

BIG LEE'S BBQ SERIOUS ABOUT BARBECUE

MAJOR SITE PLAN MARION OCUNTY, FLORIDA

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. ANY WORK WITHIN THE FOOT RIGHT OF WAY SHALL CONFORM TO THE FOOT STANDARD PLANS INDEX (CURRENT EDITION).
- NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL BY BOTH THE PROJECT ENGINEER, AND THE OFFICE OF THE COUNTY ENGINEER.
- BUILDING SHALL BE HANDICAP ACCESSIBLE PER AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS FOR ACCESSIBLE DESIGN (LATEST EDITION).
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND COVER OF ALL EXISTING UTILITIES AND REPORT ANY DISCREPANCY TO THE PROJECT ENGINEER. THERE MAY BE ADDITIONAL UTILITIES NOT SHOWN ON THESE PLANS. CAUTION IS ADVISED PRIOR TO DIGGING.
- TYPE II SILT FENCE SHALL BE INSTALLED AS SHOWN ON THESE PLANS PRIOR TO ANY CONSTRUCTION, MAINTAINED DURING THE LIFE OF THE PROJECT, AND REMOVED FOLLOWING COMPLETION OF CONSTRUCTION.
- THE SITE SHALL REMAIN FREE OF EXCESS DIRT AND DEBRIS AT ALL TIMES. ANY INCIDENCE OF EROSION, SEDIMENTATION, DIRT 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.
- ALL DRAINAGE FACILITIES AND STORM STRUCTURES MUST BE BUILT PRIOR TO CONSTRUCTION OF ANY IMPERVIOUS SURFACES.
- IF UNSUITABLE MATERIAL IS ENCOUNTERED WITHIN THE PROPOSED PARKING LOT, TWO (2) FEET OF UNDERCUT BELOW THE PROPOSED STABILIZED SUBGRADE, TOGETHER WITH SUITABLE BACKFILL MATERIAL, (ON GEOTECHNICAL ENGINEER'S RECOMMENDATION) IS RECOMMENDED. THE CONTRACTOR SHALD PROVIDE A UNIT PRICE IN HIS BIDDING. HE SHALL NOTIFY THE PROJECT ENGINEER WITHIN UNUSUAL MATERIAL IS ENCOUNTERED. BEFORE PROCEEDING WITH ANY WORK RELATED TO UNSUITABLE MATERIAL, THE CONTRACTOR IS ADVISED TO CONTACT A LICENSED GEOTECHNICAL ENGINEER TO DETERMINE THE SUITABILITY OF THE RESITU SOIL AND THE AREA OF UNDERCUT THAT IS REASONABLY REQUIRED.
- EXISTING ASPHALT PAVEMENT SHALL BE 1 1/4" THICK F.D.O.I. SP-12.5 ON 6" LIMESTONE BASE (BARE MAX DENSITY, 100 LBS) WITH PRIME COAT FULL WIDTH (6.1 CAL/SY), ON 12" (F.D.O.I. TYPE B) STABILIZED SUBGRADE (BARE MAX DENSITY, 40 LBS). CONSTRUCTION REQUIREMENTS OF THE F.D.O.I. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) SHALL GOVERN.
- MINIMUM STRENGTH FOR ANY CONCRETE ON SITE SHALL BE 3000 P.S.I. AT 28 DAYS UNLESS INDICATED OTHERWISE ON THESE PLANS.
- ANY DISTURBED ON-SITE AREAS LEFT UNPAVED SHALL BE RESTORED AND SOODED, SEEDED AND MULCHED, OR LANDSCAPED (AS APPLICABLE). ALL SOODED AREA SHALL BE UNDERCUT 2" PRIOR TO INSTALLATION.
- IF A SMOKEHOLE SHOULD FORM ON THIS SITE, ALL APPLICABLE REPAIR PROCEDURES SHALL BE FOLLOWED AS OUTLINED IN TYPICAL SINK CHIMNEY REPAIR DETAIL SHOWN HEREON. ALSO, MARION COUNTY AND S.J.R.W.M.D. SHALL BE NOTIFIED IMMEDIATELY.
- DAVIS DINKINS ENGINEERING, P.A. AND ITS EMPLOYEES ARE NOT RESPONSIBLE FOR ON-SITE SAFETY DURING CONSTRUCTION.
- THE ELECTRICIAN SHALL COORDINATE WITH ELECTRIC SERVICE PROVIDER ANY MODIFICATIONS TO ELECTRIC SERVICE. ANY SLEEPING REQUIREMENTS SHALL BE COORDINATED WITH THE SITE CONTRACTOR.
- THERE ARE NO METADONS ON THIS SITE.
- AN AS-BUILT SURVEY SHALL BE PERFORMED BY A REGISTERED LAND SURVEYOR AND PROVIDED TO THE PROJECT ENGINEER FOR HIS USE IN CERTIFYING TO THE COMPLETION OF THE PROJECT PRIOR TO C.O. ALL AS-BUILTS SHALL COMPLY WITH CURRENT LOC. SECTION 8.14.B.
- A PERMIT MUST BE OBTAINED FROM THE MARION COUNTY PERMITTING DIVISION PRIOR TO COMMENCEMENT OF ANY WORK WITHIN THE COUNTY RIGHT-OF-WAY.
- MARION COUNTY UTILITIES PERSONNEL ARE TO INSPECT ANY WORK PERFORMED ON OR AROUND EXISTING MARION COUNTY UTILITIES INFRASTRUCTURE. INSPECTION IS REQUIRED PRIOR TO ANY CONSTRUCTION. IF THE PRE-CONSTRUCTION MEETING IS NOT COMPLETED, ANY WORK MAY BE HALTED. TO SCHEDULE, CONTACT MARK BLOMBERG AT 352-443-5445 OR MARK.BLOMBERG@MARIONFLA.GOV.
- COPIES OF ALL RELATED PERMIT APPLICATIONS AND ISSUED PERMITS SHALL BE SUBMITTED TO THE DEVELOPMENT REVIEWER FOR THE MARION COUNTY UTILITIES DEPARTMENT.
- THIS PROJECT IS LOCATED WITHIN THE SILVER SPRINGS SECONDARY PROTECTION ZONE.
- FEW HAS NOT DESIGNATED A 100-YEAR, 24-HOUR FLOOD ZONE ON THIS SITE. THE SITE IS IN FLOOD ZONE X.
- SWAGGE AND STRIPING NOTES:
 - PAVED PARKING SPACES AND ISLANDS SHALL BE PAINTED WITH 6" WHITE STRIPES.
 - ANY STRIPING WITHIN THE RIGHT OF WAY SHALL BE THERMOPLASTIC. ALL WORK IS TO BE IN ACCORDANCE WITH F.D.O.I. STANDARDS.
 - ALL PROPOSED STOP, STREET, ADVISORY, AND OTHER SWAGGE TO BE NEW UNLESS INDICATED OTHERWISE ON THESE PLANS.
 - SGMS AT PROPERTY EXITS AND SIGNS IN RIGHT OF WAY TO BE CONSTRUCTED WITH DIAMOND GRADE REFLECTIVE SHEETING. OTHER PRIVATE SIGNS TO BE CONSTRUCTED WITH HIGH INTENSITY REFLECTIVE SHEETING.
 - PRIVATE STOP SIGNS AND SIGNS WITHIN COUNTY RIGHT OF WAY ARE TO BE INSTALLED ON SQUARE POSTS (14 FEET LONG, 14 GAUGE, 4 INCH DIA. SIGN POSTS WITHIN F.D.O.I. RIGHT OF WAY TO BE IN ACCORDANCE TO FOOT STANDARD PLANS INDEX #705.
 - ALL PRIVATE SIGN POSTS (OTHER THAN STOP SIGN POSTS) TO BE U-C CHANNEL, GALVANIZED STEEL 2INX1/2, BREAKAWAY POSTS.
 - ALL SIGNS SHALL HAVE 7" OF CLEARANCE FROM BOTTOM OF SIGN TO FINISH GRADE.
 - PAINY ALL AREAS OF CURB AND/OR SIDEWALK TRANSITIONS FROM FLUSH TO 6" HIGH WITH "SAFETY YELLOW" ALONG TRANSITION.
 - ALL TRAFFIC CONTROL SIGNS SHALL BE PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.), LATEST EDITION.
- ANY AND ALL SWAGGE WILL REQUIRE ADDITIONAL PERMITTING (BY OTHERS).
- ANY FIRE APPARATUS MUST COMPLY WITH THE FLORIDA FIRE PROTECTION CODE, AND SHALL BE FLOW TESTED AND COLOR CODED AS REQUIRED. HYDRANTS ON PUBLIC WATER MAINS TO BE FACTORY PAINTED RED. PRIVATE HYDRANTS TO BE FACTORY PAINTED YELLOW. ALL PUBLIC AND PRIVATE HYDRANTS SHALL HAVE THE CAPS PAINTED PER NFPA 291. ALL FLOW TESTS SHALL BE TESTED PER NFPA 291 BY A THIRD PARTY CONTRACTOR AND WITNESSED BY A MARION COUNTY FIRE INSPECTOR. PRIVATE HYDRANTS SHALL BE MAINTAINED BY THE BUILDING OWNER AND SHALL BE PRIMARILY TESTED ANNUALLY BY A CERTIFIED THIRD PARTY COMPANY WITH THE ANNUAL TESTING REPORTS PROVIDED TO MARION COUNTY FIRE RESCUE.
- CONTRACTOR TO COORDINATE LOCATION OF KNOX BOXES WITH FIRE MARSHAL PRIOR TO C.O.
- BUILDING SHALL COMPLY WITH THE IN BUILDING PUBLIC SAFETY HANDBOOK RADIO SIGNAL STRENGTH REQUIREMENTS. THE LOCATION WILL NEED TO HAVE AN INDEPENDENT FIRM TO TEST THE STRENGTH OF THE SIGNAL AND IF DEEMED NECESSARY ADD EQUIPMENT WHICH ALLOWS THE BUILDING TO MEET THE MINIMUM POLICES. THE BUILDING MUST HAVE A PASSING RADIO TEST PRIOR TO CALLING FOR THE FINAL FIRE INSPECTION OF THE BUILDING. ANY INSTALLATION OF EQUIPMENT MUST BE DONE UNDER A PERMIT AND BE APPROVED BY THE OFFICE OF THE FIRE MARSHAL.

