
- 18 CONSTRUCT ASPHALT PAVEMENT. SEE PAVING, GRADING, AND DRAINAGE NOTE 11 ON SHEET C02 AND ASPHALT PAVEMENT SECTION DETAIL ON SHEET C10.
- 19 PAINT 7 PARKING SPACES, HANDICAP SPACE, AND ACCESS AISLE.
- 20 INSTALL ±916 L.F. OF 4' BOARD FENCE TO MATCH EXISTING FENCE.
- 21 REGRADE INCLUDING SWALES AND SOD ALL DISTURBED AREAS.

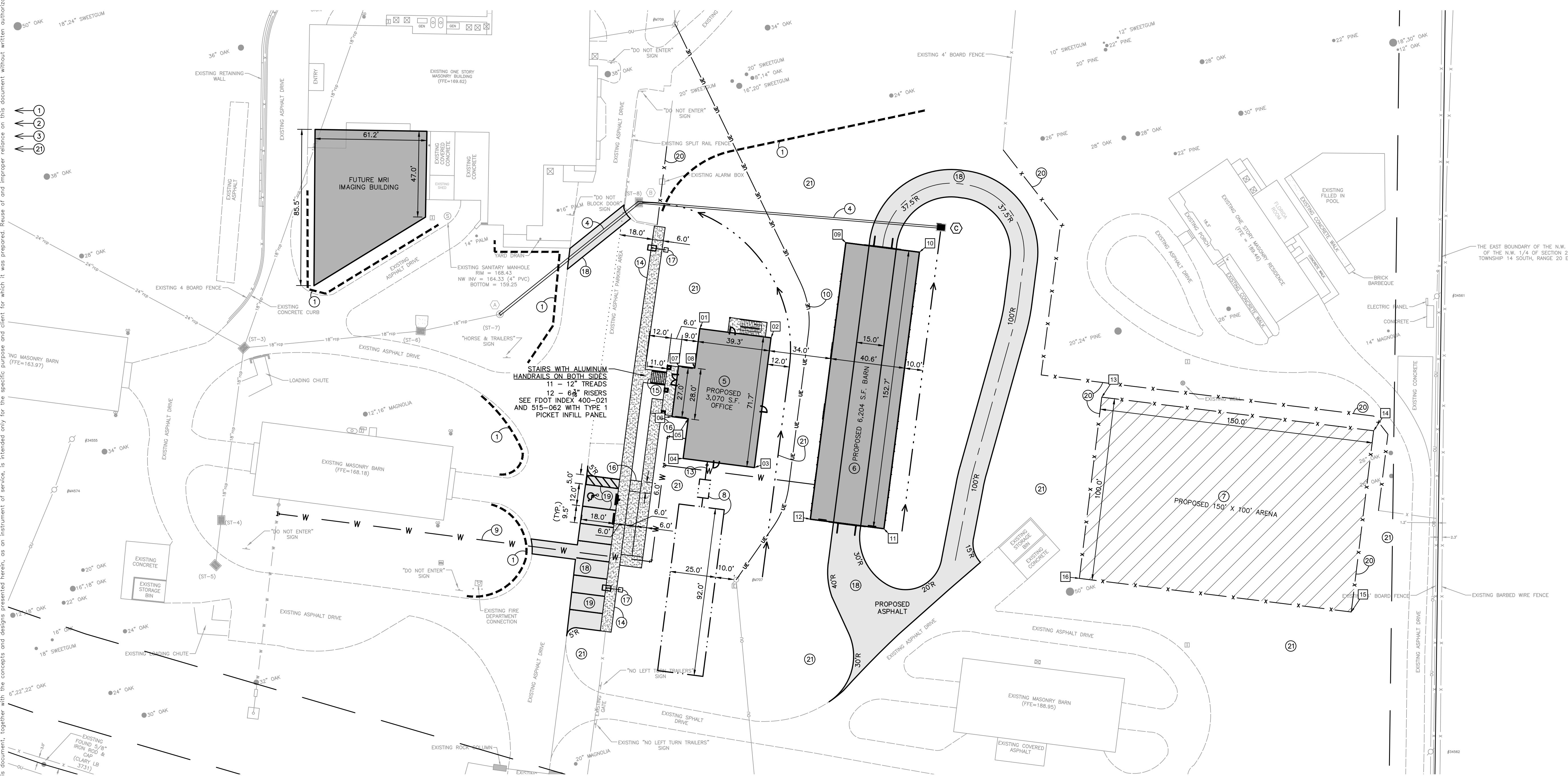
BUILDING CORNER TABLE		
POINT NUMBER	NORTHING	EASTING
01	N: 1788069.4468	E: 561065.2930
02	N: 1788064.8912	E: 561115.9745
03	N: 1788013.7737	E: 561106.8437
04	N: 1788018.7793	E: 561067.8617
05	N: 1788040.5285	E: 561070.0645
06	N: 1788041.6740	E: 561061.7278
07	N: 1788069.4468	E: 561065.2930
08	N: 1788068.3005	E: 561074.2206

BUILDING CORNER TABLE		
POINT NUMBER	NORTHING	EASTING
09	N: 1788136.9160	E: 561156.9354
10	N: 1788131.7406	E: 561197.2390
11	N: 1787980.3172	E: 561177.7958
12	N: 1787985.4926	E: 561137.4913
13	N: 1788052.3604	E: 561297.0784
14	N: 1788033.8571	E: 561445.9453
15	N: 1787934.7131	E: 561433.6768
16	N: 1787953.1158	E: 561284.8099



NO.	REVISIONS	DATE	BY

Plotted By: Cole, Collin
 Sheet Set: KHA - Layout: C05 HORIZONTAL GEOMETRY
 April 01, 2024 02:46:22pm
 K:\Ocala_CVA\142429001-Ocala Equine Hospital Exp Site Plan\CAD\PlanSheets\C05 HORIZONTAL GEOMETRY.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



Kimley-Horn
 © 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471
 WWW.KIMLEY-HORN.COM PHONE: 352-438-3000 REGISTRY NO. 35106

LICENSED PROFESSIONAL
 JOSEPH C. LONDON, P.E.
 FLORIDA LICENSE NUMBER 53694

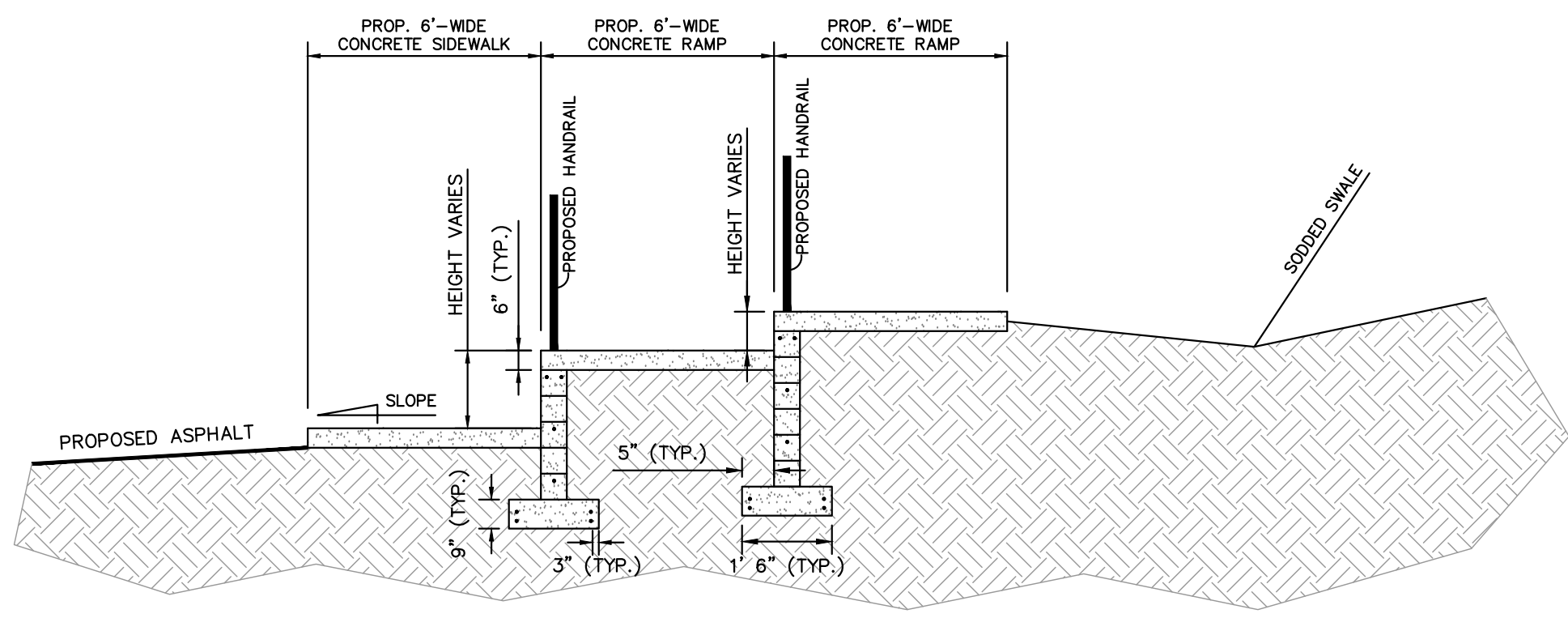
KHA PROJECT 142429001
 DATE APRIL 2024
 SCALE AS SHOWN
 DESIGNED BY KHA
 DRAWN BY RDR
 CHECKED BY JCL

HORIZONTAL GEOMETRY

OCALA EQUINE HOSPITAL EXPANSION
 PREPARED FOR
 OCALA EQUINE HOSPITAL, P.A.
 MARION COUNTY FLORIDA

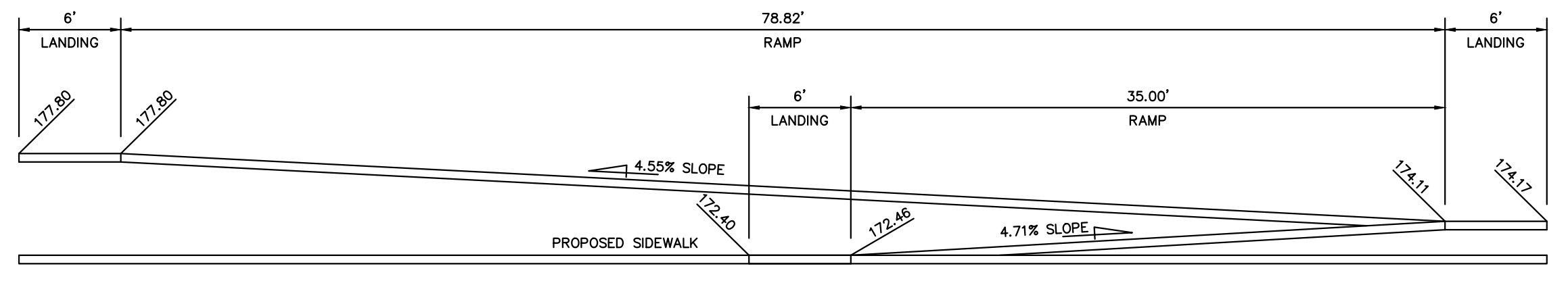
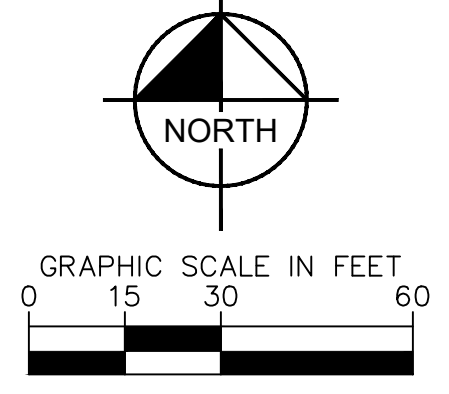
SHEET NUMBER
C05
 MAJOR SITE PLAN

Plotted By: Colin, Colin; Sheet Set: PAVING & GRADING - April 01, 2024 02:46:32pm; K:\OCA_Civil\142429001-Ocala Equine Hospital Exp. Site Plan\CAD\PlanSheets\C06 PAVING & GRADING.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



CROSS SECTION 'A' - 'A'
NOT TO SCALE

NOTE:
THE VERTICAL DATUM ESTABLISHED FOR THIS SURVEY WAS BASED ON N.G.S.
CONTROL POINT "Y 589", PUBLISHED ELEVATION = 178.09', NAVD-88.



CROSS SECTION 'B' - 'B'
NOT TO SCALE



No.	REVISIONS	DATE	BY
1	NOT FOR CONSTRUCTION	-	-

Kimley»Horn
 © 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 1700 SE 17TH STREET, SUITE 200, Ocala, Florida, 34471
 PHONE: 352-438-3000
 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
 JOSEPH C. LONDON, P.E.
 FLORIDA LICENSE NUMBER
 53694
 DESIGNED BY: KHA
 DRAWN BY: RCR
 CHECKED BY: JCL
 DATE:

KHA PROJECT
 142429001
 DATE
 APRIL 2024
 SCALE AS SHOWN
 THE EAST BOUNDARY OF THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 27, TOWNSHIP 14 SOUTH, RANGE 20 EAST

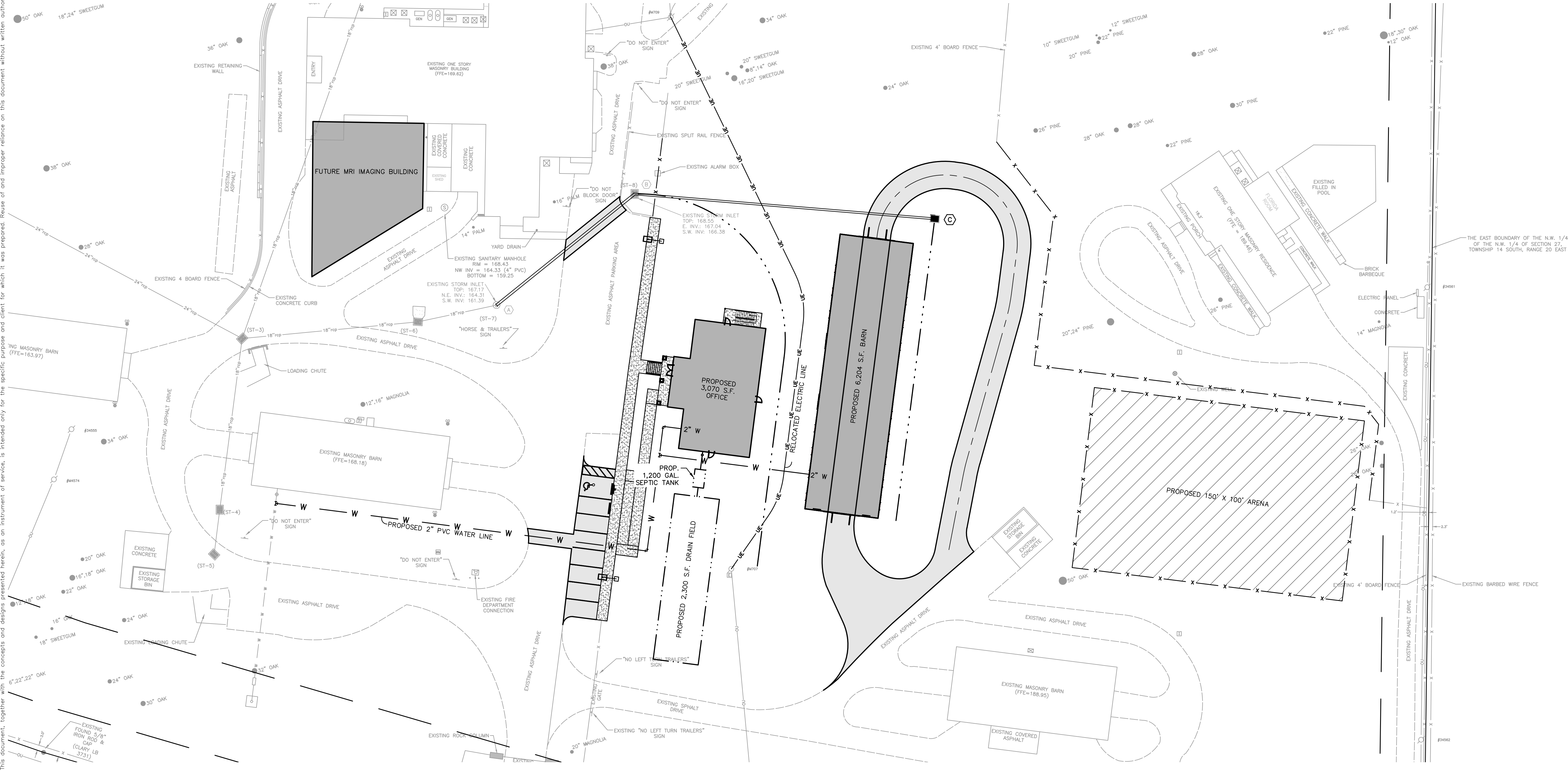
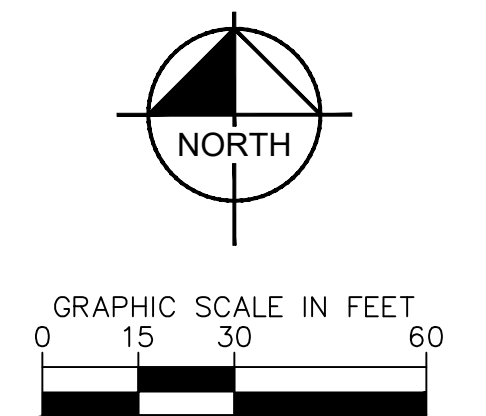
OCALA EQUINE HOSPITAL EXPANSION
 PREPARED FOR
OCALA EQUINE HOSPITAL, P.A.
 MARION COUNTY FLORIDA

