



June 3, 2024

Chuck Varadin  
Marion County Growth Services  
2710 E. Silver Springs Blvd.  
Ocala, FL 34470

**RE: JRA High Performance RV & Boat Storage AR #26969  
Project #202120059**

Dear Mr. Varadin:

We are requesting an extension for the above Site Plan. The Site Plan was originally approved by the Development Review Committee on June 13, 2022 with an expiration date of June 13, 2024. This extension request is comprised of the provisions of Florida Statute 252.363 and the various Executive Orders issued by the Governor in regards to Hurricane Nicole.

The following orders are included in this request:

- Executive Order 22-255 (Tropical Storm Nicole) – issued 11/9/2022 for 60 days
- Executive Order 22-256 (Hurricane Nicole) – issued 11/10/2022 for 60 days
- Executive Order 23-02 (Hurricane Nicole Extension) – issued 1/5/2023 for 60 days
- Executive Order 23-48 (Hurricane Nicole Extension) – issued 1/19/2023 for 60 days
- Executive Order 23-87 (Hurricane Nicole Extension) – issued 5/1/2023 for 60 days
- Executive Order 23-133 (Hurricane Nicole Extension) – issued 6/29/2023 for 60 days
- Executive Order 23-170 (Hurricane Nicole Extension) – issued 8/25/2023 for 60 days
- Executive Order 23-211 (Hurricane Nicole Extension) – issued 10/23/2023 for 60 days
- Executive Order 23-243 (Hurricane Nicole Extension) – issued 12/19/2023 for 60 days
- Executive Order 24-32 (Hurricane Nicole Extension) – issued 2/19/2024 for 60 days
- Executive Order 24-72 (Hurricane Nicole Extension) – issued 4/18/2024 for 60 days

These Executive Orders would add a total of 660 tolling days in addition to the 24 months outlined in Florida Statute 252.363(1)(a).

Therefore, the total extension would be 1,390 days from the project's expiration date of June 13, 2024. The new expiration date would be April 3, 2028.

Please confirm this extension in writing as necessary.

Sincerely,  
**Michael W. Radcliffe Engineering, Inc.**

  
Michael W. Radcliffe, P.E.

cc: Dan Curington, Curington Contracting, Inc.  
File

# Ocala Gran Prix Inc RV & Boat Storage

## Major Site Plan

### MARION COUNTY, FLORIDA

#### General Notes:

- SURVEY INFORMATION PROVIDED BY PREECE LAND SURVEYING, INC. (SEE SEPARATE SURVEY SUPPLIED ALONG WITH THIS PLAN.) DATE OF SURVEY: DECEMBER 10, 2021.  
UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED. PUBLIC RECORDS NOT SEARCHED BY PREECE LAND SURVEYING, INC. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- RIGHTS OF EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, AND RESERVATIONS OF RECORD, ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE. ALL CONSTRUCTION PERFORMED IN MARION COUNTY RIGHT-OF-WAY REQUIRES A RIGHT-OF-WAY PERMIT, ALL CONSTRUCTION IN FOOT RIGHT-OF-WAY REQUIRES A PERMIT FROM FOOT.
- ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES, ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED ENGINEER'S SEAL.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE AND THIS PLAN.
- ALL STORMWATER MANAGEMENT SYSTEMS SHALL BE COMPLETED PRIOR TO THE CONSTRUCTION OF IMPERVIOUS AREAS.
- NO CHANGE TO THE WORK AS SHOWN ON THIS PLAN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE PROJECT ENGINEERS.
- SIGNAGE MUST BE IN CONFORMANCE WITH THE COUNTY SIGN CODE AND IN ACCORDANCE WITH ALL APPLICABLE FOOT STANDARDS. ALL STOP SIGNS IN THE COUNTY R/W SHALL BE 30" HIGH INSTALLED REFLECTIVE MATERIAL.
- OWNER SHALL PROTECT EXISTING SHADE TREES TO BE SAVED. TREE PROTECTION MUST BE INSTALLED AND INSPECTED. (SEE DETAIL.)
- UNDERGROUND IMPROVEMENTS AND UTILITIES, IF ANY, WERE NOT LOCATED, EXCEPT AS SHOWN.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND REPORT ANY DISCREPANCIES (IF ANY) TO THE PROJECT ENGINEER.
- ALL NON-CONDUCTIVE UNDERGROUND PIPING SHALL HAVE LOCATOR WIRE.
- SITE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR CONDUIT INSTALLATION AS REQUIRED FOR ELECTRICAL AND TELEPHONY. ALL ELECTRICAL TO BE PROVIDED BUILDING AND TO PARKING AREA LIGHT FIXTURES IS TO BE PLACED UNDERGROUND AT THE EXPENSE OF THE OWNER.
- OWNER TO COORDINATE WITH PROJECT ELECTRICAL CONTRACTOR FOR PARKING LOT LIGHTING AND ELECTRICAL SERVICE.
- CONTRACTOR SHALL COORDINATE WITH THE FIRE DEPARTMENT FOR FIRE PROTECTION IN COMPLIANCE WITH CURRENT NFPA CODES AND STANDARDS.
- A TREE REMOVAL PERMIT IS REQUIRED BEFORE ANY TREES CAN BE REMOVED. TREES TO BE SAVED MUST HAVE PROTECTION MEASURES INSTALLED AND INSPECTED BEFORE TREES DESIGNATED FOR REMOVAL ARE REMOVED.
- TREES MAY NOT BE PLANTED, OVER OR UNDER ANY EXISTING OR PROPOSED POWER LINES. THE CONTRACTOR SHALL REMAIN FREE OF EXCESS DIRT 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 WITHIN 48 HOURS OF EACH OCCURRENCE.
- PER DIVISION 22, SECTION 2.22.1(1) OF THE MARION COUNTY LAND DEVELOPMENT CODE, A RIGHT-OF-WAY UTILIZATION PERMIT IS REQUIRED FOR ALL CONSTRUCTION, HERBICIDE/PESTICIDE SPRAYING, TREE CLEARING, AND ALL TEMPORARY PRIVATE USE OF PUBLIC RIGHT-OF-WAY.
- ALL AREAS DISTURBED IN THE R/W DURING CONSTRUCTION SHALL BE RESTORED AND SODED, ALLOW FOR SOO WITH A 1-1/2" UNDERCUT. OTHER AREAS DISTURBED AFTER CONSTRUCTION SHALL BE GRASSED & MULCHED UNLESS SOO IS SPECIFICALLY PROPOSED.
- IF THE CONTRACTOR ENCOUNTERS LIMESTONE DURING EXPANSION OF THE DRA, THE DRA WILL BE OVER-EXCAVATED AND BACKFILLED TO MEET SENSITIVE KARST AREA BASIN REQUIREMENTS, IF A SINK CHIMNEY IS ENCOUNTERED ON SITE. (MAKE REPAIRS IN ACCORDANCE WITH THE REPAIR DETAIL.)
- ALL STRIPING WITHIN COUNTY RIGHT-OF-WAY SHALL THERMOPLASTIC AND AT LEAST 6" WIDE WITH 24" STOP BAR WITHIN COUNTY RIGHT OF WAYS. ALL STRIPING SHALL BE 6" WIDE, PAINTED WITH WHITE PAINT, UNLESS OTHERWISE NOTED. ALL STRIPING SHALL CONFORM TO F.D.O.T. SPECIFICATIONS UNLESS OTHERWISE NOTED.
- ASPHALT PAVEMENT AREA TO BE CONSTRUCTED TO THE FOLLOWING SPECIFICATIONS:  
- 1.25" SP-9.5 ASPHALTIC CONCRETE  
- 6" LIME ROCK BASE, COMPACTED (98% OF MAX. DENSITY, L.B.R. 100)  
- 12" STABILIZED SUBGRADE (90% OF MAX. DENSITY, MASHD T-150, L.B.R. 40)  
OPTIONAL 6" CONCRETE 3000 P.S.I.
- AN AS-BUILT CERTIFICATION SHALL BE PROVIDED TO THE COUNTY ENGINEERING DEPARTMENT BY A DESIGN PROFESSIONAL UPON REVIEW AND APPROVAL OF THE COMPLETED CONSTRUCTION. ALSO, THE PROJECT ENGINEER SHALL SIGN & SUBMIT A STATEMENT OF COMPLETION PRIOR TO THE FINAL INSPECTION.
- UPON COMPLETION OF CONSTRUCTION AND FINAL INSPECTION, AN ELECTRONIC COPY OF THE RECORD DRAWING IN AUTOCAD FORMAT WILL BE PROVIDED TO THE MARION COUNTY ENGINEERING DEPARTMENT.
- ALTERNATIVE PIPE MATERIAL TO RCP MAY BE USED WITH PRIOR APPROVAL FROM THE PROJECT ENGINEER. CONTRACTOR TO GROUT BOTTOM OF STORMWATER STRUCTURES UP TO PIPE INVERT TO PREVENT STANDING WATER.
- SOIL BORING INFORMATION SHOWN ON THIS PLAN SET IS COPIED DIRECTLY FROM GEOTECHNICAL REPORT DATED FEBRUARY 9, 2021. SOIL BORING INFORMATION IN THE GEOTECHNICAL REPORT WILL TAKE PRECEDENCE OVER ANY DISCREPANCY FOUND BETWEEN THE PLANS AND THE GEOTECHNICAL REPORT.

