From: Development Review
To: jconnor@c2-realty.com; Development Review
Subject: RE: Site Plan Approval Extension - AR#30025
Date: Friday, October 3, 2025 4:28:29 PM

Good afternoon,

Your extension request has been placed on the agenda for the 10/13 DRC Meeting.

Please feel free to reach out should you have any questions.

Kind regards,

Kelly

Your Development Review Team
Office of the County Engineer

Marion County Board of County Commissioners
412 SE 25th Ave., Ocala, FL 34471
Main: 352-671-8686

Empowering Marion for Success!

Under Florida law, emails to our organization are public records. If you do not want your email reviewed in response to a public records request, contact this office by phone.

From: jconnor@c2-realty.com <jconnor@c2-realty.com>
Sent: Thursday, October 2, 2025 8:30 PM
To: Development Review <DevelopmentReview@marionfl.org>
Subject: RE: Site Plan Approval Extension - AR#30025

CAUTION: THIS MESSAGE IS FROM AN EXTERNAL SENDER
This email originated from outside the organization. Do not click links, open attachments, or share any information unless you recognize the sender and know the content is safe. Report suspicious emails using the "Phish Alert" button in Outlook or contact the Helpdesk.

We formally request an extension of AR#30025.

I will pay tomorrow – Friday, 10/3

Please let me know when it will be on the docket. It expires 12/4.

Jonathan

From: Development Review <DevelopmentReview@marionfl.org>
Sent: Wednesday, October 1, 2025 2:10 PM
To: jconnor@c2-realty.com; Development Review <DevelopmentReview@marionfl.org>
Subject: RE: Site Plan Approval Extension

Good afternoon,

Please send an email formally requesting an extension for your project (include the AR#). Please note there is a $50 fee associated with the request. The item will be placed on the DRC agenda for review and approval/denial.

Feel free to reach out should you have any questions.

Kind regards,

Kelly

Your Development Review Team
Office of the County Engineer

Marion County Board of County Commissioners
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From: jconnor@c2-realty.com <jconnor@c2-realty.com>
Sent: Monday, September 29, 2025 2:21 PM
To: Development Review <DevelopmentReview@marionfl.org>
Subject: FW: Site Plan Approval Extension
Importance: High

You don't often get email from jconnor@c2-realty.com. Learn why this is important

CAUTION: THIS MESSAGE IS FROM AN EXTERNAL SENDER
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I'm following up on the email below as I have not received a response.

From: jconnor@c2-realty.com <jconnor@c2-realty.com>
Sent: Tuesday, September 16, 2025 2:24 PM
To: 'Developmentreview@marionfl.org' <Developmentreview@marionfl.org>
Subject: Site Plan Approval Extension

Good afternoon,
I am trying to extend the attached site plan approval and would like to walk through it with someone. Thanks!

Jonathan Connor
Broker
C-Squared Realty
352-804-6119

Marion County
Board of County Commissioners

Office of the County Engineer

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

DEVELOPMENT REVIEW PLAN APPLICATION

Date: 4-14-2023

A. PROJECT INFORMATION:

Project Name: Summer Breeze Townhomes
Parcel Number(s): 24196-001-00, 24196-001-01 & 24196-002-00
Section 1 Township 15 Range 22 Land Use Residential Zoning Classification R-3
Commercial ☐ Residential ☑ Industrial ☐ Institutional ☐ Mixed Use ☐ Other
Type of Plan: MAJOR SITE PLAN
Property Acreage 4.62 Number of Lots N/A - 40 townhomes Miles of Roads 0.41
Location of Property with Crossroads 600 feet west of the intersection of NE 52nd Ct & NE 29th St
Additional information regarding this submittal:

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

☑ **Engineer:**
Firm Name: Radcliffe Engineering Contact Name: Michael W. Radcliffe
Mailing Address: 2611 SE Lake Weir Avenue City: Ocala State: FL Zip Code: 34471
Phone # (352) 629-5500 Alternate Phone #
Email(s) for contact via ePlans: info@radcliffeengineering.com

☑ **Surveyor:**
Firm Name: Repset Survey LLC Contact Name: Jonathan Flowers
Mailing Address: SE 44th Avenue City: Ocala State: FL Zip Code: 34480
Phone # (352) 875-4318 Alternate Phone #
Email(s) for contact via ePlans: j.flowers@repsetsurvey.com

Property Owner:
Owner: Elina, LLC Contact Name: Haja Bosela
Mailing Address: 5824 Bee Ridge Road PMB 410 City: Sarasota State: FL Zip Code: 34233-5065
Phone # (941) 320-1960 Alternate Phone #
Email address: hajasoa15@yahoo.fr

Developer:
Developer: Contact Name:
Mailing Address: City: State: Zip Code:
Phone # Alternate Phone #
Email address:

Revised 6/2021

MAJOR SITE PLAN
for
SUMMER BREEZE
A Residential Duplex Community
MARION COUNTY, FLORIDA

General Notes:

1. SURVEY INFORMATION PROVIDED BY REPSET SURVEY LLC (SEE SEPARATE SURVEY SUPPLIED ALONG WITH THIS PLAN.) DATE OF SURVEY: JULY 14, 2022
UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED. PUBLIC RECORDS NOT SEARCHED BY REPSET SURVEY LLC. 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.
2. NAVD 88 ELEVATIONS SHOWN ARE BASED ON NATIONAL GEODETIC SOCIETY'S VERTICAL CONTROL POINT DESIGNATION X 423, PID IS AB0592
3. HORIZONTAL NAD 83 COORDINATES SHOWN WERE DETERMINED BY GPS, AS REALIZED BY THE FLORIDA PERMANENT REFERENCE NETWORK.
4. SUBJECT TO EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, AND RESERVATIONS OF RECORD. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE. ALL CONSTRUCTION PERFORMED IN MARION COUNTY RIGHT-OF-WAY REQUIRES A RIGHT-OF-WAY PERMIT, ALL CONSTRUCTION IN FDOT RIGHT-OF-WAY REQUIRES A PERMIT FROM FDOT.
5. 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.
5. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED ENGINEER'S SEAL.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE AND THIS PLAN.
7. ALL STORMWATER MANAGEMENT SYSTEMS SHALL BE COMPLETED PRIOR TO THE CONSTRUCTION OF IMPERVIOUS AREAS.
8. NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AN APPROVAL BY THE OFFICE OF THE COUNTY ENGINEER.
9. SIGNAGE MUST BE IN CONFORMANCE WITH THE COUNTY SIGN CODE AND IN ACCORDANCE WITH ALL APPLICABLE FDOT STANDARDS. ALL STOP SIGNS IN THE COUNTY R/W SHALL BE 30" HIGH INTENSITY REFLECTIVE MATERIAL.
10. OWNER SHALL PROTECT EXISTING SHADE TREES TO BE SAVED. TREE PROTECTION MUST BE INSTALLED AND INSPECTED. (SEE DETAIL)
11. UNDERGROUND IMPROVEMENTS AND UTILITIES, IF ANY, WERE NOT LOCATED, EXCEPT AS SHOWN.
12. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND REPORT ANY DISCREPANCIES (IF ANY) TO THE PROJECT ENGINEER.
13. ALL NON-CONDUCTIVE UNDERGROUND PIPING SHALL HAVE LOCATOR WIRE.
14. SITE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR CONDUIT INSTALLATION AS REQUIRED FOR ELECTRIC AND TELEPHONE.
15. OWNER TO COORDINATE WITH PROJECT ELECTRICAL CONTRACTOR FOR LIGHTING AND ELECTRICAL SERVICE.
16. CONTRACTOR SHALL COORDINATE WITH THE FIRE DEPARTMENT FOR FIRE PROTECTION IN COMPLIANCE WITH CURRENT N.F.P.A. CODES AND STANDARDS.
17. A TREE REMOVAL PERMIT IS REQUIRED BEFORE ANY TREES CAN BE REMOVED. TREES TO BE SAVED MUST HAVE PROTECTION MEASURES INSTALLED AND INSPECTED BEFORE TREES DESIGNATED FOR REMOVAL ARE REMOVED.
18. TREES MAY NOT BE PLANTED AROUND, OVER OR UNDER ANY EXISTING OR PROPOSED POWER LINES. THIS INCLUDES ANY LINE DESIGNED AFTER SITE PLAN APPROVAL. ELECTRICAL DISTRIBUTION EASEMENTS WILL BE PROVIDED FOR ELECTRICAL POWER LINES ON PRIVATE PROPERTY; AS MAY BE REQUIRED BY DUKE ENERGY.
19. THE SITE SHALL REMAIN FREE OF EXCESS DUST AND DEBRIS AT ALL TIMES. ANY INCIDENCE OF EROSION, SEDIMENTATION, DUST OR DEBRIS OCCURRING OFF-SITE AS A RESULT OF CONSTRUCTION ACTIVITIES ON THIS DEVELOPMENT SHALL BE CORRECTED BY THE CONTRACTOR WITHIN 48 HOURS OF EACH OCCURRENCE.
20. PER DIVISION 22, SECTION 2.22.1(1) OF THE MARION COUNTY LAND DEVELOPMENT CODE, A RIGHT-OF-WAY UTILIZATION PERMIT IS REQUIRED FOR ALL CONSTRUCTION, HERBICIDE/PESTICIDE SPRAYING, TREE CLEARING, AND ALL TEMPORARY PRIVATE USE OF PUBLIC RIGHT-OF-WAY.
21. ALL AREAS DISTURBED IN THE R/W DURING CONSTRUCTION SHALL BE RESTORED AND SODDED. ALLOW FOR SOD WITH A 1-1/2" UNDERCUT. OTHER AREAS DISTURBED AFTER CONSTRUCTION SHALL BE GRASSED & MULCHED UNLESS SOD IS SPECIFICALLY PROPOSED.
22. IF THE CONTRACTOR ENCOUNTERS LIMESTONE DURING EXPANSION OF THE DRA, (THE DRA WILL BE OVER-EXCAVATED AND BACKFILLED TO MEET SENSITIVE KARST AREA BASIN REQUIREMENTS), IF A SINK CHIMNEY IS ENCOUNTERED ON SITE, MAKE REPAIRS IN ACCORDANCE WITH THE REPAIR DETAIL.
23. ALL STRIPING WITHIN COUNTY RIGHT-OF-WAY SHALL THERMOPLASTIC AND AT LEAST 6" WIDE WITH 24" STOP BARs. ALL STRIPING SHALL BE 6" WIDE, PAINTED WITH WHITE PAINT, UNLESS OTHERWISE NOTED. ALL STRIPING SHALL CONFORM TO F.D.O.T. SPECIFICATIONS UNLESS OTHERWISE NOTED.
24. ASPHALT PAVEMENT AREA TO BE CONSTRUCTED TO THE FOLLOWING SPECIFICATIONS:
   - 1.25" SP-9.5 ASPHALTIC CONCRETE
   - 6" LIMEROCK BASE, COMPACTED (98% OF MAX. DENSITY, L.B.R. 100)
   - 8" STABILIZED SUBGRADE (95% OF MAX. DENSITY, AASHTO T-180, L.B.R. 40)
     OPTIONAL 6" CONCRETE 3000 P.S.I.
25. AN AS-BUILT CERTIFICATION SHALL BE PROVIDED TO THE COUNTY ENGINEERING DEPARTMENT BY A DESIGN PROFESSIONAL UPON REVIEW AND APPROVAL OF THE COMPLETED CONSTRUCTION. ALSO, THE PROJECT ENGINEER SHALL SIGN & SUBMIT A STATEMENT OF COMPLETION PRIOR TO THE FINAL INSPECTION.
26. AS-BUILT/RECORD SURVEY REQUIREMENTS SHALL BE PROVIDED FOR THOSE SYSTEMS THAT ARE OWNED, OPERATED, OR CONNECTED TO MCUD AND SHALL MEET CRITERIA IDENTIFIED IN SECTION 6.14.8.A OF THE MARION COUNTY LDC, INCLUDING ELECTRONIC SUBMITTAL OF AS-BUILT PLANS IN .DWG AND .PDF FILE FORMATS.
27. UPON COMPLETION OF CONSTRUCTION AND FINAL INSPECTION, AN ELECTRONIC COPY OF THE RECORD DRAWING IN AUTOCAD FORMAT WILL BE PROVIDED TO THE MARION COUNTY ENGINEERING DEPARTMENT.
28. ALTERNATIVE PIPE MATERIAL TO RCP MAY BE USED WITH PRIOR APPROVAL FROM THE PROJECT ENGINEER. CONTRACTOR TO GROUT BOTTOM OF STORMWATER STRUCTURES UP TO PIPE INVERT TO PREVENT STANDING WATER.
29. SOIL BORING INFORMATION SHOWN ON THIS PLAN SET IS COPIED DIRECTLY FROM GEOTECHNICAL REPORT DATED SEPTEMBER 2, 2022. SOIL BORING INFORMATION IN THE GEOTECHNICAL REPORT WILL TAKE PRECEDENCE OVER ANY DISCREPANCY FOUND BETWEEN THE PLANS AND THE GEOTECHNICAL REPORT.
30. NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE OFFICE OF THE COUNTY ENGINEER.

Outdoor Lighting:

TYPICAL RESIDENTIAL LIGHTING TO BE INSTALLED ON PROPOSED BUILDINGS. NO STREET OR COMMON AREA LIGHTING IS PROPOSED.

Drainage Design Summary:

THIS PROPERTY WILL HAVE PRIVATE ON-SITE RETENTION AREAS HANDLING THE 100 YR./24 HR. POST (11.5") STORM EVENT THUS MEETING SJRWMD REQUIREMENTS FOR WATER QUALITY TREATMENT.

STORM WATER FROM THE 4.55 AC DRAINAGE BASIN WILL BE ACCOMMODATED IN 2 DRAINAGE RETENTION AREAS (DRA 1.0 & DRA 2.0) THAT WILL BE INTERCONNECTED AND FUNCTION AS ONE DRA.

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

EXISTING SOIL TYPE = 100% CaB (CANDLER SAND) HYDROLOGIC SOIL GROUP = A

DESIGN MEETS MARION COUNTY STORMWATER QUALITY CRITERIA PER SECTION 6.13.6.A(3)C:
- DRY RETENTION SYSTEMS THAT HAVE A DEPTH OF SIX FEET OR LESS, MEASURED FROM TOP OF BANK TO POND BOTTOM, WITH SIDE SLOPES THAT ARE NO STEEPER THAN 4:1 AND SODDED BOTTOMS

SEE STORMWATER MANAGEMENT REPORT FOR ADDITIONAL STORMWATER CALCULATIONS.

Maintenance and Operation Schedule for Stormwater Management System:

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

Sewer Notes:

1. PROPOSED GRAVITY SEWER TO CONNECT TO EXISTING GRAVITY SEWER OWNED & OPERATED BY MARION COUNTY UTILITIES.
2. SANITARY SERVICE SIZE TO BE AS SHOWN ON PLAN AND LAID AT A MINIMUM SLOPE OF 0.50% FOR 6" PVC AND 1.00% FOR 4" PVC.
3. ALL SEWER PIPE MATERIAL SHALL BE SDR 26.
4. CLEAN OUTS TO BE PLACED AT THE CONNECTION POINT TO THE EXISTING LATERAL, 5' FROM THE BUILDING, AT ANY WYES AND BENDS, AND AT MOST EVERY 75' ALONG CONSTANT RUNS. BRASS TOPS TO BE FLUSH MOUNTED IN PAVED AREAS.
5. SANITARY SEWER ESTIMATED DEMAND (PER MARION COUNTY LDC):

   36 UNITS X 200 gpd X 0.8 (multi-family) = 5,760 gpd

6. PEAK FLOW = 5,760 gpd / 1,440 min/day X 4.5 PEAK FACTOR = 18.0 gpm

Water Notes:

1. PROPOSED WATER TO CONNECT TO EXISTING WATER SYSTEM OWNED & OPERATED BY MARION COUNTY UTILITIES.
2. ALL PVC WATER PIPE TO BE DR 18.
3. POTABLE WATER ESTIMATED DEMAND (PER MARION COUNTY LDC):

   36 UNITS X 400 gpd X 0.8 (multi-family) = 11,520 gpd

Traffic Statement:

TRAFFIC GENERATION RATES ARE BASED ON THE ITE 10th EDITION. MULTIFAMILY (LOW RISE) AVERAGE VEHICLE TRIP ENDS (ITE CODE 220).

TOTAL DAILY TRIPS: 36 UNITS X 7.32 = 263.52 TRIPS

PEAK TRIPS (AM): 36 UNITS X 0.46 = 16.56 TRIPS

PEAK TRIPS (PM): 36 UNITS X 0.56 = 20.16 TRIPS

Flood Certification:

THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREA OUTSIDE THE 1-PERCENT ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE FEMA FLOOD INSURANCE MAP COMMUNITY NUMBER 120183C PANEL 05129 SUFFIX E EFFECTIVE DATE APRIL 19, 2017

Springs Protection:

THIS PROJECT LIES WITHIN THE PRIMARY SPRINGS PROTECTION ZONE

Concurrency Deferral Elected Note:

THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF THE CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.

