



## SUBMITTAL SUMMARY REPORT 32454

**PLAN NAME:** METAL WAREHOUSE SE 58TH AVE, OCALA FL 34480

**LOCATION:**

**APPLICATION DATE:** 02/04/2025

**PARCEL:** 9025-0621-03

**DESCRIPTION:**

CONTACTS	NAME	COMPANY
Applicant	ADAN ORDONEZ ORDONEZ	ORDONEZ ORDONEZ CONSTRUCTION, INC
Engineer of Record	ADAN ORDONEZ ORDONEZ	ORDONEZ ORDONEZ CONSTRUCTION, INC

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.	11/04/2025	11/12/2025	12/23/2025	Requires Re-submit
OCE: Plan Review (DR) v.	01/27/2026	02/03/2026	02/06/2026	Requires Re-submit
OCE: Plan Review (DR) v.	02/09/2026	02/16/2026	02/25/2026	Approved

### SUBMITTAL DETAILS

**OCE: Plan Review (DR) v.1**

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		11/12/2025	11/26/2025	Approved
<i>Comments</i>	YES 2.12.8 - Legal description matches boundary on plan YES 2.12.28 - Correct road names supplied YES 6.2.1.F - North arrow and graphic drawing and written scale YES Additional 911 comments Sheet C01 – The Range is incorrectly labeled as 23 it should be 22. Please correct on future submittals.			
Environmental Health (Plans) (Environmental Health)	Evan Searcy	11/12/2025	12/23/2025	Approved
Fire Marshal (Plans) (Fire)		11/12/2025	11/26/2025	Approved
<i>Comments</i>	YES 6.18.2 - Fire Flow/Fire Hydrant N/A 6.18.3 - Gated Communities/Properties N/A 6.18.4 - Wildland Interface Area N/A 6.18.5 - Access Control Box N/A 6.18.2.D - Fire Department Connections N/A NFPA 1 Chapter 11.10.1 - In Building Minimum Radio Signal Strength YES 6.18.2.G - Painting and Marking of Fire Hydrants YES NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads N/A Additional Fire comments			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	11/12/2025	12/03/2025	Requires Re-submit
<i>Comments</i>	Please include SUP info on cover page			
<i>Corrections</i>	2.12 - Special Use Permits (Not Resolved) - 2.12 - Special Use Permits: List of all approved special use permits, case number, conditions, and the date of approval.			

# SUBMITTAL SUMMARY REPORT (32454)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Landscape (Plans) (Parks and Recreation)		11/12/2025	11/26/2025	Requires Re-submit
<i>Comments</i>	<p>YES 2.12.18 - All trees 10" DBH and larger</p> <p>N/A 2.12.25 - Marion Friendly Landscape Areas</p> <p>YES 6.7.3 - Tree protection How will DRA be constructed to avoid damage to the roots of the Oak tree to remain. As shown, it appears the Oak roots will be in the construction area.</p> <p>YES 6.7.4 - Shade tree requirements</p> <p>YES 6.7.6 - Tree removal submittal requirements</p> <p>YES 6.7.8 - Protected tree replacement requirements</p> <p>YES 6.7.9 - Replacement trees; general requirements Mitigation replacement trees shall be a min. of 3.5" caliper at installation, smaller caliper will not count toward mitigation - 100" per acre-12" preserved = 88" , 87.5" of proposed trees, please show how deficit will be met</p> <p>YES 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes)</p> <p>YES 6.8.3 - Landscape design standards Slash Pine trees are not suitable for street front buffers or for parking islands.</p> <p>YES 6.8.4 - Landscape area requirements for non-residential development</p> <p>N/A 6.8.5 - Landscape area requirements for residential and mixed use developments</p> <p>YES 6.8.6 - Buffers 1. Plantings are to be on the public view side of the wall, plan appears to show plantings on the private side.</p> <p>NO 6.8.7 - Parking areas and vehicular use areas Waiver required to use understory in lieu of canopy tree in island, staff supports using evergreen understory</p> <p>YES 6.8.8 - Building landscaping Landscape areas shall be provided adjacent to or within 25 feet from the building walls and shall extend along 60 percent of the total length of the wall, excluding those areas required for access to the building. Landscape areas shall be a minimum of five feet wide allowing for a minimum distance of two feet from the façade to the innermost plants.</p> <p>YES 6.8.9 - Service and equipment areas</p> <p>N/A 6.13.3.C(5) - Landscaping of public stormwater management facilities</p> <p>N/A 6.13.3.D(4) - Landscaping of private stormwater management facilities</p> <p>YES 6.8.10 - General planting requirements (specifications)</p> <p>YES 6.8.11 - Landscape installation</p> <p>YES 6.8.12 - Landscape completion inspection requirements</p> <p>YES 6.9.2 - Irrigation plan requirements (details, legend, notes)</p> <p>YES 6.9.3 - Irrigation design standards</p> <p>YES 6.9.5 - Irrigation system installation</p> <p>YES 6.9.6 - Completion inspection requirements</p> <p>YES 6.19.3 - Outdoor lighting plan requirements Will there be outdoor lighting? if so, please submit a signed and sealed photometric plan</p> <p>YES 6.19.4 - Exterior lighting design standards</p> <p>N/A 5.5.4.B - Permitted uses within Springs Protection Overlay Zone</p> <p>INFO Additional Landscape comments Adjacent lot 2 indicates a residence, this is a commercial use.</p>			

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# SUBMITTAL SUMMARY REPORT (32454)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Design (Plans) (Office of the County Engineer)		11/12/2025	11/26/2025	Approved
<i>Comments</i>	<p>YES 2.21.2.B - Major Site Plan fee of \$1,000.00 + (\$10.00 x total site acreage) 11/5/25-fee due with resubmittal            7/14/25-fee due with resubmittal            5/9/25-fee due with resubmittal            2/10/25-fee due with resubmittal            N/A 2.21.2.B - Plan review fee of \$40.00 made payable to Marion County Health Department            N/A Traffic study / methodology fee of \$200.00 made payable to Marion County BCC is required prior to plan approval. Refer to Resolution 10-R-630 for the current fee schedule.            N/A 2.1.6.A - \$100 Resubmittal fee payable to Marion County BCC            N/A 2.1.7.A - \$100 Revision fee payable to Marion County BCC            N/A 2.1.3 - Order of plan approval            YES 2.12.3 - Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions 5/9/25-Corrected            2/10/25-ALL title blocks denote type of application; project name, location            YES 2.12.4.A - Type of application on front page            YES 2.12.4.B - Project name centered at top of front page            YES 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet            YES 2.12.4.D - Owner's certification on front sheet: I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan 5/9/25-Corrected            2/10/25-missing certification            YES 2.12.4.E - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet            YES 6.2.1.A - Name, street address, signature, date, license number, and seal of licensed professional on each sheet            YES 2.12.4.F - Licensed professional certification on cover sheet with signature and seal on all sheets after plan approval            YES 2.12.4.F(1) - Licensed Design Professional Certification: I hereby certify that these plans and calculations were completed in accordance with all applicable requirements of the Marion County Land Development Code, except as waived.            YES 2.12.4.G - A key location or vicinity map, with north arrow, with reference to surrounding properties, streets, municipal boundaries, sections, ranges, and township            YES 2.12.4.H - A portrait oriented minimal 3 inches x 5 inches space, located 2.75 inches from the right edge of paper and .75 inches from the top edge of paper, shall remain blank to allow for a County approval stamp            YES 2.12.4.I &amp; 6.2.1.D - Index of sheets and numbering            INFO 2.12.4.K - List of approved waivers, their conditions, and the date of approval 2/10/25-add waivers if requested in future            YES 2.12.4.L(1) - Parcel number            YES 2.12.7 - A digital version of the plan in a format pre-approved by the Office of the County Engineer            YES 2.21.2.A - Multi-phase Major Site Plans may include a separate sheet showing independent, stand alone phasing and shall not be subject to a separate Master Plan application            YES 6.2.1.B - Plans shall be legible and meet typical industry standards            YES 6.2.1.C - Standardized sheet size shall be 24" x 36"            YES 6.2.1.F - North arrow and graphic drawing and written scale            N/A Legal Documents            INFO Additional Development Review Comments 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.</p>			

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	11/12/2025	12/01/2025	Approved
<i>Recommendations</i>	Copy of District Permit (County Interest) - Please provide a copy of the District permit prior to construction.			
<i>Recommendations</i>	Additional Stormwater comments - (1) If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org. (2) Proposed grading and drainage modifications that impact the FDOT ROW drainage systems need to be coordinated directly with FDOT.			
<i>Recommendations</i>	6.13.10.B <input type="checkbox"/> Copy of NPDES Permit or NOI - Please provide a copy of the NPDES permit or NOI prior to construction.			

# SUBMITTAL SUMMARY REPORT (32454)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Survey (Plans) (Office of the County Engineer)		11/12/2025	11/26/2025	Approved
<b>Comments</b>				
YES 6.2.1.A - The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet.				
YES 6.2.1.E - Provide drawing legend				
YES 6.2.1.F - Provide north arrow and graphic drawing and written scale				
YES 6.4.7.A(1) - Show a minimum of two bench marks per site				
YES 6.4.7.A(2 & 3) - Bench mark information shown				
N/A 6.4.7.A(2 & 3) - One copy of the vertical control field notes shall be submitted to the Office of the County Engineer for review				
YES 6.4.7.B(1) - Show a minimum of two intervisible horizontal control points per site				
YES 6.4.7.B(2) - Horizontal control points shall be monumented and referenced to the Florida State Plane Coordinate System				
YES 6.4.7.B(4) - Provide a statement or table detailing horizontal datum, adjustment, and coordinate values				
N/A 6.4.7.B(4) - One copy of the horizontal control notes along with reduction reports shall be submitted to the Office of the County Engineer for review				
YES 6.4.7.D - The location of the existing one percent (100-year) flood plain as shown on FEMA FIRM, with zone, elevation, and vertical datum noted				
YES 6.4.7.D - A note shall appear on the construction plans detailing source and survey field methods used to obtain and delineate the flood plain line shown				
N/A 6.4.7.E - Line and curve table must be shown on the sheet to which they apply				
YES 6.4.7.F - All abbreviations used shall be clearly defined in the legend				
YES 2.12.4.F.(2) - Surveyor and Mapper certification				
YES 2.12.4.G - Show a location or vicinity map				
YES 2.12.8 - Provide current boundary and topographic survey less than one year old				
YES 2.12.9 - Provide location and dimensions of all rights-of-way serving the project				
YES 2.12.10 - Show any known existing or proposed easement or land reservation				
YES 2.12.11 - Provide an aerial map of the site with a layout of the development				
YES 2.12.32 - Provide site analysis map depicting the existing (100-year) flood plain				
N/A Additional Survey comments				