UTILITY CONTACT INFORMATION:

NOTE: CONTACT INFORMATION WAS OBTAINED FROM
WWW.SUNSHINEFLA.COM. IT IS THE CONTRACTOR'S RESPONSIBILITY
TO VERIFY PROVISIONS PRIOR TO CONSTRUCTION.

WATER & SEWER:
MARION COUNTY UTILITIES
CARRIE HYDE
(850) 671-8844

PHONE & FIBER OPTIC:
OPTICAL TELEPHONE
CORY LARSEN
(352) 779-5760

CENTURY LINK-OCALA
BILL MCCLEOD
(850) 599-1444

AT&T DISTRIBUTION
DINO FARUCO
(561) 683-2729

ELECTRIC:
DUKE ENERGY
DANIEL'S CUSTOMER SERVICE CENTER
(407) 629-1010

TRAFFIC IMPACT STUDY:

BASED ON ITE TRIP GENERATION MANUAL, 11TH EDITION

ESTIMATED EXISTING TRAFFIC:

DATE	DESCRIPTION	VEHICLES
9/01	"TODAY CAFE"	2 TRUCKS
9/30	"FAST CASUAL RESTAURANT"	1,000 SQ. FT. OFA
AVERAGE: 12.3		8 6 6

* DIRECTIONAL DISTRIBUTION FOR PM PEAK HOUR BASED ON ITE 1106
EDITION NOT SHOWN DUE TO SMALL SAMPLE SIZE.



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

IMPERATIVE:

IF THE SURVEYOR'S AND
CONTRACTOR'S RESPONSIBILITY TO
USE THE MOST CURRENT PLAN
PRIOR TO AND DURING
CONSTRUCTION.

NO.	REVISION	DATE
1	PERMITTING ISSUE	10-31-22
NO	REVISION	DATE
DESIGN: D.D./J.S. DRAW: J.S./S.U. CHECK: D.L.D.		



2201 S.E. 30th AVENUE
SUITE 300-1
OCALA, FL 34471
PHONE: (352) 854-5961

SURVEY DESCRIPTION:

SEE ATTACHED SURVEY BY R.M. BARRINEAU AND ASSOCIATES, INC.
LOTS 17 AND 18, BLOCK 1, OCALA HIGHLANDS ESTATES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK K, PAGES 1, 1A THROUGH 1C, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
LOTS 19, 20 AND 21, BLOCK 1, OCALA HIGHLANDS ESTATES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK K, PAGES 1, 1A THROUGH 1C, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
LOT 22, BLOCK 1, OCALA HIGHLANDS ESTATES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK K, PAGES 1, 1A THROUGH 1C, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

SURVEY NOTICE:

SEE SEPARATE SURVEY BY R.M. BARRINEAU AND ASSOCIATES FOR BEARINGS & DISTANCES, MONUMENTATION AND STATE PLANE COORDINATES.

GENERAL STATEMENT:

THE CONTRACTOR AND WINNED USE OF THESE PLANS IS FOR THE CONSTRUCTION OF AN OUTDOOR LIMITED SERVICE RESTAURANT TOGETHER WITH ALL REQUIRED IMPROVEMENTS SHOWN HEREON.

OWNER'S CERTIFICATION:

I HEREBY CERTIFY THAT I AND MY SUCCESSORS AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN ON THIS PLAN, INCLUDING THE STORMWATER FACILITIES. I ALSO UNDERSTAND AND ACCEPT THE GRADING AND STORM DRAINAGE CONFORMANCE DESIGN, AND RELEASE THE COUNTY AND PROJECT ENGINEERS FROM ANY RESPONSIBILITY SHOULD EROSION OR OTHER OPERATIONAL ISSUES OCCUR ON MY PROPERTY AS THIS ALTERNATIVE DESIGN WAS REQUESTED BY THE OWNERSHIP.

MRY RASHAD JONES, MANAGER
1740 N.W. 46th PLACE, OCALA, FL 34475

SITE DATA:

PARCELS: 487 1470-004-017 - 1470-001-022
ZONING: B-2, B-5 (SPECIAL USE PERMIT - J)
LAND USE: COMMERCIAL
APPLICANTS: DAVID L. JONES, 1740 N.W. 46th PLACE, OCALA, FL 34475
SITE LOCATION: 1740 N.W. 46th PLACE, OCALA, FL 34475
STANDARD SETBACKS: 10' (FRONT), 5' (SIDE), 10' (REAR)
SITE AREA: 4104.367 S.F. (42.40 ACRES)
PROPOSED BUILDING AREA: 4144.0 S.F. (1.48)
TOTAL IMPERVIOUS AREA: 4231.98 S.F. (11.98)
OPEN AREA REQUIRED: 420.873 S.F. (10.08)
OPEN AREA PROVIDED: 482.171 S.F. (11.78)

PARKING CALCULATIONS:

PARKING REQUIRED: 240 SEATS @ 1 SPACE PER 4 SEATS = 60 SPACES
PARKING PROVIDED: 60 SPACES
PROPOSED CONCRETE HANDICAP PARKING SPACE: 2 SPACES
TOTAL: 62 SPACES

INDEX OF SHEETS:

SHEET	DESCRIPTION
C1	MAJOR SITE PLAN - COVER
C2	MAJOR SITE PLAN - LAYOUT
C3	MAJOR SITE PLAN - DETAILS
C4	MAJOR SITE PLAN - F.D.O.I. OFFSITE
C5	MAJOR SITE PLAN - GRADING & DRAINAGE
C6	MAJOR SITE PLAN - S.W.P.P.P.
C7	MAJOR SITE PLAN - COUNTY DETAILS
L1	LANDSCAPE PLAN (BY M.P.A.)
L10-1	PHOTOMETRIC PLAN (BY M.P.A.)
S1	SURVEY (BY R.M. BARRINEAU AND ASSOCIATES, INC.)

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 (LOCAL ORDINANCES AND STANDARDS) AND THAT THESE PLANS MEET THE APPLICABLE REQUIREMENTS OF THE ENGINEER TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID L. JONES, P.E.
FL LICENSE NO. 60058

DATE:

IF DIGITALLY SIGNED AND SEALED:
DAVID L. JONES, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 60058. THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DAVID L. JONES ON THE DATE SHOWN HERE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE KEPT ON ANY ELECTRONIC COPIES.

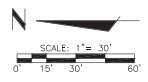
A. ALL NOTES LISTED BELOW ARE THE RESPONSIBILITY OF THE SITE CONTRACTOR UNLESS STATED OTHERWISE.

B. THIS PLAN AND THESE NOTES ARE INTENDED TO INDICATE THE GENERAL SCOPE OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL REQUIRED IMPROVEMENTS TO COMPLETE THE PROJECT WHETHER OR NOT SPECIFICALLY LISTED OR ITEMIZED HEREON.

C. THE CONTRACTOR IS RESPONSIBLE TO FAMILIARIZE THEMSELVES WITH EXISTING SITE CONDITIONS.

- [illegible]

PRIOR TO CONSTRUCTION, CONTRACTOR IS TO LOCATE ALL UTILITIES, INCLUDING SOFT-DIGS TO VERIFY LOCATION AND INVERTS AND CONTACT PROJECT ENGINEER WITH LOCATION INFORMATION!! IT MAY BE NECESSARY TO REMOVE, MODIFY, AND/OR RELOCATE EXISTING UTILITY SYSTEMS TO CONTINUE PROVIDING SERVICE TO EXISTING BUILDING AND FACILITIES. COORDINATION OF ANY TEMPORARY SERVICE INTERRUPTIONS TO BE THE RESPONSIBILITY OF THE CONTRACTOR.



BIG LEE'S BBQ
SERIOUS ABOUT BARBECUE
MARION COUNTY, FLORIDA



(NOT TO SCALE)



NOT TO SCALE

D.E.P. NOTES:

1. NOTE TO THE UTILITY: PURSUANT TO RULE 62-555.004, FLORIDA STATUTES, DO NOT PROVIDE WATER SERVICE TO THIS PROJECT (OTHER THAN FLOODING/TESTING) UNTIL THE DEPARTMENT OF ENVIRONMENTAL PROTECTION HAS ISSUED A LETTER OF CLEARANCE OF THE UTILITY. THIS PERMIT IS SUBJECT TO ENFORCEMENT ACTION.

PERMIT TRANSFER

2. THE PERMITTEE SHALL PROMPTLY NOTIFY THE DEPARTMENT UPON SALE OR LEGAL TRANSFER OF THE PERMITTED FACILITY OF THIS PERMIT. THIS PERMIT IS TRANSFERABLE ONLY UPON DEPARTMENT APPROVAL. THE NEW OWNER MUST APPLY, BY LETTER, FOR A TRANSFER OF PERMIT WITHIN 30 DAYS.

UTILITY SEPARATION - VERTICAL CLEARANCE

3. VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.

4. NEW OR RELOCATED UNDERGROUND WATER MAIN CROSSING ANY EXISTING OR PROPOSED GRAVITY-OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 36 INCHES AND PREFERABLY 12 INCHES ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

5. NEW OR RELOCATED UNDERGROUND WATER MAIN CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

6. AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (4) AND (5), ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART II OF CHAPTER 62-511, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY-OR PRESSURE-TYPE SANITARY SEWERS, STORM SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART II OF CHAPTER 62-511, F.A.C.