Utility Contacts:

WATER & SEWER:	MARION COUNTY UTILITIES	(352) 307-6000
ELECTRIC:	OCALA ELECTRIC -- JASON RHODES	(352) 351-6620
FIRE:	KEN McCANN -- MARION COUNTY	(352) 291-8066

Statement of Intent:

INFRASTRUCTURE & CONSTRUCTION FOR DEVELOPMENT OF 36 DUPLEX UNITS ON A 4.62 ACRE SITE. ROADS AND DRAINAGE TO BE PRIVATE. WATER AND SEWER TO BE PUBLIC AND OWNED BY MARION COUNTY UTILITIES. PAVED ACCESS AND WATER MAIN WILL BE EXTENDED WITHIN AN EXISTING 50' WIDE ROADWAY EASEMENT. SEWER WILL CONNECT TO ADJACENT MCU GRAVITY SEWER. EXISTING ROADWAY EASEMENT WILL NOT BE PRIVATELY MAINTAINED.

Legal Description:

PARCEL 24196-001-00, 24196-001-01

COMMENCING AT THE SE CORNER OF NW 1/4 OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 22 EAST, THENCE NORTH 0 DEGREES 24'45" EAST ALONG THE EAST BOUNDARY OF SAID NW 1/4, 341.32 FEET, THENCE SOUTH 88 DEGREES 57'00" WEST 225.48 FEET, THENCE NORTH 89 DEGREES 59'17" WEST 585.69 FEET, THENCE NORTH 78 DEGREES 21'00" WEST 194.05 FEET, THENCE SOUTH 88 DEGREES 28' 00" WEST 40.26 FEET FOR THE POINT OF BEGINNING, THENCE SOUTH 88 DEGREES 28'00" WEST 210.41 FEET, THENCE NORTH 0 DEGREES 43'15" EAST 325.02 FEET, THENCE NORTH 88 DEGREES 28' 00" EAST 205.43 FEET, THENCE SOUTH 0 DEGREES 43'15" WEST 324.87 FEET TO THE POINT OF BEGINNING. THE SOUTH 25 FEET THEREOF BEING SUBJECT TO ROADWAY EASEMENT.

TOGETHER WITH NON-EXCLUSIVE PERPETUAL USE OF THE FOLLOWING DESCRIBED ROADWAY EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS: BEGINNING AT A POINT ON THE EAST BOUNDARY OF THE NW 1/4 OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 22 EAST, SAID POINT BEING NORTH 00 DEGREES 24' 45" EAST 312.01 FEET FROM THE SE CORNER OF SAID NW 1/4, THENCE SOUTH 58 DEGREES 57'28" WEST 217.14 FEET, THENCE NORTH 89 DEGREES 59'17" WEST 595.19 FEET, THENCE NORTH 78 DEGREES 21'28" WEST 193.71 FEET, THENCE SOUTH 88 DEGREES 28'40" WEST 1,688.45 FEET TO THE WEST BOUNDARY OF SAID NW 1/4, SAID POINT BEING NORTH 0 DEGREES 43'12" EAST 193.86 FEET FROM THE SW CORNER OF SAID NW 1/4, THENCE NORTH 0 DEGREES 43'12" EAST ALONG SAID WEST BOUNDARY 50.04 FEET, THENCE NORTH 88 DEGREES 28'40" EAST 1692.27 FEET, THENCE SOUTH 78 DEGREES 21'28" EAST 194.39 FEET, THENCE SOUTH 89 DEGREES 59'17" EAST 578.19 FEET, THENCE NORTH 58 DEGREES 57'28" EAST 220.83 FEET, THENCE NORTH 69 DEGREES 56'28" EAST 11.74 FEET TO SAID EAST BOUNDARY, THENCE SOUTH 00 DEGREES 24'45" WEST ALONG SAID EAST BOUNDARY 56.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:
COMMENCING AT THE S.E. CORNER OF THE N.W. 1/4 OF SECTION 1, TWP. 15 S., RGE. 22 E., AND PROCEED N. 00 24' 45"E., ALONG THE EAST BOUNDARY LINE OF SAID N.W. 1/4, A DISTANCE OF 341.32 FEET; THENCE S. 58 DEGREES 57' 28" W., A DISTANCE OF 225.48 FEET; THENCE N. 89 DEGREES 59' 17" W., A DISTANCE OF 585.69 FEET; THENCE N. 78 DEGREES 21' 28" W., A DISTANCE OF 194.05 FEET; THENCE S. 88 DEGREES 28' 40" W., A DISTANCE OF 40.26 FEET TO THE POINT OF BEGINNING OF PARCEL 1 AS DESCRIBED HEREIN; THENCE CONTINUE S. 88 DEGREES 28' 40" W., A DISTANCE OF 40.00 FEET; THENCE CONTINUE S. 88 DEGREES 28' 40" W., A DISTANCE OF 170.41 FEET; THENCE N. 00 DEGREES 43' 15" E., A DISTANCE OF 25.02 FEET; THENCE CONTINUE N. 00 DEGREES 43' 15" E., A DISTANCE OF 45.40 FEET; THENCE N. 88 DEGREES 28' 40" E., A DISTANCE OF 167.92 FEET; THENCE S. 00 DEGREES 00' 28" E., A DISTANCE OF 70.40 FEET TO THE POINT OF BEGINNING.
SAID LANDS BEING SITUATE IN MARION COUNTY, FLORIDA.

AS RECORDED IN TRUSTEE'S DEED RECORDED IN MARION COUNTY PUBLIC RECORDS BOOK 7780, PAGE 0095-0098

PARCEL 24196-002-00

PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 558 AT PAGES 103 AND 104, AND OFFICIAL RECORDS BOOK 521, PAGE 300 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE S.E. CORNER OF THE N.W. 1/4 OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 22 EAST, AND PROCEED N 00°24'45" E. ALONG THE EAST BOUNDARY LINE OF SAID N.W. 1/4 A DISTANCE OF 341.32 FEET; THENCE S. 58°57'28" W., A DISTANCE OF 225.48 FEET, THENCE N. 89°59'17"W. A DISTANCE OF 429.84 FEET TO THE POINT OF BEGINNING OF TRACT NUMBER 1 AS DESCRIBED HEREIN: THENCE CONTINUE N.89°59'17" W.A DISTANCE OF 155.85 FEET, THENCE N. 78°21'28"W. A DISTANCE OF 194.05 FEET, THENCE S.88°28'40"W a DISTANCE OF 40.26 FEET, THENCE N.00°09'28" W. A DISTANCE OF 25.01 FEET TO A CONCRETE MONUMENT, THENCE CONTINUE N.00°09'28"W A DISTANCE OF 299.86 FEET TO AN IRON ROD AND CAP, THENCE N.88°28'40"E. A DISTANCE OF 338.57 TO AND IRON ROD AND CAP; THENCE S.07°26'34"E A DISTANCE OF 349.92 FEET TO A CONCRETE MONUMENT, THENCE CONTINUE S.07°26'34"E. A DISTANCE OF 25.08 FEET TO THE POINT OF BEGINNING, SAID TRACT NUMBER 1 LYING AND BEING SITUATE IN MARION COUNTY, FLORIDA AND CONTAINS 2.93 ACRES, MORE OR LESS. THE SOUTH 25.00 FEET THEREOF BEING SUBJECT TO A ROADWAY EASEMENT.

AS RECORDED IN WARRANTY DEED RECORDED IN MARION COUNTY PUBLIC RECORDS BOOK 1223, PAGE 0506.

Waivers:

GRANTED BY DRC ON 8/21/2023:
1. 6.13.5.B(7) -- MINIMUM STORMWATER PIPE SIZE -- WAIVER GRANTED TO ALLOW USE OF 15 INCH MINIMUM STORMWATER PIPE WITH SUPPORTING CALCULATIONS.
2. 6.12.12 -- SIDEWALKS -- WAIVER GRANTED TO PAY "FEE IN LIEU OF" FOR INTERNAL SIDEWALK CONSTRUCTION AND WAIVING THE FEE FOR NE 29TH STREET PER STAFF SUPPORTED RECOMMENDATIONS.
3. 2.18.1 -- IMPROVEMENT PLAN -- WAIVER GRANTED TO INCLUDE PLANS FOR OFF-SITE IMPROVEMENTS WITH THIS MAJOR SITE PLAN.
   OFFSITE IMPROVEMENT PLAN FEE TO BE PAID SEPARATELY.

GRANTED BY DRC ON 10/30/2023:
1. 6.8.6(X)(.) -- TO REDUCE 30' TYPE "A" BUFFER TO 15' WIDE MODIFIED TYPE "A" BUFFER USING EXISTING VEGETATION ON NORTH AND EAST SIDES WITH FULL TYPE "A" BUFFER PLANTING REQUIREMENTS USED TO FILL IN ANY GAPS.