OCE Traffic (Permits & Plans) (Office of the County Engineer)		11/12/2025	11/26/2025	Approved
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<b>Comments</b>				
YES 2.12.9 - Location and dimensions of streets and right-of-way				
N/A 2.12.20 - Phases of development				
N/A 2.12.30 - Route Plan				
N/A 2.12.38 - Maintenance of improvements				
YES 6.2.1.E - Drawing legend				
YES 6.11.3 - Traffic Impact Analysis 2/18/25 - Traffic statement required based upon calculation derived from ITE Trip Generation Manual, 11th Edition.				
INFO 6.11.4.B - Cross access 11/5/25 - CONDITIONAL APPROVAL - Coordinate with the Development Review Office to have the ingress-egress easement recorded.				
N/A 6.11.4.E - Sight triangle				
YES 6.11.5 - Driveway access 5/13/25 - Refer to Marion County Land Development Code 7.3.1 TS025 for commercial driveway requirements, including driveway width and pavement radius. A larger radius is OK, but a 2-lane bidirectional driveway must narrow to 24'. Driveway access must be coordinated with FDOT in consultation with County. Provide a copy of any NOI letter for driveway location received from FDOT.				
2/19/25 - Driveway access must be coordinated with FDOT in consultation with County. Provide a copy of any NOI letter for driveway location received from FDOT. Driveway shown does not meet minimum commercial driveway spacing requirements and Traffic does not support a driveway at this location. The special use permit for this property obtained by resolution of the Board of County Commissioners meeting on Tuesday, August 20, 2024, states approval subject to the following condition: "The applicant is responsible for obtaining cross access easements to the north and shall be responsible for establishing cross access to the southern property." Therefore, cross-access for which the applicant is responsible for obtaining, rather than a driveway, shall provide the access required by Code.				
N/A 6.11.6 - Construction route				
N/A 6.11.9.A - Traffic signals				
N/A 6.11.9.B - Traffic signs				
YES 6.11.9.C - Pavement marking 2/19/25 - Any proposed improvements within the right-of-way along SE 58th Avenue must be coordinated with FDOT.				
N/A 6.12.1.A - Transportation Facilities - Purpose and Intent				
N/A 6.12.2 - Right-of-way				
N/A 6.12.11 - Turn lanes				
N/A 6.12.12 - Sidewalks				
N/A 6.12.13 - Utility position in right-of-way				
N/A Additional Traffic comments				

Utilities (OCE Plans) (Utilities)	Heather Proctor	11/12/2025	12/02/2025	Approved
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<b>Comments</b>				
Project within the City of Belleview Service area. Utilities to be provided by the City of Belleview.				

## OCE: Plan Review (DR) v.2

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Janet Warbach	02/03/2026	01/30/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	02/03/2026	01/29/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	02/03/2026	01/27/2026	Approved

<b>Comments</b>				
Previously approved				

# SUBMITTAL SUMMARY REPORT (32454)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	02/03/2026	02/02/2026	Requires Re-submit
<i>Comments</i>	Please upload plan set that includes SUP info on the cover page.			
<i>Corrections</i>	2.12 - Special Use Permits (Not Resolved) - 2.12 - Special Use Permits: List of all approved special use permits, case number, conditions, and the date of approval.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	02/03/2026	01/27/2026	Approved
<i>Comments</i>	waiver approved for island trees 1/26/26			
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	02/03/2026	02/04/2026	Approved
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	02/03/2026	01/27/2026	Approved
<i>Recommendations</i>	Additional Stormwater comments - (1) If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org. (2) Proposed grading and drainage modifications that impact the FDOT ROW drainage systems need to be coordinated directly with FDOT.			
<i>Recommendations</i>	Copy of District Permit (County Interest) - Please provide a copy of the District permit prior to construction.			
<i>Recommendations</i>	6.13.10.B <input type="checkbox"/> Copy of NPDES Permit or NOI - Please provide a copy of the NPDES permit or NOI prior to construction.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	02/03/2026	01/28/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	02/03/2026	02/01/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	02/03/2026	01/28/2026	Approved
<i>Comments</i>	Previously approved: Project within the City of Belleview Service area. Utilities to be provided by the City of Belleview. Per the City of Belleview Availability letter, sewer is immediately available, and water is approximately 150' away.			

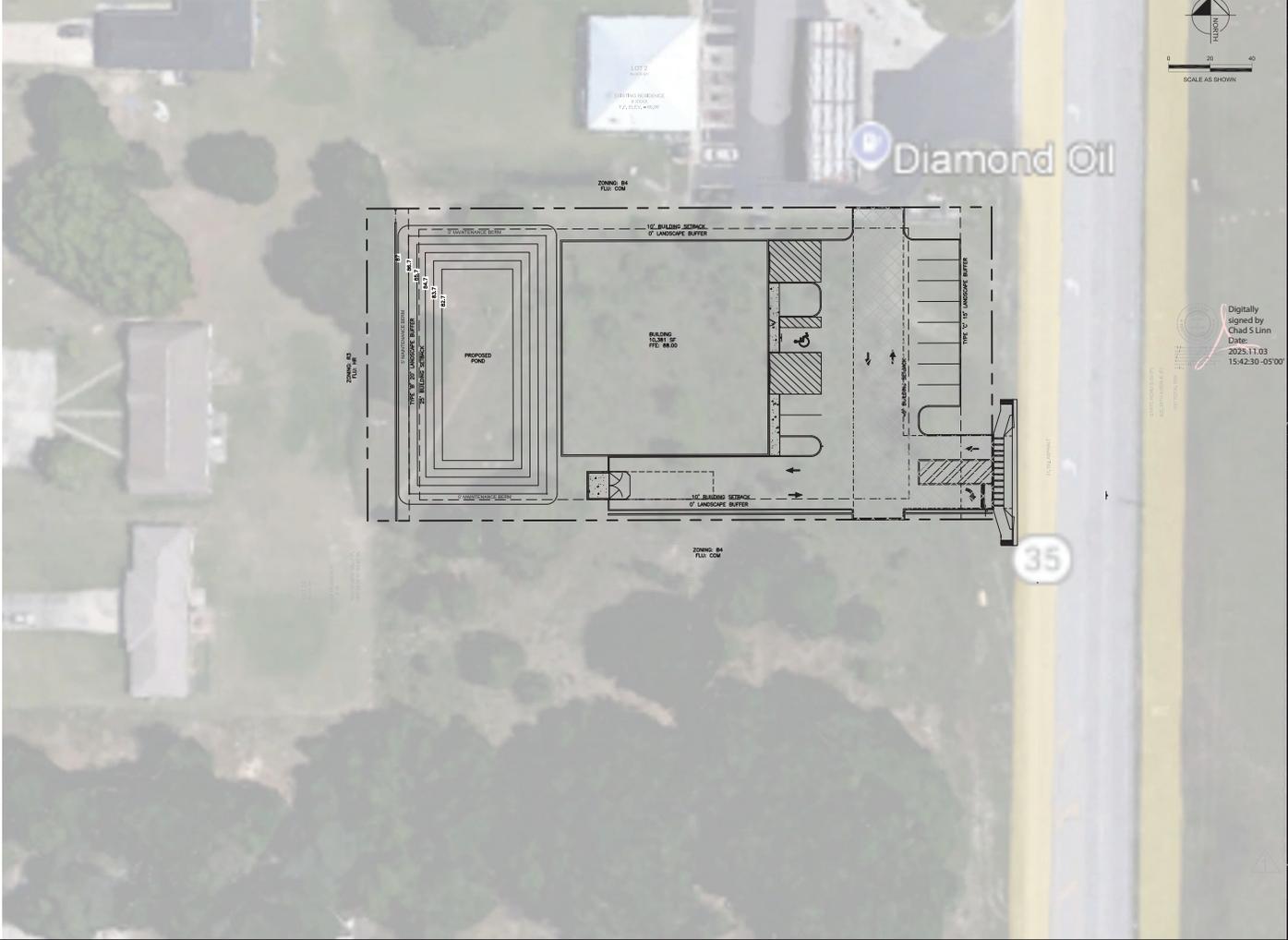
<b>OCE: Plan Review (DR) v.3</b>				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Kristie Wright	02/16/2026	02/12/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	02/16/2026	02/13/2026	Approved
Fire Marshal (Plans) (Fire)	Roxanna Coleman	02/16/2026	02/09/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	02/16/2026	02/10/2026	Approved
Landscape (Plans) (Parks and Recreation)	Susan Heyen	02/16/2026	02/18/2026	Approved
<i>Comments</i>	Per phone conversation w/ Susan 2/18/26 - changed status to Approved Please submit comments response letter			
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	02/16/2026	02/20/2026	Approved
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	02/16/2026	02/10/2026	Approved
<i>Recommendations</i>	6.13.10.B <input type="checkbox"/> Copy of NPDES Permit or NOI - Please provide a copy of the NPDES permit or NOI prior to construction.			
<i>Recommendations</i>	Copy of District Permit (County Interest) - Please provide a copy of the District permit prior to construction.			
<i>Recommendations</i>	Additional Stormwater comments - (1) If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org. (2) Proposed grading and drainage modifications that impact the FDOT ROW drainage systems need to be coordinated directly with FDOT.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	02/16/2026	02/10/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	02/16/2026	02/10/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	02/16/2026	02/11/2026	Approved
<i>Comments</i>	Previously approved: Project within the City of Belleview Service area. Utilities to be provided by the City of Belleview. Per the City of Belleview Availability letter, sewer is immediately available, and water is approximately 150' away.			