UTILITY SEPARATION - HORIZONTAL SEPARATION

7. HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

8. NEW OR RELOCATED UNDERGROUND WATER MAIN SHALL BE LAD TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART II OF CHAPTER 62-511, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAD TO AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.

9. NEW OR RELOCATED UNDERGROUND WATER MAIN SHALL BE LAD TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.

10. NEW OR RELOCATED UNDERGROUND WATER MAIN SHALL BE LAD TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART II OF CHAPTER 62-511, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAD TO AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.

11. NEW OR RELOCATED UNDERGROUND WATER MAIN SHALL BE LAD TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 62-555.002, F.S., AND RULE 62-555.002, F.A.C.

CONSTRUCTION NOTES

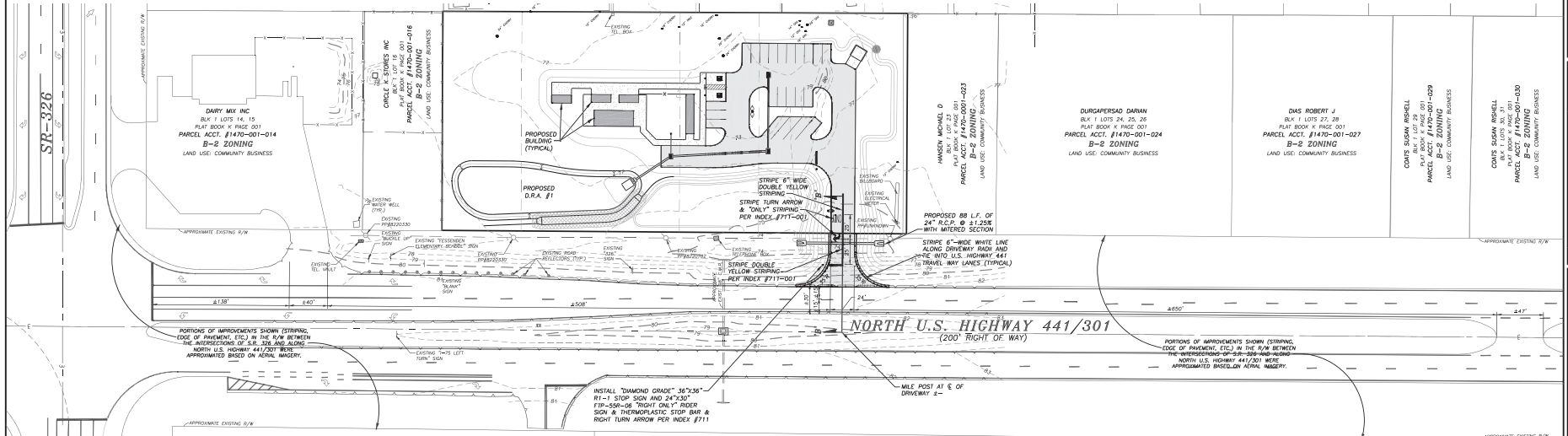
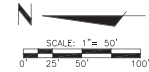
12. CONTRACTOR IS RESPONSIBLE FOR ADDING TO CONSTRUCTION REQUIREMENTS OF THE D.E.P. GENERAL PERMIT FOR CONSTRUCTION OF WATER MAIN EXTENSIONS FOR PUBLIC WATER SYSTEMS.

13. ALL PIPE, PIPE FITTINGS, PIPE JOINT PACKING AND JOINTING MATERIALS, VALVES, FIRE HYDRANTS, AND METERS INSTALLED UNDER THIS PROJECT WILL COMPLY TO AWWA STANDARDS FOR UNDERGROUND WATER MAINS (C900) (C905) (C910) (C915) (C920) (C925) (C930) (C935) (C940) (C945) (C950) (C955) (C960) (C965) (C970) (C975) (C980) (C985) (C990) (C995) (C1000) (C1005) (C1010) (C1015) (C1020) (C1025) (C1030) (C1035) (C1040) (C1045) (C1050) (C1055) (C1060) (C1065) (C1070) (C1075) (C1080) (C1085) (C1090) (C1095) (C1100) (C1105) (C1110) (C1115) (C1120) (C1125) (C1130) (C1135) (C1140) (C1145) (C1150) (C1155) (C1160) (C1165) (C1170) (C1175) (C1180) (C1185) (C1190) (C1195) (C1200) (C1205) (C1210) (C1215) (C1220) (C1225) (C1230) (C1235) (C1240) (C1245) (C1250) (C1255) (C1260) (C1265) (C1270) (C1275) (C1280) (C1285) (C1290) (C1295) (C1300) (C1305) (C1310) (C1315) (C1320) (C1325) (C1330) (C1335) (C1340) (C1345) (C1350) (C1355) (C1360) (C1365) (C1370) (C1375) (C1380) (C1385) (C1390) (C1395) (C1400) (C1405) (C1410) (C1415) 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IMPORTANT NOTE:
PRIOR TO CONSTRUCTION, THE
R/W, THE FINAL PLANS AND PERMIT
MUST BE APPROVED BY F.D.O.T.



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



F.D.O.T. GENERAL NOTES:

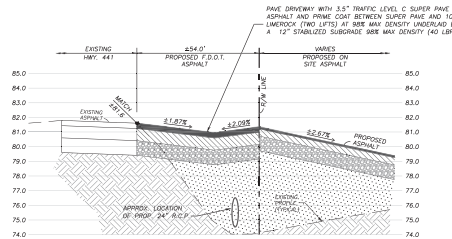
1. CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES FOR UTILITY LOCATION PRIOR TO CONSTRUCTION.
2. ALL F.D.O.T. RIGHTS-OF-WAYS SHALL BE RESTORED, AT A MINIMUM, TO THE CONDITION WHICH EXISTED PRIOR TO ANY WORK, IN ACCORDANCE WITH THE F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. EROSION AND SEDIMENT CONTROLS, IF REQUIRED, SHALL BE INSTALLED BEFORE ANY WORK BEGINS, AND IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. IF THE PERMITTEE FAILS TO RESTORE THE RIGHTS-OF-WAY TO THE CONDITION WHICH EXISTED PRIOR TO ANY WORK, THE F.D.O.T. WILL, AFTER PROVIDING NOTICE AND AN OPPORTUNITY FOR THE PERMITTEE TO RESTORE THE FACILITY, WILL REPAIR THE RIGHTS-OF-WAY AND SUBMIT AN AFFIDAVIT OF COST TO THE PERMITTEE FOR REIMBURSEMENT OR TO THE STATE'S ATTORNEY OFFICE FOR COLLECTION.
3. CHAPTER 356, FLORIDA STATUTES, REQUIRES THE PERMITTEE, PRIOR TO ANY EXCAVATION OR DEMOLITION ACTIVITIES, TO NOTIFY THE ONE-CALL SYSTEM, (ALSO CALLED SUNSHINE STATE ONE-CALL), THIS IS TO BE DONE NOT LESS THAN 2, NOR MORE THAN 5, BUSINESS DAYS BEFORE BEGINNING. THE PHONE NUMBER FOR SUNSHINE STATE ONE-CALL, INC. IS 1-800-432-4770.
4. ALL DISTURBED AREAS WITHIN F.D.O.T. RIGHT OF WAY MUST BE RESTORED WITH ARGENTINE BERM 500 MESH FENCE.
5. AT SUCH LOCATIONS WHERE F.D.O.T. SIGNS, REFLECTORS, OR OTHER STRUCTURES WILL INTERFERE WITH PROPOSED CONSTRUCTION, THE PERMITTEE WILL NOTIFY THE LOCAL MAINTENANCE OR RESIDENT ENGINEER 48 HOURS IN ADVANCE OF STARTING WORK. ALL SIGNS AND REFLECTORS THAT REQUIRE RELOCATION OR REPLACEMENT AS A RESULT OF PERMITTEE'S WORK WILL BE RELOCATED OR REPLACED BY THE PERMITTEE.
6. CALL SUNSHINE UTILITIES FOR LOCATION SERVICE PRIOR TO CONSTRUCTION (800-432-4770).
7. TRAFFIC CONTROL THROUGH WORK ZONE SHALL BE AS SHOWN IN F.D.O.T. STANDARD PLAN INDEX #100. THERE SHALL BE NO LANE CLOSURES FROM 7 AM TO 7 PM (FOR SHORT TURN CLOSURE FOR THE DRIVEWAY), THE NORTHBOUND RESTRICTION IS 4:00 PM TO 6 PM.
8. ALL STRIPING WITHIN F.D.O.T. RIGHT OF WAY SHALL BE IN ACCORDANCE WITH F.D.O.T. STANDARD PLANS INDEX #711 WITH LEAD FREE THERMOPLASTIC.
9. ALL SIGNAGE IS TO BE NEW UNLESS STATED OTHERWISE. SIGNS AND SIGN POSTS TO BE IN ACCORDANCE WITH F.D.O.T. STANDARD PLANS INDEX #700.
10. PAVED REFLECTIVE PAVEMENT MARKERS ARE REQUIRED IN ACCORDANCE WITH F.D.O.T. STANDARD PLANS INDEX #706, BUT ARE NOT SHOWN FOR CLARITY PURPOSES.
11. CONFLICTING STRIPING TO BE REMOVED BY HYDROBLASTING.
12. ALL CONCRETE WITHIN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY THAT IS TO BE REMOVED WILL NEED TO BE SAWCUT AND REMOVED FROM THE CLOSEST CONTROL JOINT.
13. ANY NECESSARY EROSION CONTROL SHALL BE PER THE S.W.A.P.P.
14. ALL CONSTRUCTION WITHIN THE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE LATEST DESIGN STANDARDS, AND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE UTILITY ACCOMMODATION MANUAL (UAM).
15. ALL MATERIALS INSTALLED WITHIN THE F.D.O.T. RIGHT-OF-WAY SHALL BE LIMITED TO THOSE ON THE F.D.O.T. QUALIFIED PRODUCTS LIST OR APPROVED PRESENT LIST OF TRAFFIC CONTROL SIGNALS AND DEVICES.
16. THE POSTED SPEED LIMIT IS 55 MPH.
17. ALL CONCRETE WITHIN F.D.O.T. RIGHT-OF-WAY SHALL BE AN APPROVED F.D.O.T. MIX DESIGN OF 3,000 PSI MINIMUM.
18. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT A MINIMUM OF TWO (2) BUSINESS DAYS PRIOR TO ANY LANE CLOSURES OR BEGINNING ANY CONSTRUCTION WITHIN THE F.D.O.T. RIGHT-OF-WAY.