Owner's Certification:

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

ELINA, LLC
BY: HAJA BOSELA, MEMBER DATE

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 (LDC), EXCEPT AS NOTED;

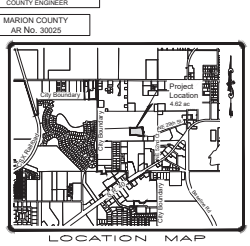
MICHAEL W. RADCLIFFE, FLA. REG. ENG. NO. 31170 DATE

CONSTRUCTION STAKEOUT SURVEYOR SHALL BE RESPONSIBLE FOR BENCH MARK & DATUM VERIFICATION. CONTACT PROJECT SURVEYOR FOR BENCH MARK INFORMATION.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THEY ARE USING THE LATEST APPROVED AND PERMITTED PLANS PRIOR TO BEGINNING CONSTRUCTION.

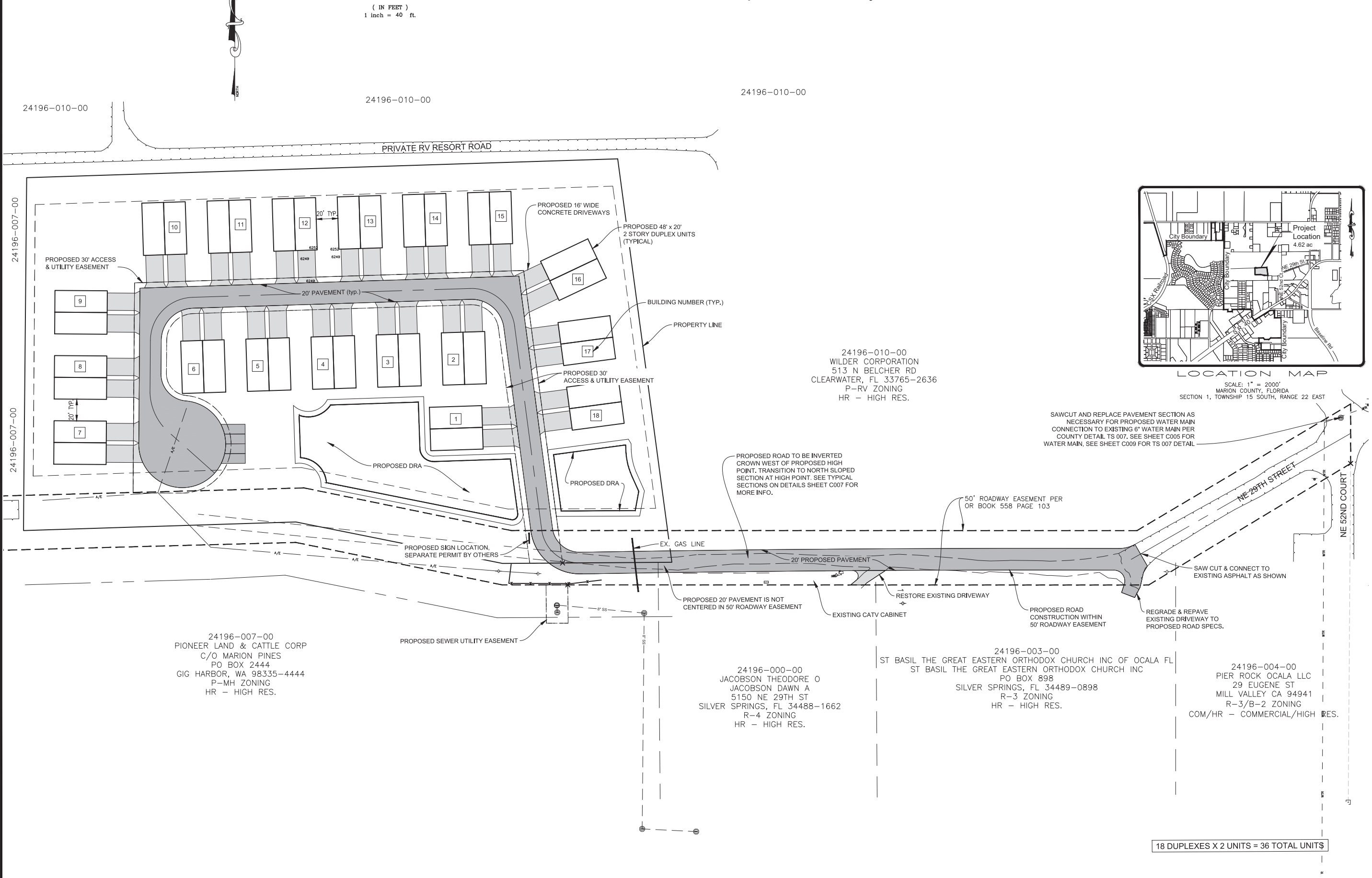
NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE OFFICE OF THE COUNTY ENGINEER

MARION COUNTY
AR No. 30025


Project Location
4.62 ac
Car Barn
SE 29th Ave
SE 29th Ave
SE 29th Ave

SUMMER BREEZE

A Residential Duplex Community



Date:	By:	Revisions:
09–11–23	AMG	REVISIONS PER COUNTY RAI

Designed: MWR | Scale: 1" = 40'
Drawn: AMG/OSB | Project: 2023–13
Checked: MWR | Date: 4–20–23
File: SummerBreezeDuplexes – 36 Unit Layout.dwg

MICHAEL W. RADCLIFFE ENGINEERING, INC.
2611 S.E. Lake Weir Avenue Ocala, FL 34471 (352) 629–5500 FAX (352) 629–1010
Certificate No. EB–0006198 • Michael W. Radcliffe P.E. #31170 • Christopher A. Gwin P.E. #66558
www.radcliffeengineering.com

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Project Name: Summer Breeze - Site Plan - Marion Co, FL
Sheet Name: Overall Plan

Sheet No. C002 of C011

X:\MWRE Projects\2023 Projects\2023-13 Summer Breeze Apartments\Design\CADD\SummerBreezeDuplexes - 36 Unit Layout.dwg 11/10/2023 11:27 AM

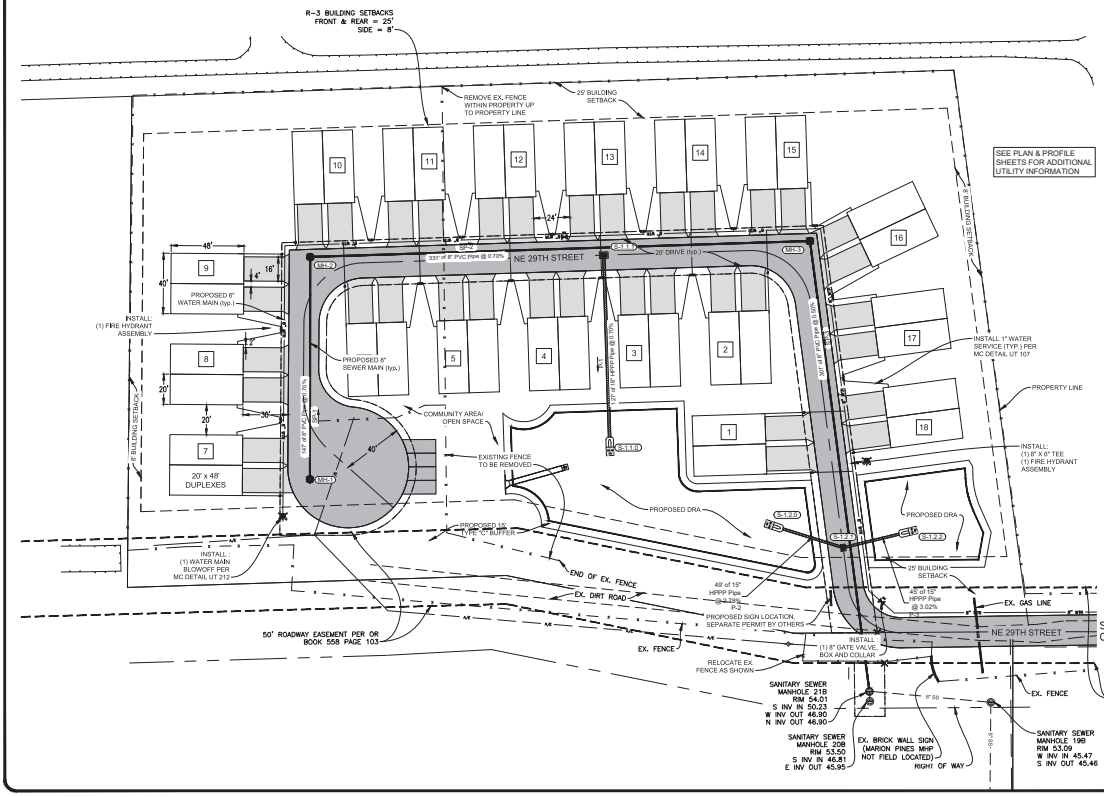
SUMMER BREEZE

A Residential Duplex Community

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

BUILDING SETBACKS	
ZONING	R-3
FRONT	25'
REAR	25'
SIDE	8'



LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314

Other Pipe	Horizontal Separation	Crossings (1)	Joint Spacing @ Crossings (Full Joint Centered)
Storm Sewer, Stormwater Force Main, Reclaimed Water (2)	Water Main 3 ft. minimum	Water Main 12 inches is the minimum, 18 inches is the maximum and 12 inches is preferred	Alternate 3 ft. minimum Water Main
Vacuum Sanitary Sewer	Water Main 10 ft. preferred 3 ft. minimum	Water Main 12 inches preferred 6 inches minimum	Alternate 3 ft. minimum Water Main
Gravity or Pressure Sanitary Sewer, Sanitary Sewer Force Main, Reclaimed Water (4)	Water Main 10 ft. preferred 6 ft. minimum (3)	Water Main 12 inches is the minimum, 18 inches is the maximum, then 6 inches is the minimum and 12 inches is preferred	Alternate 6 ft. minimum Water Main
On-Site Sewage Treatment & Disposal System	10 ft. minimum		

(1) Water main should cross above other pipe. When water main must be below other pipe, the minimum separation is 12 inches.
(2) Reclaimed water regulated under Part II of Chapter 62-610, F.A.C.
(3) 3 ft. for gravity sanitary sewer where the bottom of the water main is laid at least 6 inches above the top of the gravity sanitary sewer.
(4) Reclaimed water not regulated under Part II of Chapter 62-610, F.A.C.

Disclaimer - This document is provided for your convenience only. Please refer to F.A.C. Rule 62-555.314 for additional construction requirements.

NOTES:

1. BUFFERS SHALL PRESERVE NATURAL VEGETATION WHERE POSSIBLE. SEE TREE PLAN.
2. 20% OPEN SPACE TO BE PROVIDED. APPROXIMATELY 50% OPEN SPACE SHOWN.
3. FIRE HYDRANT LOCATION SHALL BE INDICATED BY PLACEMENT OF A BLUE REFLECTOR IN THE MIDDLE OF THE ROADWAY LANE CLOSEST TO THE HYDRANT. ALL NEW HYDRANTS SHALL BE INSTALLED, TESTED, AND PAINTED PER NFPA 291, BY A THIRD PARTY CONTRACTOR AND WITNESSED BY A MARION COUNTY FIRE INSPECTOR

Density / Intensity:

36 UNITS / 4.62 ACRES = 7.79 UNITS PER ACRE

Revisions	By	Date
RESPONSE FOR COUNTY RVW		06-11-23
RESPONSE TO COUNTY RVW		12-21-23

Drawn MWR | Scale 1" = 30' | Date 2023-1-13
Checked AMG/CDR | Date 12-21-23
Drawing/Revision/Layout - 38 UTI Layout.dwg

MICHAEL W. RADCLIFFE ENGINEERING, INC.
3111 S.E. 12th Place, Ocala, FL 34471 - (352) 629-2483 - (352) 629-2488
Certificate No. 8-00004 • Robert H. Hughes Jr., P.E. • Christopher A. Cale, P.E.
www.mwrengineering.com

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Project Name: Summer Breeze - Silver Springs - Marion Co. FL

Sheet Name: Site Plan

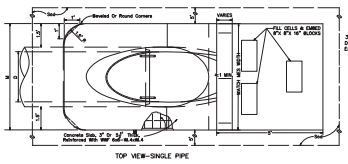
Sheet No. C003 of C011

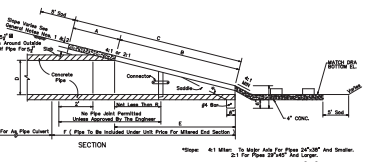
FILE NAME: Projects\2019 Projects\2019-12 Summer Breeze Townhomes\Silverspr 38 UTI\Current Site Layout.dwg 1/13/2023 1:12:17 AM

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

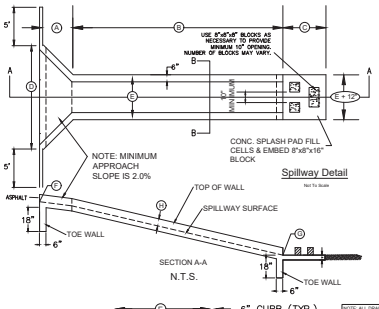
SPILLWAY CONSTRUCTION TABLE								
	A	B	C	D	E	F	G	H
SPILLWAY	FLARE	LENGTH	SPLASH PAD	WIDE END	WIDTH	TOP	BOTTOM	DEPTH
SP-1.0	5'	39.25'	3.5'	4.5'	2.5'	53.3	47.0	6"





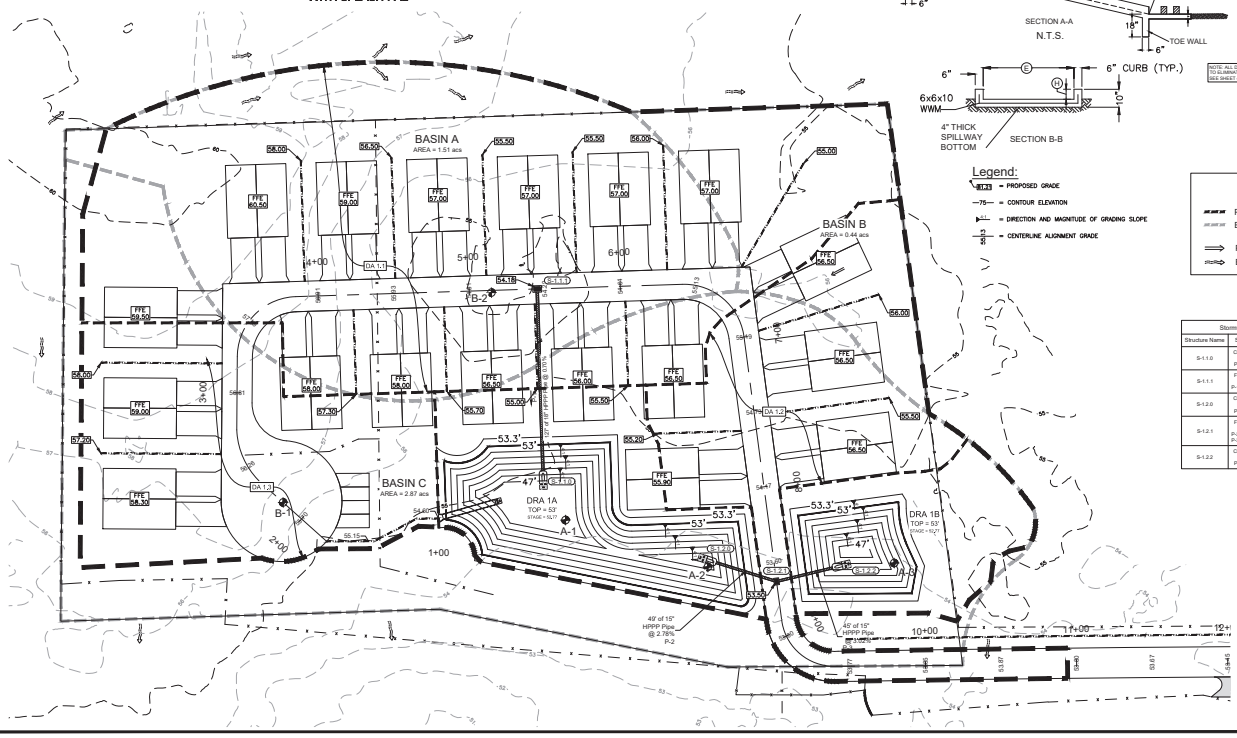
*Slope: 4:1 Miter: To Major Axis For Pipes 24"x36" And Smaller.
3:1 For Pipes 28"x45" And Larger.
3:1 Miter: To Major Axis For Pipes 28"x45" And Smaller.
1:1 For Pipes 34"x53" And Larger.

MITERED END SECTION DETAIL WITH SPLASH PAD



Spillway Detail
Not To Scale

NOTE: ALL DRAINAGE STRUCTURE INVERTS SHALL BE GROUTED TO ELIMINATE SUMP CONDITIONS UNLESS OTHERWISE INDICATED. SEE SHEET 4 OF FDOT STANDARD PLAN 425-001 FOR REFERENCE.