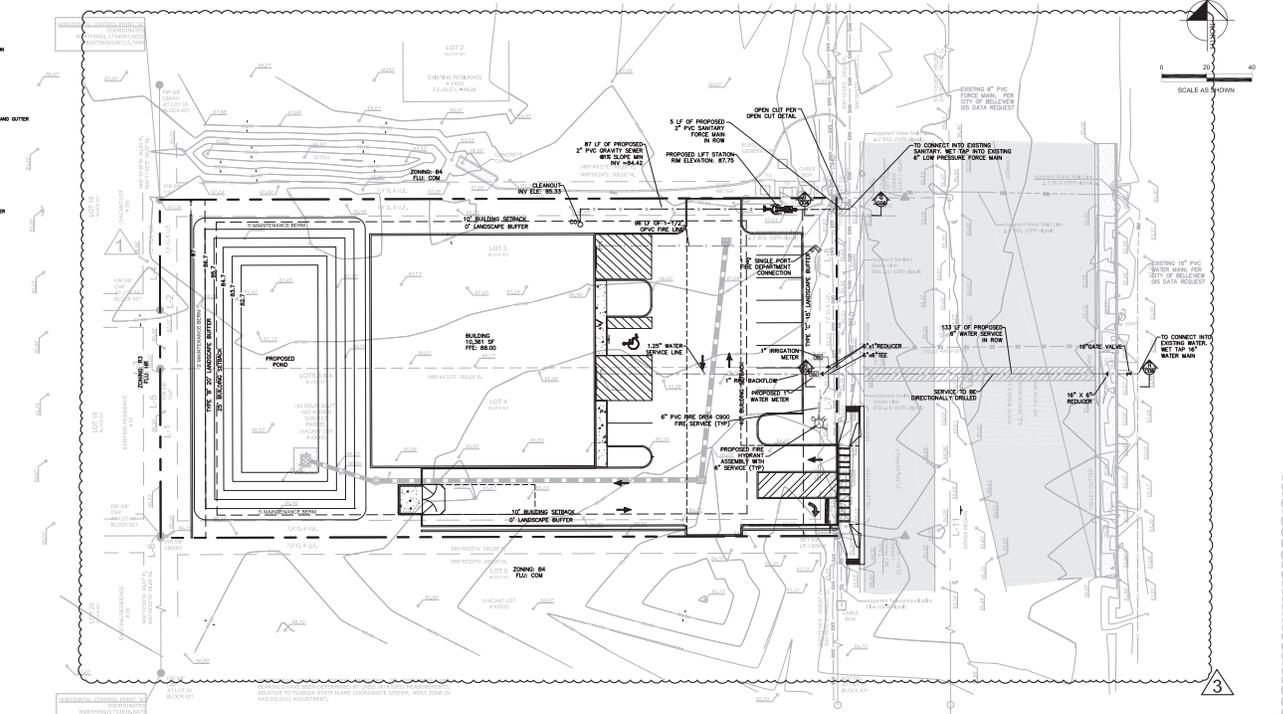
Digitally signed by  
 Chad S. Linn  
 Date: 2023.11.03 15:42:30 -0500

DATE		BY
10-24		
PROJECT NO.		
36300-23-1800		
SHEET NUMBER		
C04.1		
FLORIDA		
MADISON COUNTY		
METAL WAREHOUSE SE 56TH AVE./ BASELINE RD. Ocala, FL 34480		
MAJOR SITE PLAN SITE PLAN AERIAL		
SCALE: NOTED	OWNER: CHAD S. LINN, P.E.	SCALE
DRAWN BY: CTC	CHAD S. LINN, P.E.	
DESIGNED BY: CTC	2/3/24	
CHECKED BY: CSJ	15:42:30 -0500	
LINN REGISTERED PROFESSIONAL ENGINEER CHAD S. LINN, P.E. Ocala, FL 32814 chad@linn-engineering.com gplink.com/linn-engineering.com		
APPROVED FOR PERMIT/QUANTITY COMMENTS	DATE	BY
	07/20/23	CSJ



Drawing name: 2\_Vinyls\36300-Admin\Investments\36300-Codes Metal Building - Codes Metal Building - Utilities.dwg - Nov 03, 2023 3:17pm by: Sheeba Thomas

- LEGEND**
- FLOW DIRECTION
  - PROPOSED SPOT ELEVATION
  - EXISTING CENTER
  - EXISTING SPOT GRADE
  - EXISTING MILET
  - PROPOSED TIME 0 CURB
  - PROPOSED TIME 0 CURB AND OUTLET
  - PROPOSED EXHIBMENT
  - EXISTING FORCE MAIN
  - EXISTING WATER MAIN
  - PROPOSED MILET
  - PROPOSED WATER MAIN
  - PROPOSED SANITARY SEWER
  - PROPOSED STORM
  - PROPOSED FIRE HYDRANT
  - PROPOSED GATE VALVE



**Fire Flow Calculations**  
Code Book Chapter 9  
Minimums

**Document Purpose and Calculation Method Declaration:**  
The purpose of this document is to demonstrate correct Fire Flow Calculations for the Fire System having 15,000 GPM. Method: NFPA 220. All calculations have been reviewed for compliance with the NFPA 220 Code and NFPA 220 Standard on Types of Building Construction. All Fire Flow Calculations are completed to the satisfaction of the Fire Department.

**Initial Minimum Fire Flow Calculations (Assuming Possible Reductions)**

Building Type	15,000
Total Area of Sprinkler Protected Area (including all fire loads)	100,000
Minimum Available Fire Flow according to Table 9-4.1.3 of the NFPA 220 Code	100,000 (at 20 PSI)
Required	100,000

**Approved Automatic Sprinkler System According to Section 9-4.2.2.2 of the NFPA 220 Code**

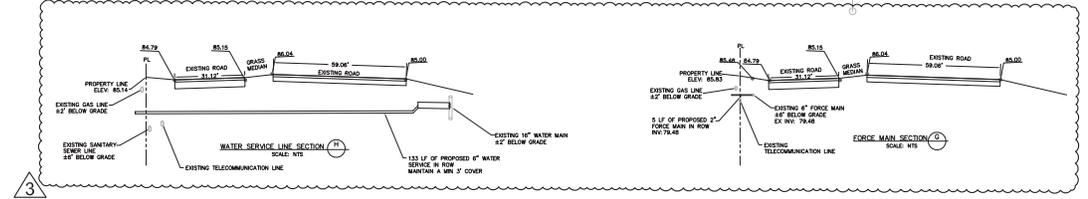
Calculations with Reductions Assessed	100,000
15,000 GPM at 20 PSI (15,000 - 100,000) = 100,000	100,000
Resulting fire flow (reduced) from 100,000 GPM at 20 PSI per section 9-4.2.2.2	100,000

**Final Minimum Required Fire Flow**  
100,000 GPM

**Final Minimum Required Fire Flow**  
Fire hydrant will be provided to meet the 100,000 GPM at 20 PSI.

Approved by: [Signature] 10/10/2023

DATE: 10/10/2023



DATE	10-24
PROJECT NO.	36300-23-1800
SHEET NUMBER	C06
<b>MAJOR SITE PLAN UTILITY PLAN</b>	
<b>METAL WAREHOUSE SE 56TH AVE / BASELINE RD. OCALA, FL 34480</b>	
MARION COUNTY, FLORIDA	
SCALE: NOTED	DATE: 10/10/2023
DESIGNED BY: CTC	DRAWN BY: CTC
CHECKED BY: CSJ	SCALE:
PROJECT MANAGER:	DATE:
PROJECT ENGINEER:	DATE:
PROJECT ARCHITECT:	DATE:
PROJECT CIVIL ENGINEER:	DATE:
PROJECT ELECTRICAL ENGINEER:	DATE:
PROJECT MECHANICAL ENGINEER:	DATE:
PROJECT PLUMBING ENGINEER:	DATE:
PROJECT SANITARY ENGINEER:	DATE:
PROJECT STRUCTURAL ENGINEER:	DATE:
PROJECT TRAFFIC ENGINEER:	DATE:
PROJECT WATER ENGINEER:	DATE:
PROJECT WASTE ENGINEER:	DATE:
PROJECT GEOTECHNICAL ENGINEER:	DATE:
PROJECT ENVIRONMENTAL ENGINEER:	DATE:
PROJECT LANDSCAPE ARCHITECT:	DATE:
PROJECT SURVEYOR:	DATE:
PROJECT CIVIL ENGINEER:	DATE:
PROJECT ELECTRICAL ENGINEER:	DATE:
PROJECT MECHANICAL ENGINEER:	DATE:
PROJECT PLUMBING ENGINEER:	DATE:
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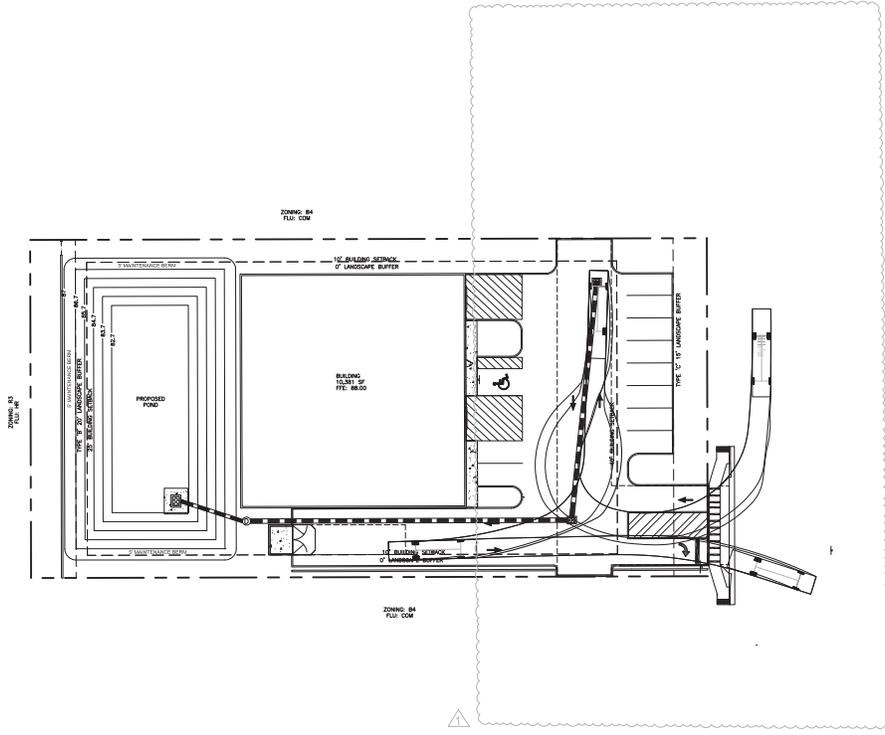
<p><b>NOTES:</b></p> <ol style="list-style-type: none"> <li>FOR ALL MAINS 8\"/&gt; </li> </ol>	<p><b>NOTES:</b></p> <ol style="list-style-type: none"> <li>BRASS (OR STAINLESS STEEL) IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES, EXCEPT IRONWARE VALVES.</li> <li>LOCKING WIRE SHALL TERMINATE AT EACH VALVE BOX AND BE CAPABLE OF EXTENDING 12\"/&gt; </li></ol>	<p><b>NOTES:</b></p> <ol style="list-style-type: none"> <li>A TEMPORARY JUMPER CONNECTION IS REQUIRED AT ALL CONNECTIONS BETWEEN EXISTING ACTIVE MAINS AND PROPOSED NEW MAINS UNLESS OTHERWISE SPECIFIED. TEMPORARY JUMPER WIRE METERS WILL BE SUPPLIED BY MCO.</li> <li>THE JUMPER SHALL BE INSTALLED FOR FILLING AND FOR FILLING BENTROLOGICAL SAMPLES FROM ANY NEW WATER MAIN OF ANY SIZE. THE JUMPER CONNECTION SHALL BE DISCONNECTED UPON COMPLETION OF THE MAIN AND THE JUMPER SHALL BE REMOVED. THE JUMPER SHALL BE REMOVED AFTER FILLING, FLUSHING, TESTING, AND CONNECTION OF THE NEW MAIN HAS BEEN SUCCESSFULLY COMPLETED AND CLEARANCE FOR USE FROM PEEP HAS BEEN RECEIVED. THE JUMPER CONNECTION SHALL ALSO BE USED TO MAINTAIN A MINIMUM PRESSURE OF 20 PSI WITHIN MAINS AS THE NEW MAINS ARE BEING LAYED. THE JUMPER SHALL BE DISCONNECTED UPON RECEIPT OF CLEARANCE FOR USE FROM PEEP AND WATER. THE CONTRACTOR SHALL REMOVE THE TEMPORARY JUMPER CONNECTION, THE 2\"/&gt; </li></ol>	<p><b>NOTES:</b></p> <ol style="list-style-type: none"> <li>IF LIMESTONE IS ENCLOSED OR A SANDHOLE OR SOLUTION PIPE FORMS DURING CONSTRUCTION, CONSTRUCTION OF THE BRIM MUST BE HALTED AND THE PROJECT GEOTECHNICAL ENGINEER MUST BE NOTIFIED IMMEDIATELY.</li> <li>THE SANDHOLE OR SOLUTION PIPE MUST BE REPAIRED WITHIN 10 DAYS OF THE DISCOVERY USING A DISTRICT APPROVED METHOD.</li> <li>THE STORMWATER SYSTEM MUST BE INSPECTED MONTHLY FOR THE OCCURRENCE OF SANDHOLES OR SOLUTION PIPES.</li> </ol>
<p><b>NOTES:</b></p> <ol style="list-style-type: none"> <li>PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION (SEE UT111).</li> <li>THE ACTUATING NUT FOR VALVES DEEPER THAN 60 FEET SHALL BE EXTENDED TO COME UP TO VALVE BOX TOP. SET ON PAVE (O) SOLID COMMON BLOCKS.</li> <li>VALVE BOX SHALL BE SET ON PAVE (O) SOLID COMMON BLOCKS.</li> <li>VALVE BOX LID TO BE SET WITH THE WORD \"WATER\" OR \"RECLAIMED\".</li> <li>INSTALL BRASS ID TAG IN CONCRETE.</li> </ol>	<p><b>NOTES:</b></p> <ol style="list-style-type: none"> <li>PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION (SEE UT111).</li> <li>THE VALVE ACTUATING NUT SHALL BE EXTENDED TO BE WITHIN 2\"/&gt; </li></ol>	<p><b>NOTES:</b></p> <ol style="list-style-type: none"> <li>FOR WATER OR RECLAIM USE ONLY.</li> <li>VALVE SHALL BE INSTALLED AS CLOSE TO THE RIGHT-OF-WAY AS POSSIBLE.</li> <li>VALVE SHALL BE INSTALLED AS CLOSE TO THE RIGHT-OF-WAY AS POSSIBLE.</li> <li>VALVE SHALL BE INSTALLED AS CLOSE TO THE RIGHT-OF-WAY AS POSSIBLE.</li> <li>VALVE SHALL BE INSTALLED AS CLOSE TO THE RIGHT-OF-WAY AS POSSIBLE.</li> </ol>	<p><b>NOTES:</b></p> <ol style="list-style-type: none"> <li>REQUIRED FOR SITES WITH SEPARATE DOMESTIC AND FIRE SYSTEM SUPPLY PIPING.</li> <li>BACKFLOW ASSEMBLY SHALL BE TESTED AND SHROUDED BY THE PROPERTY OWNER.</li> <li>VALVE SHALL OPEN AND MAINTAIN THE WATER.</li> <li>VALVE IS REQUIRED FOR 3/4\"/&gt; </li></ol>