#### Outdoor Lighting:

WALL PACK LIGHTING TO BE INSTALLED ON PROPOSED BUILDINGS.  
SEE SHEET C008 - PHOTOMETRIC PLAN

#### Storage Parking Requirements:

REQUIRED: 1 SPACE PER EVERY 2000 SF GLA  
135,900 SF SELF-STORAGE: 135,900/2000 = 67.95 = 68 SPACES

PROPERTY OWNER OWNS AND OPERATES 11-75 FLEA MARKET OFFICE FOR STORAGE FACILITY WILL UTILIZE EXISTING OFFICE SPACE AT 1-75 FLEA MARKET BUILDING.

PARKING SPACE FOR STORAGE UNITS WILL BE WITHIN THE PAVED DRIVE SURROUNDING THE BUILDINGS. CUSTOMERS TYPICALLY PARK AT UNIT, LOAD OR UNLOAD, THEN DEPART.

#### Tree Planting & Landscaping Requirements:

SEE LANDSCAPE & IRRIGATION PLAN SHEETS.

#### Drainage Design Summary:

THIS PROPERTY WILL HAVE PRIVATE ON-SITE RETENTION AREAS HANDLING THE 100 YR./24 HR. POST (11.0") STORM EVENT THUS MEETING SWFWM REQUIREMENTS FOR WATER QUALITY TREATMENT.

STORM WATER FROM THE 8.58 AC DRAINAGE BASIN WILL BE ACCOMMODATED IN 2 DRAINAGE RETENTION AREAS (DRA 1.0 & DRA 2.0) THAT WILL BE INTERCONNECTED AND FUNCTION AS ONE DRA.

RUNOFF WILL BE DIVERTED TO DRA 1.0 & DRA 2.0 THROUGH GUTTERS, DOWN SPOUTS, OVERLAND FLOW, SWALES, DRAINAGE INLETS AND UNDERGROUND PIPES.

EXISTING SOIL TYPE = 100% Gsb (GAINESVILLE LOAMY SAND) HYDROLOGIC SOIL GROUP = A

DESIGN MEETS MARION COUNTY STORMWATER QUALITY CRITERIA PER SECTION 6.13.6.A(3)(C):

- SPILL POND BOTTOM, WITH SIDE SLOPES THAT ARE NO STEEPER THAN 4:1 AND SODED BOTTOMS

SEE STORMWATER MANAGEMENT REPORT FOR ADDITIONAL STORMWATER CALCULATIONS.

#### Maintenance and Operation Schedule for Stormwater Management System:

- BASINS SHALL BE CLEANED AND MOWED REGULARLY TO AVOID EXCESSIVE VEGETATIVE GROWTH AT LEAST MONTHLY DURING WINTER MONTHS AND BI-WEEKLY DURING THE GROWING SEASON.
- THE BASINS SHALL BE CLEANED OUT ANNUALLY OF ACCUMULATED SEDIMENTATION BUILDUP. IF THE BASIN ARE SHOWING EXCESSIVE SEDIMENTATION AT THE BASIN BOTTOM, THE BASIN BOTTOM SHALL BE SCRAPED CLEAN MORE FREQUENTLY.
- BASIN SIDE SLOPES SHALL BE MAINTAINED WITH A GOOD STAND OF GRASS DURING ALL SEASONS TO AVOID EROSION.
- REMEDIAL ACTION MAY BE REQUIRED, IF THE BASINS DO NOT DRAW DOWN PROPERLY AND MAINTAIN STANDING WATER FOR AN EXTENDED PERIOD OF TIME, THE ENGINEER SHALL BE NOTIFIED TO ASSIST IN THE IMPLEMENTATION OF THE REMEDIAL ACTION.

#### Electric Service - Storage Facilities:

EACH STORAGE UNIT WILL HAVE ELECTRIC SERVICE.

#### Sewer Notes:

NO POTABLE WATER OR SEWER FACILITIES REQUIRED ON THIS SITE.

#### Water Notes:

NO POTABLE WATER OR SEWER FACILITIES REQUIRED ON THIS SITE. IRRIGATION TO BE PROVIDED AND CONNECTED TO EXISTING WATER LINES FROM ON-SITE 1-75 FLEA MARKET. A SEPARATE BACKFLOW PREVENTION DEVICE TO BE INSTALLED ON THE IRRIGATION SYSTEM PRIOR TO CONNECTION.

#### Fire Protection:

- ONE ON-SITE FIRE HYDRANT WILL BE INSTALLED AND CONNECTED TO PROPOSED 8" FIRE LINE TO PROVIDE COVERAGE OF BUILDINGS. AN ADDITIONAL FIRE HYDRANT WILL BE INSTALL ON THE 1-75 FLEA MARKET SITE TO PROVIDE ENHANCED COVERAGE FOR FLEA MARKET SITE. SEE PLANS FOR HYDRANT LOCATIONS.
- FIRE HYDRANT MUST BE WITHIN 400' OF BUILDING AND 150' HOSE LAYING LENGTH FROM EACH END.
- ALL NEW BUILDINGS AND BUILDINGS WHICH CONDUCT RENOVATIONS INCREASING THE TOTAL FLOOR SPACE BY GREATER THAN 50 PERCENT OF THE FLOOR AREA MUST COMPLY WITH NFPA 1 CHAPTER 11.01.1. THE BUILDING WILL BE REQUIRED TO CONDUCT A TEST FOR THE MINIMUM RADIO SIGNAL STRENGTH TO DETERMINE COVERAGE. IF THE MINIMUM RADIO SIGNAL STRENGTH IS DEEMED INSUFFICIENT THEN A RADIO SIGNAL ENHANCEMENT SYSTEM MUST BE INSTALLED AND THE BUILDING RETESTED TO ENSURE IT MEETS THE MINIMUM CRITERIA.
- PROPOSED LIFT GATES TO HAVE SIREN ACTIVATED OPENERS FOR EMERGENCY VEHICLE ACCESS.
- ALL BUILDINGS WILL HAVE INTERNAL FIRE SPRINKLER SYSTEM TO PROVIDE FIRE COVERAGE FOR ALL UNITS. FIRE DEPARTMENT CONNECTIONS (FOO) SHALL BE CLEARLY LABELED TO PROVIDE HOOKUP FOR FIRE DEPARTMENT PUMPER TRUCK TO PROVIDE BACKUP SPRINKLER PRESSURE.