SHEET NUMBER
C06
 MAJOR SITE PLAN

Plotted By: Cole, Collin Sheet Set: KHA Layout: C07 UTILITIES April 01, 2024 02:46:44pm K:\NOCA_Civil\142429001-Ocala Equine Hospital Exp Site Plan\CAD\PlanSheets\C07 UTILITIES.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PROPOSED STORM SEWER DATA CONT.						
STRUCTURE			STORM PIPE			
NUMBER	TYPE	TOP ELEV.	INV. EL.	NUMBER	LIN. FT.	% SLOPE
EXISTING A	STORM MANHOLE	167.17	EXIST. S.W. INV. = 161.59 PROP. N.E. INV. = 164.31			
B	EXISTING INLET	168.22	PROP. S.W. INV. = 166.38 PROP. E. INV. = 167.04	B - A	97.8	15" RCP 2.12
C	TYPE 'F' INLET	179.8	W. INV. = 170.0	C - B	166.0	15" RCP 1.78

- STORM SEWER NOTES:**
- STORM SEWER IS DESIGNED FOR A 25YR STORM EVENT.
 - ALL INLETS SHALL BE PROTECTED WITH SILT FENCE & GRATE FILTER FABRIC UNTIL PAVING AND SODDING OPERATIONS ARE COMPLETED. SILT-SAVER PRODUCTS ARE ACCEPTABLE AS AN ALTERNATIVE.
 - CONSTRUCT INLETS TYPE 'F' PER F.D.O.T. INDEX #233.
 - STORM MANHOLE COVERS SHALL BE STAMPED "STORM" INCLUDING YEAR OF ISSUE (U.S. FOUNDRY).
 - IT WILL BE THE RESPONSIBILITY OF THE MANUFACTURER TO PROVIDE ALTERNATE B STRUCTURE BOTTOMS AS NEEDED.



No.	REVISIONS	DATE	BY
1	NOT FOR CONSTRUCTION	-	-

Kimley»Horn
 © 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471
 WWW.KIMLEY-HORN.COM REGISTRY NO. 39106

LICENSED PROFESSIONAL
 JOSEPH C. LONDON, P.E.
 FLORIDA LICENSE NUMBER 53694
 DRAWN BY RDR
 CHECKED BY JCL

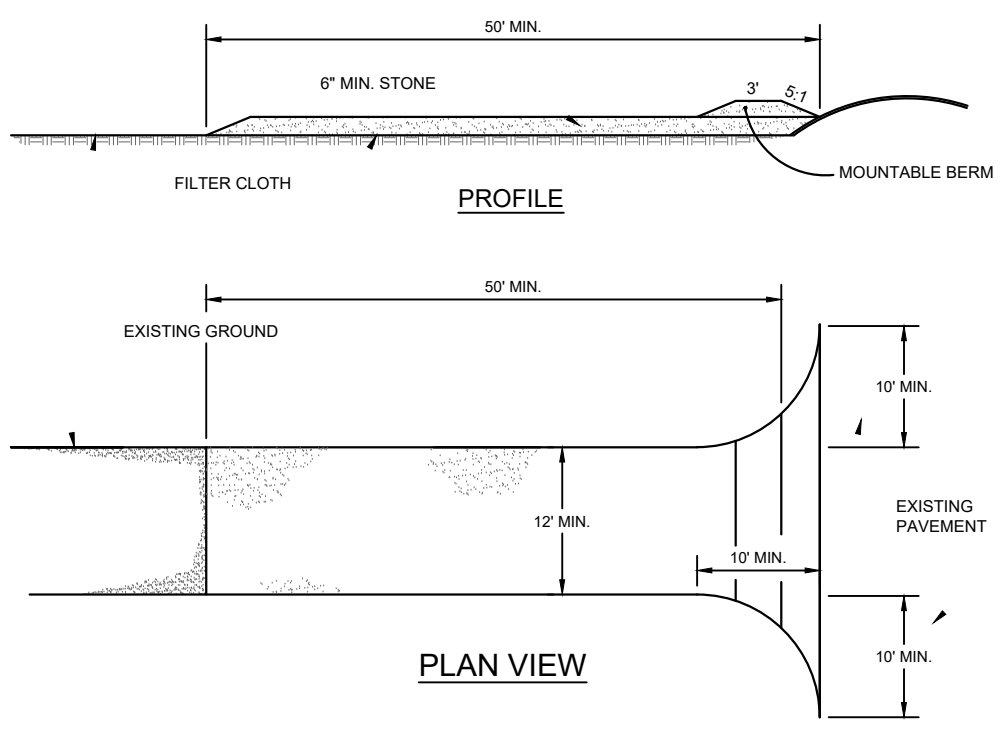
KHA PROJECT 142429001
 DATE APRIL 2024
 SCALE AS SHOWN
 DESIGNED BY KHA
 DRAWN BY RDR
 CHECKED BY JCL

UTILITIES

SHEET NUMBER
C07

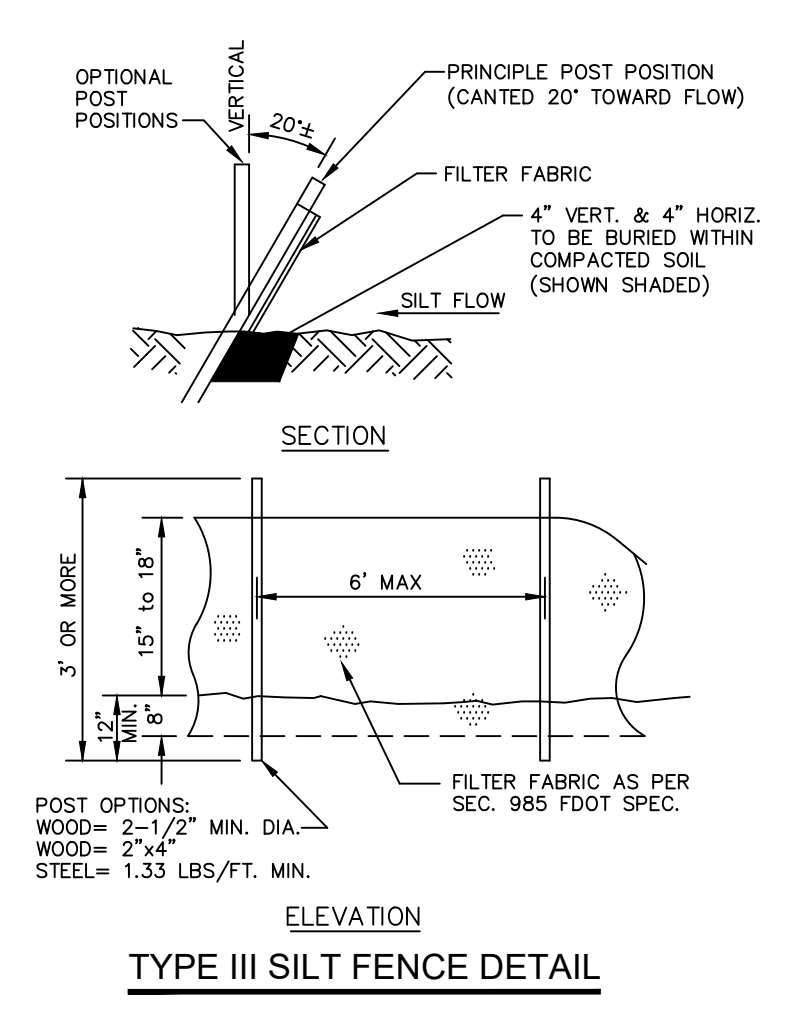
MARION COUNTY FLORIDA
 MAJOR SITE PLAN

Plotted By: Colin, Sheet: Set: KHA Layout: C09 EROSION CONTROL April 01, 2024 02:46:59pm K:\OCA_CAD\142429001-Ocala Equine Hospital Exp. Site Plan\CAD\PlanSheets\C09 EROSION CONTROL.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

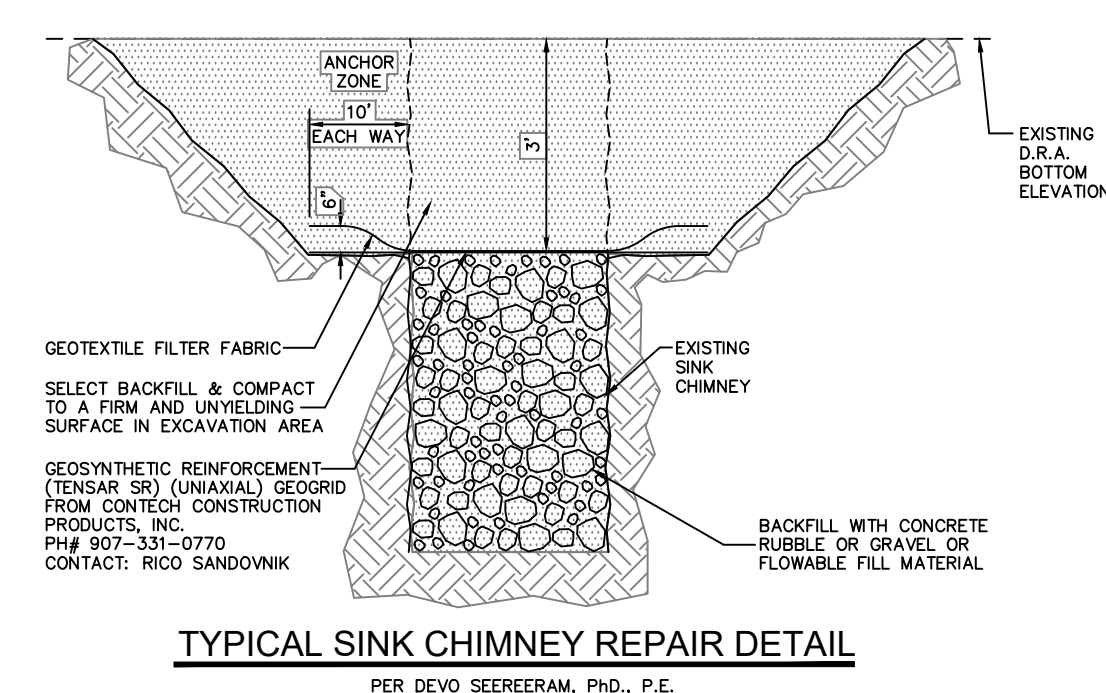
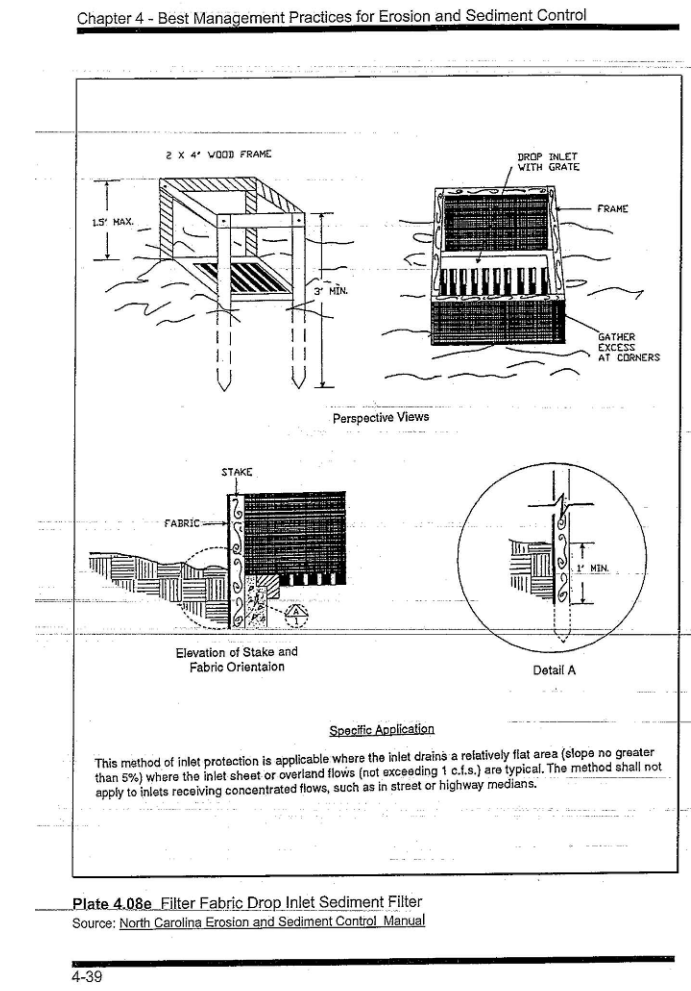


STABILIZED CONSTRUCTION ENTRANCE
 1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 2. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.