DURGAPERSAD DARIAN
BLK 1 LOTS 24, 25, 26
PLAY BOOK # PAGE 001
PARCEL ACCT. #1470-001-024
B-2 ZONING
LAND USE: COMMUNITY BUSINESS

DAS ROBERT J
BLK 1 LOTS 27, 28
PLAY BOOK # PAGE 001
PARCEL ACCT. #1470-001-027
B-2 ZONING
LAND USE: COMMUNITY BUSINESS

COATS SUSAN RISHELL
BLK 1 LOT 29
PLAY BOOK # PAGE 001
PARCEL ACCT. #1470-001-029
B-2 ZONING
LAND USE: COMMUNITY BUSINESS

COATS SUSAN RISHELL
BLK 1 LOTS 30, 31
PLAY BOOK # PAGE 001
PARCEL ACCT. #1470-001-030
B-2 ZONING
LAND USE: COMMUNITY BUSINESS



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

2201 S.E. 30TH AVENUE
SUITE 304
OCALA, FL 33471
PHONE: (352) 884-5861

**DAVIS DINKINS
ENGINEERING, P.A.**
CERTIFICATE OF AUTHORIZATION #28150

NO.	REVISION	DATE
1	REVIEW ISSUE	10-11-22

DESIGN: D.D./J.S. DRAW: J.S./S.U. CHECK: D.D.

MAJOR SITE PLAN - F.D.O.T. OFFSITE

**BIG LEE'S BBQ
SERIOUS ABOUT BARBECUE**

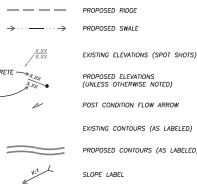
MARION COUNTY, FLORIDA

NOT VALID UNLESS EITHER DIGITALLY SIGNED
AND SEALED OR HANDWRITTENLY SIGNED,
DATED AND SEALED WITH PROFESSIONAL ENGINEER'S
SEAL BELOW.

DATE: _____
BY: _____
FL LICENSE NO. 66080

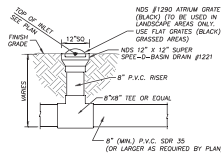
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GRADING LEGEND:



NOTES TO PAVING/SITE CONTRACTOR:

1. ADHERE TO GRADES SHOWN FOR HANDICAP SPACES, WHICH SHOULD NOT EXCEED 1:50 OR 2:08 SLOPE. SEE GRADES FOR ELEVATIONS.
2. ADHERE TO GRADES SHOWN FOR CONCRETE SIDEWALKS AND CROSSWALKS, WHICH SHOULD NOT EXCEED OR 2:08 (1:50) CROSS SLOPE, OR 5:0% (1:20) RUNNING SLOPE.
3. PROPOSED CONTOURS ARE SHOWN ONLY TO CONVEY DESIGN INTENT, AND ARE NOT INTENDED FOR UTILIZATION BY CONTRACTOR FOR 1-D MODELING. PROPOSED GRADES SHOWN SHOULD BE USED FOR GRADING ACTIVITIES AND PROJECT ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES PROMPTLY.



NDS YARD INLET DETAIL
NOT TO SCALE

PROPOSED STORM SEWER DATA					
STRUCTURE			R.C.P. STORM PIPE		
NUMBER	STRUCTURE	GRATE EL.	INV. EL.	NUMBER	SIZE (INCHES)
A	TYPE "Y" INLET	78.3	N.W. INV = 78.8 S.W. INV = 78.8 E. INV = 78.3 (8')	A - DR	47.0
B	TYPE "Y" INLET	77.9	N.W. INV = 78.3 S.W. INV = 78.3 E. INV = 77.9	B - A	98.3
C	TYPE "Y" INLET	78.0	N.W. INV = 78.6	C - B	77.0

STORM SEWER NOTES:

1. STORM SEWER IS DESIGNED FOR A 25-YR STORM EVENT.
2. ALL INLETS SHALL BE PROTECTED WITH S&T CONTROL PRODUCTS FROM "DANDY PRODUCTS" (SEE SHEET C5) UNTIL PAVING OPERATIONS ARE COMPLETED.
3. IT IS THE RESPONSIBILITY OF THE MANUFACTURER TO PROVIDE ALTERNATE B STRUCTURE BOTTOMS AS NEEDED AND PER F.D.O.T. STANDARD PLANS INDEX #425-010.
4. INVERTS AND CONNECTIONS TO BE PER F.D.O.T. STANDARD PLANS INDEX #425-001.
5. ALL STORM INLETS TO BE CONSTRUCTED PER F.D.O.T. STANDARD PLANS INDEX #425-024, #425-052, AND #425-053 AS APPLICABLE.

DRAINAGE CALCULATIONS:

RUNOFF (100-YR, 24-HOUR) = 11.2
HYDROLOGIC SOIL TYPE: TYPE "A", TYPE "C"

WATERSHED CALCULATIONS:

	PRE-DEV.	POST-DEV.	CH
WATERSHED AREA:	265.281	265.281	0
IMPROVED AREA:	0	73.52	73.52
WATERSHED CH:	6.647	6.647	0
OPEN SPACE TYPE "C":	265.281	265.281	0
WATERSHED CH:	43.07	89.34	0
VOLUME (CFS):	19.332	40.768	0
POST WMS PRE (CFS):	21.435		

POST-CONDITION STORAGE:

D.R.A. #1

DEVELOP. AREA (AC)	VOLUME (CFS)
78.0	8.202
78.0	8.202
78.0	8.202
D.R.A. VOLUME (CFS) =	16.384

WATER QUALITY REQUIRED:

(ON-LINE WATER QUALITY TREATMENT)

0.5" OF RUNOFF FROM WATERSHED:	23,720 C.F.
LESS THE GREATER OF:	
0.5" OF RUNOFF FROM WATERSHED:	12,720 C.F.
OR	
0.5" OF RUNOFF FROM IMPROVED:	23,712 C.F.
TREATMENT VOLUME REQUIRED:	15,440 C.F.

DRAINAGE NOTES:

1. METHOD OF CALCULATION FOR THE POST DEVELOPMENT 100YR, 24HR STORM IS BY TR-55 URBAN HYDROLOGY FOR SMALL WATERSHEDS.
2. THE TOTAL OF ON-SITE AND OFF-SITE AREAS WITHIN THE WATERSHEDS WERE USED TO FIND THE WEIGHTED CH.
3. SEE SEPARATE DRAINAGE CALCULATIONS FOR ADDITIONAL RUNOFF AND STORAGE ANALYSIS.
4. ## INDICATES PHYSICAL VOLUME ONLY. PERCOLATION IS NOT INCLUDED. SEE NOTE 3 ABOVE.

DRAINAGE SUMMARY/NARRATIVE:

THE SITE'S 880' - 880'0" BARBECUE IS A 2.4 ACRE SITE AND IS LOCATED NEAR THE INTERSECTION OF 301-305 AND U.S. HIGHWAY 441 IN THE CITY OF OCALA, FLORIDA. HISTORICALLY THE SITE HAS BEEN VACANT. A SMALL PORTION OF THE SITE DRAINS TO THE EAST, AND THE SOUTHWESTERN PORTION DRAINS TO A SHARED HISTORICAL LOW AREA ALONG THE U.S. HIGHWAY 441 R/W. THERE HAS BEEN NO DESIGNATED FEMA FLOOD ZONE ESTABLISHED. HOWEVER, THE MARION COUNTY REGIONAL WATERSHED MANAGED ON PLAIN (WMS) HAS BASED ON HISTORICAL LOWS AND ESTABLISHED A FLOOD PHONE AREA ELEVATION OF 77.7 FOR THE 100 YR EVENT.

THE PROPOSED IMPROVEMENTS CONSIST OF 15,500 ACRES (TOTAL) OF NEW IMPROVED BUILDING, SIDEWALK, AND PARKING IMPROVEMENTS. RUNOFF FROM THE IMPROVED SURFACES IS DIRECTED TO THE PROPOSED DRAINAGE RETENTION AREA FOR WATER QUALITY TREATMENT AND POST LESS PRE-CONDITION RETENTION. EXCESS STORMWATER IS DISCHARGED INTO THE EXISTING LOW AREA.

THE AVAILABLE POST-CONDITION WATERSHED STORAGE WITHIN THE PROJECT AREA (BASED ON SURVEYED DATA) EXCEEDS THE STORAGE ANTICIPATED WITH THE MARION COUNTY MODEL (BASED ON LOWS).

COMPENSATING STORAGE CALCULATIONS (BASED ON MARION FLOOD STUDY)

(CALCULATIONS BASED ON PROJECT AREA UNLESS NOTED OTHERWISE)

EXISTING STORAGE ON-SITE BELOW ELEV. 77.7

BASED ON MARION COUNTY LEAD DATA = 1.888 C.F.

BASED ON SURVEY DATA = 2.888 C.F.

PROPOSED STORAGE ON-SITE BELOW ELEV. 77.7

BASED ON SURVEY DATA = 2.334 C.F.

POST-CONDITION STORAGE AVAILABLE ON-SITE EXCEEDS STORAGE THAT WAS ANTICIPATED WITH THE MARION COUNTY FLOOD STUDY BY 4.648 CUBIC FEET.