#### Environmental Note:

SITE WAS PREVIOUSLY AN ACTIVE, PAVED GO-CART TRACK COMMERCIAL OPERATION TO BE CONVERTED TO RV & BOAT STORAGE.

#### Utility Contacts:

WATER & SEWER: PRIVATE (1-75 FLEA MARKET) - JORGE ARELLANO (352) 307-6168  
ELECTRIC: Ocala Electric - Bryon Hart (352) 351-6620  
FIRE: Ken McCann - Marion County (352) 291-8066

JRA PERFORMANCE - IMPERVIOUS CHART	
BASIN AREA = 609,619 SF (13.79 ac) PROJECT AREA = 373,823 SF (8.58 ac)	
IMPERVIOUS AREA	AREA (SF)
BUILDINGS	115,200
PAVEMENT	139,824
GRAVEL	6,800
<b>TOTAL</b>	<b>261,824</b>

261,824/373,823 = 0.706 = 71% COVERAGE

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.

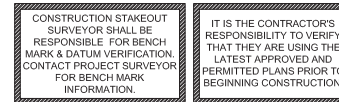
MARION COUNTY PROJECT  
No. 269869

**DEVELOPMENT REVIEW COMMITTEE**  
**MARION COUNTY, FLORIDA**

APPLICATION #: 26969  
APPROVAL DATE: 6/13/22  
EXPIRATION DATE: 6/13/24

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be dressed and sodded. Grass and mulch may be used if approved by the County Engineer or designer.

**NOTICE**  
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.



#### Description:

A PARCEL OF LAND LYING IN SECTION 34, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE S.E. CORNER OF SAID SECTION 34; THENCE N.89°43'20"W, ALONG THE SOUTH BOUNDARY OF THE S.E. 1/4 OF SAID SECTION 34, A DISTANCE OF 1326.47 FEET TO THE S.W. CORNER OF THE EAST 1/2 OF THE S.E. 1/4 OF SAID SECTION 34; THENCE DEPARTING SAID SOUTH BOUNDARY, N.00°30'58"E, ALONG THE WEST BOUNDARY OF THE EAST 1/2 OF SAID S.E. 1/4 OF SAID SECTION 34, A DISTANCE OF 1037.08 FEET; THENCE DEPARTING SAID WEST BOUNDARY, N.89°22'43"W, A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST BOUNDARY OF THOSE LANDS DESCRIBED IN THE OFFICIAL RECORDS BOOK 5611 PAGE 265, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THENCE N.00°29'18"E, ALONG SAID EAST BOUNDARY AND A NORTHERLY EXTENSION THEREOF, A DISTANCE OF 438.48 FEET TO A POINT ON THE NORTH BOUNDARY OF THE 621.40 FEET OF THE SOUTH 89 FEET OF THE NORTH 1253.38 FEET OF THE EAST 1/2 OF THE N.W. 1/4 OF THE S.E. 1/4 OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 21 EAST, SAID ALSO BEING THE POINT OF BEGINNING, THENCE DEPARTING SAID EAST BOUNDARY, N.89°35'39"W, ALONG SAID NORTH BOUNDARY, A DISTANCE OF 252.11 FEET; THENCE DEPARTING SAID NORTH BOUNDARY, N.00°31'27"E, A DISTANCE OF 412.09 FEET; THENCE N.89°33'02"W, A DISTANCE OF 309.04 FEET; THENCE N.00°32'49"W, A DISTANCE OF 415.02 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE NORTH 337.07 FEET OF THE EAST 1/2 OF THE N.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 34; THENCE S.89°33'06"E, ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 696.67 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, S.00°29'01"W, A DISTANCE OF 826.81 FEET; THENCE N.89°30'39"W, A DISTANCE OF 45.07 FEET TO THE POINT OF BEGINNING.  
Said lands containing 8.58 acres, more or less.

#### Traffic Statement:

TRAFFIC GENERATION RATES ARE BASED ON THE ITE 10th EDITION.  
MINI-WAREHOUSE AVERAGE VEHICLE TRIP ENDS (ITE CODE 151)

126,443 SF OF GROSS STORAGE AREA, AVERAGE RATE OF 1.51 AND PEAK HOUR RATE OF 0.17 VEHICLE TRIPS ENDS PER 1000 SF OF STORAGE AREA.

126,443/1000 = 126.44 = 126 X 1.51 = 190.26 = 190

126,443/1000 = 126.44 = 126 X 0.17 = 21.42 = 21

#### Concurrency Deferral Elected Note:

THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DISTANCE OF 412.09 FEET; THENCE N.89°33'02"W, A DISTANCE OF 309.04 FEET; THENCE N.00°32'49"W, A DISTANCE OF 415.02 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE NORTH 337.07 FEET OF THE EAST 1/2 OF THE N.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 34; THENCE S.89°33'06"E, ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 696.67 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, S.00°29'01"W, A DISTANCE OF 826.81 FEET; THENCE N.89°30'39"W, A DISTANCE OF 45.07 FEET TO THE POINT OF BEGINNING.

#### SWFWM Permit:

A SWFWM PERMIT MODIFICATION HAS BEEN APPLIED FOR. COPY OF PERMIT TO BE SUBMITTED WHEN RECEIVED.

#### Flood Certification:

FLOOD ZONE "X" - AN AREA OF MINIMAL FLOODING ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION (FEMA) PER THE MARION COUNTY GEOGRAPHIC INFORMATION SYSTEMS WEB PAGE LOCATED AT: <http://www.marioncounty.org>

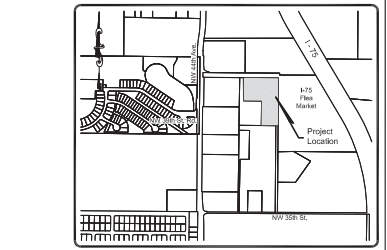
#### Springs Protection:

THIS PROJECT LIES WITHIN THE SECONDARY SPRINGS PROTECTION ZONE

#### Owner's Certification:

I HEREBY CERTIFY THAT I, MY SUCCESSORS, AND ASSIGNS SHALL PERPETUALLY OPERATE AND MAINTAIN THE IMPROVEMENTS AS SHOWN ON THE APPROVED PLANS AND SPECIFICATIONS HEREIN.