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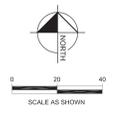


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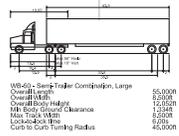
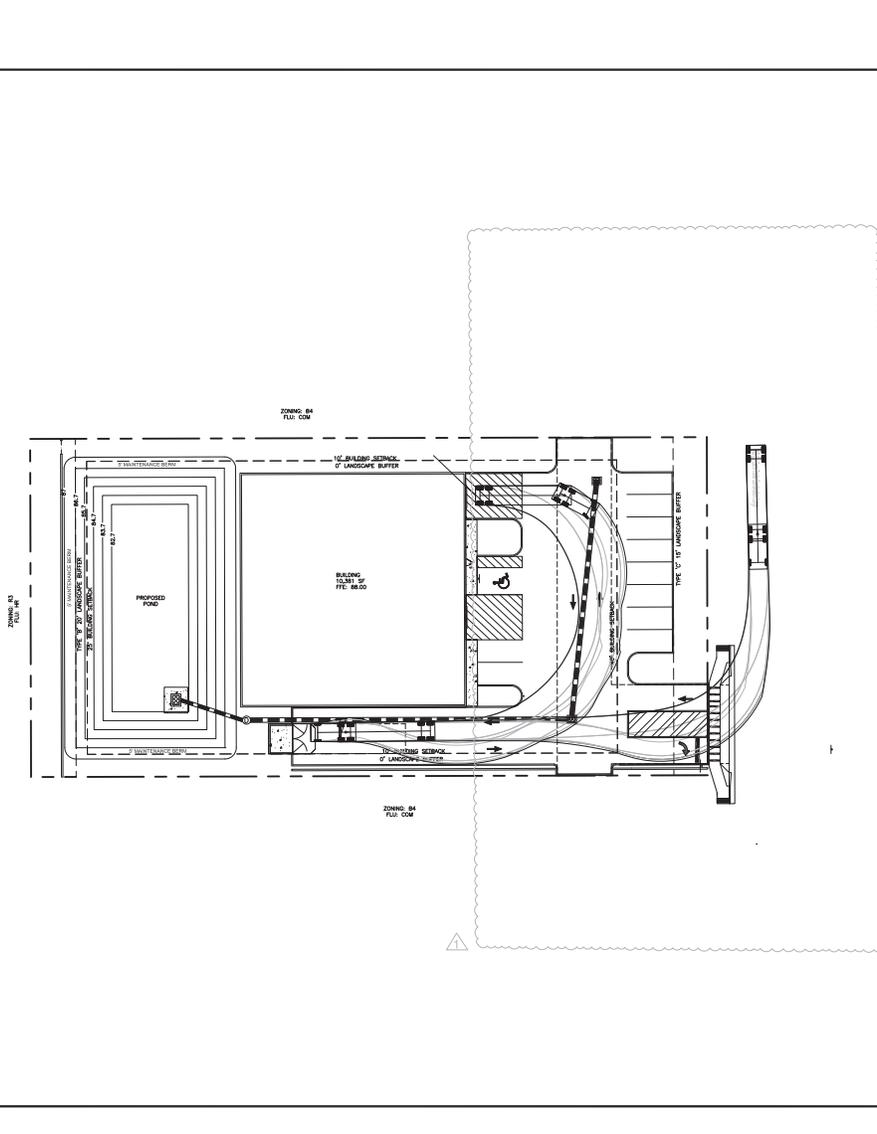
Autoturn Fire Truck	39,000#
Overall Length	8.167#
Overall Width	7.500#
Overall Body Height	0.750#
Min Body Ground Clearance	8.167#
Track Width	5.16#
Load Capacity	48,00#
Max Wheel Angle	

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by Chad S. Linn, P.E.  
Date: 2025.11.03  
15:50:26 -05'00'

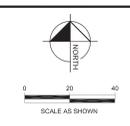


DATE	10-24
PROJECT NO.	36300-23-1800
SHEET NUMBER	C11
METAL WAREHOUSE SE 56TH AVE./ BASELINE RD. OCALA, FL 34480	
FLORIDA	
MAJOR SITE PLAN AUTOTURN- FIRE TRUCK	
SCALE	AS SHOWN
DESIGNED BY	CHAD S. LINN, P.E.
DRAWN BY	CHAD S. LINN, P.E.
CHECKED BY	CHAD S. LINN, P.E.
DATE	2025.11.03
PROJECT NO.	32-1800
SHEET NUMBER	C11
DATE	10/22/25
REVISIONS	
BY	
DATE	

Drawing name: Z:\Projects\36300-Adv Investment\36300-1800 Goods Metal Bldg\Code-C11-12 Goods Metal Building - Plan Trucking - C12 - SMM - Nov 03, 2025 3:18pm by: Shikha Thomas



WB-630 - Semi-Trailer Composite, Large  
 Overall Length 65,000mm  
 Overall Width 2,550mm  
 Overall Height 4,200mm  
 Max. Empty Gross Clearance 1,350mm  
 Max. Trailer Weight 60,000kg  
 Lockdowns 8mm  
 Curve to Curve Turning Radius 40,000m



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 by Chad S Linn  
 Date: 2025.11.03  
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<b>MAJOR SITE PLAN</b> <b>AUTOTURN-SEMI TRUCK</b>		DATE 10-24	
METAL WAREHOUSE SE 56TH AVE./BASELINE RD. OCALA, FL 34480		PROJECT NO. 36300-23-1800	
FLORIDA MADISON COUNTY		SHEET NUMBER C12	
SCALE: NOTED DESIGNED BY: CTC DRAWN BY: CTC CHECKED BY: CSL	LORAN HANCOCK CHAD S. LINN, P.E. LORAN HANCOCK NUMBER 27324	LORAN HANCOCK CHAD S. LINN, P.E. LORAN HANCOCK NUMBER 27324	DATE 07/2025 07/2025 07/2025







**LANDSCAPE AREA CALCULATIONS:**

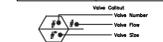
TOTAL SITE AREA: 20,000 +/- SQ. FT.  
TOTAL LANDSCAPE AREA: 20,031 +/- SQ. FT.  
IRRIGATED PLANTING AREA: 4,708 +/- SQ. FT.  
UNIRRIGATED BAHIA TURF AREA: 14,427 +/- SQ. FT.  
20% MFLA REQUIRED= 45,000 X 20% = 9,000 SQ. FT.

**IRRIGATED AREAS:**  
TOTAL IRRIGATED AREAS: 4,708 +/- SQ. FT.  
HIGH FLOW DRIP AREA: 2 +/- SQ. FT.  
LOW FLOW DRIP AREA: 4,706 +/- SQ. FT. (100%)

NOTE: IRRIGATION SHALL BE IN ACCORDANCE WITH MARION COUNTY CODE. THE SYSTEM IS PROPOSED AS PERMANENT.