Legend:

- 81.25 = PROPOSED GRADE
- 75 = CONTOUR ELEVATION
- = DIRECTION AND MAGNITUDE OF GRADING SLOPE
- 54+75 = CENTERLINE ALIGNMENT GRADE

LEGEND

- PROPOSED DRAINAGE BASIN
- EXISTING DRAINAGE BASIN
- PROPOSED FLOW
- EXISTING FLOW

Stormwater Structure Table		
Structure Name	Structure Details	Alignment Details
S-1.1.0	Concrete MES w/ 50' P-1 INV IN = 47.02'	STA: 5+45.01 OFF: 127.118
S-1.1.1	FDOT Type "E" inlet GRATE = 54.18 P-1 INV OUT = 47.89	STA: 5+45.01 OFF: 0.000
S-1.2.0	Concrete MES w/ 50' P-2 INV IN = 47.00	STA: 8+42.75 OFF: 43.988
S-1.2.1	FDOT Type "C" inlet GRATE = 53.46 P-2 INV OUT = 46.32 P-3 INV OUT = 46.32	STA: 8+63.19 OFF: 0.003
S-1.2.2	Concrete MES w/ 50' P-3 INV IN = 47.02	STA: 8+58.49 OFF: -44.533

Stormwater Pipe Table			
Pipe Name	Size	Length	Slope
P-1	18	127.12	0.70%
P-2	15	46.51	2.78%
P-3	15	44.75	3.02%

Revisions		
Date	By	Revisions
2023-11-13	AMG	REVISIONS PER COUNTY RN

Drawn MWR
Scale 1" = 30'
Checked AMG/CDR
Date 2023-1-13
Filename/Drawing Number 38 UR1 Grading

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Certificate No. 5-28 Licensed in Florida & Georgia • Certificate of Authorization No. 5-28 for Surveying & Mapping

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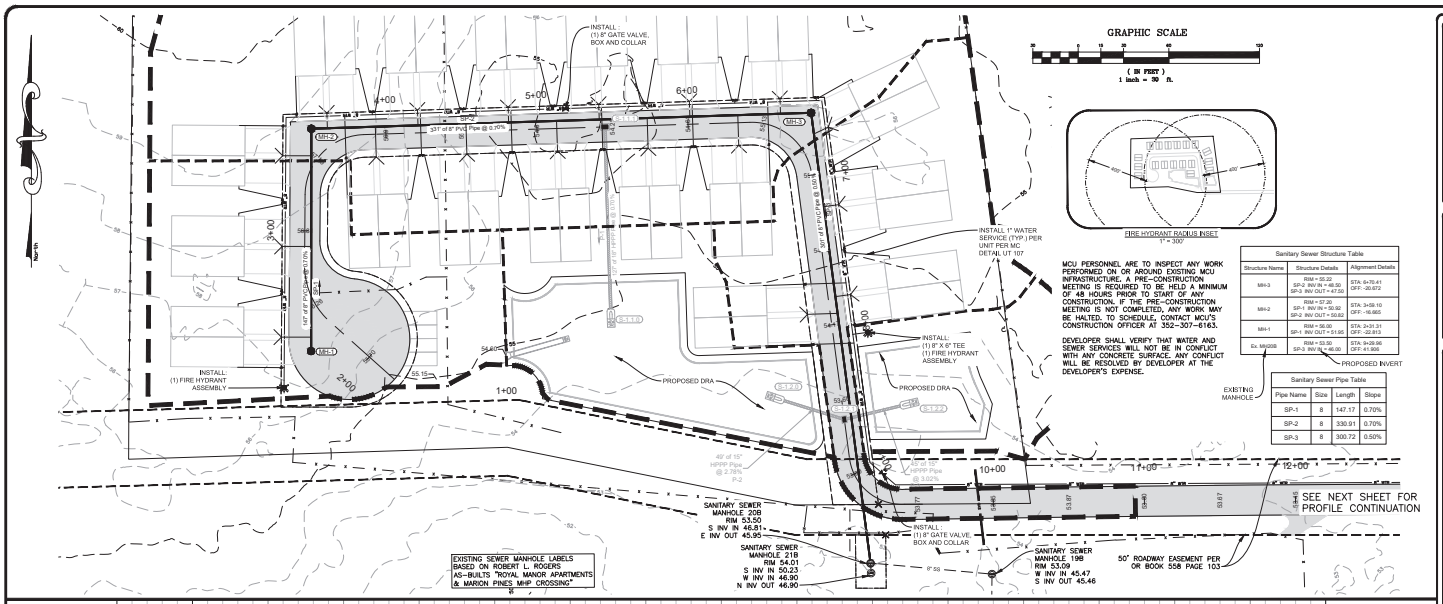
Project Name: Sumter Estates - Site Plan - Sumter Co., FL
Sheet Title: Drainage & Grading Plan

Sheet No.
C004
of
C011



Sanitary Sewer Structure Table		
Structure Name	Structure Details	Alignment Details
MH-3	RIM = 55.32 SP-2 INV IN = 46.50 SP-3 INV OUT = 47.50	STA: 6+70.41 OFF: -20.672
MH-2	RIM = 57.35 SP-1 INV IN = 50.92 SP-2 INV OUT = 50.82	STA: 3+58.10 OFF: -16.665
MH-1	RIM = 56.00 SP-1 INV OUT = 51.95	STA: 2+31.31 OFF: -22.813
Ex. MH20B	RIM = 53.50 SP-3 INV IN = 46.00	STA: 9+28.56 OFF: 41.966

Sanitary Sewer Pipe Table			
Pipe Name	Size	Length	Slope
SP-1	8	147.17	0.70%
SP-2	8	330.91	0.70%
SP-3	8	300.72	0.50%

MICHAEL W. RADCLIFFE ENGINEERING, INC.
Civil Engineers • Land Surveyors • Land Planners
Michael W. Radcliffe, P.E. • Robert A. Radcliffe, P.E. • Jeffrey A. Gates, P.E. • Jeffrey A. Lee, P.E.
2232 N.W. 33rd Avenue • Ocala, Florida 34475 • (352) 622-2487 • Fax (352) 622-2488

Drawn: MWR	Date: 1" = 30'	
Scale: AMC/DSB	Date: 2023--13	
Checked: MWR	Date: 4--25--23	
File:		