SOIL TEST RESULTS:

TESTED BY: GSC-100, INC. P-X

TEST DATE: 09-09-22

TEST HOLE P-1 (GROUND EL. ±76.7')

0' - 60" FINE SAND, BROWN FINE SAND (SP)

60" - 80" CLAYEY SAND, YELLOWISH BROWN AND GREY CLAYEY SAND (SC)

80" - 100" CLAYEY SAND, YELLOWISH BROWN AND GREY CLAYEY SAND (SC)

100" - 120" SLIGHTLY SAND, CLAY, GREY AND YELLOWISH BROWN SLIGHTLY SANDY CLAY (CH)

ESTIMATED SEASONAL HIGH WATER TABLE @ APPROX. = 7.5 FEET

FIELD HORIZONTAL PERMEABILITY RATE AT APPROX. 2.0 FEET = 24.5 FEET/DAY

FIELD VERTICAL PERMEABILITY RATE AT APPROX. 2.0 FEET = 16.9 FEET/DAY

CONFINING LAYER GREATER @ APPROX. = 1.15 FEET

TEST HOLE P-2 (GROUND EL. ±76.7')

0' - 42" FINE SAND, BROWN FINE SAND (SP)

42" - 144" CLAYEY SAND, CLAY, GREY AND YELLOWISH BROWN SLIGHTLY SANDY CLAY (CH)

144" - 180" SLIGHTLY SAND, CLAY, GREY AND YELLOWISH BROWN SLIGHTLY SANDY CLAY (CH)

ESTIMATED SEASONAL HIGH WATER TABLE @ APPROX. = 3.5 FEET

FIELD HORIZONTAL PERMEABILITY RATE AT APPROX. 1.0 FEET = 24.5 FEET/DAY

FIELD VERTICAL PERMEABILITY RATE AT APPROX. 1.0 FEET = 17.8 FEET/DAY

CONFINING LAYER @ APPROX. = 1.15 FEET

TEST HOLE P-3 (GROUND EL. ±77.0')

0' - 18" FINE SAND, BROWN FINE SAND (SP)

18" - 68" SLIGHTLY SAND, CLAY, GREY AND YELLOWISH BROWN SLIGHTLY SANDY CLAY (CH)

68" - 132" LIMESTONE, LIGHT BROWN LIMESTONE

ESTIMATED SEASONAL HIGH WATER TABLE AND CONFINING LAYER @ APPROX. = 1.5 FEET

BORING TERMINATED @ APPROX. = 1.15 FEET DUE TO LIMESTONE RETARD.

TEST HOLE P-4 (GROUND EL. ±76.1')

0' - 36" FINE SAND, BROWN FINE SAND (SP)

36" - 180" SLIGHTLY SAND, CLAY, GREY AND YELLOWISH BROWN SLIGHTLY SANDY CLAY (CH)

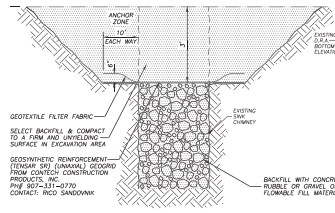
ESTIMATED SEASONAL HIGH WATER TABLE AND CONFINING LAYER @ APPROX. = 3.0 FEET

FIELD HORIZONTAL PERMEABILITY RATE AT APPROX. 1.0 FEET = 15.3 FEET/DAY

FIELD VERTICAL PERMEABILITY RATE AT APPROX. 1.0 FEET = 15.3 FEET/DAY

TYPICAL SINK CHIMNEY REPAIR DETAIL

PER DEVO REPAIRMAN, PHD., P.E.



D.R.A. CONSTRUCTION NOTES:

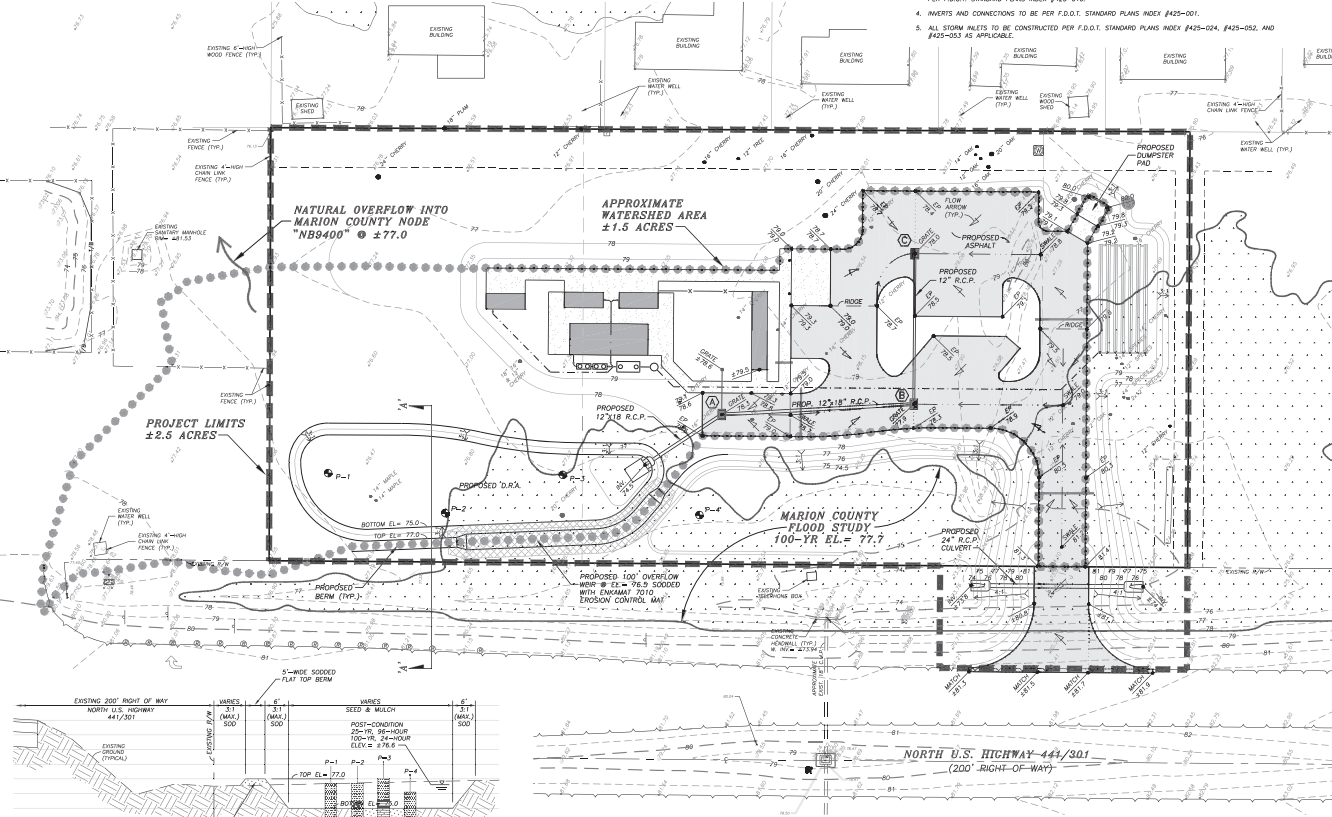
THE FOLLOWING CONSTRUCTION PROCEDURES ARE ADVISABLE TO AVOID POTENTIAL MINUTIES TO THE INTENTION AREA RECOVERY DUE TO CONSTRUCTION PRACTICES. CONTRACTOR TO REFER TO APPLICABLE WATER MANAGEMENT DISTRICT PERMIT INFORMATION MANUAL FOR ADDITIONAL INFORMATION.

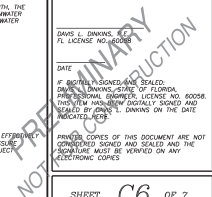
1. MINUTELY EXCAVATE AND ROUGH GRADE THE RETENTION BASIN WITHIN 12 INCHES OF THE BASIN BOTTOM AND SIDE SLOPES. (IMPORTANT: DO NOT OVER-EXCAVATE ANY PORTION OF THE RETENTION BASIN BOTTOM OR SLOPES)
2. AFTER THE AREA CONTRIBUTING TO THE BASIN HAS BEEN ANALYZED, THE INTERIOR SIDE SLOPES AND BASIN BOTTOM SHOULD BE EXCAVATED TO THE DESIGN SLOPES AND BASIN BOTTOM AND UNDERLAIN WITH GEOTEXTILE FILTER FABRIC. MATERIAL SHOULD BE CAREFULLY EXCAVATED AND REMOVED FROM THE BASIN SO THAT ANY ACCUMULATED SOLIDS, CAPS, OR OTHER FINE SEGMENT MATERIALS ARE REMOVED. THE EXCAVATED MATERIAL SHOULD BE UNLOADED OR DISPOSED OF.
3. THE ENTIRE BASIN BOTTOM SHOULD BE DEEP RAINED AND LOOSENED FOR OPTIMAL INFILTRATION.
4. THE FINAL STABILIZATION OF THE BASIN SHOULD BE DONE PER THE CONSTRUCTION PLANS.