STABILIZED CONSTRUCTION ENTRANCE
 NOT TO SCALE

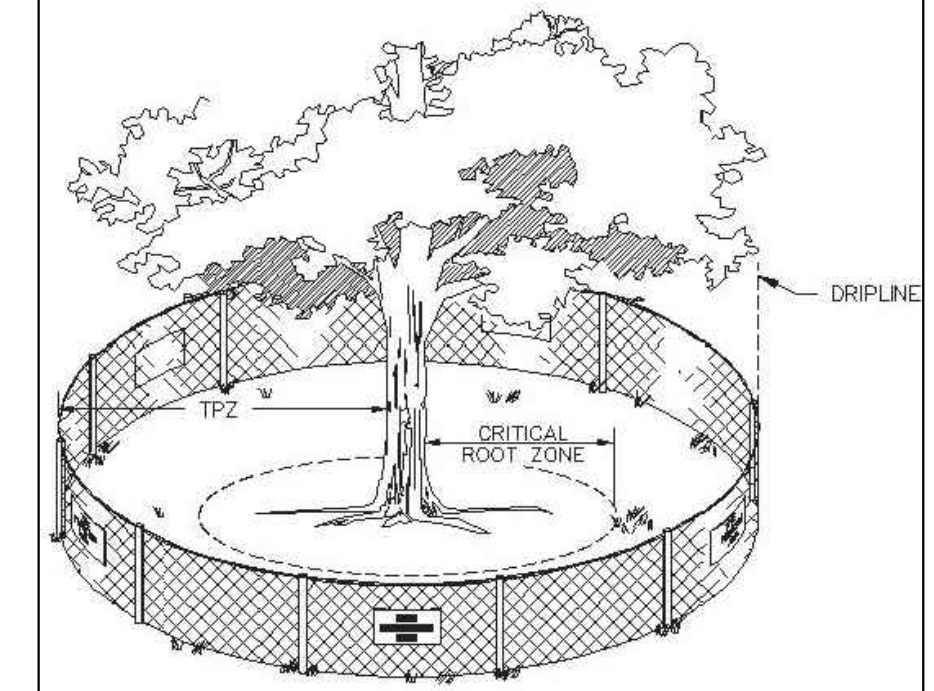


TYPE III SILT FENCE DETAIL



TYPICAL SINK CHIMNEY REPAIR DETAIL

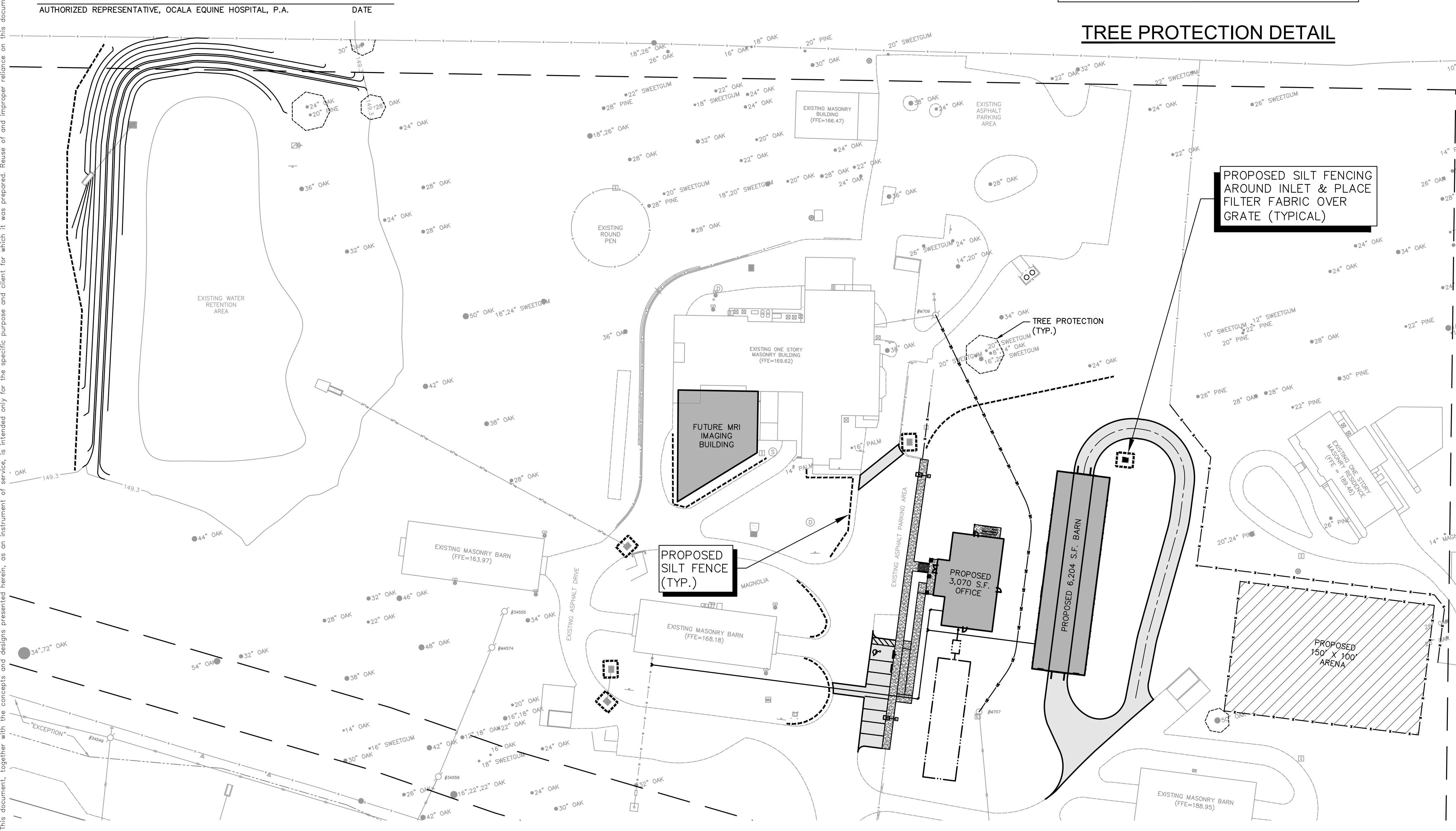
NOTE:
 IF LIMESTONE IS ENCOUNTERED DURING EXCAVATION, THE RETENTION BASIN WILL BE OVEREXCAVATED AND BACKFILLED SO THAT THERE IS A MINIMUM OF THREE FEET OF UNCONSOLIDATED SOIL MATERIAL BETWEEN THE SURFACE OF THE LIMESTONE BEDROCK AND THE BOTTOM AND SIDES OF THE STORMWATER BASIN.



TREE PROTECTION DETAIL

STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.) NOTES

1. STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS WHERE CONSTRUCTION HAS TEMPORARILY CEASED.
2. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
3. THE SITE SHALL REMAIN FREE OF EXCESS DUST AND DEBRIS AT ALL TIMES. ANY INCIDENCE OF EROSION, SEDIMENTATION, DUST OR DEBRIS OCCURRING OFF-SITE AS A RESULT OF CONSTRUCTION ACTIVITIES ON THIS DEVELOPMENT SHALL BE CORRECTED BY THE CONTRACTOR IMMEDIATELY (FOR EACH OCCURRENCE).
4. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED AS SOON AS POSSIBLE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND, AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
6. ON-SITE & OFF SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW SHALL BE PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
7. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
8. DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION.
9. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACK FILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
10. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
11. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
12. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
13. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
14. THE OWNER/PERMITTEE SHALL ENSURE THAT THE SURFACE WATER AND STORMWATER MANAGEMENT MEASURES PROPOSED IN THE PLAN ARE EFFECTIVELY IMPLEMENTED UNTIL COMPLETION OF THE PROJECT OR UNTIL THE PERMANENT SURFACE WATER MANAGEMENT SYSTEM IS OPERATIONAL.
15. EROSION CONTROL PLAN MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
16. THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
17. CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
18. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
19. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
20. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
21. SANITARY/SEPTIC DISPOSAL - DOMESTIC WASTE HAULERS SHOULD BE CONTRACTED TO REGULARLY REMOVE THE SANITARY AND SEPTIC WASTES AND TO MAINTAIN THE FACILITIES IN GOOD WORKING ORDER.
22. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
23. ALL STORM WATER MANAGEMENT SYSTEMS SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF IMPERVIOUS AREAS.



NO.	REVISIONS	DATE	BY
1	NOT FOR CONSTRUCTION	-	-

Kimley-Horn
 © 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471
 PHONE: 352-498-3000
 WWW.KIMLEY-HORN.COM REGISTRY NO. 39106

LICENSED PROFESSIONAL
 JOSEPH C. LONDON, P.E.
 FLORIDA LICENSE NUMBER 53694
 RDR
 JCL

EROSION CONTROL

OCALA EQUINE HOSPITAL EXPANSION
 PREPARED FOR
 OCALA EQUINE HOSPITAL, P.A.
 MARION COUNTY FLORIDA
 MAJOR SITE PLAN
 SHEET NUMBER
C09

Plotted By: Colin, Sheet Set: KHA - Layout: C10 DETAILS April 01, 2024 02:47:08pm K:\OCA-Civil\142429001-Ocala Equine Hospital Exp Site Plan\CAD\Plan\SheetSet\C10 DETAILS.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

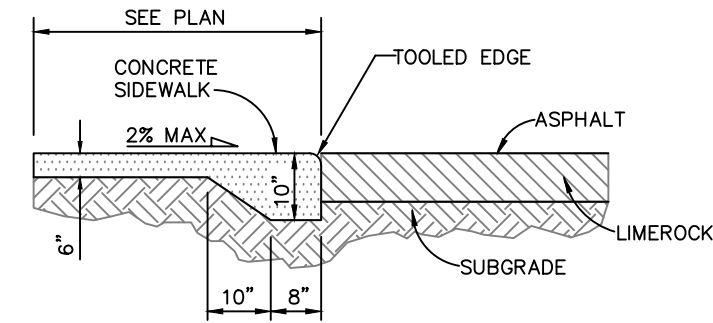
CONCRETE JOINT SPECIFICATIONS & NOTES

CONTRACTION JOINTS
 SAWCUT 1/4" THICKNESS OF SLAB OR AS NOTED ON DETAILS. SPACING SHALL NOT EXCEED 6' EACH WAY. ALL JOINTS SHALL BE PROPERLY FINISHED WITH APPROVED SEALANT.

ISOLATION JOINTS
 1/2" SPACING FROM CONCRETE SLAB TO OTHER ADJACENT OBJECTS WITH JOINT MATERIAL AS SPECIFIED BELOW.

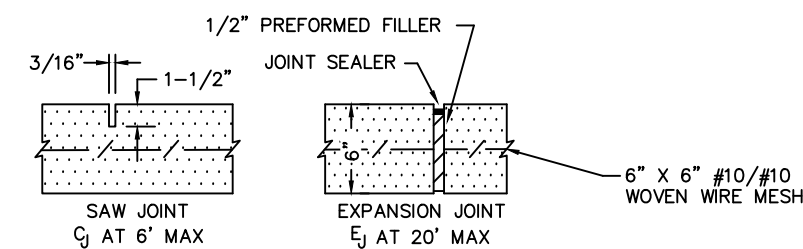
JOINT MATERIAL
 APPROVED FIBER MATERIAL AT THICKNESS STATED ABOVE FOR ENTIRE DEPTH OF SLAB EXCEPT UPPERMOST 3/8" AS A RECESS TO ALLOW ROOM FOR APPROVED SEALANT.

- CONCRETE JOINT NOTES:**
1. ALL ISOLATION JOINTS MUST HAVE TOOLED EDGES.
 2. CONTRACTOR MUST CONTACT ARCHITECT FOR SPECIFIC JOINT SPACING REQUIREMENTS.
 3. MINIMUM UNDERCUT IS 2'-0". BUILDING UNDERCUT MAY BE MORE. SEE REPORT. CONTRACTOR MUST ACHIEVE POSITIVE FLOW TO DAYLIGHT.
 4. GEOTECHNICAL TESTING IS REQUIRED FOR ALL MATERIAL USED FOR BACKFILL, WHETHER FROM THE SITE OR IMPORT.

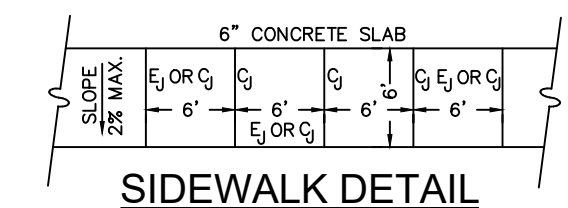


CONCRETE W/ THICKENED EDGE DETAIL

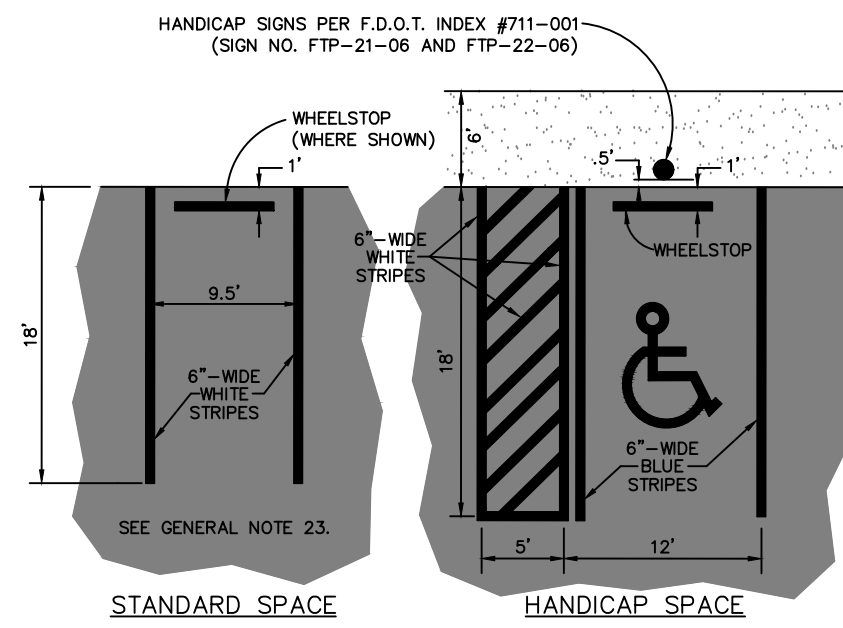
WHEN SIDEWALK IS ADJACENT TO AND FLUSH WITH ASPHALT (OR CONCRETE)



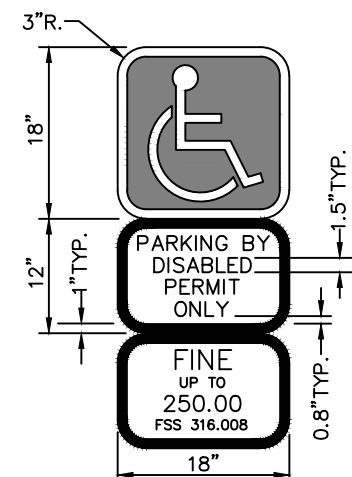
EXPANSION AND CONTRACTION JOINTS SHALL COMPLY WITH SECTION 522 OF D.O.T. STANDARDS SPECIFICATIONS.



SIDEWALK DETAIL

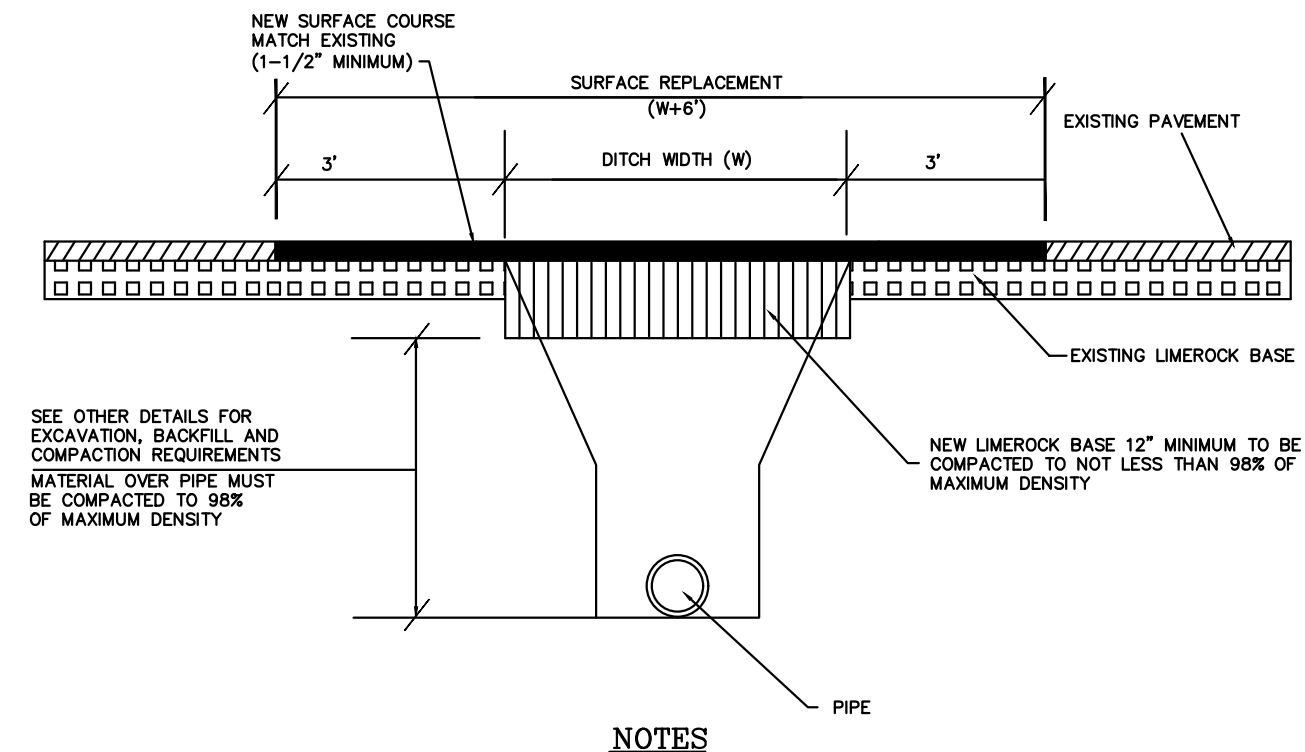


PARKING SPACE DETAILS



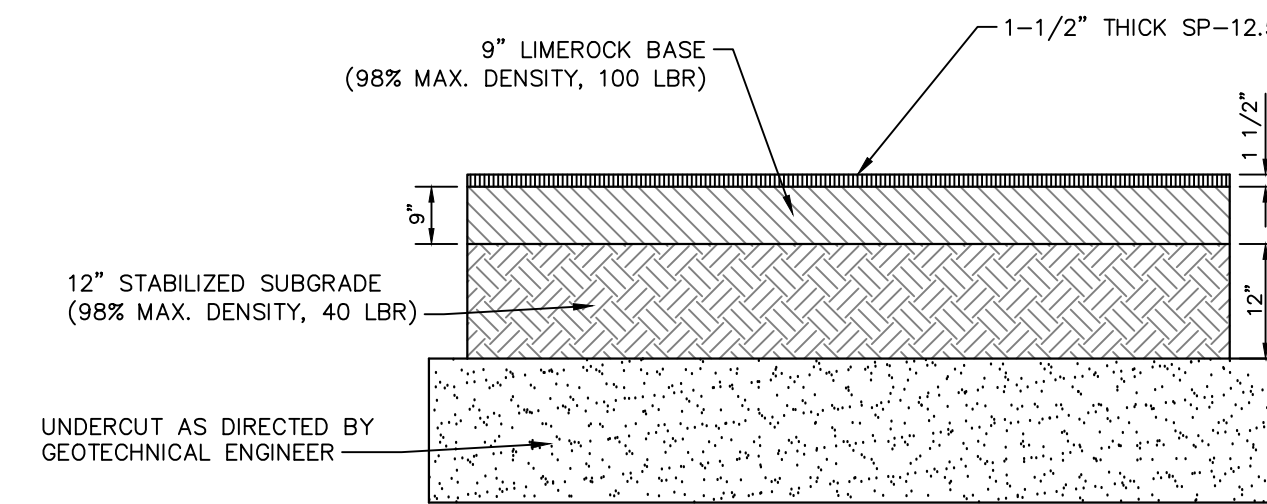
- NOTES:**
1. ALL LETTERS ARE 1.5" SERIES "C".
 2. TOP OF SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND, WHITE REFLECTORIZED LEGEND, AND BORDER.
 3. BOTTOM OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND, BLACK OPAQUE LEGEND, AND BORDER.