BY: JORGE ARELLANO, P.O., J.R.A. HIGH PERFORMANCE INC. DATE



#### Site Information:

PROJECT NAME: Ocala Gran Prix Inc RV & Boat Storage  
OWNER: J.R.A. HIGH PERFORMANCE INC.  
CONTACT: JORGE ARELLANO (352) 291-6600 jhrg@jrahighperf.com  
PROJECT LOCATION: Ocala, FL 34482  
PARCEL NUMBER: 13708-000-01  
TOTAL PROJECT AREA: 373,823 SF (8.58 AC)  
LAND USE: COMMERCIAL DISTRICT  
ZONING: B-5  
SETBACKS: 40' FRONT, 25' REAR, 10' SIDE

#### Index of Sheets:

C001	COVER SHEET
C002	EXISTING CONDITIONS
C003	SITE PLAN
C004	DRAINAGE PLAN
C005	DRAINAGE PIPE PLAN
C006	DETAILS
C007	EROSION CONTROL PLAN
C008	PHOTOMETRIC PLAN
C009	FIRE LINE PLAN
C010	WATER DETAILS
L001	LANDSCAPE PLAN
L002	IRRIGATION PLAN
L003	LANDSCAPE / IRRIGATION DETAILS
S-1	SURVEY

#### Statement of Intent:

Construction of RV & Boat Storage Enclosures with Paved Driveways and Security Fence on 8.58 acre parcel. Each fully enclosed storage unit will have individual electric service. No water or sewer service to be provided but an 8" fire line will be constructed to provide water for on-site fire hydrant and building fire sprinkler system. Limited outdoor storage will also be available.

PROPOSED USE IS THE SAME, HOWEVER DUE TO MARKET CONDITIONS AND STAFF COMMENTS, THESE 2nd SUBMITTAL PLANS DATED 4-20-22 HAVE BEEN REVISED FROM THE INITIAL PLANS DATED 7-13-21. THE PROJECT NAME HAS ALSO BEEN CHANGED TO Ocala Gran Prix Inc RV & Boat Storage.

#### Engineer's Certification:

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

MICHAEL W. RADCLIFFE, P.L.A., REG. ENG. NO. 31170 DATE

Approved: MWR  
Drawn: JMS  
Checked: JMS  
Date: 6/13/22  
Project: 2020-35  
Sheet: 7-13-21  
Scale: 1" = 1000'  
Title: Ocala Gran Prix Inc RV & Boat Storage  
City: Ocala, FL  
State: FL  
Country: USA  
www.radcliffeengineering.com

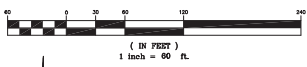
**MICHAEL W. RADCLIFFE ENGINEERING, INC.**  
100 N. 4TH AVE  
SUITE 200  
OCALA, FL 34482  
TEL: 352-291-6600  
WWW.RADCLIFFEENGINEERING.COM

COVER SHEET

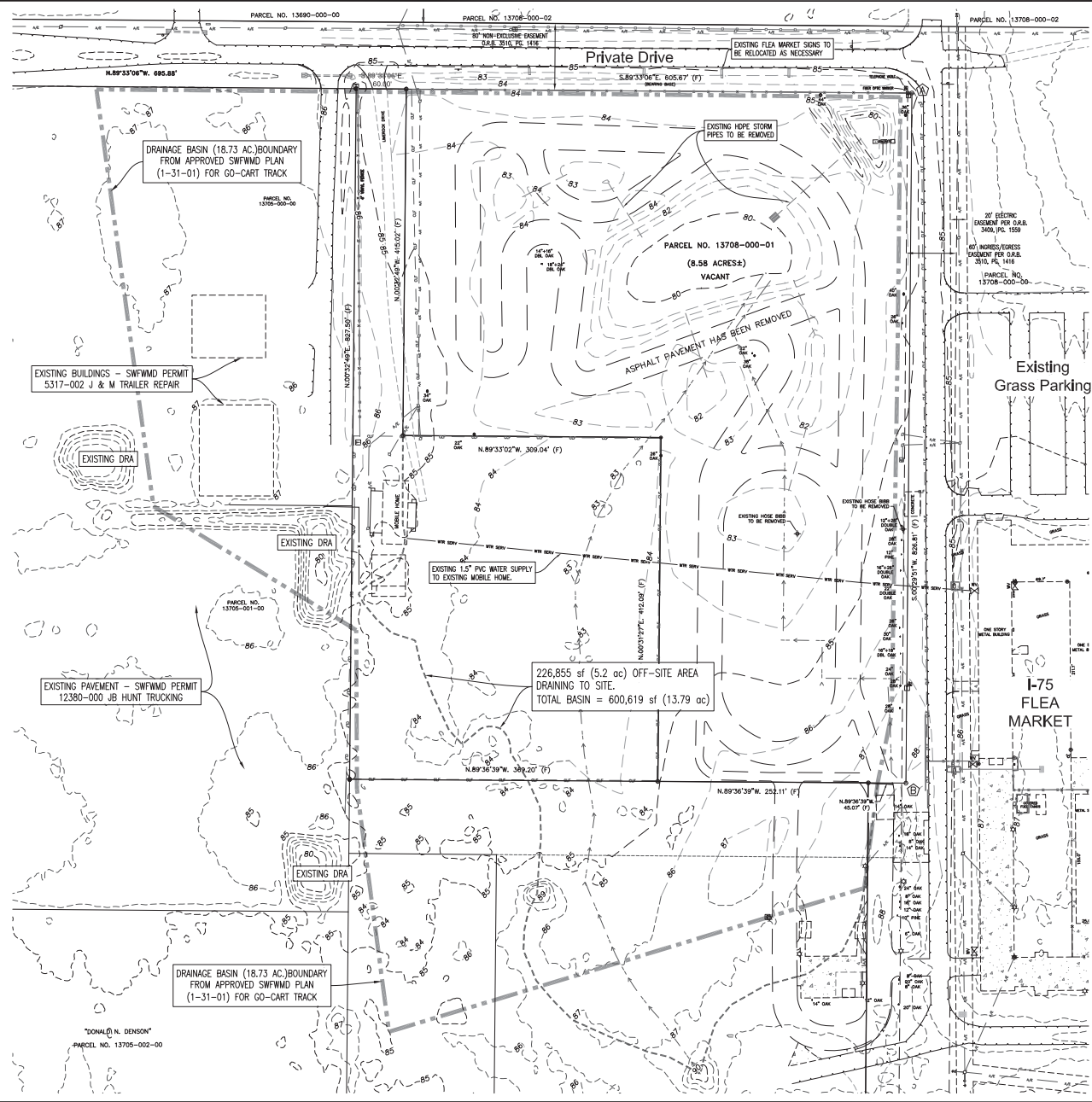
Revisions to Plan Set  
DATE: 6-8-22  
BY: JMS

Sheet No.  
C001  
of  
C010

GRAPHIC SCALE



EASEMENT CONTINUES TO NW 44th Ave.



DEVELOPMENT REVIEW COMMITTEE  
MARION COUNTY, FLORIDA

APPLICATION #: 26969  
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**NOTICE**  
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MARION COUNTY PROJECT  
No. 26969

Project Name	Death Care Plan - Major Site Plan - Marion County, FL
Sheet Name	Existing Conditions
Project No.	C002 of C010
Revision	
Date	4-20-22
By	JMS
Checked	MJR
Drawn	MJR
Scale	1" = 60'
Project	2020-25
Issue	7-13-21
Author	MJR
CDP	in Storage

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**MICHAEL R. RADCLIFFE ENGINEERING, INC.**  
Professional Engineer License No. 12114  
Professional Surveyor License No. 12114  
Professional Land Surveyor License No. 12114  
Professional Engineer License No. 12114

**DEVELOPMENT REVIEW COMMITTEE  
MARION COUNTY, FLORIDA**

APPLICATION #: 26969  
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All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be dressed and sodded. Trees and mounds may be used if approved by the County Engineer or designer.