Revisions		
Date	By	Revisions
09--11--23	MWR	REVISIONS PER COUNTY RN

Project Name: Brance - Site Plan - Marion Co. FL
Plan & Profile 1
SE 29TH ST

Sheet No.
C005
of
C011

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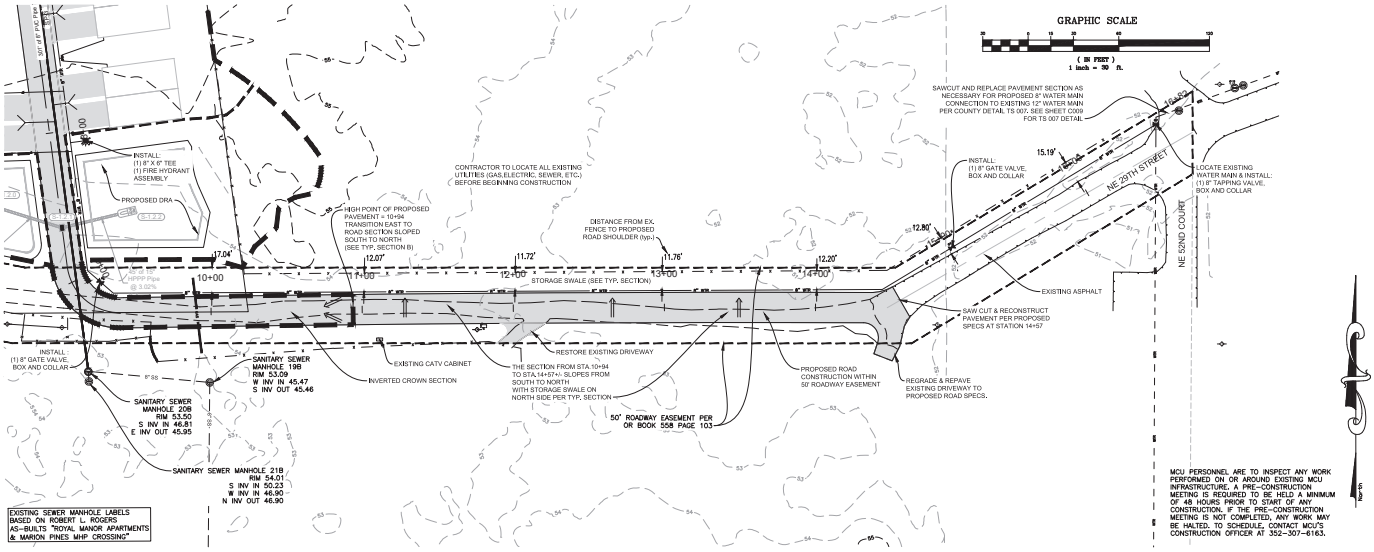
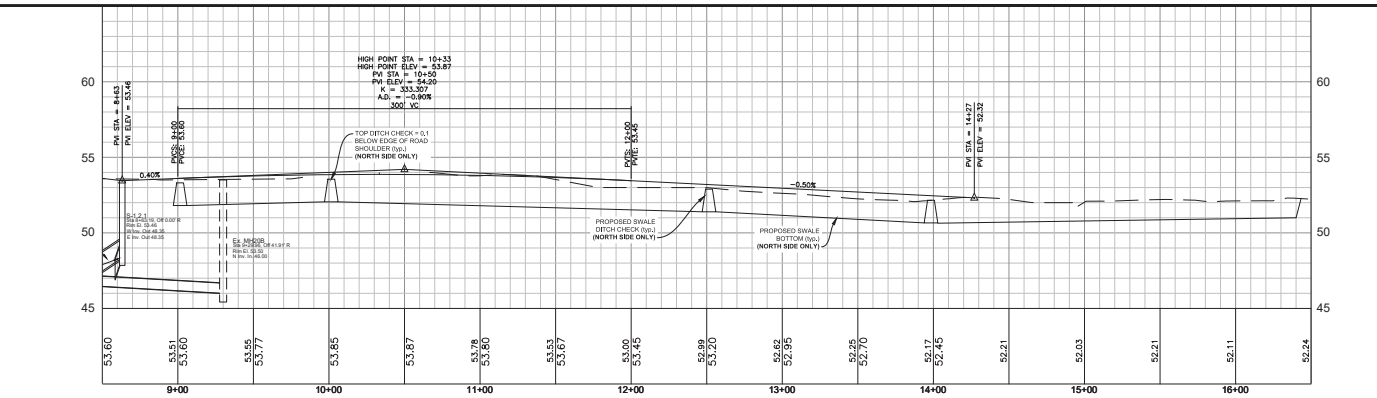
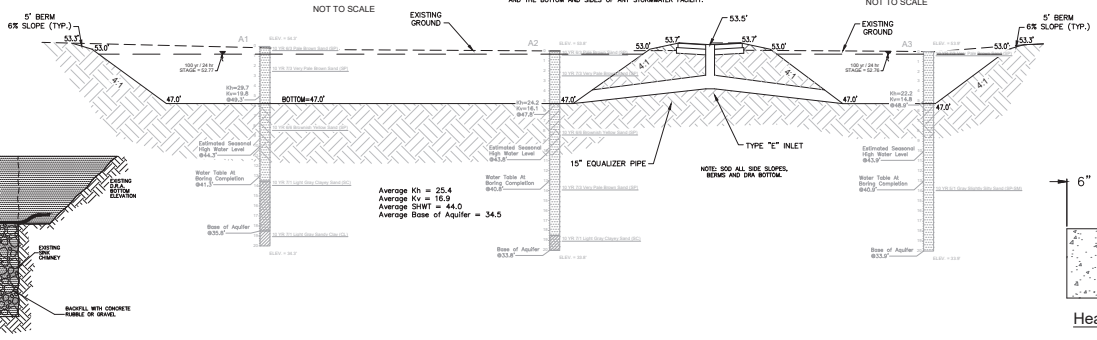

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.
INSTALL:
(1) 8" X 6" TEE
(1) FIRE HYDRANT
ASSEMBLY
PROPOSED DRA
HPPP Pipe
@ 3.02%
CONTRACTOR TO LOCATE ALL EXISTING UTILITIES (GAS,ELECTRIC, SEWER, ETC.) BEFORE BEGINNING CONSTRUCTION
HIGH POINT OF PROPOSED PAVEMENT = 10+94
TRANSITION EAST TO ROAD SECTION SLOPED SOUTH TO NORTH
(SEE TYP. SECTION B)
DISTANCE FROM EX. FENCE TO PROPOSED ROAD SHOULDER (typ.)
17.04'
11.72'
11.76'
12.20'
12.80'
15.19'
10+00
11+00
12+00
13+00
14+00
STORAGE SWALE (SEE TYP. SECTION)
SAWCUT AND REPLACE PAVEMENT SECTION AS NECESSARY FOR PROPOSED 8" WATER MAIN CONNECTION TO EXISTING 12" WATER MAIN PER COUNTY DETAIL TS 007. SEE SHEET C009 FOR TS 007 DETAIL.
INSTALL:
(1) 8" GATE VALVE,
BOX AND COLLAR
LOCATE EXISTING WATER MAIN & INSTALL:
(1) 8" TAPPING VALVE,
BOX AND COLLAR
NE 29TH STREET
NE 32ND COURT
EXISTING ASPHALT
SAW CUT & RECONSTRUCT PAVEMENT PER PROPOSED SPECS AT STATION 14+57
INSTALL:
(1) 8" GATE VALVE,
BOX AND COLLAR
SANITARY SEWER MANHOLE 19B
RIM 53.09
W INV IN 45.47
S INV OUT 45.46
SANITARY SEWER MANHOLE 20B
RIM 53.50
S INV IN 46.81
E INV OUT 45.95
SANITARY SEWER MANHOLE 21B
RIM 54.01
S INV IN 50.23
W INV IN 46.90
N INV OUT 46.90
EXISTING CATV CABINET
INVERTED CROWN SECTION
RESTORE EXISTING DRIVEWAY
THE SECTION FROM STA.10+94 TO STA.14+57+/- SLOPES FROM SOUTH TO NORTH WITH STORAGE SWALE ON NORTH SIDE PER TYP. SECTION
50' ROADWAY EASEMENT PER OR BOOK 558 PAGE 103
PROPOSED ROAD CONSTRUCTION WITHIN 50' ROADWAY EASEMENT
REGRADE & REPAVE EXISTING DRIVEWAY TO PROPOSED ROAD SPECS.
EXISTING SEWER MANHOLE LABELS BASED ON ROBERT L. ROGERS AS-BUILTS "ROYAL MANOR APARTMENTS & MARION PINES MHP CROSSING"
MCU PERSONNEL ARE TO INSPECT ANY WORK PERFORMED ON OR AROUND EXISTING MCU INFRASTRUCTURE. A PRE-CONSTRUCTION MEETING IS REQUIRED TO BE HELD A MINIMUM OF 48 HOURS PRIOR TO START OF ANY CONSTRUCTION. IF THE PRE-CONSTRUCTION MEETING IS NOT COMPLETED, ANY WORK MAY BE HALTED. TO SCHEDULE, CONTACT MCU'S CONSTRUCTION OFFICER AT 352-307-6163.


HIGH POINT STA = 10+33
HIGH POINT ELEV = 53.87
PVI STA = 10+50
PVI ELEV = 54.20
K = 333.307
A.D. = -0.90%
300' VC
PVI STA = 8+63
PVI ELEV = 53.46
PVCE: 8+30
PVCE: 53.60
PVTE: 12+20
PVTE: 53.40
PVI STA = 14+57
PVI ELEV = 52.32
0.40%
-0.50%
TOP DITCH CHECK = 0.1 BELOW EDGE OF ROAD SHOULDER (typ.) (NORTH SIDE ONLY)
PROPOSED SWALE DITCH CHECK (typ.) (NORTH SIDE ONLY)
PROPOSED SWALE BOTTOM (typ.) (NORTH SIDE ONLY)
Ex. MHOOR
53.60 53.51 53.60 53.55 53.77 53.85 53.87 53.78 53.80 53.53 53.67 53.00 53.45 52.99 53.20 52.62 52.95 52.25 52.70 52.17 52.45 52.21 52.03 52.21 52.11 52.24
9+00 10+00 11+00 12+00 13+00 14+00 15+00 16+00
60 55 50 45

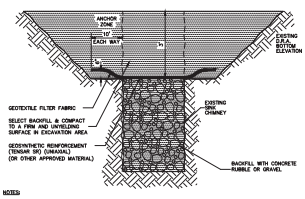
Revisions			

DRA 1A
SECTION A - A
NOT TO SCALE



A MINIMUM OF THREE FEET OF UNCONSOLIDATED SOIL MATERIAL SHALL BE PROVIDED BETWEEN THE SURFACE OF ANY LIMESTONE BEDROCK AND THE BOTTOM AND SIDES OF ANY STORMWATER FACILITY.

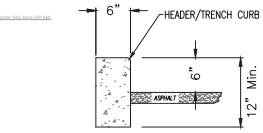
DRA 1B
SECTION B - B
NOT TO SCALE



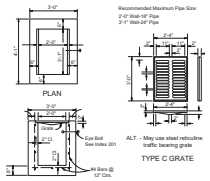
NOTES:

1. IF LIMESTONE IS ENCOUNTERED OR A SINKHOLE OR SOLUTION PIPE FORMS DURING CONSTRUCTION, CONSTRUCTION OF THE BASIN MUST BE HALTED AND THE PROJECT GEOTECHNICAL ENGINEER MUST BE NOTIFIED IMMEDIATELY.
2. THE SINKHOLE OR SOLUTION PIPE MUST BE REPAIRED WITHIN 10 DAYS OF THE DISCOVERY USING A DISTRICT APPROVED METHOD.
3. THE STORMWATER SYSTEM MUST BE INSPECTED MONTHLY FOR THE OCCURANCE OF SINKHOLES OR SOLUTION PIPES.