HANDICAP SIGN



- NOTES**
1. UNLESS OTHERWISE SPECIFIED, MATERIALS AND METHODS OF OPERATION REQUIRED TO INSTALL NEW AND REPLACEMENT PAVEMENT SHALL BE IN ACCORDANCE WITH THE LATEST APPLICABLE REQUIREMENTS OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
 2. PAVEMENT SHALL BE REMOVED TO NEATLY SAWED STRAIGHT EDGES. SAWCUTS SHALL BE MADE TO MIN DEPTH OF 1-1/2" (INCHES).
 3. BACKFILL SHALL BE IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS.
 4. THE TYPE AND THICKNESS OF THE NEW SURFACE MATERIAL SHALL BE CONSISTANT WITH THAT OF THE EXISTING SURFACE.

TRENCH WIDTH PAVEMENT REPLACEMENT



ASPHALT PAVEMENT SECTION

NOT TO SCALE

DETAILS

OCALA EQUINE HOSPITAL EXPANSION
 PREPARED FOR
OCALA EQUINE HOSPITAL, P.A.
 MARION COUNTY FLORIDA

SHEET NUMBER
C10

Kimley»Horn
 © 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471
 PHONE: 352-438-3000
 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

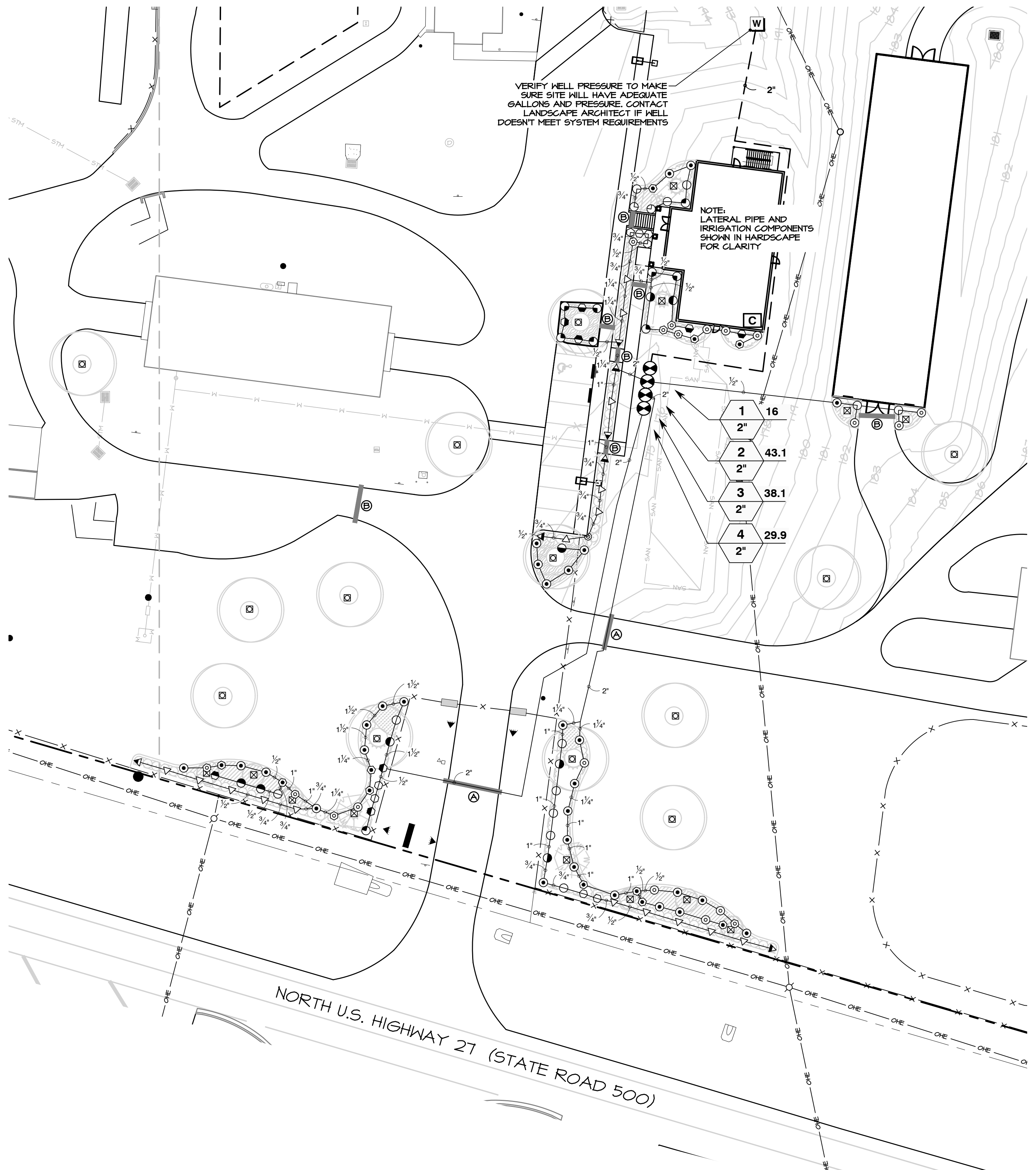
LICENSED PROFESSIONAL
 JOSEPH C. LONDON, P.E.
 FLORIDA LICENSE NUMBER 53694

KHA PROJECT 142429001
 DATE APRIL 2024
 SCALE AS SHOWN
 DESIGNED BY KHA
 DRAWN BY RDR
 CHECKED BY JCL

NO.	REVISIONS	DATE	BY

MAJOR SITE PLAN

F:\OCALA EQUINE HOSPITAL\PLANS\07-25-24 OCALA EQUINE HOSPITAL PERMIT IRRIGATION.DWG

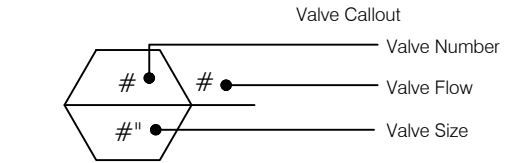


IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY	ARC
⊙	Rain Bird RD-12-S-P30-F-U 08H	5	180
⊙	Rain Bird RD-12-S-P30-F-U 08Q	3	90
⊙	Rain Bird RD-12-S-P30-F-U 10H	8	180
⊙	Rain Bird RD-12-S-P30-F-U 12H	4	180
⊙	Rain Bird RD-12-S-P30-F-U 12Q	5	90
⊙	Rain Bird RD-12-S-P30-F-U 15H	8	180
⊙	Rain Bird RD-12-S-P30-F-U 15Q	4	90
⊙	Rain Bird RD-12-S-P30-F-U 08 HE-V	8	Adj
⊙	Rain Bird RD-12-S-P30-F-U 10 HE-V	11	Adj
⊙	Rain Bird RD-12-S-P30-F-U 12 HE-V	11	Adj
⊙	Rain Bird RD-12-S-P30-F-U 15 HE-V	24	Adj
⊙	Rain Bird RD-06-S-P30-F-U SQ-4TQ	1	TQ
◀	Rain Bird RD-06-S-P30-F-U 15LCS	3	LCS
◀	Rain Bird RD-06-S-P30-F-U 15RCS	4	RCS
◀	Rain Bird RD-06-S-P30-F-U 15SST	16	SST
⊠	Rain Bird 1806-FRS-1400 Flood 1401	12	360
⊠	Rain Bird 1806-FRS-1400 Flood 1404	13	360

SYMBOL	MANUFACTURER/MODEL	QTY
⊙	Rain Bird PESB	4
⊙	Rain Bird ESP4ME3	1
W	Existing Well 4"	1

— Irrigation Lateral Line: PVC Class 160 SDR 26
 - - - Irrigation Mainline: PVC Class 160 SDR 26
 — Irrigation Sleeve: PVC Schedule 40



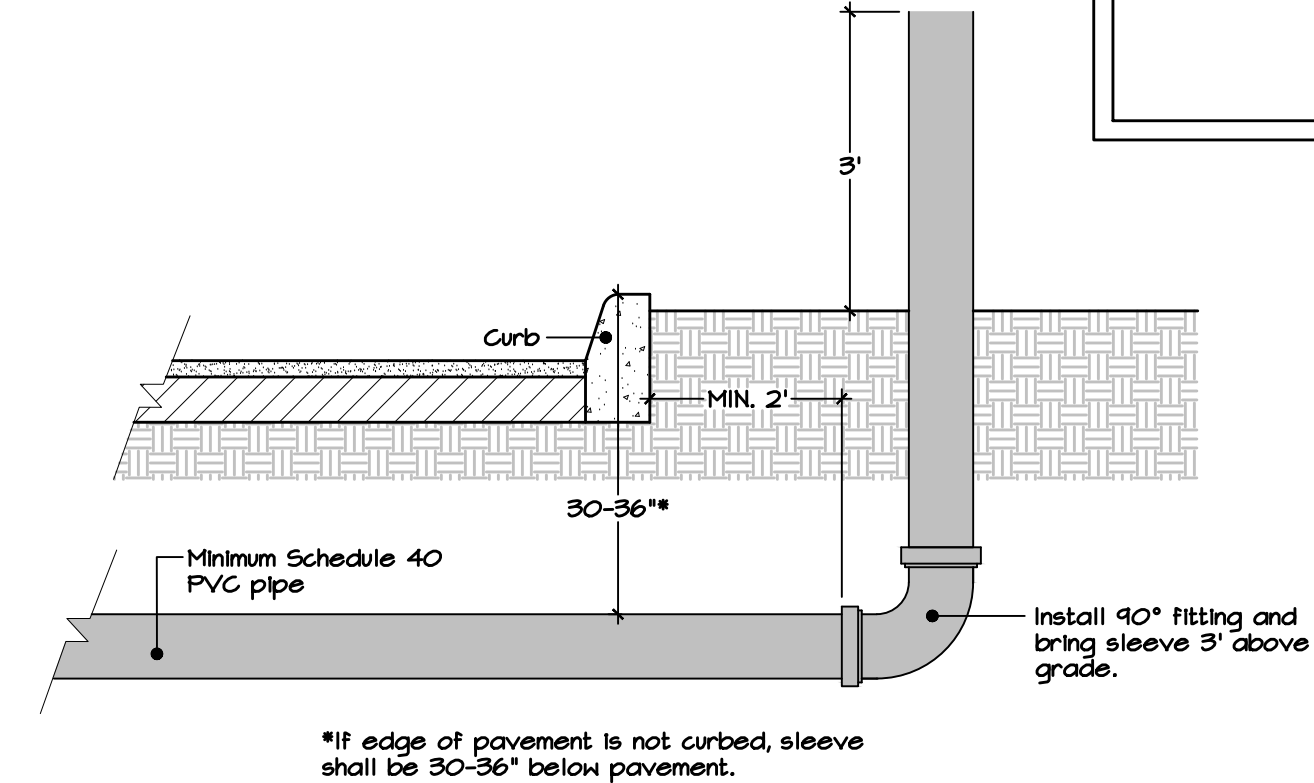
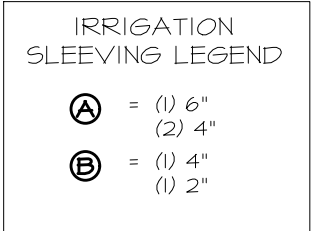
VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM
1	Rain Bird PESB	2"	Bubbler	16
2	Rain Bird PESB	2"	Shrub Spray	43.1
3	Rain Bird PESB	2"	Shrub Spray	38.1
4	Rain Bird PESB	2"	Shrub Spray	29.9

MARION COUNTY IRRIGATION REQUIREMENTS

- Sec. 6.9.5. - Irrigation system installation.
- Irrigation systems shall only be installed by installation professionals meeting the licensing requirements under Section 6.9.10, except those being installed by property owners on their own single-family residence or owner-occupied duplex.
 - Irrigation systems shall be constructed in accordance with the Florida Irrigation Society's (FIS) Standards and Specifications for Turf and Landscape Irrigation Systems as updated.
- Sec. 6.9.6. - Completion inspection requirements.
- Irrigation installation professionals shall be accountable for the proper installation and compliance with the conditions of the irrigation permit and approved plans.
 - Upon completion of the installation, the contractor or owner shall request an inspection by the irrigation design professional. Prior to the inspection, the irrigation installation professional shall produce a clear and legible as-built diagram which accurately represents the irrigation system as installed. The diagram shall be presented and reviewed during the Final Inspection. The diagram may be a marked-up copy of the approved irrigation plan and shall include at a minimum:
 - Locations of all mainlines and mainline valves;
 - Locations of all remote control valves;
 - Water demand per zone in GPM; and
 - Total water demand per operating cycle.
 - The irrigation installation professional shall also provide to the owner:
 - Irrigation system scheduling information;
 - A copy of the irrigation controller owner's manual;
 - Irrigation system maintenance schedule, which includes:
 - Instructions for seasonal adjustments of controller and sensors.
 - Instructions covering how and when to check for leaks.
 - A schedule for checking for proper irrigation distribution coverage.
 - Within 60 days after installation the irrigation controller shall be adjusted to be set in accordance with the applicable irrigation schedule set forth in this Code.
 - Upon completion of the irrigation system installation and the acceptance of the as-built diagram and operational information, a Final Inspection and Landscape/Irrigation Release shall be signed and sealed by the irrigation design professional and submitted to the County's Landscape Architect.
- Sec. 6.9.8. - Irrigation system operation and maintenance.
- An irrigation installation professional who installs or performs work on an automatic landscape irrigation system must test for the correct operation of each inhibiting or interrupting device or switch on that system. If such devices or switches are not installed in the system or are not in proper operating condition, the contractor must install new ones or repair the existing ones and confirm that each device or switch is in proper operating condition before completing other work on the system (§ 375.62 FS Water conservation).
 - All irrigation systems should be operated and maintained in accordance with the Florida-Friendly Best Management Practices for Protection of Water Resources by the Green Industries or the Florida Yards and Neighborhood program.
 - To maintain the original performance and design integrity of the irrigation system, repair of the equipment shall minimally be done with the originally specified materials or their equivalents.
 - Irrigation systems, including automatic rain sensor shut-off device, shall be certified by an irrigation system installation professional to be operating properly and in good repair at such time as the property may be resold.
- Sec. 6.9.9. - Landscape irrigation schedule.
- When Daylight Savings Time is in effect, landscape irrigation shall occur only in accordance with the following irrigation schedule:
 - Nonresidential landscape irrigation may occur only on Tuesday and Friday and shall not occur between 10:00 a.m. and 4:00 p.m.; and
 - No more than 0.75 inches of water may be applied per irrigation zone on each day that irrigation occurs, and in no event shall irrigation occur for more than one hour per irrigation zone on each day that irrigation occurs.
 - When Eastern Standard Time is in effect, landscape irrigation shall occur only in accordance with the following irrigation schedule:
 - Nonresidential landscape irrigation may occur only on Tuesday and Friday and shall not occur between 10:00 a.m. and 4:00 p.m.; and
 - No more than 0.75 inches of water may be applied per irrigation zone on each day that irrigation occurs, and in no event shall irrigation occur for more than one hour per irrigation zone on each day that irrigation occurs.
 - Exceptions to landscape irrigation schedules listed in Section 6.9.9A, above include:
 - Irrigation using a micro-spray, micro-jet, drip or bubbler irrigation system is allowed anytime.
 - Irrigation of new landscape is allowed at any time of day on any day for the initial 30 days and every other day for the next 30 days for a total of one 60-day period, provided that the irrigation is limited to the minimum amount necessary for such landscape establishment.
 - Watering in of chemicals, including insecticides, pesticides, fertilizers, fungicides, and herbicides when required by law, the manufacturer, or best management practices is allowed anytime within 24 hours of application. Watering in of chemicals shall not exceed 1/4 inch of water per application except as otherwise required by law, the manufacturer, or best management practices.
 - Irrigation systems may be operated anytime for maintenance and repair purposes not to exceed 20 minutes per hour per zone.
 - Irrigation using a hand-held hose equipped with an automatic shut-off nozzle is allowed anytime. The use of a hose-and-sprinkler is not considered hand watering.
 - Discharge of water from a water-to-air air-conditioning unit or other water-dependent cooling system is not limited.
 - The use of water from a reclaimed water system is allowed anytime. For the purpose of this paragraph, a reclaimed water system includes systems in which the primary source is reclaimed water, which may or may not be supplemented from another source during peak demand periods.
 - The use of recycled water from wet detention treatment ponds for irrigation is allowed anytime provided the ponds are not augmented from any ground or off-site surface water, or public supply sources.
- Sec. 6.9.10. - Licensing and certification.
- Irrigation Professionals.
 - Irrigation Design Professionals shall be design professional as licensed by the State of Florida to provide such professional services.
 - Irrigation Installation and Maintenance Professionals shall include Plumbing Contractors and Irrigation Contractors licensed by Marion County or the State of Florida.
 - Irrigation Installation and Maintenance Professionals, as defined by this section, shall be exempt from the separate licensing requirements for Irrigation Design Professionals when designing irrigation systems, or portions of irrigation systems, as part of a "design/build" contract to install or maintain the same system, if that system complies with all applicable requirements of this ordinance and is permitted by Marion County.
 - Training.
 - Unless otherwise subject by Florida Statutes to certain continuing education requirements, contractors licensed to perform work under this section shall annually complete a minimum of four professional development hours (PDH) in Florida-Friendly Landscaping and Irrigation practices from a continuing education organization designated by the Marion County Licensing Board.
 - Marion County shall confirm compliance with these PDH requirements at the time of license renewal, or by an approved audit procedure.