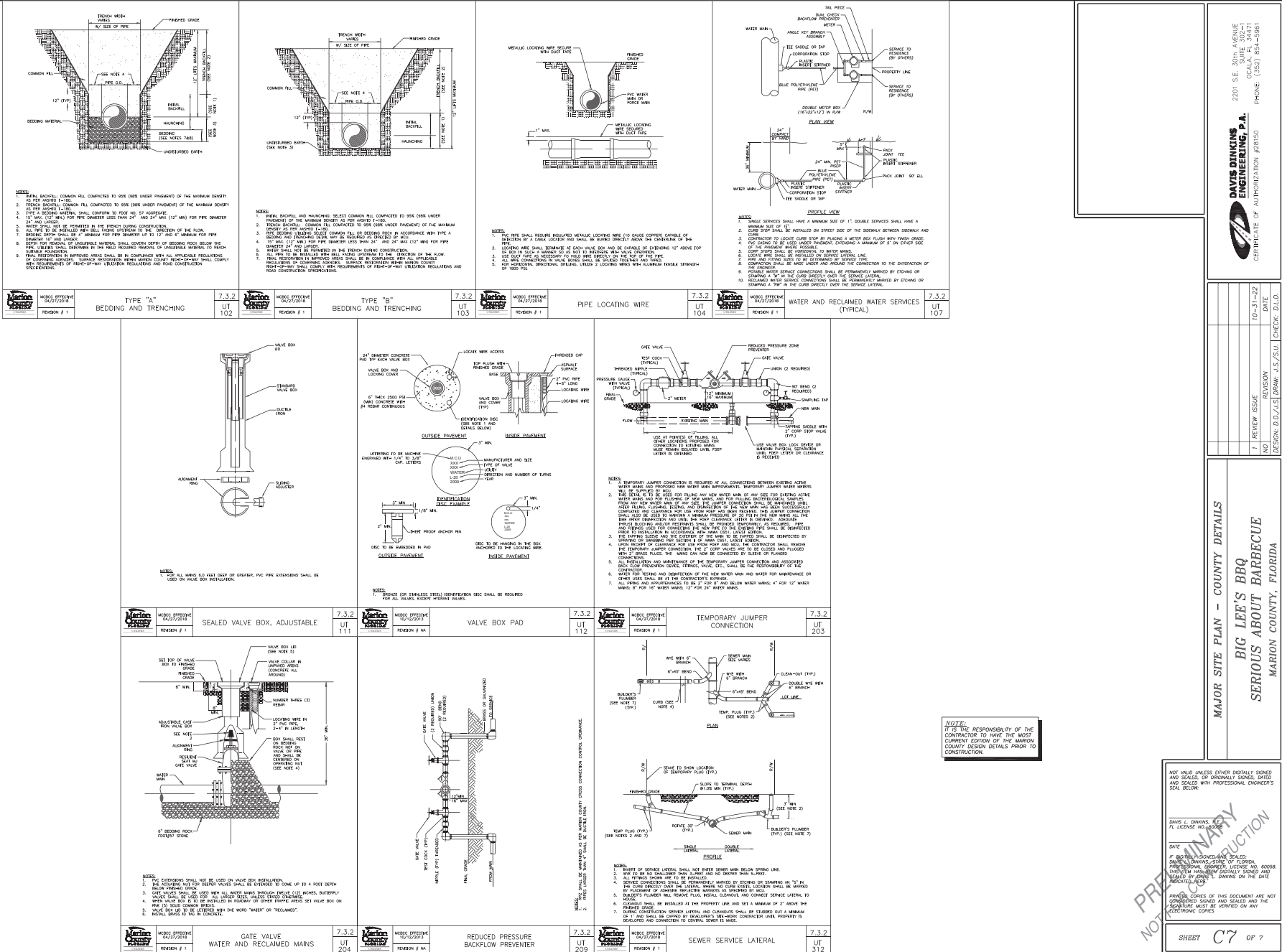
D.R.A. CROSS SECTION 'A'-A'

NOT TO SCALE

GEOTECHNICAL ENGINEER TO PREPARE QUALITY MATERIAL AND PROVIDE TESTING REPORT PRIOR TO INSTALLATION. GEOTECHNICAL ENGINEER TO WITNESS CONSTRUCTION.





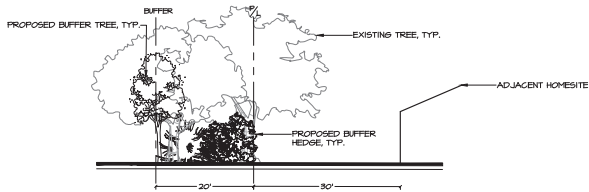


2201 S.E. 30TH AVENUE
SUITE 100
OCEAN HILLS, FL 33471
PHONE: (561) 884-5861
FAX: (561) 884-5862
DAVIS DINKINS
ENGINEERING, P.A.
CERTIFICATE OF AUTHORIZATION #28150

MAJOR SITE PLAN - COUNTY DETAILS
BIG LEE'S BBQ
SERIOUS ABOUT BARBECUE
MARION COUNTY, FLORIDA

NOT VALID UNLESS EITHER DIGITALLY SIGNED AND SEALED OR PHYSICALLY SIGNED AND SEALED WITH PROFESSIONAL ENGINEER'S SEAL BELOW
DATE: 07/27/2018
BY: DAVID L. DINKINS, P.E.
FL LICENSE NO. 60088
PRELIMINARY

SHEET C7 OF 7



TYPE B EAST BUFFER TYPICAL SECTION
SCALE: 1/16" = 1'-0"

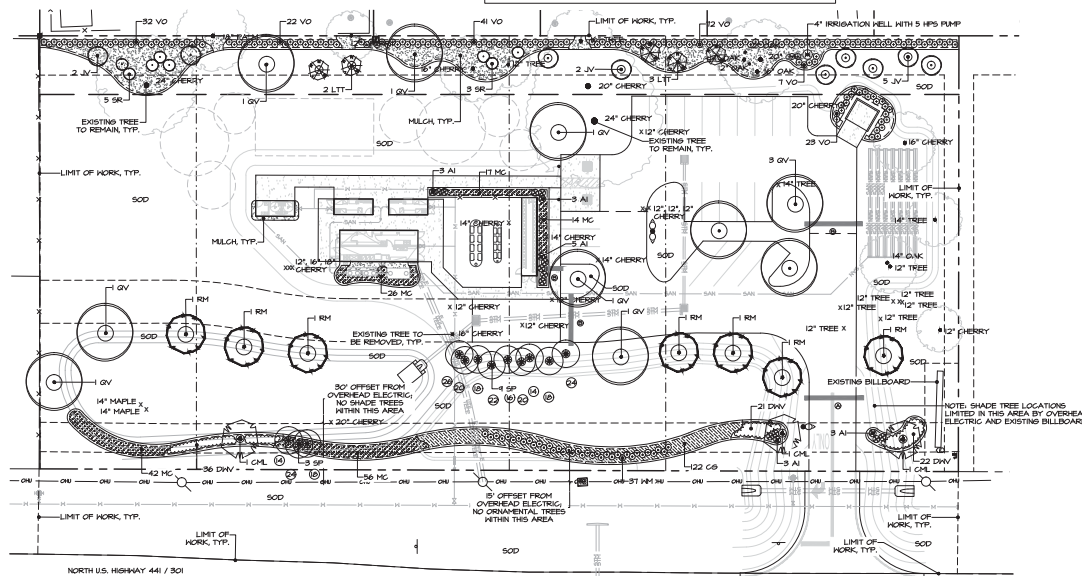
EAST BUFFER - TYPE B (410 LF) - SEE TYPICAL SECTION TOP LEFT

REQUIRED:

- 20' width with wall (see list of requested waivers)
- 2 shade trees, 3 Ornamental, 50% buffer area comprised of shrubs/groundcover
- (10 Shade, 15 Ornamental, 4/100 of shrubs/groundcover for 410 LF)

PROVIDED:

- 20' Hedge
- 10 Shade (2 proposed, 8 existing), 15 Ornamental (14 proposed, 1 existing plant), 5/10 of (50%) shrubs/groundcover



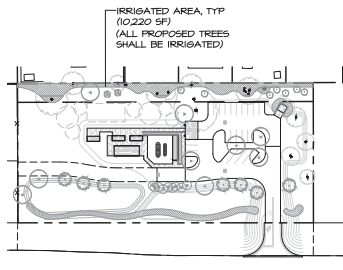
WEST BUFFER - TYPE C (410 LF)

REQUIRED:

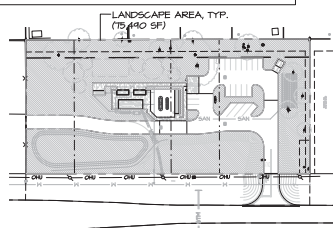
- 0' Hedge
- 2 Shade Trees, 3 Ornamental, 50% buffer area comprised of shrubs/groundcover
- (10 Shade, 15 Ornamental, 4/100 of shrubs/groundcover for 410 LF)

PROVIDED:

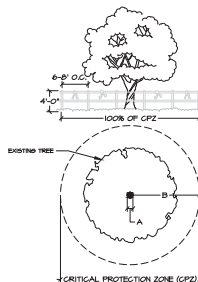
- 0' Hedge
- 10 Shade, 15 Ornamental, 4/100 of (50%) shrubs/groundcover



IRRIGATED AREA DIAGRAM
NOT TO SCALE



LANDSCAPE AREA DIAGRAM
NOT TO SCALE



TREE PROTECTION DETAIL



SCALE: 1"=30'

LANDSCAPE CALCULATIONS

LAND USE: COMMERCIAL

PROJECT AREA - REFER TO CIVIL PLANS: 2.40 AC (104,549 SF)

LANDSCAPE AREA - 1.7 AC (73,440 SF) (12%) (SEE DIAGRAM BOTTOM LEFT)

TREE REMOVAL/PRESERVATION

See plan for trees to remain and trees to be removed

SHADE TREE REQUIREMENT

SHADE TREES REQUIRED: 2.401 AC (104,266 SF) / 3,000 SF + 35

EXISTING SHADE TREES TO REMAIN: 18

PROPOSED SHADE TREES: 17 (100% NATIVE)

TOTAL SHADE TREES PROVIDED: 35

OTHER CALCULATIONS

PROPOSED UNDERSTORY/ORNAMENTAL TREES: 24

SHRUBS, GRASSES AND GROUND COVER PROPOSED: XX

NATIVE = XX (00%)

PL. FREQUENTLY = XX (00%)

TOTAL NATIVE PERCENTAGE (ALL TREES AND PLANTS): 67%

LANDSCAPE BUFFER REQUIREMENTS

NORTH BOUNDARY - ADJACENT COMMERCIAL, NO BUFFER REQUIRED

EAST BOUNDARY - SINGLE FAMILY RESIDENTIAL, TYPE B BUFFER REQUIRED

SEE PLAN FOR BUFFER DETAILS

SOUTH BOUNDARY - ADJACENT COMMERCIAL, NO BUFFER REQUIRED

WEST BOUNDARY - B204, TYPE C BUFFER REQUIRED

SEE PLAN FOR BUFFER DETAILS

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 species shall be met.