**IRRIGATION SCHEDULE**

SYMBOL	MANUFACTURER MODEL DESCRIPTION	QTY	ANC	PSI	GPM	RADIUS
□	Rain Bird 1000-1400 Flood 1402	35	300	30	0.5	2'
■	Rain Bird XCC-150-LCOR High Flow Control Zone Kit for Large Commercial Drip Zones. 1-1/2" PEX-BL 80 Solder Groove Valve with single 1-1/2" Pressure Regulating (40psi) Quick-Check Basket Filter. Flow range: 10-50gpm.	4				
○	Area to Electric Dripline Dripline TCV100-12 Turbine Pressure Compensating Landscape Dripline with Check Valve: 0.8 GPM/Emitter at 12" D.C. Dripline laterals spaced at 30" apart, with emitters offset for triangular pattern. 17mm.	2,960				
⊗	Falcon 501-1147 Reduced Pressure Backflow Preventer	1				
⊕	Rain Bird ESP-3000Z 8 Station Capacitive Commercial Controller. Mounted on a Plastic Wall Mount. Flow Sensing and Water Management Capabilities.	1				
⊖	Rain Bird RSD-85E Rain Sensor, with metal latching bracket, extension wire.	1				
⊙	Water Meter 1"	1				
—	Irrigation Lateral Line: PVC Class 200 SDR 21-NP	1,273				
---	Irrigation Mainline: PVC Schedule 40NP	178.3				
---	Pipe Sleeve: PVC Schedule 40	111.9				

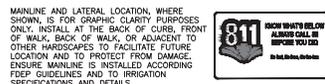


**VALVE SCHEDULE (ALL ZONES SHALL RUN INDIVIDUALLY)**

NUMBER	MODEL	SIZE	TYPE	GPM	WTR	PSI	PSI @ POC	PRECIP
1	Rain Bird XCC-150-LCOR	1-1/2"	Ballcock	17.4	22.3	41.7	0.98	0.98
2	Rain Bird XCC-150-LCOR	1-1/2"	Ballcock	17.3	28.5	41.0	0.98	0.98
3	Rain Bird XCC-150-LCOR	1-1/2"	Ballcock	14.87	24.5	41.2	0.98	0.98
4	Rain Bird XCC-150-LCOR	1-1/2"	Area for Dripline	12.52	21.4	37.5	0.98	0.98
	Common Valve					176.3		

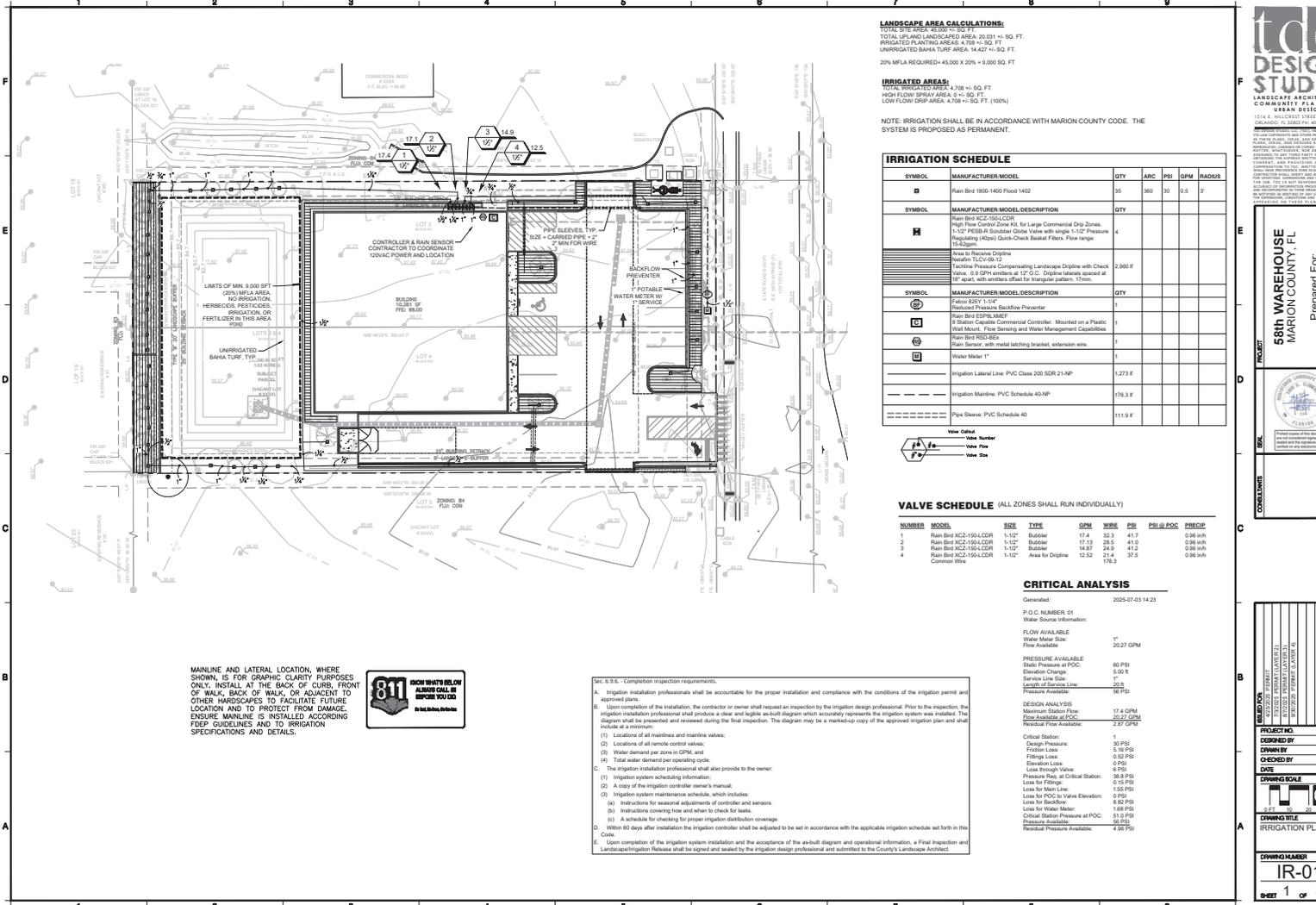
**CRITICAL ANALYSIS**

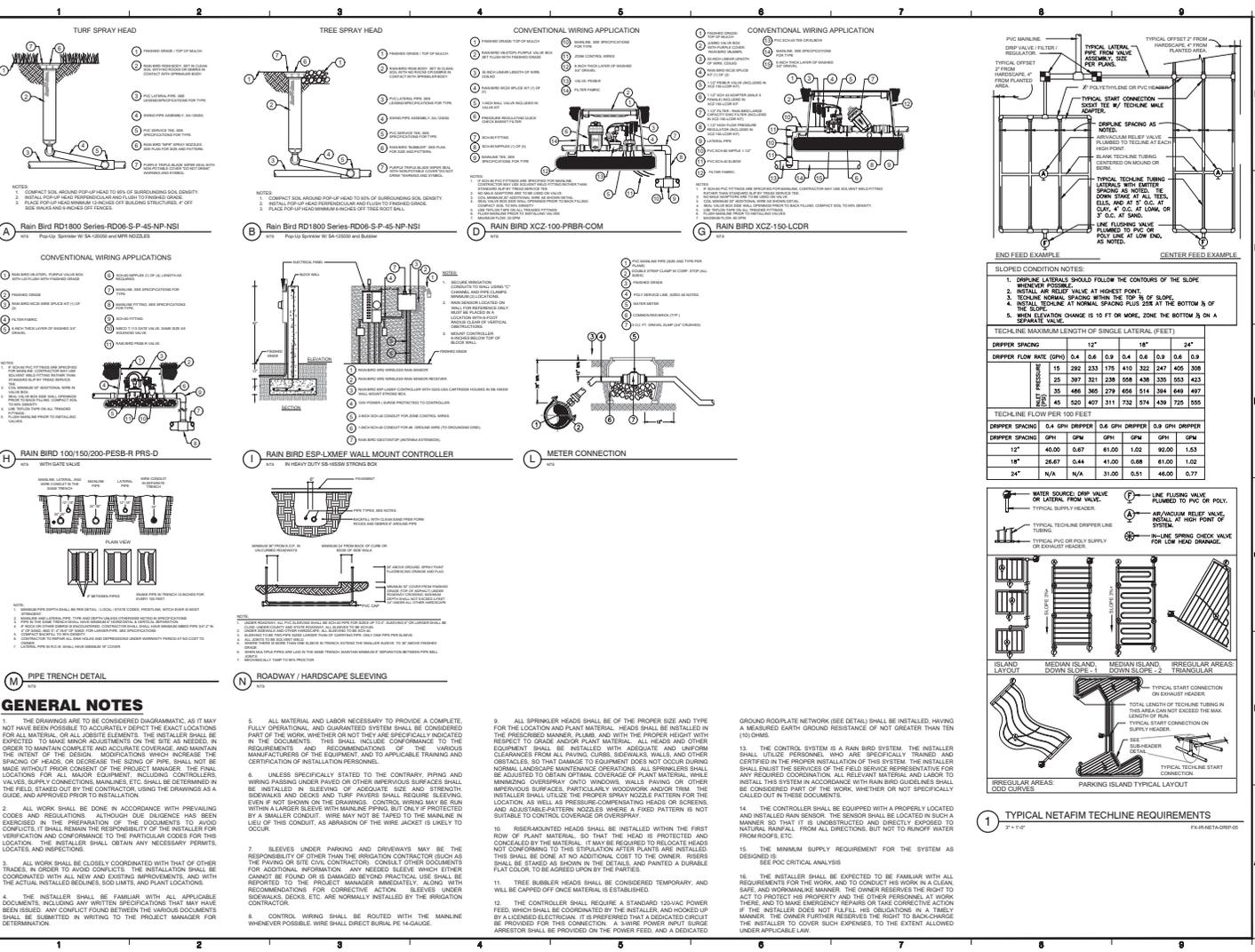
Generated: 2025-07-03 14:23  
P.O.C. NUMBER: 01  
Water Source Information:  
Flow Available:  
Water Meter Size: 1"  
Flow Available: 20.27 GPM  
PRESSURE AVAILABLE:  
Static Pressure at POC: 60 PSI  
Elevation Change: 1.00 ft  
Service Line Size: 1"  
Length of Service Line: 20.0  
Pressure Available: 58 PSI  
DESIGN ANALYSIS:  
Maximum Station Flow: 17.4 GPM  
Flow Available at POC: 20.27 GPM  
Residual Flow Available: 2.87 GPM  
Critical Station: 1  
Design Pressure: 30 PSI  
Friction Loss: 5.36 PSI  
Filtering Loss: 0.52 PSI  
Elevation Loss: 0.95 PSI  
Loss through Valve: 0.95 PSI  
Pressure Loss at Critical Station: 8.8 PSI  
Loss for PEX: 0.85 PSI  
Loss for Main Line: 1.55 PSI  
Loss for POC to Valve Elevation: 0.95 PSI  
Loss for Backflow: 0.82 PSI  
Loss for Water Meter: 1.68 PSI  
Critical Station Pressure at POC: 51.0 PSI  
Pressure Available: 4.95 PSI



MANLINE AND LATERAL LOCATION, WHERE SHOWN, IS FOR GRAPHIC CLARITY PURPOSES ONLY. INSTALL AT THE BACK OF CURB, FRONT OF WALK, BACK OF WALK, OR ADJACENT TO OTHER HARDSCAPES TO FACILITATE FUTURE LOCATION AND TO PROTECT FROM DAMAGE. ENSURE MANLINE IS INSTALLED ACCORDING TO IRRIGATION SPECIFICATIONS AND DETAILS.