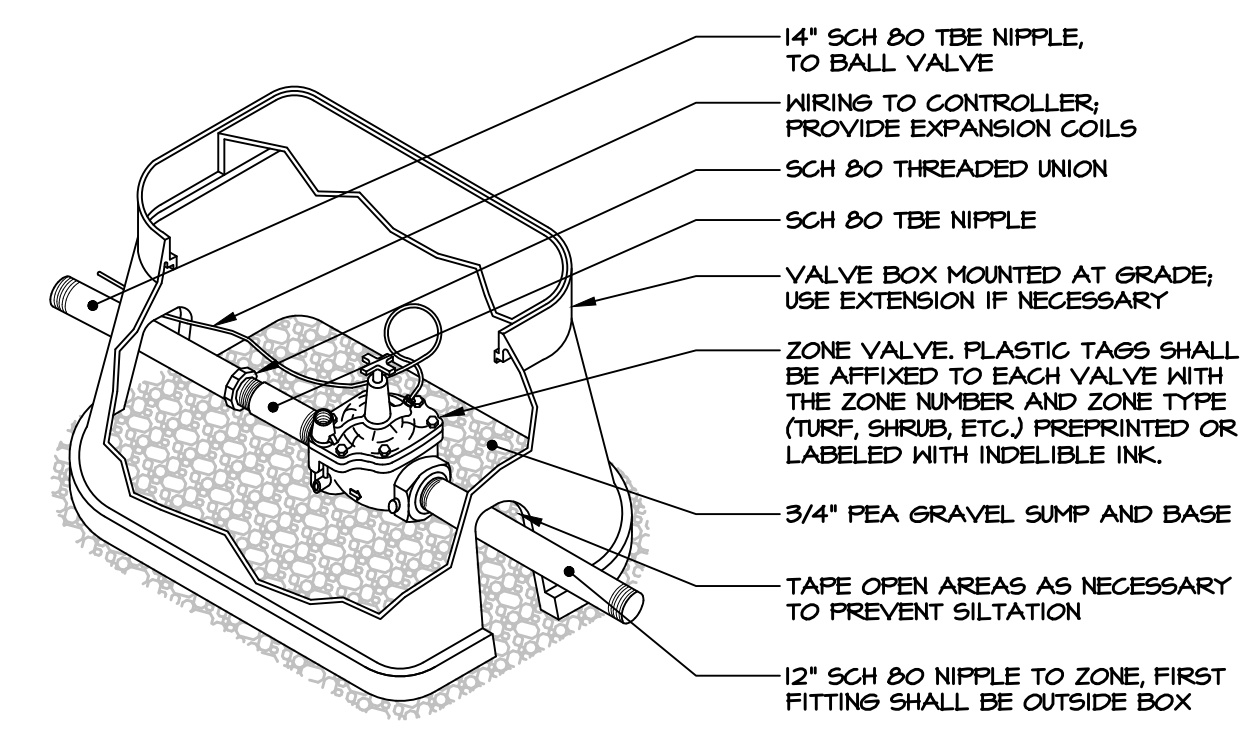
NOTE:
 The anticipated irrigation demand for this site shall be 7,741 gallons per week or 3,870 GPD, based on a 2-day watering schedule. This demand is based on an average of 0.75" of water per week for all irrigated areas, per UF/IFAS and Water Management District general recommendations.



IRRIGATION SLEEVE INSTALLATION DETAIL

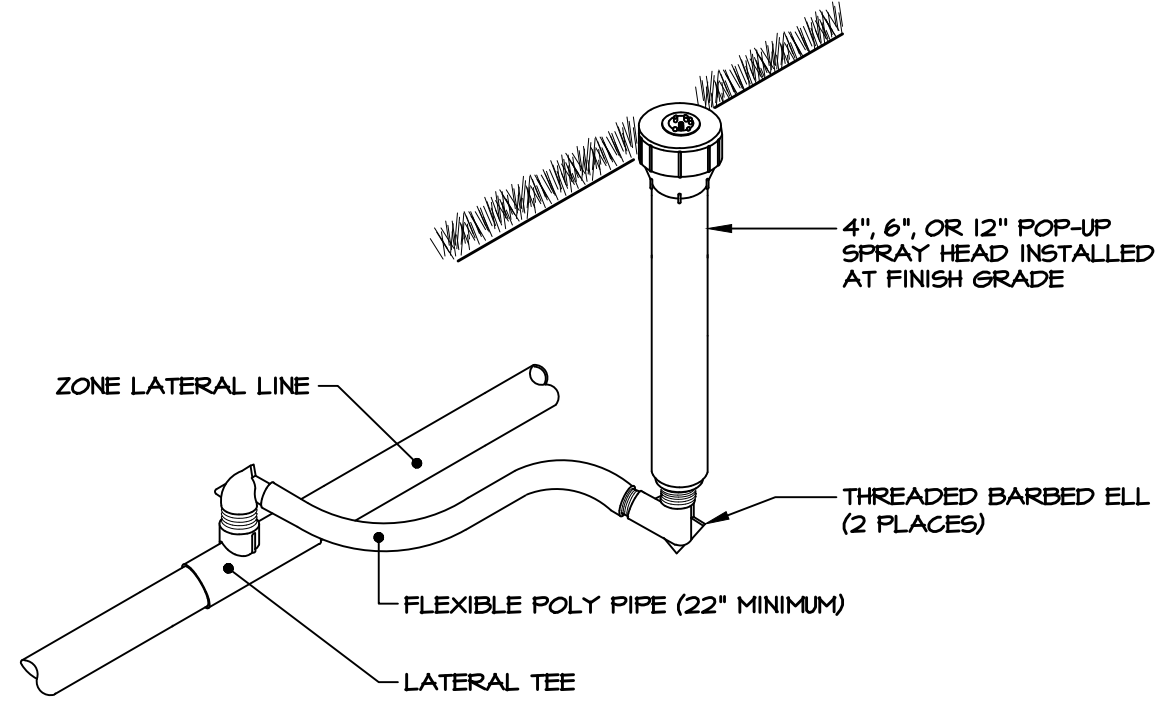
UTILITY INFORMATION SHOWN IS FOR GENERAL REFERENCE

48 HOURS BEFORE YOU DIG CALL SUNSHINE
 1-800-432-4770
 IT'S THE LAW IN FLORIDA

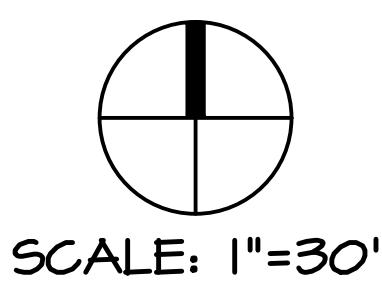


INSTALL TOP OF VALVE A MAXIMUM OF 15" FROM FINISHED GRADE.
 INSTALL REDUCERS AND ALL-THREAD AS NECESSARY AT EACH VALVE LOCATION.
 INSTALL EACH VALVE TAP IN A VERTICAL ORIENTATION TO ASSURE THE PROPER VALVE DEPTH.

ZONE VALVE
 SCALE: N.T.S.



SPRAY HEAD INSTALLATION
 SCALE: N.T.S.



REVISIONS	DATE	BY

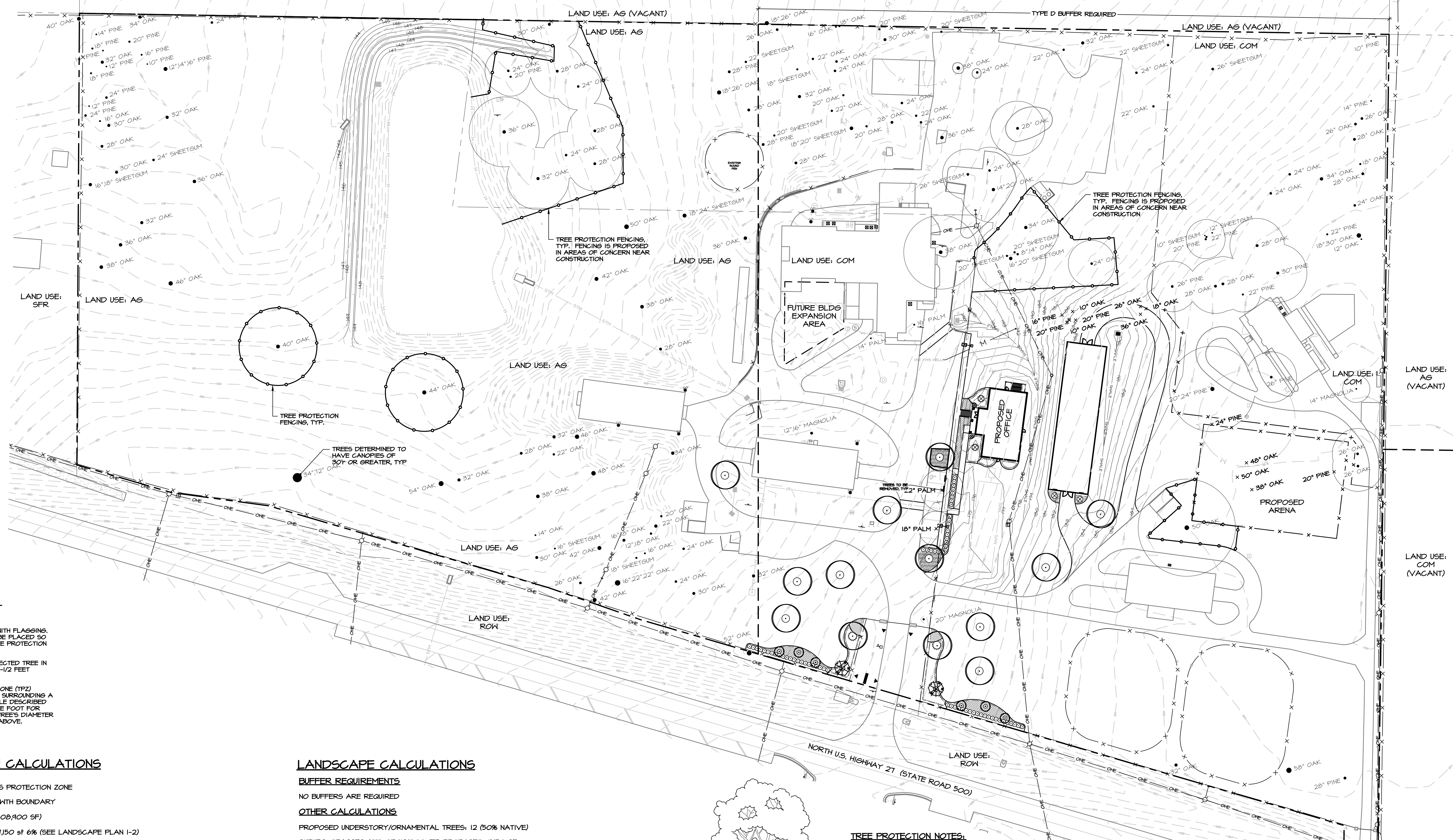
MPA Michael Pape & Associates, PA
 LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE
 2351 SE 17th Street, Ocala, FL 3521.351.3500 • www.mpa-la.com

OCALA EQUINE HOSPITAL
 10955 HWY 27, MARION COUNTY, FLORIDA
 IRRIGATION PERMIT PLAN

DATE 07-25-24
 DWN BY RAZ
 CHKD BY JO

SHEET 1 OF 1
 17-1

F:\OCALA EQUINE HOSPITAL\BIBLANS\07-25-24 OCALA EQUINE HOSPITAL PERMIT LANDSCAPE.DWG



TREE BARRICADE:

2" X 4" HOOD FENCING WITH FLAGGING. THE BARRICADE SHALL BE PLACED SO AS TO PROTECT THE TREE PROTECTION ZONE (TPZ).

A = DIAMETER OF PROTECTED TREE IN INCHES MEASURED 4-1/2 FEET ABOVE GRADE.

B = TREE PROTECTION ZONE (TPZ) RADIUS. THAT AREA SURROUNDING A TREE WITHIN A CIRCLE DESCRIBED BY A RADIUS OF ONE FOOT FOR EACH INCH OF THE TREE'S DIAMETER (A) AS DESCRIBED ABOVE.

LANDSCAPE CALCULATIONS

LAND USE: A-1
SECONDARY SPRINGS PROTECTION ZONE
OUTSIDE URBAN GROWTH BOUNDARY
SITE AREA: 2.5 AC (108,900 SF)
LANDSCAPE AREA: 1,150 sf @ 6% (SEE LANDSCAPE PLAN I-2)

TREE REMOVAL/PRESERVATION

NOTE: ALL EXISTING TREES ARE NATIVE SPECIES EXCEPT FOR TWO PINDO PALMS THAT ARE PROPOSED TO REMOVE

PRE DEVELOPMENT EXISTING TREES: (193) 4,866' / 19.74 AC = 246.50 INCHES PER ACRE (40" OF WHICH ARE NON-NATIVE PALMS)

TREES TO BE REMOVED: (15) 376' (40" OF WHICH ARE NON-NATIVE PALMS)

TREES TO PRESERVE: (176) 4,490' / 19.74 AC = 227.46 INCHES PER ACRE (100 INCHES PER ACRE)

NO TREE REPLACEMENT REQUIRED

SHADE TREE REQUIREMENT

SHADE TREES REQUIRED: (19.74 AC) 859,971 SF / 3,000 SF = 287

EXISTING SHADE TREES TO REMAIN WITH CANOPIES OVER 30' RADIUS: 88 PURSUANT TO SECTION 6.1.4. C. 88 X 2 = 176 TREES

EXISTING SHADE TREES TO REMAIN WITH CANOPIES UNDER 30' RADIUS: 98

REQUIRED SHADE TREES: 13

PROPOSED SHADE TREES: 13 (100% NATIVE)

SHADE TREE REQUIREMENTS (SPECIAL NOTES)

THE OVER 30' RADIUS TREES WERE DETERMINED BASED ON THE SURVEYED CALIPER, GOOGLE EARTH, AND THE LARGE CANOPIED AREAS PRESERVED ON THE SITE.