**NOTICE**  
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

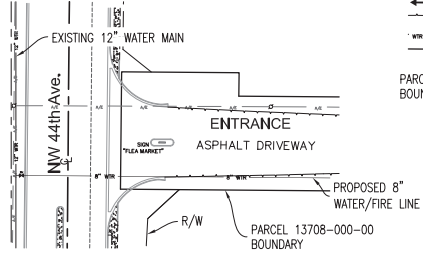
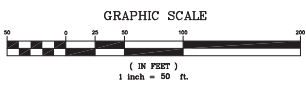
MARION COUNTY PROJECT  
No. 26969

**Legend:**

- ⊕ SOIL BORING
- EXISTING DRAINAGE FLOW
- PROPOSED DRAINAGE FLOW
- PROPOSED BACK-FLOW PREVENTION DEVICE
- ⊕ PROPOSED FIRE HYDRANT
- ⊕ PROPOSED WATER VALVE
- ⊕ PROPOSED ELECTRIC TRANSFORMER
- TIME/CONCENTRATION (Tc) PATH
- CENTERLINE
- STORMWATER DRAIN PIPE
- AERIAL ELECTRIC LINE
- EXISTING EDGE OF PAVEMENT
- PROJECT AREA

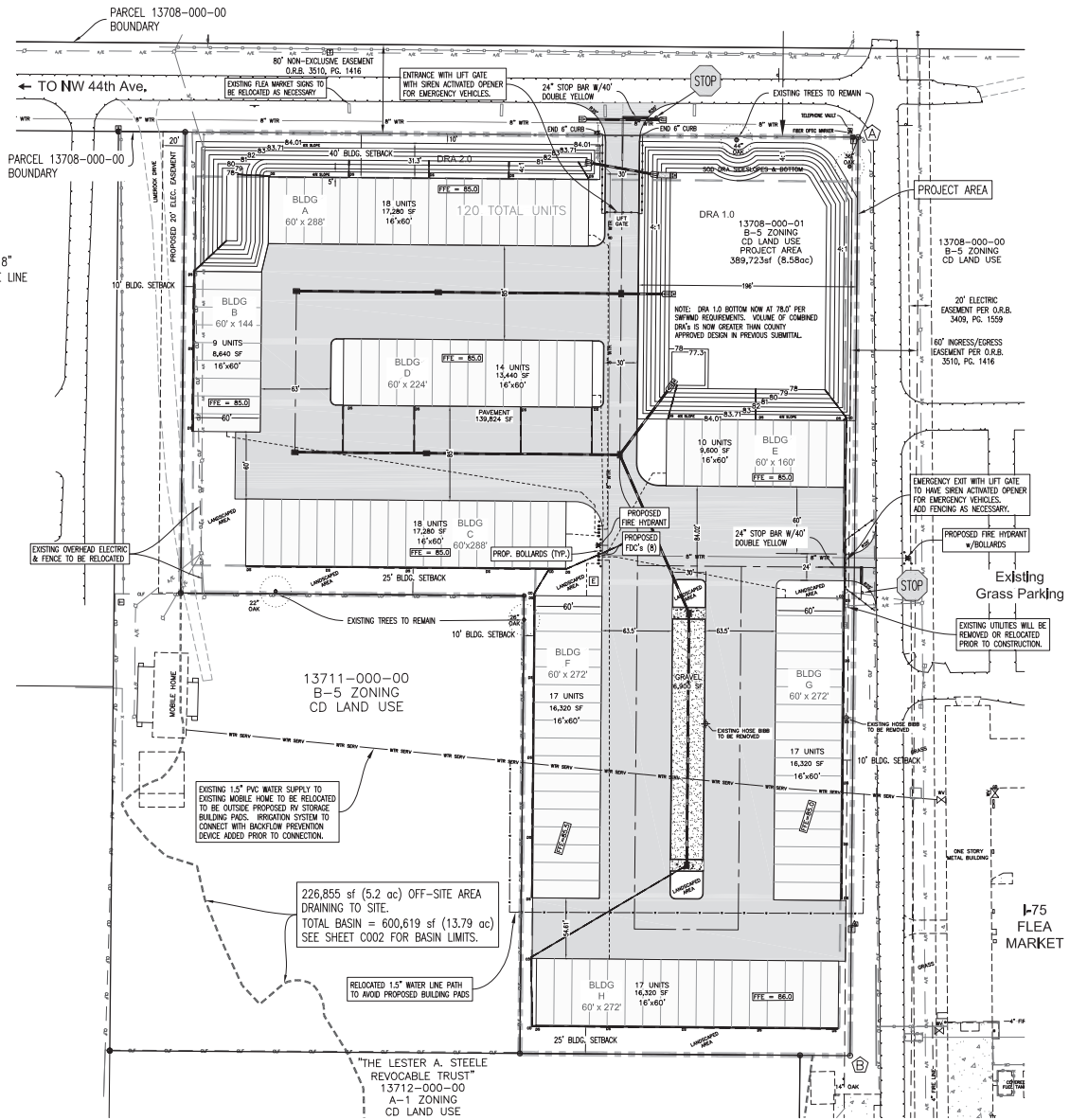


JRA PERFORMANCE - IMPERVIOUS CHART	
BASIN AREA = 600,619 sf (13.79 ac)	
PROJECT AREA = 373,823 sf (8.58 ac)	
IMPERVIOUS AREA	AREA (SF)
BUILDINGS	115,200
PAVEMENT	139,824
GRAVEL	6,900
<b>TOTAL</b>	<b>261,924</b>
261,924/373,823 = 0.706 = 71% COVERAGE	



**SITE ENTRANCE**  
SCALE: 1" = 50'

STATE PLANE COORDINATES			
POINT	NORTHING (Y)	EASTING (X)	SCALE FACTOR
1	1779851.076	595659.337	0.999945367
2	1779024.296	595688.158	0.999945368



226,855 sf (5.2 ac) OFF-SITE AREA DRAINING TO SITE.  
TOTAL BASIN = 600,619 sf (13.79 ac)  
SEE SHEET C002 FOR BASIN LIMITS.

RELOCATED 1.5" WATER LINE PATH TO AVOID PROPOSED BUILDING PADS

"THE LESTER A. STEELE REVOCABLE TRUST"  
13712-000-00  
A-1 ZONING  
CD LAND USE

Project Name: South Gate Place, Major Site Plan - Marion County, FL  
Sheet Name: C003 of C010

Scale: 1" = 50'

Project: 2020-35  
Drawn: JMS  
Date: 7-13-21  
COP: = Not Stamped

Approved: MWR  
Checked: JMS  
Date: 7-13-21  
Title: MICHAEL W. RALPH  
MICHAEL W. RALPH, P.E., P.L.L.C.  
10000 W. US HWY 1, SUITE 100, PALM BEACH, FL 33411  
TEL: 561-840-1111 FAX: 561-840-1112  
WWW.MWR-ENGINEERING.COM