Qty	Qty	Plant Name	Size and Spacing	Maintenance	Native
17		African iris, white Dietes vegeta - (AI)	#5, full; 5'-6' ppp min; 42" oc	Allow natural growth; deadhead regularly	Yes
68	122	Cordyline Spartina bakeri - (CB)	#5, full; 3' oc	Allow natural growth, "knapsack" If required, remove dead and frost damaged foliage seasonally	Yes
CHL	3	Grape Hyacinth, lavender Lagerstroemia indica "Mascotte" - (CHL)	#50/84B, 7'-11" Ht x 5' spr; multi-trunk	25' Ht x 20' spr; prune no more than 1/2" dead	Yes
DWH	74	Dwarf Hollers Viburnum Viburnum coccineum "Mrs. Sullister's Delight" - (DWH)	#5, 18" Ht x 16" spr; 3' oc	30" Ht x full mass	Yes
JV	4	Broad Cedar Juniperus virginiana "Brooks" - (JV)	#5, 6' Ht x 2-3' spr; 5' oc	Allow natural growth	Yes
LJT	5	Ligustrum, tree-like Ligustrum japonicum - (LJT)	#4B, 6' Ht x 6' spr; multi-trunk; 4' min open below	Allow natural growth; 6'-8' open below; prune informally; do not shear	Yes
MC	155	Milly Grass Habenaria capillaris - (MC)	#5, full; 18" Ht, 5' oc	Allow natural growth; remove weeds; cut back after last frost annually	Yes
QV	10	Live Oak Quercus virginiana - (QV)	#65, 12-14' Ht x 6' spr; 3-1/2" cal min	Allow natural growth; prune only for form or dead wood	Yes
RM	7	Red Maple Acer rubrum - (RM)	Conf/#4B, 12-14' Ht x 6' spr; 3-1/2" cal min	Allow natural growth; prune only for form or dead wood	Yes
SP	12	Salad Palm Salad palmella - (SP)	BR; hurricane cut; See plan for CT heights	Allow natural growth; prune only dead fronds to keep full round head	Yes
SR	6	San Palmetto Serenoa repens - (SR)	#5, 18" Ht x 16-20" spr; 4' oc	Allow natural growth; maintain informally	Yes
VO	203	Sweet Viburnum Viburnum odoratissimum - (VO)	#7, 36" Ht x 2' spr; 3' oc	6' Ht x 6' full hedge	Yes
HV	37	Haw Hyacinth Mycrica centaria - (HV)	#5, 4-6' Ht x 3-4' spr; multi-trunk	Allow natural growth	Yes
SOD **		Argentine Bahia Passiflora nobilis "Argentine" - (SOD)	Palmet	Unirrigated	
MLCH		Pine Straw - (MLCH)	3" depth	Refresh annually, or as needed	

**LARGE SODDED AREAS MAY BE SEEDED AT OWNER'S DISCRETION

LIST OF REQUESTED WAIVERS

- MODIFIED TYPE-B EAST BUFFER
- Hedge requested for wall requirement.

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 6.5.2 of LOR.
- Landscape maintenance shall be in accordance with Section 6.8.5 of LOR.
 - 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 shall not be girdled or braced with girdling or bracing removal once sufficient root growth has established the tree or palm to support itself. Damaging trees with girdling 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 replacement of drought tolerant landscaping, including the replacement of planted areas with turfgrass, or replacing dying or diseased plants with similar plant material is encouraged.
 - Barriers 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 6.8.5 of the LOR.
 - Landscape installation professionals performing work for hire within the unincorporated areas of Marion County shall be 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 CE-SPF Certificate of Completion.
 - Any person providing 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. See Sheet L-2 for Additional Irrigation Notes and Specifications.

REVISIONS

DATE

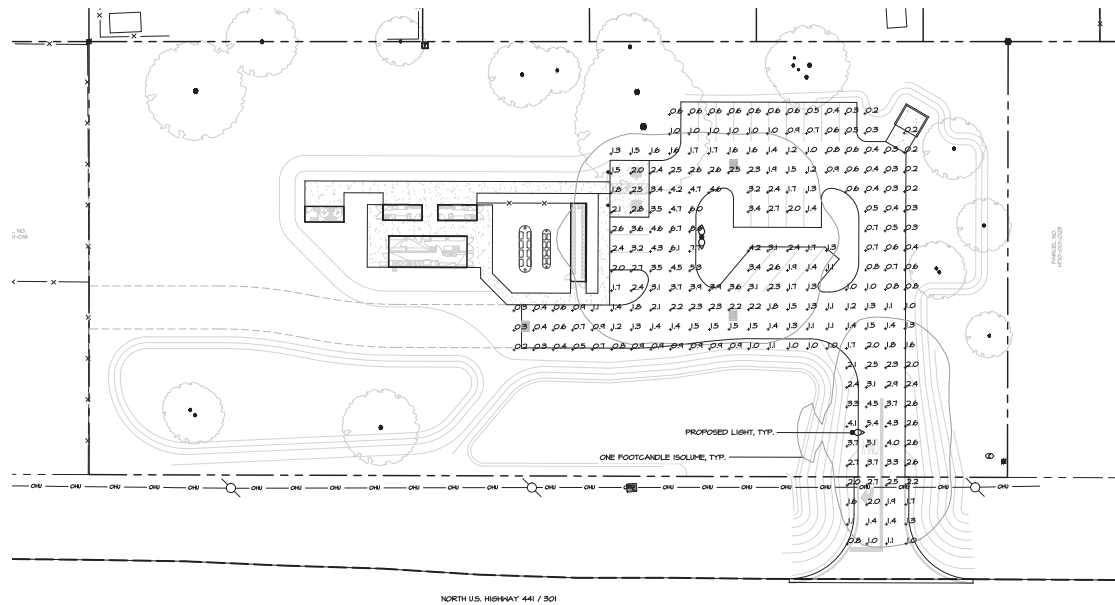
MPA
Michael Pape
& Associates, PA
LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE
2351 SE 77th Street, Ocala, FL • 352.351.3500 • www.mpa-la.com

BIG LEE'S - SERIOUS ABOUT BBQ
MARION COUNTY, FLORIDA
LANDSCAPE PLAN

DATE: 10-31-22
JOB NO: 1234
DMS NO: 1234
DMS BY: CV
GND BY: SG

SHEET 1 OF 1

L-1



LIGHTING LEGEND
• CDS: AEL DOUBLE-ENDED AUTOMARK SERIES ATED LED
• ATED: 180° VOLTAGE 180° BULB, 3000° BULB, 15° DISTRIBUTION, BLACK
• 10°: 10° VOLTAGE 10° BULB, 3000° BULB, 15° DISTRIBUTION, BLACK
• (1 DOUBLE FIXTURE, 1 SINGLE FIXTURE)
CONFIRM SPECIFICATIONS WITH SUBMITTAL OF CUTSHEETS AND FULL PRODUCT CODE
NUMBERS TO MPA.

Site Average: 2.0 fc
Min: 0.2 fc (paved surfaces)
Max: 8.6 fc (paved surfaces)

Notes:

1. This lighting layout meets the recommendations for safe lighting levels established by the Illuminating Engineering Society of North America in the general areas where lights have been provided to the greatest extent possible. Architectural lighting will be required for areas around the building to maintain adequate lighting for safety and security, and such lighting is not addressed or shown on this plan.
2. Any changes or substitutions made to this plan shall be evaluated to ensure adequate light levels are provided.
3. Illuminance values shown are for design purposes only. Variances in actual installation or changes to the plan or specifications may cause the actual measured values to vary.
4. Orient fixtures and arms as shown on plan.
5. Buildings have been included in this calculation as non-reflective obstructions.
6. All point by point values shown are maintained (a light depreciation factor has been included). Light levels are measured at finished grade.
7. Light installations for off site roadway and/or adjoining properties shown on this plan have been included in the calculations.
8. Lighting shall be installed in accordance with the lighting plan by a licensed electrical contractor. The contractor is responsible to design and install the electrical connections necessary to supply power to the proposed lights. All connections shall be underground and in conduit. Lighting shall be bid as lump sum and includes all work necessary to complete the project.