LANDSCAPE CALCULATIONS

BUFFER REQUIREMENTS

NO BUFFERS ARE REQUIRED

OTHER CALCULATIONS

PROPOSED UNDERSTORY/ORNAMENTAL TREES: 12 (50% NATIVE)

SHRUBS, GRASSES AND GROUND COVER PROPOSED: 1,150 SF NATIVE = 0 SF (0%)

FL FRIENDLY = 1,150 SF 100%

TREES: 21 (90% NATIVE)

PARKING AND VEHICULAR USE AREA REQUIREMENTS

PROVIDED:

FIVE FOOT PLUS WIDE BUFFER AROUND PERIMETER OF PARKING AREA PROVIDING AN OPAQUE PLANTING 3' IN HEIGHT WITHIN ONE YEAR

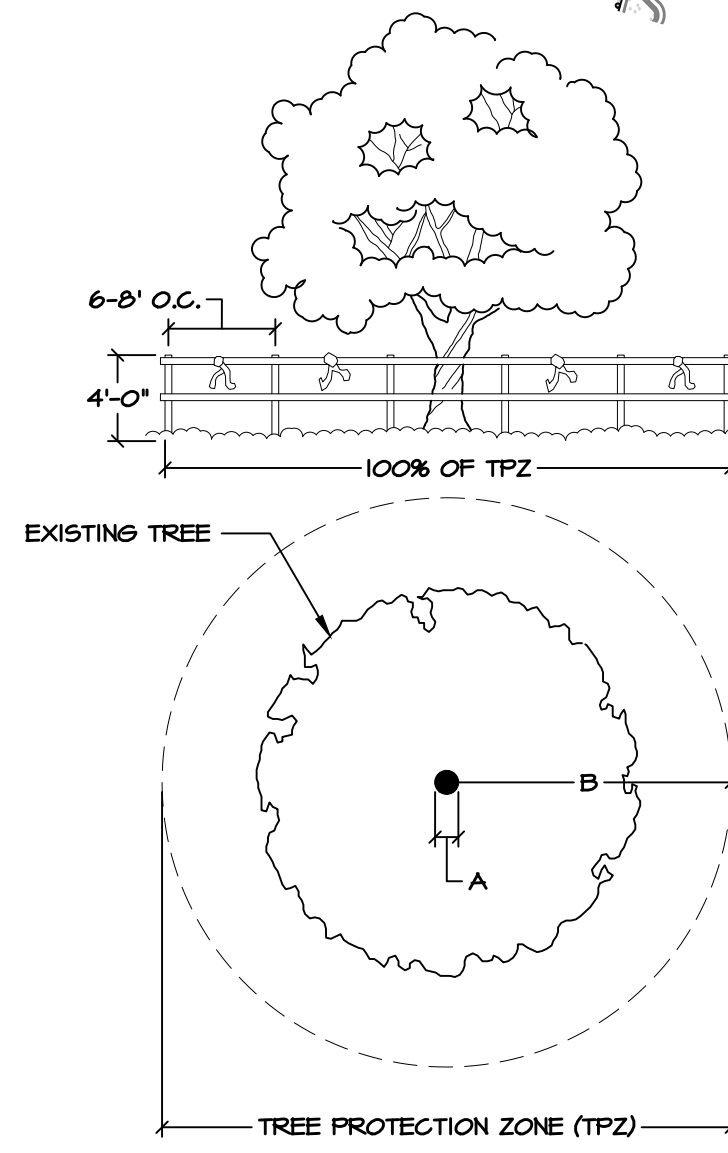
ALL PARKING ISLANDS CONTAIN SHADE TREES

LANDSCAPED ISLANDS AT EACH ROW TERMINATION

BUILDING PLANTING REQUIREMENTS

PROVIDE:

LANDSCAPE PROVIDED ALONG ALL PUBLIC VIEWS OF PROPOSED BUILDINGS WITH A MINIMUM OFFSET OF TWO FEET FROM BUILDING



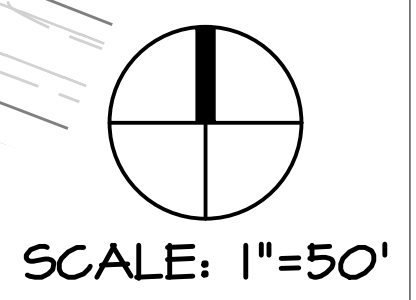
TREE PROTECTION DETAIL

TREE PROTECTION NOTES:

Section 6.1.3.E

Tree protection shall continue during the course of construction. The following requirements shall be conditions of tree removal permits, all permits for construction in public rights-of-way, and all development permits issued under and pursuant to this Code:

- (1) The cleaning of construction equipment or material or the disposal of waste materials including but not limited to paint, oil, solvents, asphalt, concrete, and mortar within the TPZ of any tree which is being protected is not allowed.
- (2) The movement of equipment or the storage of equipment, materials, debris, or fill within the TPZ of any tree which is being protected is not allowed.
- (3) The contractor shall inspect all tree protection barricades and signs on a weekly basis during the course of construction. Any barricade or sign which has been damaged or is missing shall be replaced immediately.
- (4) If any tree which has not been approved to be removed is destroyed, or receives major damage during construction, with the exception of natural events, so as to place its long term survival in question, the tree(s) must be replaced at an inch-to-inch basis of the total (combined) DBH of the tree(s) so destroyed or damaged. The replacement tree(s) shall be of comparable species of the destroyed or damaged tree(s) with a minimum replacement size of 3.5-inch caliper. The County reserves the right to establish a replacement value for such trees and payment into the Tree Mitigation Fund may be authorized by the County's Landscape Architect.



REVISIONS	DATE	BY

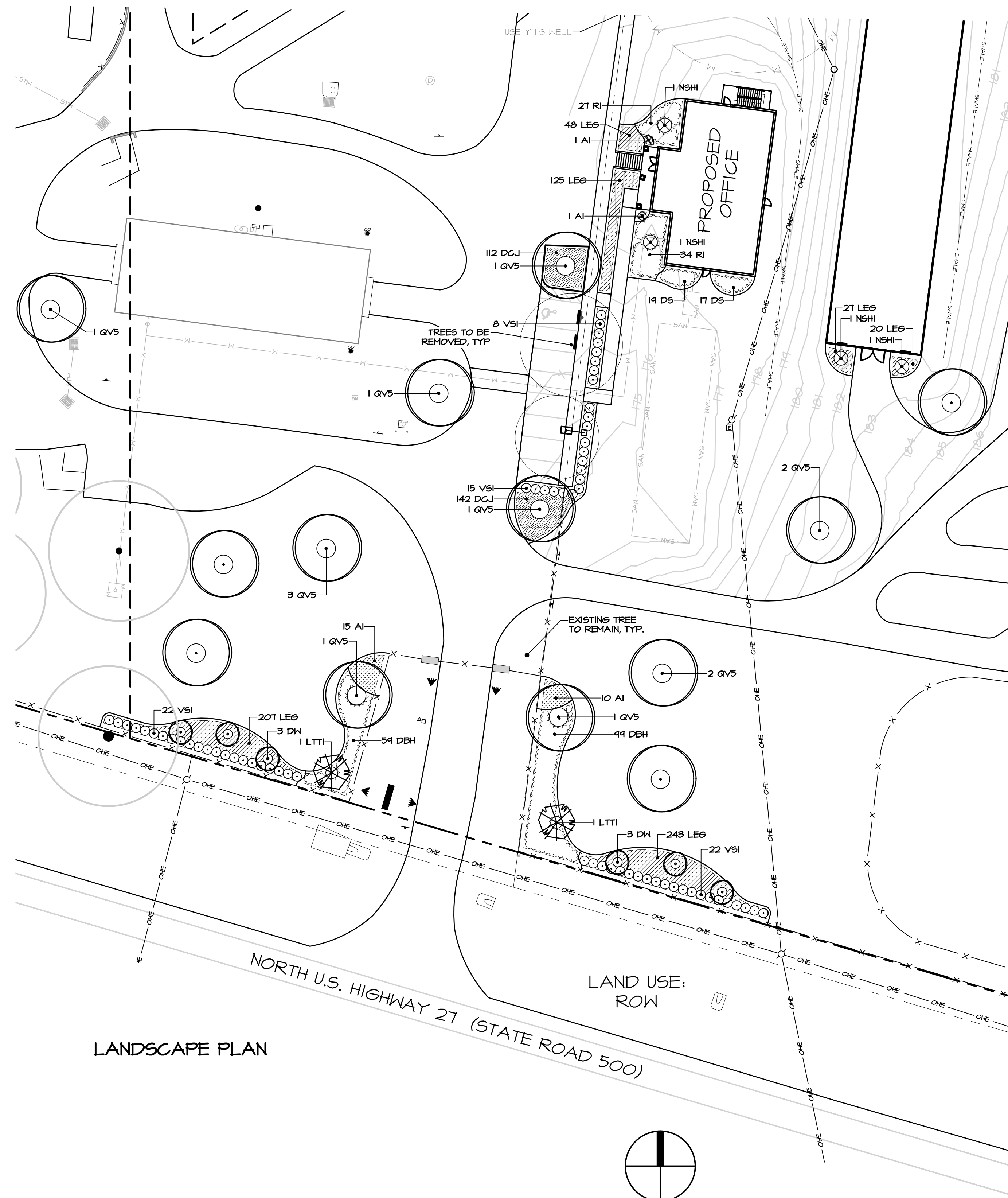
MPA Michael Pape & Associates, PA
LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE
2351 SE 17th Street, Ocala, FL • 352.351.3500 • www.mpa-la.com

OCALA EQUINE HOSPITAL
10855 HWY 27, MARION COUNTY, FLORIDA
LANDSCAPE PERMIT PLAN

DATE: 07-25-24
DWN BY: JO JT
CHKD BY: JO

SHEET 1 OF 2

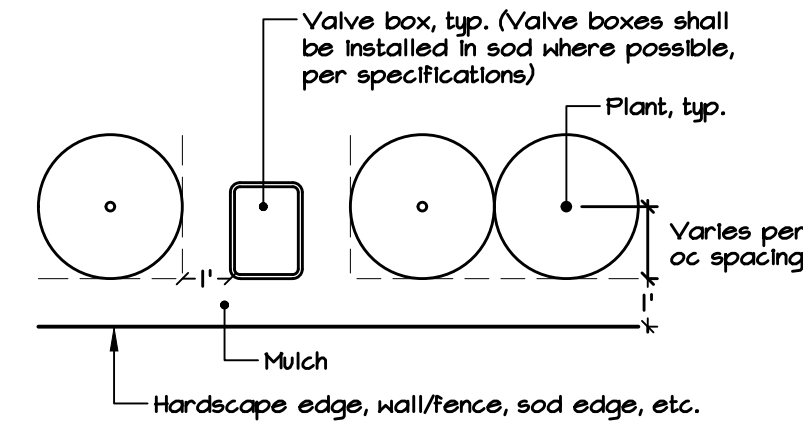
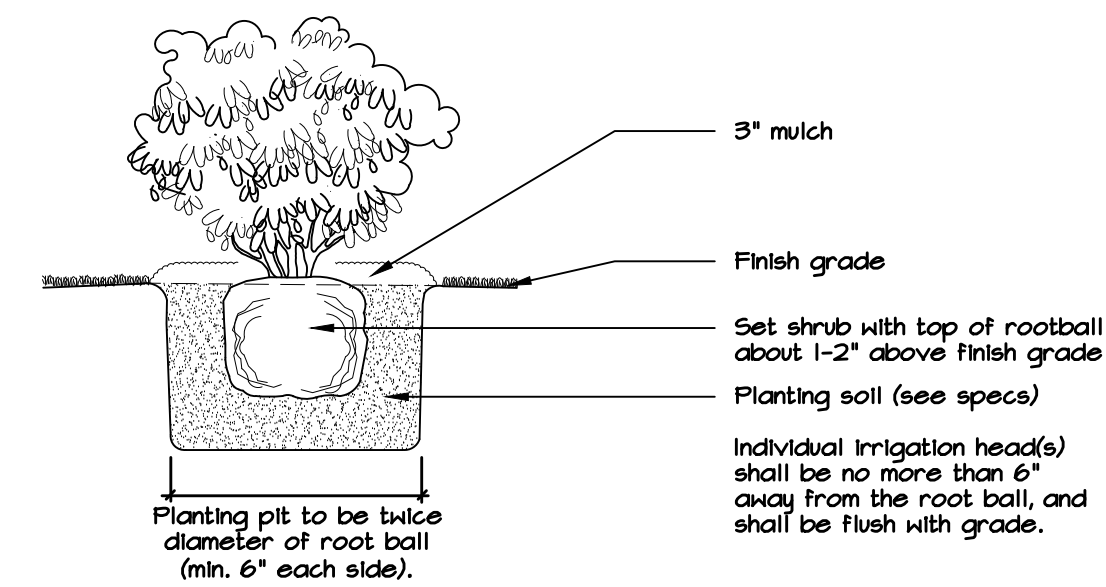
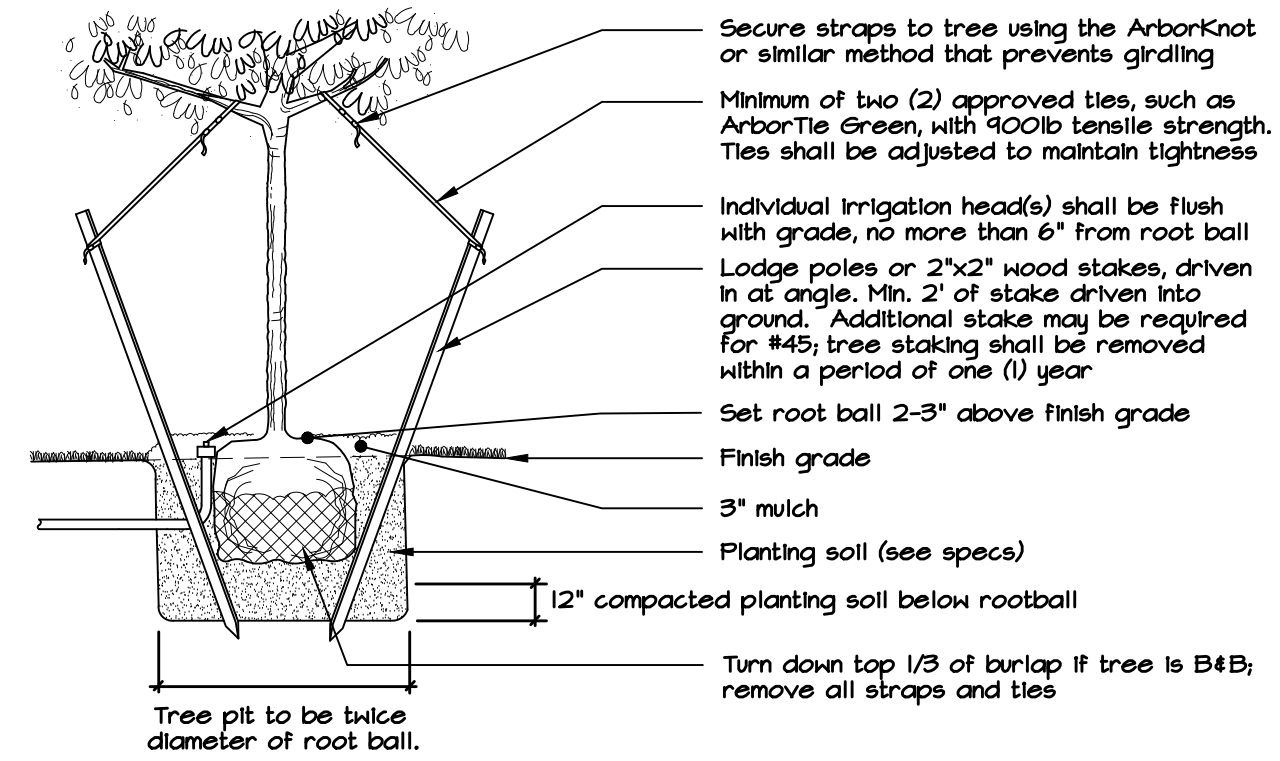
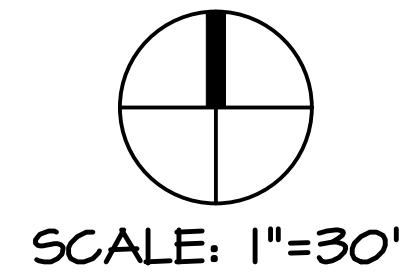
L-1



LANDSCAPE PLAN

NORTH U.S. HIGHWAY 27 (STATE ROAD 500)

LAND USE: ROW



As shown on plan, all shrubs and groundcovers adjacent to curb/pavement, rec trail, wall/fence, building foundation, valve box/utility vault, sod, etc., shall be installed with the plant center spaced an additional 1' from the edge, unless otherwise noted

OFFSET DETAIL
N.T.S.

PLANT SCHEDULE

Note: Plant quantities are provided as a guide only. The contractor shall confirm total quantities as reflected by the plan. All sizes given are minimums unless otherwise noted. Every component of spec shall be met.