Sheet No. C003 of C010









**DEVELOPMENT REVIEW  
COMMITTEE  
MARION COUNTY, FLORIDA**

APPLICATION #: 26969  
APPROVAL DATE: 6/13/22  
EXPIRATION DATE: 6/13/24

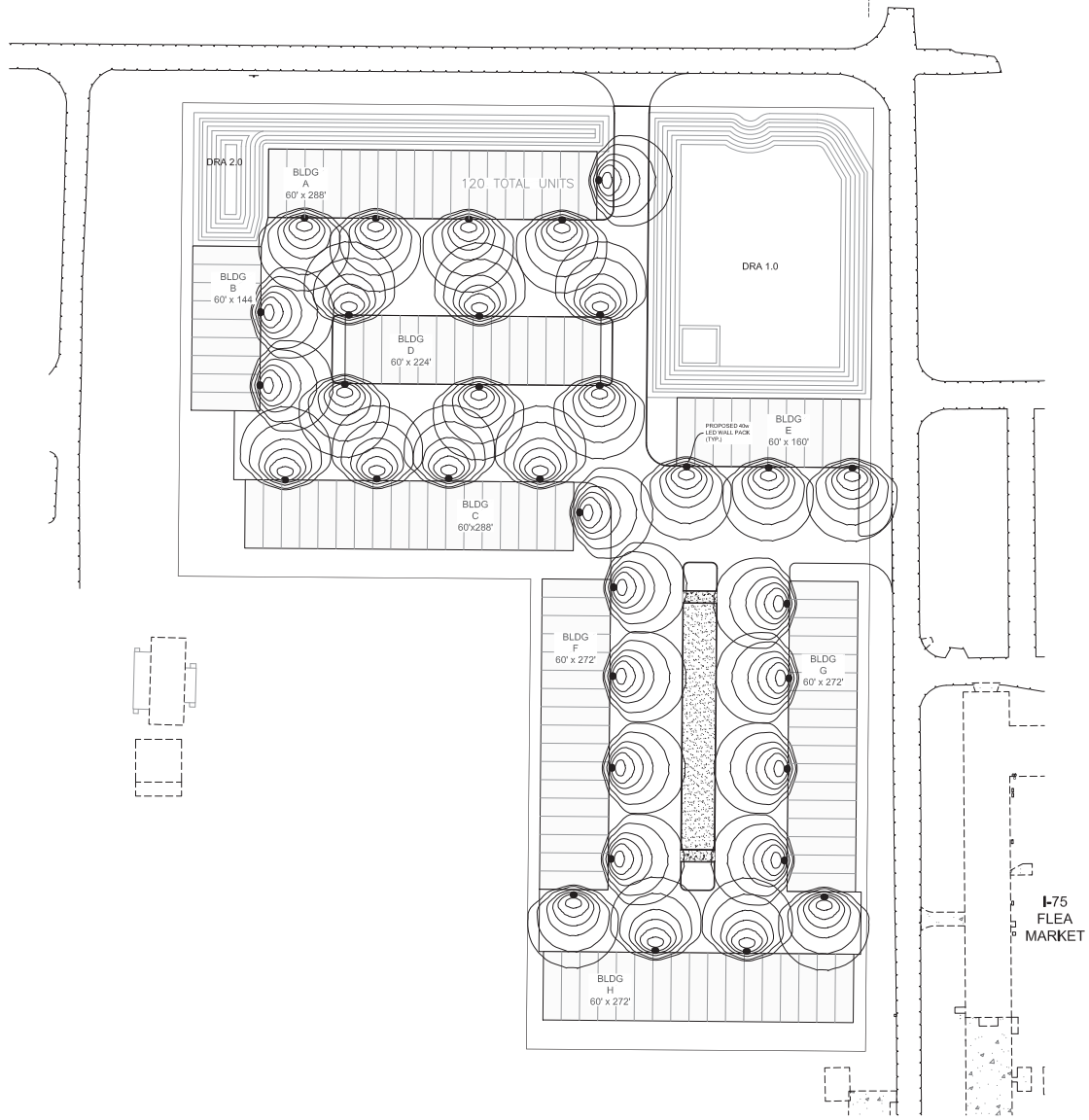
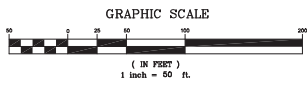
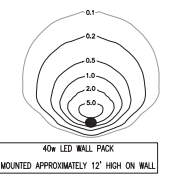
All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be dressed and sodded. Grass and mulch may be used if approved by the County Engineer or designer.

**NOTICE**  
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MARION COUNTY PROJECT  
No. 26969

**Photometric Legend:**

- PROPOSED 40w LED WALL PACK
- 0.1 = 0.1 FOOT-CANDLES
  - 0.2 = 0.2 FOOT-CANDLES
  - 0.5 = 0.5 FOOT-CANDLES
  - 1.0 = 1.0 FOOT-CANDLES
  - 2.0 = 2.0 FOOT-CANDLES
  - 5.0 = 5.0 FOOT-CANDLES



DATE	BY	REVISION
4-20-22	JMS	SHEET SHEET PER COUNTY COMMENTS
6-8-22	JMS	REVISION PER COUNTY COMMENTS

DATE	BY	REVISION
7-13-21	JMS	FOR I-75 FLEA MARKET

Prepared by: **MICHAEL W. RADCIFFE ENGINEERING, INC.**  
 10000 N. US Highway 1, Suite 100, Ocala, FL 34474  
 Phone: 352.237.1111  
 Fax: 352.237.1112  
 Website: www.radcliffeeng.com

**Photometric Plan**



Sheet No.  
C008  
of  
C010







**DEVELOPMENT REVIEW COMMITTEE  
MARION COUNTY, FLORIDA**

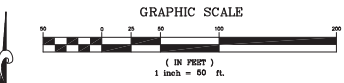
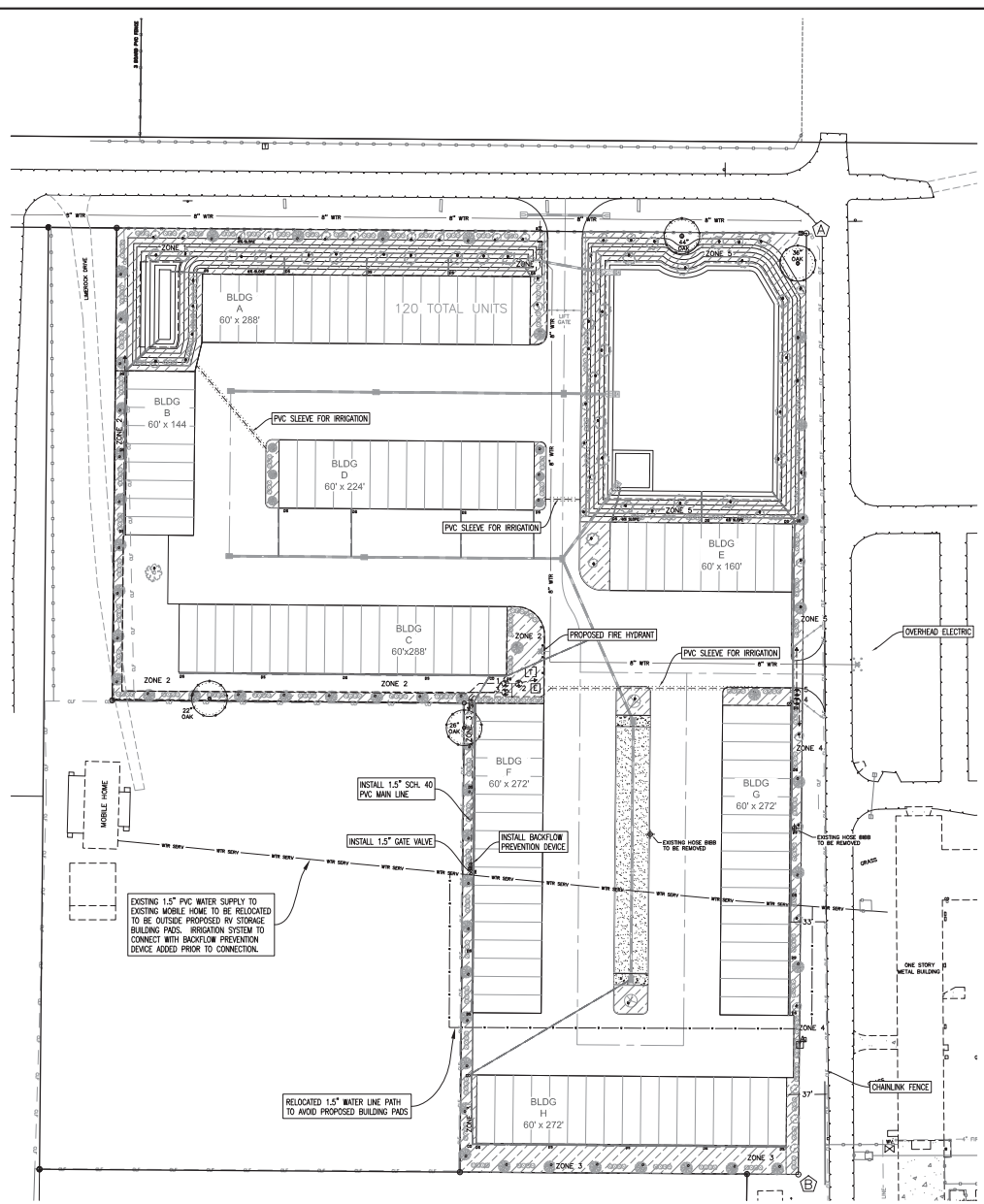
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MARION COUNTY PROJECT  
No. 26969