- 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 all information:
    - 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.





**SLOPED CONDITION NOTES:**

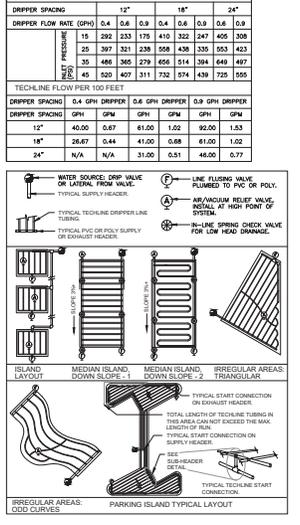
1. DRAINAGE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE WHENEVER POSSIBLE.
2. INSTALL AIR RELIEF VALVE AT HIGHEST POINT.
3. TECHLINE NORMAL SPACING WITHIN THE TOP 1/3 OF SLOPE.
4. INSTALL TECHLINE AT NORMAL SPACING FIVE FEET FROM THE BOTTOM 1/3 OF SLOPE.
5. WHEN ELEVATION CHANGE IS 10 FT OR MORE, ZONE THE BOTTOM 1/3 ON A SLOPE.

**TECHLINE MAXIMUM LENGTH OF SINGLE LATERAL (FEET)**

Dripper Spacing	12"			18"			24"		
	15	20	25	20	25	30	15	20	25
0.4 GPH	292	333	374	410	322	247	400	308	230
0.6 GPH	25	397	321	238	508	438	330	553	423
0.8 GPH	18	488	360	279	656	514	384	648	487
1.0 GPH	15	520	407	311	732	574	438	725	556

**TECHLINE FLOW PER 100 FEET**

Dripper Spacing	0.4 GPH DRIPPER			0.6 GPH DRIPPER			0.8 GPH DRIPPER		
	GPH	SPW	SPW	GPH	SPW	SPW	GPH	SPW	SPW
12"	4600	0.87	61.00	1.02	92.00	1.20	82.00	1.20	82.00
18"	28.67	0.44	41.00	0.60	41.00	0.80	41.00	1.00	41.00
24"	N/A	N/A	31.00	0.51	46.00	0.77			



**1. TYPICAL NETAFIM TECHLINE REQUIREMENTS**

7'-0" x 7'-0"

15. THE MINIMUM SUPPLY REQUIREMENT FOR THE SYSTEM AS DESIGNED IS: SEE POC CRITICAL ANALYSIS.

16. THE INSTALLER SHALL BE EXPECTED TO BE FAMILIAR WITH ALL REQUIREMENTS FOR THE WORK, AND TO CONDUCT THE WORK IN A CLEAN, SAFE, AND WORKMANLIKE MANNER. THE OWNER RESERVES THE RIGHT TO THERE AND TO MAKE EMERGENCY REPAIRS OR TAKE CORRECTIVE ACTION IF THE INSTALLER DOES NOT FULFILL HIS OBLIGATIONS IN A TIMELY MANNER. THE OWNER FURTHER RESERVES THE RIGHT TO BACK-CHARGE THE INSTALLER TO COVER SUCH EXPENSES, TO THE EXTENT ALLOWED UNDER APPLICABLE LAW.