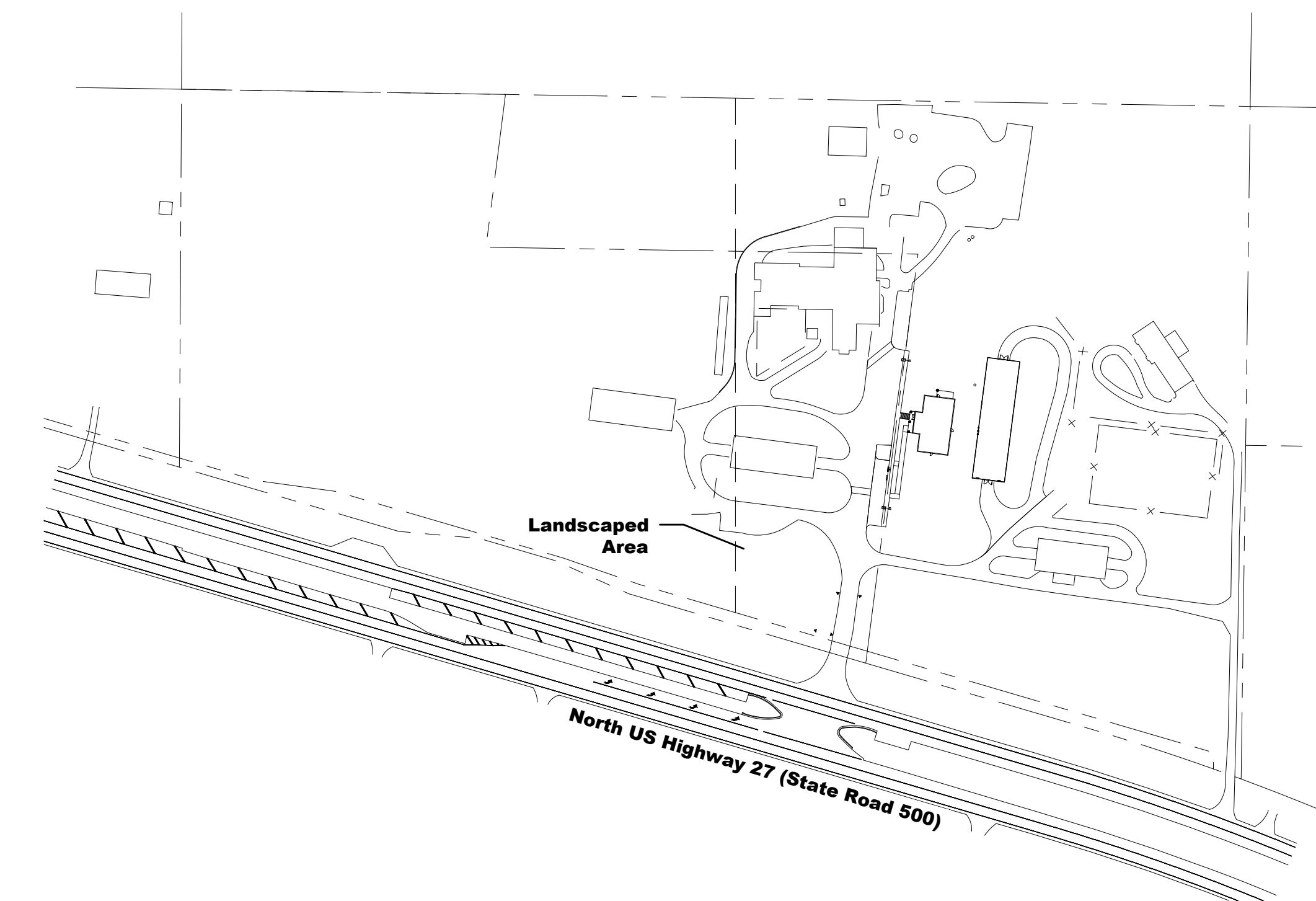
Key	Qty	Plant Name	Size and Spacing	Maintenance
AI	27	African Iris, white Dietses vegeta - (AI)	#3; full; 5-6 ppp min; 42" oc	Allow natural growth; deadhead regularly
DBH	150	Dwarf Burford Holly Ilex cornuta 'Burfordii Nana' - (DBH)	#3; 15" ht x 12" spr; 3' oc	3' ht x 3'; full hedge; may be sheared
DCJ	254	Dwarf Confederate Jasmine Trachelospermum jasoticum 'Minimal' - (DCJ)	#1; full; 15" runners; 5-7 runners min; 18" oc	10-15" ht, full mass; prevent intrusion into other plants; hand weed bed only, no herbicide or tools
DS	36	Dwarf Schefflera Schefflera arboricola 'Luscana' - (DS)	#3; 18-24" ht x 14-18" spr; 30" oc	Allow natural growth; maintain informally; remove dead foliage
DH	6	Flowering Dogwood Cornus Florida - (DH)	#3; 18-24" ht x 3-4' spr; 1-1/2" cal min	Allow natural growth; prune only for form or dead wood
LEG	670	Emerald Goddess Liriope Liriope muscari 'Emerald Goddess' - (LEG)	#1; full; 5-7 ppp min; 18" oc	18" ht x full mass
LTTI	2	Ligustrum, tree-type Ligustrum japonicum - (LTTI)	B4B; 6' ht x 6' spr; multi-trunk; 2' min open below	Allow natural growth; 6-8' open below; prune informally; do not shear
NSHI	4	Nellie Stevens Holly Ilex cornuta x attenuata 'Nellie R. Stevens' - (NSHI)	#1.5; 4' ht x 2' spr	20' ht x 10' spr; full mass; maintain informally; do not shear
GV5	13	Live Oak Quercus virginiana - (GV5)	B4B; 13-15' ht x 6-8' spr; 3-1/2" cal min	Allow natural growth; prune only for form or dead wood
RI	61	Indian Hawthorn, white Raphiolepis indica 'Alba' - (RI)	#3; 12" ht x 18" spr; 3' oc	Allow to fill in to 30" ht x full mass; maintain informally w/o shearing
VSI	67	Sandersonia Viburnum Viburnum suspensum - (VSI)	#3; 14" ht x 14" spr; 3' oc	3' ht x 3'; full hedge
MULCH		Pine Straw - (MULCH)	3" depth	Refresh annually, or as needed
SOD		St. Augustine 'Floratum' Stenotaphrum secundatum 'Floratum' - (SOD)		

NOTES:

Any damage to any existing landscaping or irrigation on adjacent sites caused by any aspect of the construction of this project shall be restored immediately to acceptable conditions, as determined by MPA.

MARION COUNTY LANDSCAPE REQUIREMENTS:

- Upon completion of the installation, the contractor shall request an inspection by the design professional. A Landscape and Irrigation As-Built Certification shall be signed and sealed by the design professional and submitted to the County Landscape Architect prior to the issuance of a Certificate of Occupancy per Section 6.8.12 of LDR.
- Landscape maintenance shall be in accordance with Section 6.8.13 of LDR:
 - All landscape areas shall be maintained in accordance with the Florida-Friendly Best Management Practices for Protection of Water Resources by the Green Industries, UF/IFAS and FDEP.
 - Trees or palms shall not be severely pruned or shaped. The natural growth habit of a tree or palm shall be considered during the design phase to avoid maintenance conflicts.
 - Trees or palms which are guyed or braced shall have such guying or bracing removed once sufficient root growth has enabled the tree or palm to support itself. Damaging trees with guying devices shall be considered a violation of this Code. Damaged trees shall be replaced at the expense of the owner.
 - The alteration of any required and approved landscape area without obtaining prior written approval from the County is prohibited. The expansion of drought tolerant landscaping, excluding the replacement of planted areas with turfgrass, or replacing dying or diseased plants with similar plant material is excluded.
 - Buffers and screening plantings shall provide healthy appearance year round and be maintained at the required minimum heights.
- Landscape installation and maintenance shall be in accordance with Section 6.8.15 of the LDR.
 - Landscape installation professionals performing work for hire within the unincorporated areas of Marion County shall be landscape contractors licensed by the Marion County Building Department, unless otherwise licensed by the State of Florida.
 - Landscape maintenance professionals performing work for hire within the unincorporated areas of Marion County shall possess current GI-BMP Certificate of Completion.
 - Any person providing services for hire regarding any aspect of landscape maintenance that includes the application of fertilizer or pesticide shall meet the applicable state and County licensing and certification requirements included herein.
- An irrigation plan shall be provided prior to issuance of a development order or building permit. All irrigation systems, including temporary, shall comply with the design standards of the Marion County Land Development Code Division 4, Sec 6.4, and all other state and local statutes that apply. Irrigation design and plans by others.



TREE INSTALLATION DETAIL
FOR MULTI-TRUNK TREES, TREES LESS THAN 3" CAL., OR CONTAINER TREES UP TO 45 GAL.

SHRUB INSTALLATION DETAIL

OFFSET DETAIL
N.T.S.

F:\OCALA EQUINE HOSPITAL\BIP\PLANS\07-25-24 OCALA EQUINE HOSPITAL PERMIT LANDSCAPE.DWG

OCALA EQUINE HOSPITAL
10955 HWY 27, MARION COUNTY, FLORIDA
LANDSCAPE PERMIT PLAN

DATE 07-25-24
DWN BY JO JT
CHKD BY JO

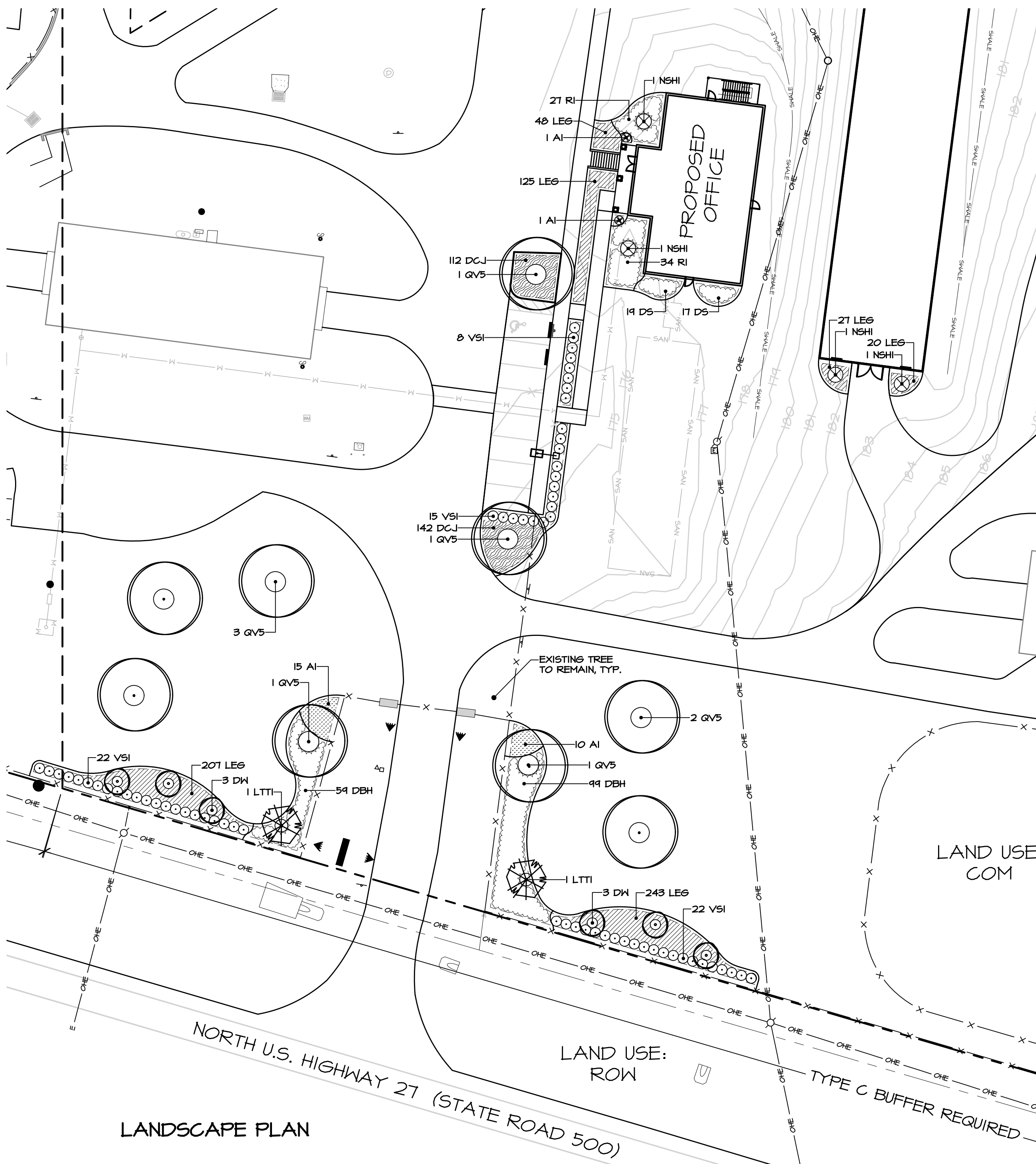
SHEET 2 OF 2

L-2

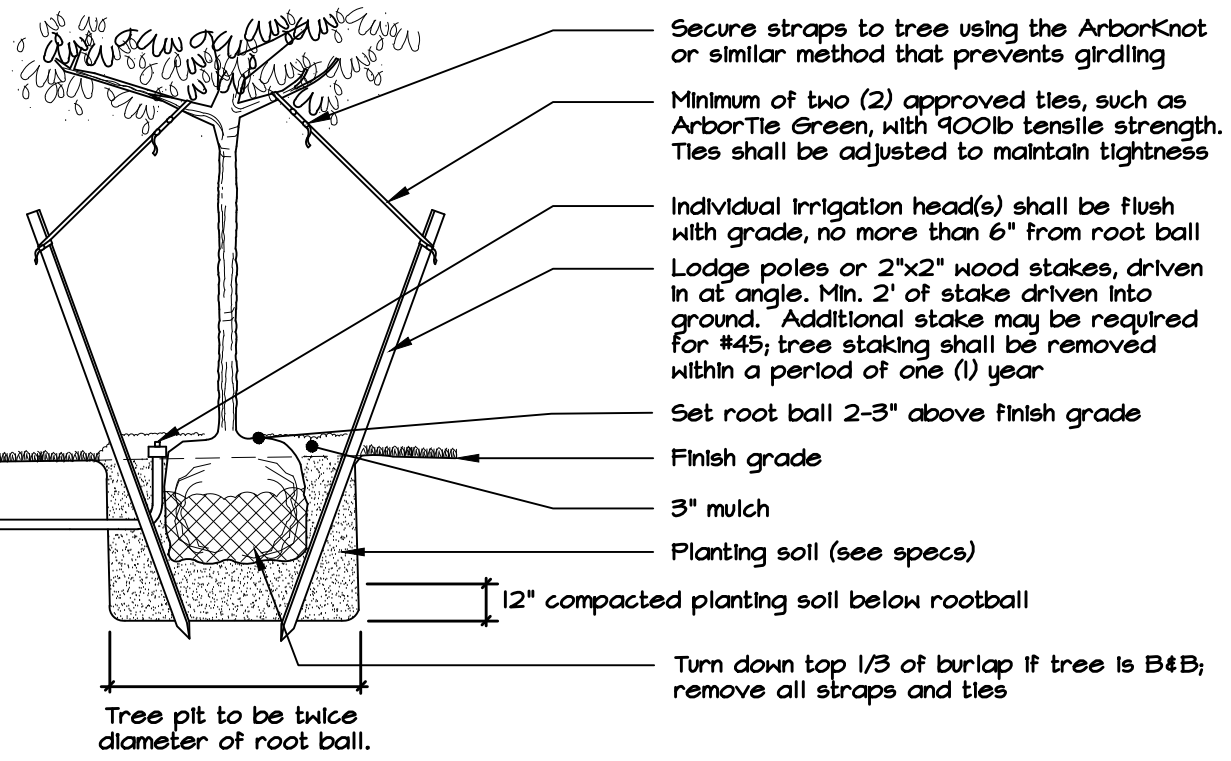
MPA Michael Pape & Associates, PA
LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE
2351 SE 17th Street, Ocala, FL • 352.351.3500 • www.mpa-la.com

REVISIONS

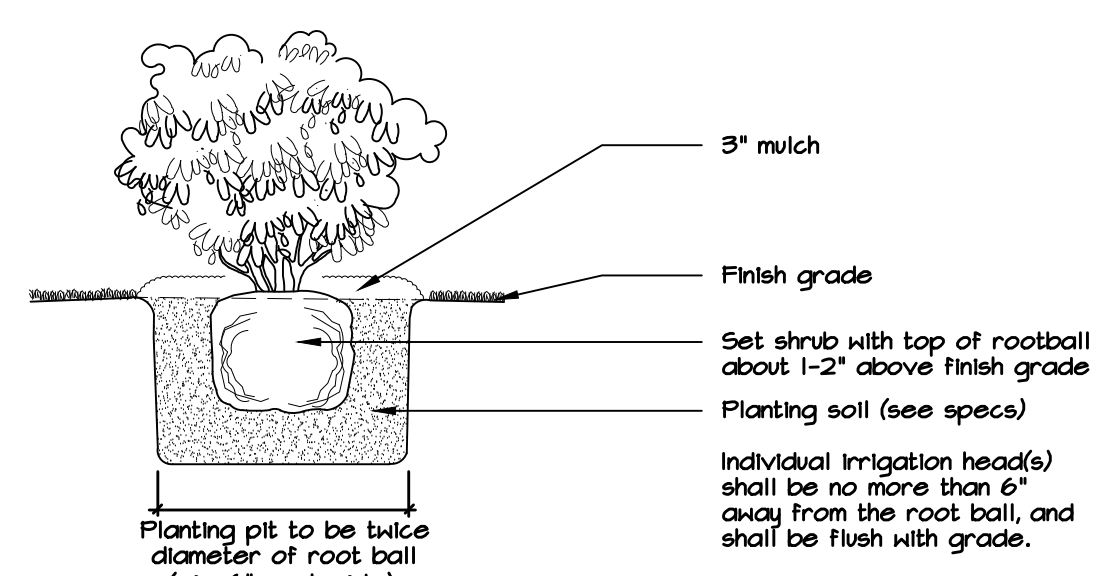
DATE BY



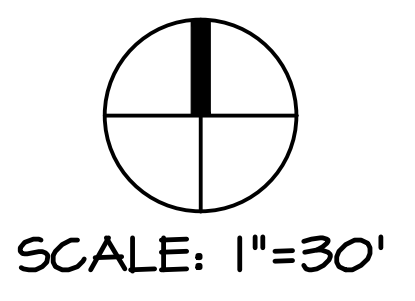
LANDSCAPE PLAN



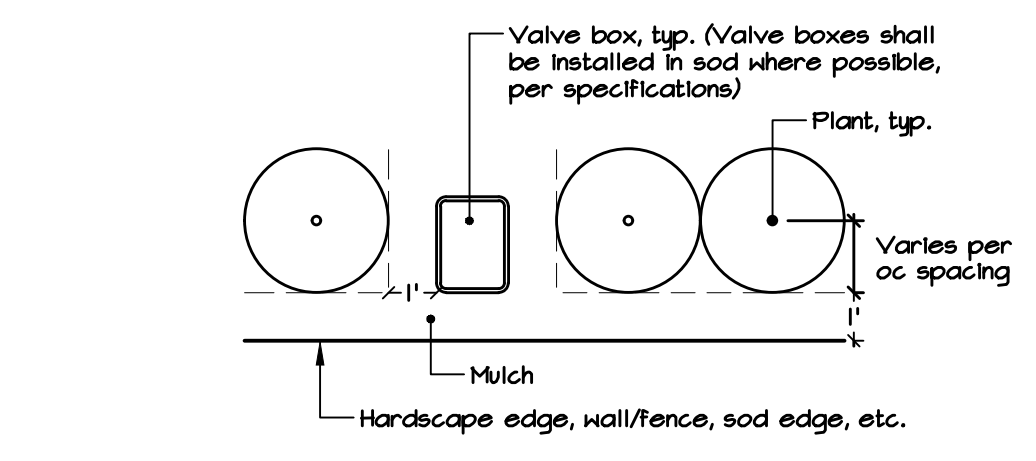
TREE INSTALLATION DETAIL
FOR MULTI-TRUNK TREES, TREES LESS THAN 3" CAL., OR CONTAINER TREES UP TO 45 GAL.