- PROPOSED BACK-FLOW PREVENTION DEVICE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- 1.5" PVC MAINLINE
- PVC SLEEVE FOR IRRIGATION



**Irrigation Notes:**

1. IRRIGATION SYSTEM TO CONNECT TO EXISTING WATER SUPPLY FROM ON-SITE WELL. BACK FLOW PREVENTION DEVICE TO BE INSTALLED AT IRRIGATION SUPPLY CONNECTION.
2. LOW VOLUME IRRIGATION TO BE HUNTER MP ROTATOR FOR ALL PLANT LOCATIONS.
3. TREE BUBLERS TO BE USED FOR TREE IRRIGATION UNTIL ESTABLISHED.
4. ALL LANDSCAPED AREAS WILL BE 100 PERCENT IRRIGATED THROUGHOUT THE ESTABLISHMENT PERIOD.

**SEC. 6.9.5. IRRIGATION SYSTEM INSTALLATION**

- A. 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.
- B. 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**

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

**SEC. 6.9.10. LICENSING AND CERTIFICATION**

- A. Irrigation Professionals.
  - (1) Irrigation Design Professionals shall be design professional as licensed by the State of Florida to provide such professional services.
  - (2) Irrigation Installation and Maintenance Professionals shall include Plumbing Contractors and Irrigation Contractors licensed by Marion County or the State of Florida.
  - (3) 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.
- B. Training.
  - (1) 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.
  - (2) Marion County shall confirm compliance with these PDH requirements at the time of license renewal, or by an approved audit procedure.

KEY	DESCRIPTION
	BACKFLOW PREVENTION DEVICE
	HUNTER 1.5" PVC ELECTRIC SOLENOID VALVE w/ HUNTER AS-10 (45 psi) REGULATION
	1.5" BRASS PVC MAINLINE
	SCH. 40 PVC SLEEVING 3/2\"/>
	HUNTER MP CONTROL TIME CLOCK OUTDOOR TIMER
	HUNTER MP 4" ADJ. ROTATOR (1.5 GPM @ 40' TO 60' RADIUS) - 1/2" TO 3/4" ADJUSTER & 4-1/2"
	PRESSURE COMPENSATING HUNTER PCH BUBBLER 0.50 GPM ON MALE ADAPTER
	AREA TO RECEIVE HUNTER PCH - 1/2" TO 3/4" BRASS LINE ON 1/2" BRASS CONTROL VALVE

IRRIGATION ZONES	
ZONE	AREA (SF)
1	19,861
2	8,118
3	11,391
4	4,950
5	20,096
6	1,221

MICHAEL W. RADCIFF ENGINEERING, INC.  
 10000 W. UNIVERSITY BLVD., SUITE 100, PALM BEACH, FL 33411  
 (561) 845-1111  
 WWW.MICHAELRADCIFF.COM  
 PROJECT NAME: Death Camp Plan - Major Site Plan - Marion County, FL  
 SHEET NO.: IRRIGATION PLAN  
 SHEET NO. 1002

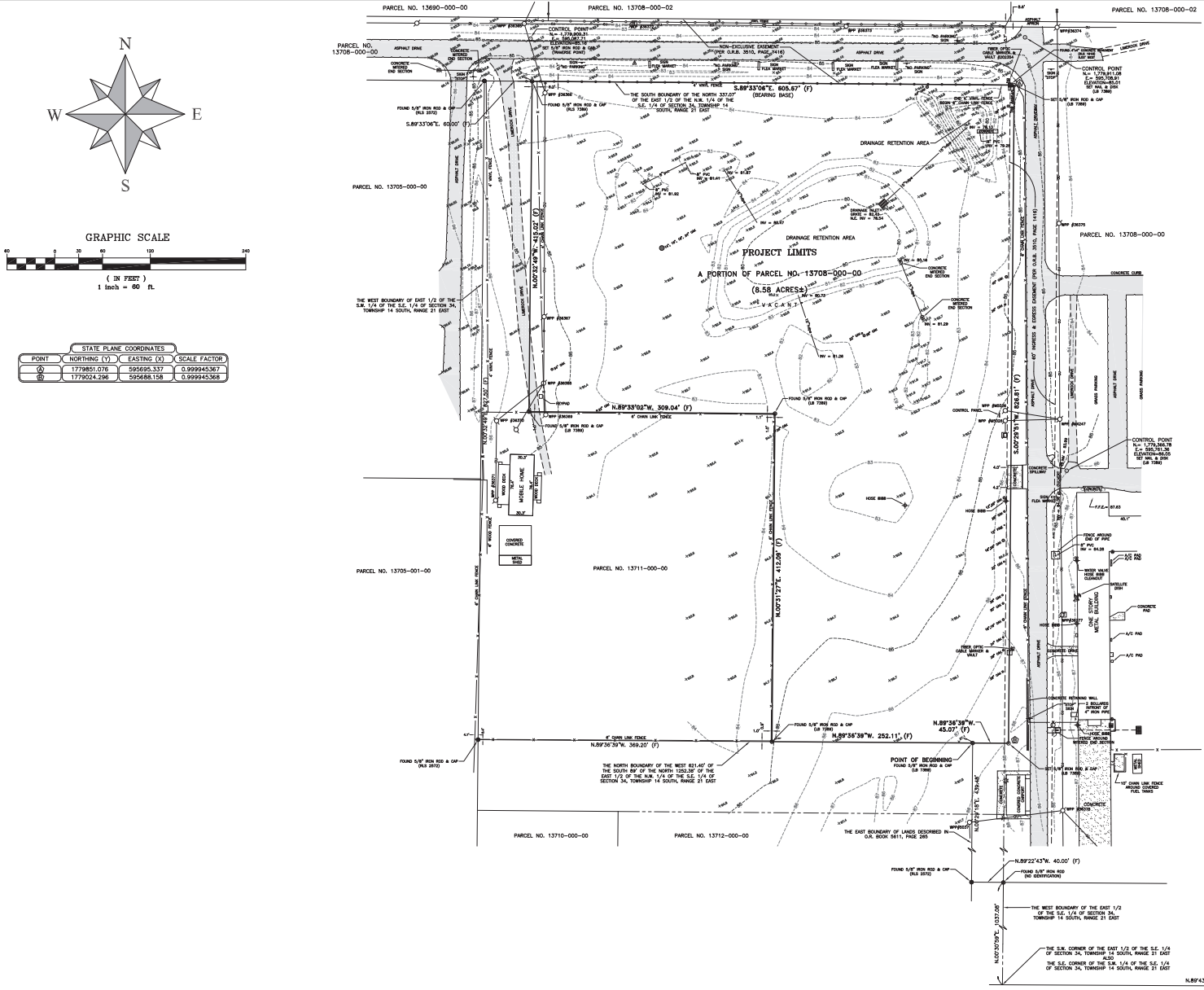


**DEVELOPMENT REVIEW COMMITTEE**  
**MARION COUNTY, FLORIDA**

APPLICATION #: 26969  
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All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be dressed and sodded. Trees and masts may be used if approved by the County Engineer or designer.