**tdc DESIGN STUDIO**  
LANDSCAPE ARCHITECTURE COMMUNITY PLANNING DESIGN

1514 E. WILCOCK STREET, STE. 105  
ORLANDO, FL 32806-3802

**56th WAREHOUSE**  
MARION COUNTY, FL  
Prepared For:  
ACRISTO INVESTMENTS

PROJECT: 3025-06  
DESIGNED BY: TDC/TFW  
CHECKED BY: TFW  
DATE: 08/20/25  
DRAWING NO.: 15-02  
SHEET 2 OF 3

1	2	3	4	5	6	7	8	9
<b>IRRIGATION NOTES &amp; SPECIFICATIONS</b>		<b>WRING</b>		<b>Pipes</b>		<b>Independent runs of wire</b>		
Irrigation design based on the TDC Design Studio Landscape Plan dated 1/19/2021. Contractor shall refer to these plans to coordinate sprinkler and pipe locations.		Irrigation control wire shall be thermoplastic cold conductor, single conductor, low voltage irrigation controller wire; suitable for direct burial and continuous operation at rated voltages.		Pipes must cure a minimum of 30 minutes prior to handling and placing into trenches. A longer curing time may be required, refer to the manufacturer's specifications. The pipe must cure a minimum of 24 hours prior to filling with water.		dependent runs of wire shall be located every 30' for straight runs and any change of direction. Stewers will be located at end points and every 20' of length. All underground items shall include depth in inch format. These POINTS are collected shall be imported into an AutoCAD DWG geo-referenced base file to be labeled accordingly. The completed AS-Built shall be a Geo-Referenced DWG file and delivered to the owner on a compact disk (CD).		
The system has been designed to conform with the requirements of all applicable codes, laws, ordinances, rules, regulations and conventions. Should any conflict exist, the requirements of the codes shall prevail. It is the responsibility of the owner/installation contractor to ensure the entire system is installed as designed. Irrigation contractor responsible for obtaining all required permits according to federal, state and local laws.		Tape and bundle control wires every 10' and run alongside the mainline. At all turns in direction make a 2" coil of wire. At all valve boxes cut wire around a 3/4" piece of PVC pipe to make a coil using 30 linear inches of wire. Make electrical connections with 3MMBYR connectors.		<b>Gasketed Pipes:</b> With pipe in the trench, cut pipe square, deburr, and place beveled edge on male portion of pipe, if not using a piece with a factory bevel. Clean pipe and fittings of foreign material; then apply a small amount of pipe grease to the rubber gasket on the female end. Fully insert the male end of the pipe into the bell end of adjacent pipe until the bevel is fully seated into the bell. Restrain pipe as required.		2. Controller charts - Upon completion of "as-shall" prepare controller charts: one per controller. Indicate on each chart the area controlled by a rubber control valve (using a different color for each zone). This chart shall be reduced to a size that will fit inside of the controller door. The reduction shall be hermetically sealed inside two 2mil pieces of clear plastic.		
The scope of work is shown on the plans, notes and details. The Irrigation Contractor shall be certified as a CERTIFIED IRRIGATION CONTRACTOR by the Irrigation Association. The certification shall be current and in good standing.		Number all wires, using an electrical book of numbers, according to the plans. Number wires in all valve boxes, junction boxes and at the controller.		<b>BACK FILL</b> The Back fill (6" below, above, and around all piping shall be of clean sand and anything beyond that in the trench can be of native material but nothing larger than 2" in diameter.		3. Grounding Certification - Provide ground certification results for each controller and pump panel grounding grid installed. This must be on a licensed electrician letter head indicating location tested using IR plan symbols), date, time, test method, and testing results.		
<b>THE WORK</b>		Wire sized, numbered and colored as follows: #14 white for common #14 spare black common #14 individual color coded hot wire #14 spare yellow hot wire		<b>Main line pipe depth measured to the top of pipe shall be:</b> 24" minimum for 3/4" x 1/2" PVC with a 30' minimum at vehicular crossings; 30" minimum for 2" & 4" PVC with a 30' minimum at vehicular crossings; 30" minimum for 6" & 8" PVC with a 30' minimum at vehicular crossings;		4. Flow Meter calibration - All flow meters must be calibrated, provide certified calibration report for all flow meters.		
The work specified in this section consists of furnishing all components necessary for the installation, testing, and delivery of a complete, fully functional automatic landscape irrigation system that complies with the irrigation plans, specifications, notes, and details. This work shall include, but not be limited to, the providing of all required material (fertilizer/pump(s), backflows, pipes, valves, fittings, controllers, wire, primer, glue, etc.), layout, protection to the public, excavation, assembly, installation, back filling, compacting, repair of road surfaces, controller and low voltage feeds to valves, cleanup, maintenance, guarantee and as-built plans.		Spare wires Leaving each controller, run six spare wires in both directions (twelve spare wires total). Install two 2 common spares (4 total) and 4 hot wires (8 total). Loop these wires into each RCV along their path and terminate in the last valve box controlled by the wires respective controller. The loop into each valve box shall extend up into the valve box a minimum of 6" and be readily accessible by opening the valve box and lid. These wires must be all numbered and color coded as required in these plans.		<b>Lateral line depths measured to top of pipe shall be:</b> 18" minimum for 3/4" x 1/2" PVC with a 30' minimum at vehicular crossings; 24" minimum for 2" PVC and above with a 30' minimum at vehicular crossings.		5. Final acceptance of the irrigation system will be given after the following documents and conditions have been completed and approved. Final payment will not be released until these conditions are satisfied.		
All irrigated areas shall provide 100% head-to-head coverage from a fully automatic irrigation system with a rain (and freeze as appropriate) shut off device. If the rain shut off device is a rain sensor, it shall be installed to prevent activation by adjacent heads. Zones are prioritized first by public safety and then by hydraulic concerns. This sequencing will be a mandatory punch list item.		Shake all sprinkler head locations. Adjust location and make the necessary modifications to nozzle types, etc. required to ensure 100% head to head coverage. Refer to the Edge of Pavement Detail on the Irrigation Detail Sheet.		<b>FLUSHING</b> Prior to the placement of valves, flush all mainlines for a minimum of 10 minutes or until lines are completely clean of debris, whichever is longer.		6. Final acceptance of the irrigation system will be given after the following documents and conditions have been completed and approved. Final payment will not be released until these conditions are satisfied.		
These plans have been designed to satisfy/oversee the Florida Irrigation Society Standards and Specifications for Turf and Landscape Irrigation Systems, fourth edition. All products should be installed per manufacturer's recommendation. Contractor shall verify all underground utilities 72 hours prior to commencement of work.		<b>LAYOUT</b> Lay out irrigation system mainlines and lateral lines. Make the necessary adjustments as required to take into account all site obstructions and limitations prior to excavating trenches.		<b>USE SCREENS</b> Use screens in heads and adjust heads for proper coverage avoiding excess water on walks, walls and paving.		7. Final inspection		
It is the responsibility of the irrigation contractor to familiarize themselves with all grade differences, location of walls, retaining walls, structures and utilities. Do not willfully install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences or differences in the area dimensions exist that might not have been considered in the engineering. Such obstructions, or differences, should be brought to the attention of the owner's authorized representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.		Spray heads shall be installed 4" from sidewalks or curbed roadways and 12" from uncurbed roadways and building foundations. Rotors shall be installed 4" from sidewalks or curbed roadways, 12" from building foundations, and 30" from uncurbed roadways.		<b>TESTING</b> Soil: At a minimum of 2 locations on the site, soil tests for infiltration and texture shall be performed according to the USDA Soil Quality Test Kit Guide. The tests shall be documented in a USDA Soil Worksheet. (All of the above is available at <a href="http://soils.usda.gov/govassessments/test_kit.html">http://soils.usda.gov/govassessments/test_kit.html</a> ) The completed worksheet shall be submitted to the owners representative for review/approval. Do not proceed without written direction from the owner/owner's representative.		8. Final inspection		
Irrigation contractor shall repair or replace all items damaged by their work. Irrigation contractor shall coordinate their work with other contractors for the location and installation of pipe sleeves and laterals through walls, under roadways and paving, etc.		Shrub heads shall be installed on 3/4" Sch 40 PVC risers. The risers shall be set at a minimum of 18" off sidewalk, roadway curbing, building foundations, and/or any other hardscaped areas. Shrub heads shall be installed to a standard height of 6" below maintained height of plants and shall be installed a minimum of 6" within planted masses to be less visible and offer protection. Paint all shrub risers with flat black or forest green paint, unless irrigation system will utilize reuse water, in this case the risers shall be purple PVC and shall not be painted.		<b>MINI-METER RECOMMENDED IRRIGATION MAINTENANCE PROCEDURES</b> 1. Every irrigation zone should be checked monthly and written reports generated describing the date(s) each zone was inspected, problems identified, date problems repaired, and a list of materials used in the repair. At a minimum, these inspections should include the following tasks: A. Turn on each zone from the controller to verify automatic operation. B. Check schedules to ensure they are appropriate for the season, plant and soil type, and irrigation method. Consult an I.A. certified auditor for methods used in determining proper irrigation scheduling requirements. C. Check remote control valve to ensure proper operation. D. Check setting on pressure regulator to verify proper setting of pressure. E. Check flow control and adjust as needed; ensure valve closure within 10-15 seconds after deactivation by controller. F. Check for leaks - mainline, lateral lines, valves, heads, etc. G. Check heads as follows: 1. Proper set height (top of sprinkler is 1" below max height) 2. Verify head pop-up height: 6" in air, 12" in ground cover, and pop-up on rain in shrub beds. 3. Check wiper seal for leaks; if leaking, clean head and re-inspect. 4. If still leaking, replace head with the appropriate head with pressure regulator and built-in check valve. 5. All nozzles checked for proper pattern, clogging, leaks, correct make & model, etc. - replace as needed. 6. Verify proper alignment - perfectly vertical; coverage area is correct; minimize over spray onto hardscapes. 7. Riser height adjusted/over to accommodate plant growth patterns and ensure proper coverage. 8. Verify the pop-up riser retracts after operation. If not, repair/replace as needed.		9. Final inspection		
<b>POINT OF CONNECTION (P.O.C.)</b> There is ONE P.O.C. (s) #1-P.O.C. is a new 1" x 1" potable meter & RPZ backflow with 1" service line (by others). The P.O.C. must be capable of delivering a minimum of 20.3 GPM at 80 PSI downstream of the water meter.		Locate valves prior to excavation. Ensure that their location provides for easy access and that there is no interference with physical structures, plants, trees, poles, etc. Valve boxes must be placed a minimum of 12" and a maximum of 18" from the edge of pavement, curbs, etc. and the top of the box must be 2" above finish grade. No valve boxes shall be installed in turf areas without approval by the irrigation designer - only in shrub beds. Never install in sport field areas.		<b>VALVES</b> Sequence all valves so that the farthest valve from the P.O.C. operates first and the closest to the P.O.C. operates last. The closest valve to the P.O.C. should be the last valve in the programmed sequence. Adjust the flow control on each RCV to ensure shut off in 10 seconds after deactivation by the irrigation controller. Using an electric branding iron, brand the valve ID letter number on the lid of each valve box. This brand must be 20"x3" tall and easily legible.		10. Check and clean manual screens on all suction lines quarterly, at minimum. Clean and/or repair, as needed.		
<b>THE PIPE</b> Pipe locations shown on the plan are schematic and shall be adjusted in the field. When laying out mainlines place a maximum of 18" away from either the back of curb, front of walk, back of walk, or other hardscape to allow for ease in locating and protection from physical damage. Install all lateral pipe near edges of pavement or against buildings whenever possible to allow space for plant root balls. Always install piping inside project property's boundary.		<b>EQUIPMENT</b> All pop-up heads and shrub risers shall be pressure compensating. All pop-up heads shall be mounted on flex-type swing joints. All rotors shall be installed with PVC pipe swing joints unless otherwise detailed. All sprinkler equipment, not otherwise detailed or specified on these plans, shall be installed as per manufacturer's recommendations and specifications, and according to local and state laws.		<b>OPERATIONAL TESTING</b> Once the mainline and lateral lines have passed their respective tests, and the system is completely operational, a coverage test and demonstration of the system is required. The irrigation contractor must demonstrate to the owner or his/her representative that proper coverage is obtained and the system works automatically from the controller. This demonstration requires each zone to be turned on, in the proper sequence as shown on the plans, from the controller. Each zone will be inspected for proper coverage and function. The determination of proper coverage and function is at the sole discretion of the owner or owner's representative. Upon completion of the operational test, run each zone until water begins to puddle or overflow. This will allow you to determine the number of irrigation start times necessary to meet the weekly evapotranspiration requirements of the planting material in each zone. In fine sandy soils, it is possible no puddling will occur. If this is experienced, then theoretical calculations for run times will be required for controller programming.		11. Check for leaks monthly and clean/repair/replace as needed.		
All pipes are to be placed in planting beds. If it is necessary to have a piping under hardscapes, such as roads, walks, and patios, the pipes must be sleeved using Class 200 PVC with the sleeve diameter being twice the size of the pipe it is carrying with a minimum sleeve size of 2".		<b>TRENCHING</b> Excavate straight and vertical trenches with smooth, flat or sloping bottoms. Trench width and depth should be sufficient to allow the proper vertical and horizontal separation between piping as shown in the plan installation detail on the detail sheet. Protect existing landscaped areas. Remove and replace any damaged plant material upon job completion. The replacement material shall be of the same genus and species, and of the same size as the material it is replacing. The final determination as to what needs to be replaced and the acceptability of the replacement material shall be solely up to the owner or owner's representative.		<b>SUBMITTALS</b> <b>Pipe Certification:</b> The contractor must submit for written approval, prior to installation, five (5) copies of the manufacturer's cut sheets/specifications for all components to be used in the irrigation system. <b>After project completion:</b> As a condition of final acceptance, the irrigation contractor shall provide the owner with: 1. Irrigation As-Built - shall be provided utilizing a sub-fac Global Positioning System (GPS) to accurately locate all mainlines, valves, remote control valves, gate valves, independent wire runs, wire splice boxes, controllers, high voltage supply sources/outlet path, control mechanisms, sensors, wells and water source connections in Florida East State Plane, NAD 83, and GCS83 format. The data collected shall be in POINT format and include an ID for each data point with Manufacturer, Type, Size, and Depth. All mainline and		12. Conduct annual inspections, maintenance tasks, etc. that are particular for your site.		
<b>ELECTRICAL POWER SUPPLY</b> Electrical supply for irrigation pumps, controllers, sensors, relays to be provided by irrigation contractor. Contractor to coordinate with local utilities for the installation of, and connection to, site available power supplies for required electrical components as set forth in the irrigation plans.		<b>INSTALLATION</b> <b>Solvent Weld Pipe:</b> Cut all pipe square and deburr. Clean pipe and fittings of foreign material; then apply a small amount of primer where necessary, but any excess is wiped off immediately. Primer shall not puddle or drip from pipe or fittings. Next apply a thin coat of PVC cement; first apply a thin layer to the pipe, next a thin layer inside the fitting, and finally another very thin layer on the pipe. Insert the pipe into the fitting, insure that the pipe is inserted to the bottom of the fitting, then turn the pipe a 1/4 turn and hold for 10 seconds. Make sure that the pipe doesn't rotate from the fitting. If the pipe isn't at the bottom of the fitting upon completion, the joint is unacceptable and must be discarded.		<b>FINAL ACCEPTANCE</b> Final acceptance of the irrigation system will be given after the following documents and conditions have been completed and approved. Final payment will not be released until these conditions are satisfied.		13. Check and clean manual screens on all suction lines quarterly, at minimum. Clean and/or repair, as needed.		
All electrical work is to comply with the National Electrical Code and any, and all, other applicable electrical codes, laws and regulations. A licensed electrician shall perform all electrical hook-ups. Power for each controller/CCU shall be a dedicated 120 volt, 20 amp circuit unless otherwise specified in the plans. Power for each pump to be according to pump specifications indicated in these plans.		<b>VALVES</b> Sequence all valves so that the farthest valve from the P.O.C. operates first and the closest to the P.O.C. operates last. The closest valve to the P.O.C. should be the last valve in the programmed sequence. Adjust the flow control on each RCV to ensure shut off in 10 seconds after deactivation by the irrigation controller. Using an electric branding iron, brand the valve ID letter number on the lid of each valve box. This brand must be 20"x3" tall and easily legible.		<b>OPERATIONAL TESTING</b> Once the mainline and lateral lines have passed their respective tests, and the system is completely operational, a coverage test and demonstration of the system is required. The irrigation contractor must demonstrate to the owner or his/her representative that proper coverage is obtained and the system works automatically from the controller. This demonstration requires each zone to be turned on, in the proper sequence as shown on the plans, from the controller. Each zone will be inspected for proper coverage and function. The determination of proper coverage and function is at the sole discretion of the owner or owner's representative. Upon completion of the operational test, run each zone until water begins to puddle or overflow. This will allow you to determine the number of irrigation start times necessary to meet the weekly evapotranspiration requirements of the planting material in each zone. In fine sandy soils, it is possible no puddling will occur. If this is experienced, then theoretical calculations for run times will be required for controller programming.		14. Check for leaks monthly and clean/repair/replace as needed.		