SHRUB INSTALLATION DETAIL



SCALE: 1"=30'



OFFSET DETAIL
N.T.S.

MARION COUNTY IRRIGATION REQUIREMENTS:

- Sec. 6.9.5. - Irrigation system installation.
- Irrigation systems shall only be installed by installation professionals meeting the licensing requirements under Section 6.9.10, except those being installed by property owners on their own single-family residence or owner/occupied duplex.
 - Irrigation systems shall be constructed in accordance with the Florida Irrigation Society's (FIS) Standards and Specifications for Turf and Landscape Irrigation Systems as updated.
- Sec. 6.9.6. - Completion inspection requirements.
- Irrigation installation professionals shall be accountable for the proper installation and compliance with the conditions of the irrigation permit and approved plans.
 - Upon completion of the installation, the contractor or owner shall request an inspection by the irrigation design professional. Prior to the inspection, the irrigation design professional shall produce a clear and legible as-built diagram which accurately represents the irrigation system as installed. The diagram shall be presented and reviewed during the final inspection. The diagram may be a marked-up copy of the approved irrigation plan and shall include at a minimum:
 - Locations of all mainlines and mainline valves;
 - Locations of all remote control valves;
 - Water demand per zone in gpm; and
 - Total water demand per operating cycle.
 - The irrigation installation professional shall also provide to the owner:
 - Irrigation system scheduling information;
 - A copy of the irrigation controller owner's manual;
 - Irrigation system maintenance schedule, which includes:
 - Instructions for seasonal adjustments of controller and sensors;
 - Instructions covering how and when to check for leaks;
 - A schedule for checking for proper irrigation distribution coverage.
 - Within 60 days after installation the irrigation controller shall be adjusted to be in accordance with the applicable irrigation schedule set forth in this Code.
 - Upon completion of the irrigation system installation and the acceptance of the as-built diagram and operational information, a Final Inspection and Landscape/Irrigation Release shall be signed and sealed by the irrigation design professional and submitted to the County's Landscape Architect.
- Sec. 6.9.8. - Irrigation system operation and maintenance.
- An irrigation installation professional who installs or performs work on an automatic landscape irrigation system must test for the correct operation of each inhibiting or interrupting device or switch on that system. If such devices or switches are not installed in the system or are not in proper operating condition, the contractor must install new ones or repair the existing ones and confirm that each device or switch is in proper operating condition before completing other work on the system (S. 6.9.12, F.S. Water conservation).
 - All irrigation systems should be operated and maintained in accordance with the Florida-Friendly Best Management Practices for Protection of Water Resources by the Green Industries or the Florida Yards and Neighborhood program.
 - To maintain the original performance and design integrity of the irrigation system, repair of the equipment shall minimally be done with the originally specified materials or their equivalents.
 - Irrigation systems, including automatic rain sensor shutoff device, shall be certified by an irrigation system installation professional to be operating properly and in good repair at such time as the property may be resold.
- Sec. 6.9.9. - Landscape irrigation schedule.
- When Daylight Savings Time is in effect, landscape irrigation shall occur only in accordance with the following irrigation schedule:
 - Nonresidential landscape irrigation may occur only on Tuesday and Friday and shall not occur between 10:00 a.m. and 4:00 p.m.; and
 - No more than 0.75 inches of water may be applied per irrigation zone on each day that irrigation occurs, and in no event shall irrigation occur for more than one hour per irrigation zone on each day that irrigation occurs.
 - When Eastern Standard Time is in effect, landscape irrigation shall occur only in accordance with the following irrigation schedule:
 - Nonresidential landscape irrigation may occur only on Tuesday and shall not occur between 10:00 a.m. and 4:00 p.m.; and
 - No more than 0.75 inches of water may be applied per irrigation zone on each day that irrigation occurs, and in no event shall irrigation occur for more than one hour per irrigation zone on each day that irrigation occurs.
 - Exceptions to landscape irrigation schedules listed in Section 6.9.9A, above include:
 - Irrigation using a micro-spray, micro-jet, drip or bubbler irrigation system is allowed anytime.
 - Irrigation of new landscape is allowed at any time of day on any day for the initial 30 days and every other day for the next 30 days for a total of one 60-day period, provided that the irrigation is limited to the minimum amount necessary for such landscape establishment.
 - Watering in of chemicals, including insecticides, pesticides, fertilizers, fungicides, and herbicides when required by law, the manufacturer, or best management practices is allowed anytime within 24 hours of application. Watering in of chemicals shall not exceed 1/4 inch of water per application except as otherwise required by law, the manufacturer, or best management practices.
 - Irrigation systems may be operated anytime for maintenance and repair purposes not to exceed 20 minutes per hour per zone.
 - Irrigation using a hand-held hose equipped with an automatic shut-off nozzle is allowed anytime. The use of a hose-and-sprayer is not considered hand watering.
 - Discharge of water from a water-to-air air-conditioning unit or other water-dependent cooling system is not limited.
 - The use of water from a reclaimed water system is allowed anytime. For the purpose of this paragraph, a reclaimed water system includes systems in which the primary source is reclaimed water, which may or may not be supplemented from another source during peak demand periods.
 - The use of recycled water from wet detention treatment ponds for irrigation is allowed anytime provided the ponds are not augmented from any ground or off-site surface water, or public supply sources.
- Sec. 6.9.10. - Licensing and certification.
- Irrigation Professionals.
 - Irrigation Design Professionals shall be design professional as licensed by the State of Florida to provide such professional services.
 - Irrigation Installation and Maintenance Professionals shall include Plumbing Contractors and Irrigation Contractors licensed by Marion County or the State of Florida.
 - Irrigation Installation and Maintenance Professionals, as defined by this section, shall be exempt from the separate licensing requirements for Irrigation Design Professionals when designing irrigation systems, or portions of irrigation systems, as part of a "design/build" contract to install or maintain the same system, if that system complies with all applicable requirements of this ordinance and is permitted by Marion County.
 - Training.
 - Unless otherwise subject by Florida Statutes to certain continuing education requirements, contractors licensed to perform work under this section shall annually complete a minimum of four professional development hours (PDH) in Florida-Friendly Landscaping and Irrigation practices from a continuing education organization designated by the Marion County Licensing Board.
 - Marion County shall confirm compliance with these PDH requirements at the time of license renewal, or by an approved audit procedure.

MARION COUNTY LANDSCAPE REQUIREMENTS:

- Upon completion of the installation, the contractor shall request an inspection by the design professional. A Landscape and Irrigation As-Built Certification shall be signed and sealed by the design professional and submitted to the County Landscape Architect prior to the issuance of a Certificate of Occupancy per Section 6.8.12 of LDR.
- Landscape maintenance shall be in accordance with Section 6.8.13 of LDR:
 - All landscape areas shall be maintained in accordance with the Florida-Friendly Best Management Practices for Protection of Water Resources by the Green Industries, IF/IFAS and FDFP.
 - Trees or palms shall not be severely pruned or shaped. The natural growth habit of a tree or palm shall be considered during the design phase to avoid maintenance conflicts.
 - Trees or palms which are gaged or braced shall have such gaging or bracing removed once sufficient root growth has enabled the tree or palm to support itself. Damaging trees with gaging devices shall be considered a violation of this Code. Damaged trees shall be replaced at the expense of the owner.
 - The alteration of any required and approved landscape area without obtaining prior written approval from the County is prohibited. The expansion of drought-tolerant landscaping, including the replacement of planted areas with turfgrass, or replacing dying or diseased plants with similar plant material is excluded.
 - Buffers and screening plantings shall provide healthy appearance year round and be maintained at the required minimum heights.
- Landscape installation and maintenance shall be in accordance with Section 6.8.15 of the LDR.
 - Landscape installation professionals performing work for hire within the unincorporated areas of Marion County shall be landscape contractors licensed by the Marion County Building Department, unless otherwise licensed by the State of Florida.
 - Landscape maintenance professionals performing work for hire within the unincorporated areas of Marion County shall possess current 81-BMP Certificate of Completion.
 - Any person providing services for hire regarding any aspect of landscape maintenance that includes the application of fertilizer or pesticide shall meet the applicable state and county licensing and certification requirements included herein.
- An irrigation plan shall be provided prior to issuance of a development order or building permit. All irrigation systems, including temporary, shall comply with the design standards of the Marion County Land Development Code Division 9, Sec. 6.4, and all other state and local statutes that apply. Irrigation design and plans by others.

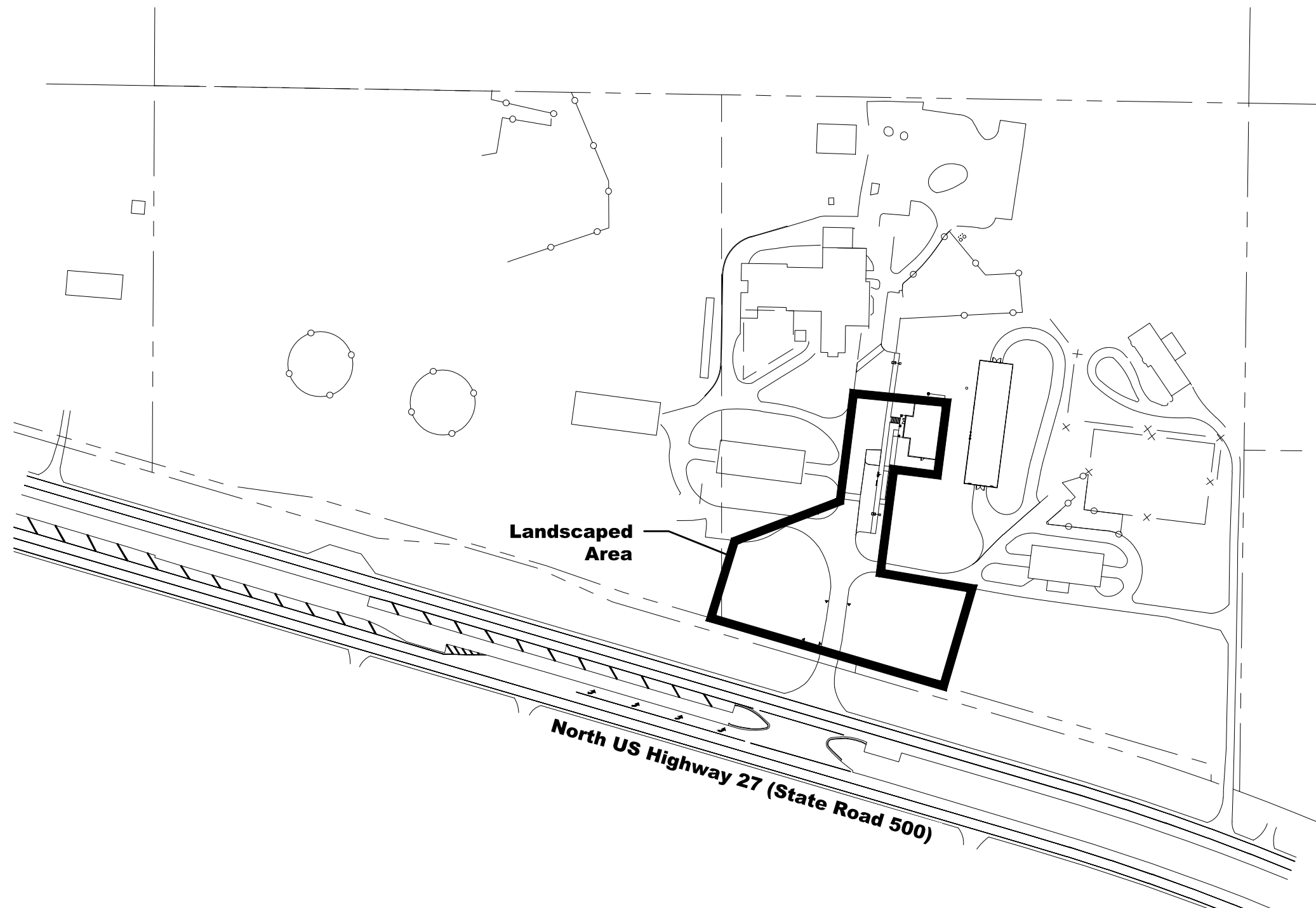
PLANT SCHEDULE

Note: Plant quantities are provided as a guide only. The contractor shall confirm total quantities as reflected by the plan. All sizes given are minimums unless otherwise noted. Every component of spec shall be met.

Key	Qty	Plant Name	Size and Spacing	Maintenance
AI	27	African Iris, white <i>Diets vegeta</i> - (AI)	#3; full; 5-6 ppp min; 42" oc	Allow natural growth; deadhead regularly
DBH	158	Dwarf Burford Holly <i>Ilex cornuta</i> <i>Burfordii Nana</i> - (DBH)	#3; 15" ht x 12" spr; 3" oc	3' ht x 3'; full hedge; may be sheared
DCJ	254	Dwarf Confederate Jasmine <i>Trachelospermum asiaticum</i> <i>Minima</i> - (DCJ)	#1; full; 15" runners; 5-7 runners min; 18" oc	10-15" ht, full mass; prevent intrusion into other plants; hand weed bed only, no herbicide or tools
DS	36	Dwarf Schefflera <i>Schefflera arboricola</i> <i>Luscana</i> - (DS)	#3; 18-24" ht x 14-18" spr; 30" oc	Allow natural growth; maintain informally remove dead foliage
DW	6	Flowering Dogwood <i>Cornus florida</i> - (DW)	#30; 8-10" ht x 3-4" spr; 1-1/2" cal min	Allow natural growth; prune only for form or dead wood
LEG	670	Emerald Goddess Liriope <i>Liriope muscari</i> <i>'Emerald Goddess'</i> - (LEG)	#1; full; 5-7 ppp min; 18" oc	18" ht x full mass
LTTI	2	Ligustrum, tree-type <i>Ligustrum japonicum</i> - (LTTI)	B4B; 6" ht x 6" spr; multi-trunk; 2' min open below	Allow natural growth; 6-8' open below; prune informally; do not shear
NSHI	4	Nellie Stevens Holly <i>Ilex cornuta x attenuata</i> <i>Nellie R. Stevens</i> - (NSHI)	#15; 4" ht x 2" spr	20" ht x 10" spr; full mass; maintain informally; do not shear
GV5	9	Live Oak <i>Quercus virginiana</i> - (GV5)	B4B; 13-15" ht x 6-8" spr; 3-1/2" cal min	Allow natural growth; prune only for form or dead wood
RI	61	Indian Hawthorn, white <i>Raphiostephis indica</i> <i>'Alba'</i> - (RI)	#3; 12" ht x 18" spr; 3" oc	Allow to fill in to 30" ht x full mass; maintain informally w/o shearing
VSI	67	Sandankia Viburnum <i>Viburnum suspensum</i> - (VSI)	#3; 14" ht x 14" spr; 3" oc	3' ht x 3'; full hedge
MULCH		Pine Straw - (MULCH)	3" depth	Refresh annually, or as needed
SOD		St. Augustine Floratam' <i>Stenotaphrum secundatum</i> <i>'Floratam'</i> - (SOD)		

NOTES:

Any damage to any existing landscaping or irrigation on adjacent sites caused by any aspect of the construction of this project shall be restored immediately to acceptable conditions, as determined by MPA.



REVISIONS	DATE	BY

Michael Pape & Associates, PA
MPA
LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE
2351 SE 17th Street • Ocala, FL • 352.351.3500 • www.MPA-LA.com

OCALA EQUINE HOSPITAL
10955 HWY 27, MARION COUNTY, FLORIDA
TREE REMOVAL AND RESTORATION
& LANDSCAPE REQUIREMENTS PLAN

DATE 02-05-24
DWN BY JO JT
CHKD BY JO
SHEET 2 OF 2