SCALE: 1"=30'

REVISIONS

DATE

MPA Michael Pape
& Associates, PA
LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE
2331 SE 17th Street, Ocala, FL 34471 • 352.351.3500 • www.mpa-la.com

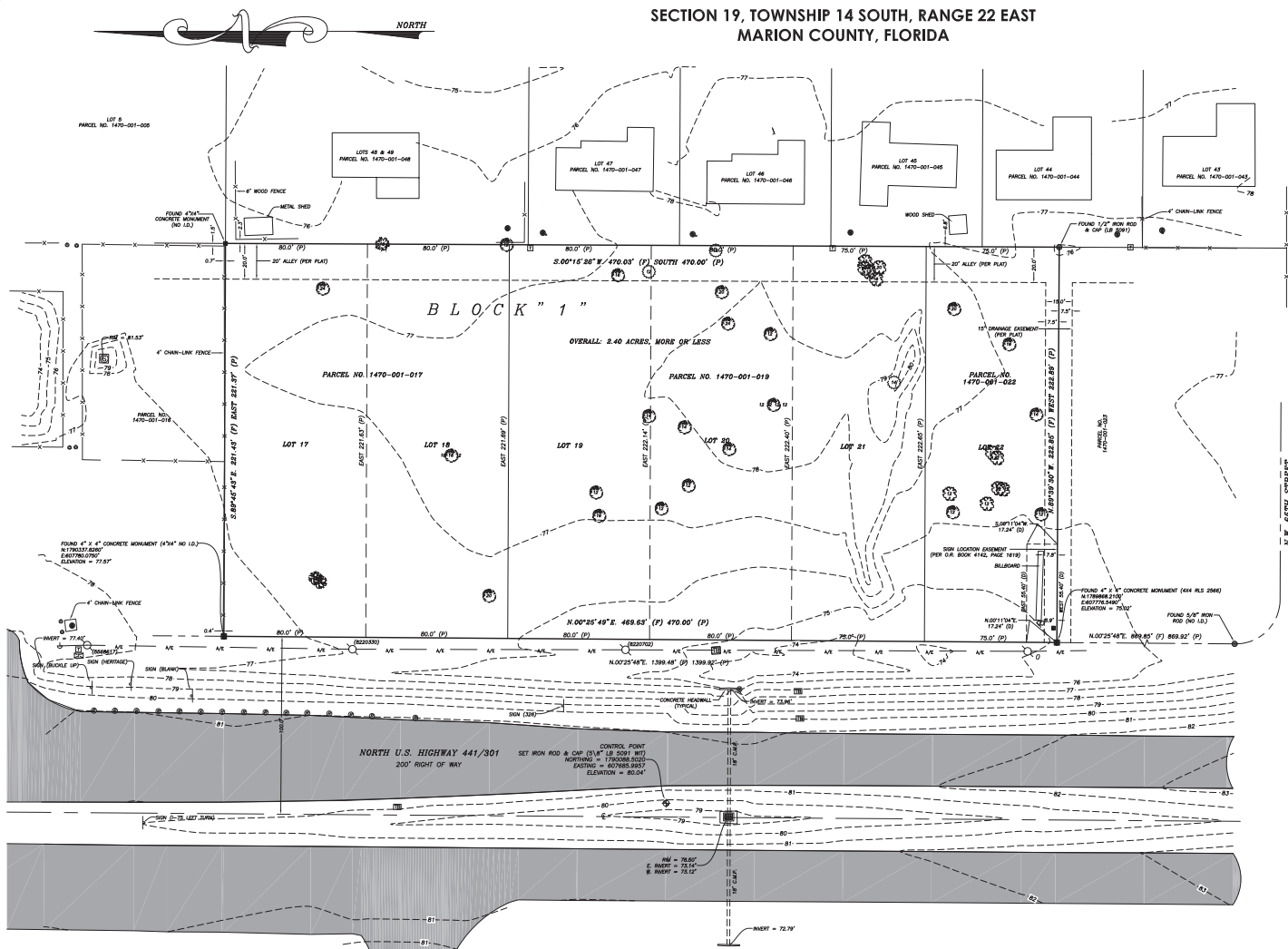
BIG LEE'S - SERIOUS ABOUT BBQ
MARION COUNTY, FLORIDA
PHOTOMETRIC PLAN

DATE: 10-28-22
JOB NO.: 1234
DWS NO.: 1234
DNL BY: CV
CHKD BY: SS

SHEET 1 OF 1

LTG-1

SECTION 19, TOWNSHIP 14 SOUTH, RANGE 22 EAST
MARION COUNTY, FLORIDA



- TREE LEGEND**
(SEE IDENTIFIED INSIDE SYMBOL)
- CAMPBELL
 - CEDAR
 - CHERRY
 - CHINABERRY
 - GRAPE MYRTLE
 - CYPRESS
 - DOGWOOD
 - ELM
 - HICKORY
 - HOLLY
 - MAGNOLIA
 - MAPLE
 - MISC.
 - OAK
 - PALM
 - PECAN
 - PINE
 - SWEETGUM

- LEGEND** UNLESS OTHERWISE NOTED
- C = CENTERLINE OF RIGHT OF WAY
 - C.B. = CHORD BEARING
 - O.R. = OPTICAL RECORDS OF MARION COUNTY
 - 4" x 4" = FOUND 4" x 4" CONCRETE MONUMENT
 - 5/8" x 4" = FOUND 5/8" x 4" CONCRETE MONUMENT - LB 5091
 - 5/8" x 4" = FOUND 5/8" x 4" IRON ROD & CAP
 - 5/8" x 4" = FOUND 5/8" x 4" IRON ROD & DISK
 - 5/8" x 4" = FOUND 5/8" x 4" IRON ROD & CAP - LB 5091
 - (F) = FIELD MEASUREMENT
 - (D) = DEED DIMENSION
 - (C) = CALCULATED DIMENSION
 - (M) = DRAINAGE MANHOLE
 - (S) = STORM DRAINAGE GRATE
 - (C) = CURB INLET GRATE
 - (Y) = YARD DRAIN
 - (S) = SANITARY MANHOLE
 - (S) = SANITARY CLEANOUT
 - (S) = SEWER VALVE
 - (S) = GREASE MANHOLE
 - (S) = METAL LIGHT POLE
 - (S) = CONCRETE POWER POLE
 - (S) = ELECTRIC TRANSFORMER
 - (S) = ELECTRIC BOX
 - (S) = ELECTRIC METER
 - (S) = GUY ANCHOR
 - (S) = TELEPHONE VAULT
 - (S) = TELEPHONE BOX
 - (S) = TELEPHONE CABLE MARKER
 - (S) = TELEPHONE MANHOLE
 - (S) = CABLE BOX
 - (S) = FIBER OPTIC CABLE MARKER
 - (S) = FIRE HYDRANT
 - (S) = WATER VALVE
 - (S) = BACKFLOW PREVENTOR
 - (S) = IRRIGATION CONTROL VALVE
 - (S) = HOSE BIBB
 - (S) = WELL
 - (S) = MONITORING WELL
 - (S) = FIRE DEPARTMENT CONNECTION
 - (S) = GAS METER
 - (S) = GAS VALVE
 - (S) = GAS LINE MARKER
 - (S) = AIR CONDITIONER PAD
 - (S) = METAL REFLECTOR POST
 - (S) = BOLLARD
 - (S) = MAILBOX
 - (S) = SIGN
 - P.V.C. = POLYVINYL CHLORIDE
 - R.C.P. = REINFORCED CONCRETE PIPE
 - C.M.P. = CORRUGATED METAL PIPE
 - H.D.P.E. = HIGH DENSITY POLYETHYLENE
 - W. = WATER METER
 - A.E. = AERIAL ELECTRIC
 - W. = OVERHEAD TRAFFIC SIGNALIZATION
 - U. = UNDERGROUND TELEPHONE LINE
 - U. = UNDERGROUND FIBER OPTICS
 - U. = UNDERGROUND WATER LINE
 - U. = UNDERGROUND GAS LINE
 - U. = UNDERGROUND SANITARY SEWER LINE
 - U. = UNDERGROUND ELECTRIC
 - U. = UNDERGROUND FORESMAN
 - U. = BROKEN LINE; NOT DRAWN TO SCALE
 - U. = DENOTES CONCRETE
 - U. = DENOTES ASPHALT

- NOTES:**
- DATE OF FIELD SURVEY: MARCH 10, 2022.
 - SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
 - UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.
 - PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
 - BEARINGS AND STATE PLANE COORDINATES DEPICTED HEREON ARE GRID, WEST FLORIDA ZONE, NAD-83 (CORS96) EPOCH(2002.0000), BASED ON TRIMBLE VIRTUAL REFERENCE STATION NETWORK AND REFERENCED TO CITY OF OCALA ENGINEERING DEPARTMENT CONTROL POINT 0021.
 - VERTICAL DATUM BASED ON CITY OF OCALA ENGINEERING DEPARTMENT CONTROL POINT 0021 WITH AN ELEVATION OF 129.16; NAVD-88.
 - 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.
 - THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
 - THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM R.M. BARRINEAU & ASSOCIATES, INC.

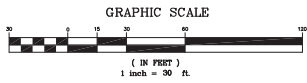
DESCRIPTION:

PER TITLE COMMITMENT NO. 2076-4444336, FILE NO. ROW19-0218 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, BEARING AN COMMITMENT DATE OF AUGUST 29, 2019.

LOTS 17 AND 18, BLOCK 1, OCALA HIGHLANDS ESTATES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK K, PAGES 1, 1A THROUGH 1C, PUBLIC RECORDS OF MARION COUNTY, FLORIDA;

LOTS 19, 20 AND 21, BLOCK 1, OCALA HIGHLANDS ESTATES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK K, PAGES 1, 1A THROUGH 1C, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

LOT 22, BLOCK 1, OCALA HIGHLANDS ESTATES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK K, PAGES 1, 1A THROUGH 1C, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.



SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5-17.000-002, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND THAT THE SURVEY IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE.

SIGNATURE DATE
TRAVIS P. BARRINEAU, P.S.M. - LS 6897
OF R.M. BARRINEAU & ASSOCIATES, INC.

NO.	REVISIONS	BY	DATE

DATE	SCALE	APPROVED	CHECKED	REVIEWED	DATE
	1" = 30'				

R.M. BARRINEAU & ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS
1000 S. UNIVERSITY AVENUE, SUITE 100
OCALA, FLORIDA 34471
PHONE: 352.369.1111 FAX: 352.369.1112
WWW.RMBARRINEAU.COM

**BOUNDARY & TOPOGRAPHIC
SURVEY FOR:
DINKINS ENGINEERING**

REFERENCES:
J.O.# 19134
F.B. 636, PGS. 54
DWG.# 19134UP

FILE: OCALA HIGHLANDS EST.
SHT 1 OF 1