LANDSCAPE ARCHITECTURE  
COMMUNITY PLANNING  
DESIGN

56th WAREHOUSE  
MARION COUNTY, FL  
Prepared For:  
ACRISTO INVESTMENTS



DESIGNED BY	ROBERT J. TAYLOR
CHECKED BY	ROBERT J. TAYLOR
DATE	04/20/24
DRAWING NO.	AS SHOWN

PROJECT NO.	2025-06
ISSUED BY	TEW
CHECKED BY	TDG/TFW
DATE	04/20/24
DRAWING NO.	AS SHOWN
DRAWING TITLE	IRRIGATION NOTES
DRAWING NUMBER	IR-03
SHEET	3 OF 3

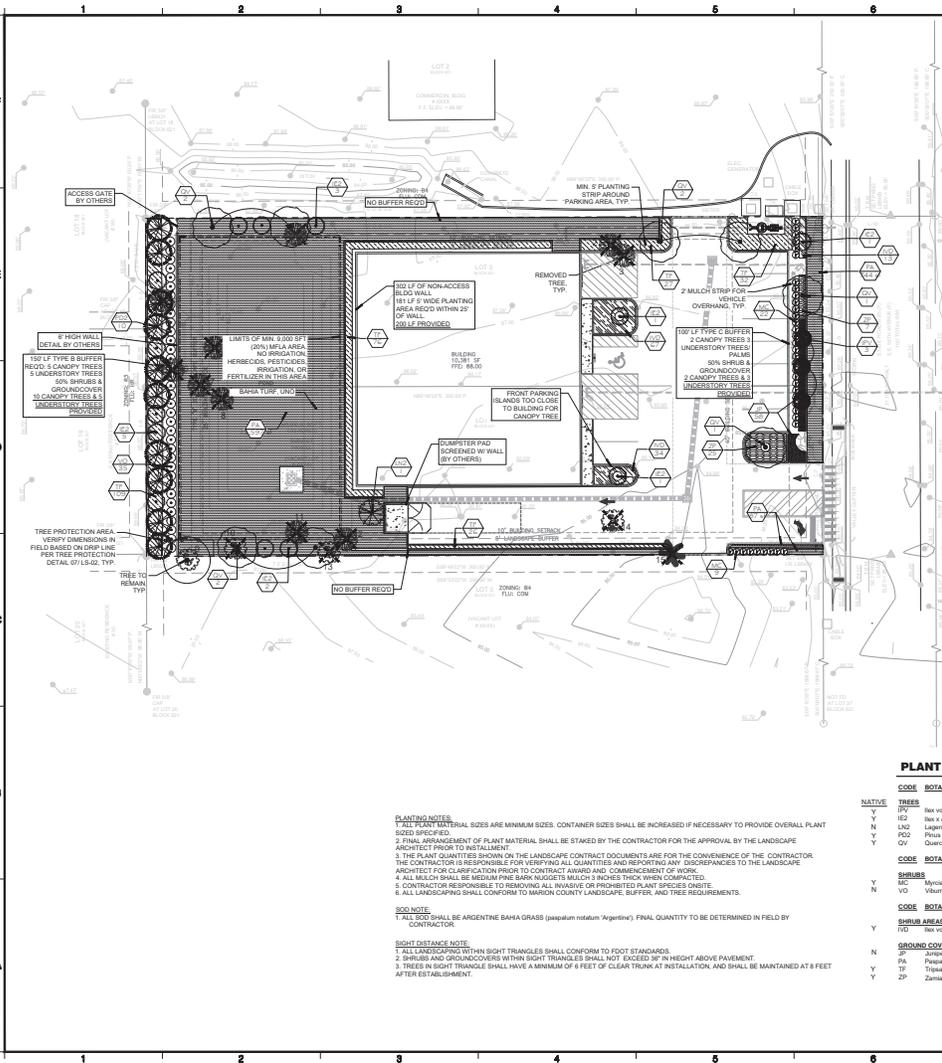




DESIGN DATE	2025-06
DESIGN BY	TDC
DESIGNED BY	TDC
DATE	2025-06
DESIGNED BY	TDC
DATE	2025-06

PROJECT NO.	2025-06
DESIGNED BY	TDC
DATE	2025-06
DESIGNED BY	TDC
DATE	2025-06

PROJECT NO.	LS-01
SHEET	1 of 2



**TREES DESCRIPTION**

TREE No	TYPE	DIAMETER (IN.)
1	OAK	11
2	OAK	8-9
3	OAK	8-9
4	OAK	12
5	OAK	8-9
6	OAK	10
7	OAK	23
8	OAK	8-9
9	PINE	15
10	PINE	11
11	OAK	16
12	OAK	13
13	PINE	24
14	PINE	8-9
15	PALM	12

**TREE REMOVAL SUMMARY:**  
TOTAL TREES TO BE REMOVED: 12  
TOTAL INCHES (I.P.M.I.) REMOVED: 132"  
TOTAL INCHES PRESERVED: 17"  
TOTAL SITE AREA: 1.03 ACRES (45,000sq ft)  
TOTAL NEW INCHES PRODUCED: 43"  
NET GAIN OF 11 INCHES

**LANDSCAPE AREA CALCULATIONS:**  
TOTAL SITE AREA: 45,000 +/- SQ. FT.  
TOTAL UPLAND LANDSCAPED AREA: 20,031 +/- SQ. FT.  
IRRIGATED PLANTING AREA: 4,786 +/- SQ. FT.  
UNIRRIGATED BAHIA TURF AREA: 14,427 +/- SQ. FT.  
20% MFLA REQUIRED: 45,000 X 20% = 9,000 SQ. FT.

**SHADE TREE CALCULATIONS:**  
TOTAL SITE AREA: 45,000 +/- SQ. FT.  
SHADE TREES PROVIDED: 9  
SHADE TREES PROVIDED: 18  
45,000 SQ. FT. / 5 TREES = 9,000 SQ. FT. (MINIMUM 1 PER 3,000 SQ. FT.)

**TREE REMOVAL LEGEND**

- TREE TO BE REMOVED
  - TREE TO BE PRESERVED
  - △ DEAD / DISEASED TREE (NO VALUE)
- TREE NOTES:**  
ALL INVASIVE SPECIES SHALL BE REMOVED FROM SITE.

**TREE PROTECTION NOTE:**

PER SEC. 7A.3.3 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 THE 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 TYP 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 TYP 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 WITHIN THE DISCRETION OF NATURAL EVENTS, SO AS TO PLACE ITS LONG TERM SURVIVAL IN QUESTION THE TREES MUST BE REPLACED AT AN INCH-TO-INCH BASIS OF THE TOTAL COMBINED DBH OF THE TREE(S) SO DESTROYED OR DAMAGED. THE REPLACEMENT TREES SHALL BE OF COMPARABLE SPECIES OR THE DESTROYED OR DAMAGED TREES WITH A MINIMUM REPLACEMENT SIZE OF 3.5-INCH CALIPER. THE COUNTY RESERVES THE RIGHT TO ESTABLISH A REPLACEMENT FUND FOR SUCH TREES AND PAYMENT INTO THE TREE MITIGATION FUND MAY BE AUTHORIZED BY THE COUNTY'S LANDSCAPE ARCHITECT.

**SEC. 6 & 12 - LANDSCAPE COMPLETION INSPECTION 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.

**PLANT SCHEDULE**

THIS IS A "FLORIDA FRIENDLY" LANDSCAPE PLAN.

NATIVE	CODE	BOTANICAL / COMMON NAME	CONT.	CAL.	SIZE	QTY	INITIATION INCHES PROVIDED
Y	SP2	Row variegata / Parula / Weeping Yaupon Holly	65 gal	3.9' Cal	10-12" H X 5'-6" W	3	
Y	ES3	Row x alternata / Eggplant / Eggplant Holly	65 gal	3.9' Cal STD	10-12" H X 5'-6" W	13	
N	LN2	Lagerströmia indica x formae / Nalathal / Nalathal Crane Myrtle	45 gal	3.5' Cal STD	10-12" H X 4'-5" W	1	
Y	QV	Quercus virginiana / Southern Live Oak	45 gal	3.5' Cal	10-12" H X 5'-6" W	10	25
							8
CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	SPACING	QTY	TOTAL INCHES	
Y	SHRUBS	Baccharis fragrans / Seppoi's Soppo	3 gal	30" x 30"	30"	37	
N	VO	Viburnum odoratissimum / Sweet Viburnum	3 gal	24" x 30" x 24" x 30"	48" o.c.	35	
CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	SPACING	QTY	TOTAL INCHES	
Y	SHRUB AREAS	Row variegata / Schlittlings Dwarf / Schlittlings Dwarf Holly	3 gal @	10-12" x 10-12"	24" o.c.	114	
CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	SPACING	QTY	TOTAL INCHES	
N	SP	Juncus communis / Parasol / Parasol Juniper	3 gal @	18" x 24" x 6"	24" o.c.	58	
N	PA	Parsons medium / Argentine / Bahia Grass	6 gal		14,084 sq ft		
Y	TP	Tripsacum daniellii / Dwarf / Falcata Bahia Grass	1 gal	18" height ball	30" o.c.	270	
Y	3P	Zamia pumila / Coonle	3 gal	18" x 24" x 6"	30" o.c.	32	

**PLANTING NOTES:**  
1. ALL PLANT MATERIAL SIZES ARE MINIMUM SIZES. CONTAINER SIZES SHALL BE INCREASED IF NECESSARY TO PROVIDE OVERALL PLANT SIZE(S) REQUIRED.  
2. FINAL ARRANGEMENT OF PLANT MATERIAL SHALL BE STAKED BY THE CONTRACTOR FOR THE APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLMENT.  
3. THE PLANT QUANTITIES SHOWN ON THE LANDSCAPE CONTRACT DOCUMENTS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND REPORTING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO CONTRACT AWARD AND COMMENCEMENT OF WORK.  
4. ALL MULCH SHALL BE MEDIUM FINE BARK NUGGETS MULCH 3 INCHES THICK WHEN COMPACTED.  
5. CONTRACTOR RESPONSIBLE TO REMOVE ALL INVASIVE OR PROHIBITED PLANT SPECIES ON SITE.  
6. ALL LANDSCAPING SHALL CONFORM TO MARION COUNTY LANDSCAPE, BUFFER, AND TREE REQUIREMENTS.

**SOO NOTE:**  
1. ALL SOO SHALL BE ARGENTINE BAHIA GRASS (paspalum notatum / Argentine). FINAL QUANTITY TO BE DETERMINED IN FIELD BY CONTRACTOR.

**SIGHT DISTANCE NOTE:**  
1. ALL LANDSCAPING WITHIN SIGHT TRIANGLES SHALL CONFORM TO FOOT STANDARDS.  
2. SHRUBS AND GROUNDCOVERS WITHIN SIGHT TRIANGLES SHALL NOT EXCEED 30" IN HEIGHT ABOVE PAVEMENT.  
3. TREES IN SIGHT TRIANGLE SHALL HAVE A MINIMUM OF 6 FEET OF CLEAR TRUNK AT INSTALLATION, AND SHALL BE MAINTAINED AT 6 FEET AFTER ESTABLISHMENT.