**NOTICE**  
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**DESCRIPTION:**  
**PROJECT LIMITS**  
 A PARCEL OF LAND LYING IN SECTION 34, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCE AT THE S.E. CORNER OF SAID SECTION 34; THENCE N.89°43'20"W, ALONG THE SOUTH BOUNDARY OF THE S.E. 1/4 OF SAID SECTION 34, A DISTANCE OF 1326.47 FEET TO THE S.W. CORNER OF THE EAST 1/2 OF THE S.E. 1/4 OF SAID SECTION 34; THENCE DEPARTING SAID SOUTH BOUNDARY, N.00°31'27"E, ALONG THE WEST BOUNDARY OF THE EAST 1/2 OF SAID S.E. 1/4 OF SAID SECTION 34, A DISTANCE OF 1037.08 FEET; THENCE DEPARTING SAID WEST BOUNDARY, N.89°22'43"W, A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST BOUNDARY OF THESE LANDS DESCRIBED IN THE OFFICIAL RECORDS BOOK 5611, PAGE 265, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE N.00°29'18"E, ALONG SAID EAST BOUNDARY AND A NORTHERLY EXTENSION THEREOF, A DISTANCE OF 438.49 FEET TO A POINT ON THE NORTH BOUNDARY OF THE EAST 1/2 OF THE NORTH 1/2 OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 21 EAST; SAID ALSO BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH BOUNDARY, N.89°36'59"W, ALONG SAID NORTH BOUNDARY, A DISTANCE OF 252.11 FEET; THENCE DEPARTING SAID NORTH BOUNDARY, N.00°31'27"E, A DISTANCE OF 412.06 FEET; THENCE N.89°33'02"W, A DISTANCE OF 309.04 FEET; THENCE N.00°31'27"E, A DISTANCE OF 415.02 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE EAST 1/2 OF THE S.E. 1/4 OF SAID SECTION 34; THENCE S.89°33'02"W, THENCE DEPARTING SAID SOUTH BOUNDARY, A DISTANCE OF 605.67 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, S.02°29'51"W, A DISTANCE OF 826.81 FEET; THENCE N.89°36'59"W, A DISTANCE OF 45.07 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 8.58 ACRES, MORE OR LESS.

- SURVEYOR'S NOTES:**
- THE FIELD MEASURED BEARINGS DEPICTED HEREON ARE ASSUMED, BASED ON THE SOUTH BOUNDARY OF THE NORTH 337.07' OF THE EAST 1/2 OF THE N.W. 1/4 OF THE S.E. 1/4 OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 21 EAST, TO BEAR S.89°33'02"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 PRECE 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.
  - THIS MAP OF SURVEY IS 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.
  - THE SYMBOLS USED TO REPRESENT PHYSICAL FEATURES ARE FOR GRAPHICAL 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 "F" - AN AREA OF MINIMAL FLOODING, BASED ON GRAPHIC INTERPRETATION OF THE FLOOD INSURANCE RATE MAP, FOUND IN COMMUNITY PANEL NUMBER 12063C, CODE E & 0006 E, EFFECTIVE APRIL 18, 2017.
  - THE MOST CURRENT ADJUTING RECORDED INSTRUMENTS FOR ADDITIONS TO THE LANDS SURVEYED WERE NOT FURNISHED.
  - THE VERTICAL DATUM ESTABLISHED FOR THIS SURVEY WAS BASED ON CITY OF OCALA CONTROL POINT "0009", PUBLISHED ELEVATION = 70.98', NAVD-88.
  - THE STATE PLANE COORDINATES ESTABLISHED FOR THIS SURVEY WERE BASED ON CITY OF OCALA CONTROL POINTS "0010" & "0011", NAD-83 (2008 ADJUSTMENT).

**LEGEND**

(D) = PLAT DIMENSION	TEM = TEMPORARY BENCHMARK	WELL	HOSE BIBB
(F) = FIELD MEASUREMENT	RCM = REINFORCED CONCRETE PIPE	WATER CONTROL BOX	WATER METER
(O) = DEED DIMENSION	CMP = CORRUGATED METAL PIPE	WATER METER	BURIED CABLE MARKER
(C) = CALCULATED DIMENSION	WCP = WITNESSED CURB CURB	TELEPHONE RISER BOX	ORANGE TRAMP
(V) = EXCOPION DIMENSION	PVC = POLYVINYL CHLORIDE	ELECTRIC BOX	SANITARY MANHOLE
(S) = POINT OF BEGINNING	HFE = HIGH DENSITY POLYETHYLENE	CABLE TV RISER BOX	STORM DRAINAGE MANHOLE
CB = CHORD BEARING	O/E = OVERHEAD ELECTRIC	IRRIGATION CONTROL BOX	TELEPHONE MANHOLE
OSB = OFFICIAL RECORDS BOOK	A/E = AIR CONDITIONER	WOOD POWER POLE	STORM WELLS
PC = POINT OF CURVATURE	B/F = BENCH MARK	ANCHOR	FIRE HYDRANT CONNECTION
POC = POINT OF BEGINNING CURVATURE	A/J = AIR JUNCTION	FIBER OPTIC CABLE MARKER	CENTRALISE
LB = LICENSED BUSINESS	PERM = PERMANENT REFERENCE MONUMENT	SEWER VALVE	MONITORING WELL
LS = LICENSED SURVEYOR	PCF = PROFESSIONAL CONTROL POINT	SEWER W/VE	LIGHT POLE
FE = FINISHED FLOOR ELEVATION	PLS = PROFESSIONAL LAND SURVEYOR	SONG POST	SONG POST
TEB = TELEPHONE RISER BOX	RLS = REGISTERED LAND SURVEYOR	MAILBOX	SANITARY CLEAN-OUT
WPP = WOOD POWER POLE	LD = IDENTIFICATION	BROKEN LINE; NOT DRAIN TO SCALE	DEPICTS CONCRETE
CPW = CONCRETE POWER POLE	NO. = NUMBER		
MPF = METAL POWER POLE			



**BOUNDARY & TOPOGRAPHIC SURVEY**  
 FOR:  
**J.R.A. HIGH PERFORMANCE, INC.**

STATE CERTIFIED SOBVE

**PRECE**  
 LAND SURVEYING, INC.

BELLWETHER PROFESSIONAL PARK  
 2201 S.E. 30TH AVENUE, SUITE 102  
 OCALA, FL 34471  
 PHONE: (352) 351-0091  
 FAX: (352) 351-0093 FAX  
 EMAIL: gpre@prece.com

(LICENSED BUSINESS NO. 7389)

**(SURVEYOR'S CERTIFICATION)**

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, FOR A BOUNDARY & TOPOGRAPHIC SURVEY.

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

DATE OF SURVEY: DECEMBER 10, 2021

DRAWN:	C.L.B.	REVISIONS:	BY	DATE
CHECKED:	G.H.P.			
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112:	46-49			
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