TYPICAL SINK CHIMNEY REPAIR DETAIL
N.T.S.



Header Curb Detail
Not to Scale

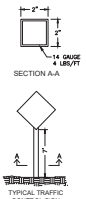


Type "C" Inlet
Not to Scale

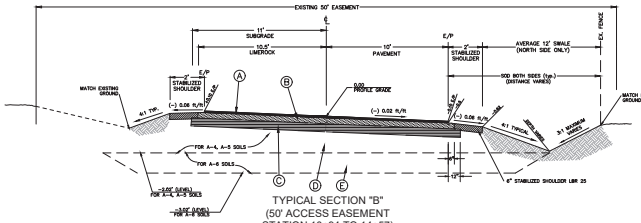
NOTES:

1. ALL LETTERS ARE 1.5" SERIES "C".
2. TOP SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND WITH REFLECTORIZED LEGEND & BORDER.
3. BOTTOM SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND & BORDER.

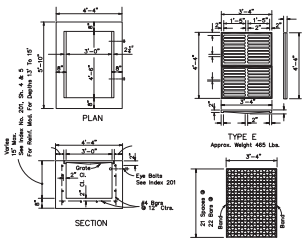
Handicap Sign
Not to Scale



TYPICAL TRAFFIC CONTROL SIGN
Not to Scale

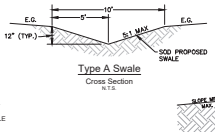


TYPICAL SECTION "B"
(50' ACCESS EASEMENT
STATION 10+94 TO 14+57)
N.T.S.

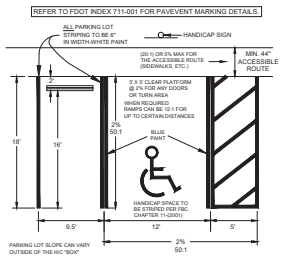


NOTICE: Steel Grates Are Required On Inlets With Traversable Slots And On Inlets where Bicycle Traffic Is Anticipated.

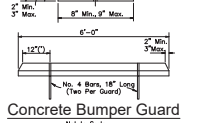
Type "E" Inlet - Traffic Bearing
Not to Scale



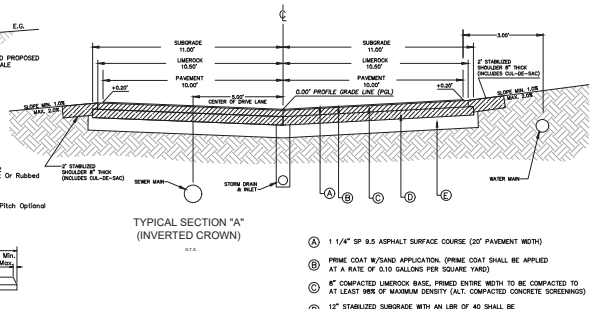
Type A Swale
Cross Section
N.T.S.



WHERE APPLICABLE, PROVIDE CROSSWALK (MINIMUM 44" WIDE) TO PROPOSED BUILDING PER FLORIDA STATUTE 553.5041



Concrete Bumper Guard
Not to Scale



TYPICAL SECTION "A"
(INVERTED CROWN)
N.T.S.

(A) 1 1/4" SP 9.5 ASPHALT SURFACE COURSE (20' PAVEMENT WIDTH)

(B) PRIME COAT W/SAND APPLICATION. (PRIME COAT SHALL BE APPLIED AT A RATE OF 0.10 GALLONS PER SQUARE YARD)

(C) 8" COMPACTED LIMEROCK BASE, PRIMED ENTIRE WIDTH TO BE COMPACTED TO AT LEAST 98% OF MAXIMUM DENSITY (ALT. COMPACTED CONCRETE SCREENINGS)

(D) 12" STABILIZED SUBGRADE WITH AN LBR OF 40 SHALL BE COMPACTED TO AT LEAST 98% OF MAXIMUM DENSITY

(E) EXCAVATE UNSUITABLE MATERIAL AND REPLACE WITH SELECT MATERIAL CLASS A-3 SAND (SEE NOTES 2-4).

Revisions		
REVISIONS PER COUNTY RIN	09-11-23	AMG

Scale: 1" = 30'
Date: 2023-13
Drawn: AMG/CDR
Checked: MWR
Project Mgr: Michael W. Radcliffe
Sheet Name: Details

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Certificate No. 5-28 Licensed in Florida & Georgia, Certificate of Authorization No. 5-28

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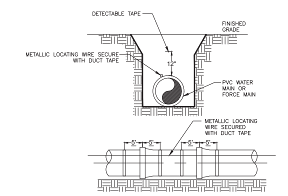
Project Name: Summer Breeze - Silo Fair - Marion Co. FL

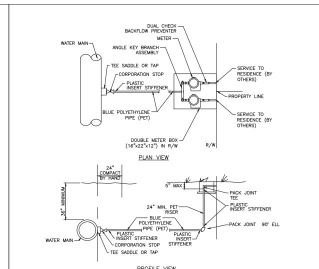
Sheet No. C007 of C011

FILE NAME: Plotted:2023 By:amcdaniel2 G:\Users\amcdaniel\Dropbox\SILO\Summer Breeze\Summer Breeze.dwg Layout: 4 Sig: 11/13/2023 11:27 AM



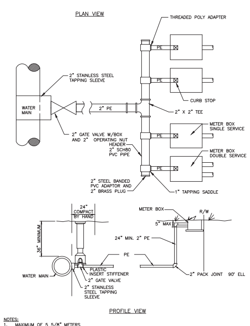
NOTES:
1. PVC PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (10 GAUGE COPPER) CAPABLE OF DETECTION BY A CABLE LOCATOR AND SHALL BE BURIED ON TOP OF THE PIPE.
2. LOCATING WIRE SHALL TERMINATE AT EACH VALVE BOX AND BE CAPABLE OF EXTENDING 12" ABOVE TOP OF BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION PER UT 112.
3. ALL WIRE CONNECTIONS SHALL BE SPLICED TOGETHER USING WATERTIGHT WIRE NUTS.
4. FOR HORIZONTAL DIRECTIONAL DRILLING, UTILIZE 2 LOCATING WIRES EACH WITH A BREAK LOAD OF 2032 POUNDS.
5. DETECTABLE TAPE SHALL BE 1' ABOVE THE CENTERLINE OF THE PIPE.

Marion County Florida Utilities	MCBCC EFFECTIVE 04/13/2023 REVISION # 2	PIPE LOCATING WIRE AND DETECTABLE TAPE	7.3.2 UT 104



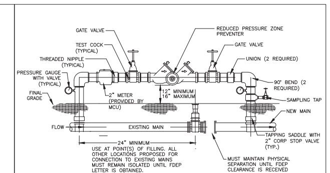
NOTES:
1. ALL RESIDENTIAL SERVICES SHALL HAVE A MINIMUM SIZE OF 1".
2. CURB STOP SHALL BE INSTALLED ON STREET SIDE OF THE SIDEWALK BETWEEN SIDEWALK AND CURB.
3. SCHEDULE 40 PVC CASING TO BE USED UNDER PAVEMENT, EXTENDING A MINIMUM OF 5' ON EITHER SIDE OF THE PAVEMENT WHERE POSSIBLE. THE INSIDE DIAMETER OF THE CASING PIPE SHALL BE A MINIMUM OF ONE INCH LARGER THAN THE OUTSIDE DIAMETER OF THE SERVICE PIPE.
4. CORP STOPS SHALL BE HORIZONTAL TO WATER MAINS.
5. LOCATE WIRE SHALL BE INSTALLED FROM MAIN TO SERVICE LINE.
6. PIPE AND FITTING SIZES TO BE DETERMINED BY SERVICE TYPE.
7. COMPACTION SHALL BE MADE UNDER AND AROUND THE CONNECTION TO THE SATISFACTION OF THE ENGINEER.
8. POTABLE WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY ETCHING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
9. RECLAIMED WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY ETCHING OR STAMPING A "RW" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
10. SERVICE LINES SHALL NOT CONFLICT WITH OTHER UTILITIES. SERVICE LINES SHALL BE SLEEVED WITH SCH40 PVC IF UNDER OTHER UTILITIES.
11. ALL TAPS MUST BE LOCATED A MINIMUM OF 24" AWAY FROM ANY BELL AND/OR FITTING.

Marion County Florida Utilities	MCBCC EFFECTIVE 04/13/2023 REVISION # 2	WATER AND RECLAIMED WATER SERVICES (TYPICAL)	7.3.2 UT 107



NOTES:
1. MAXIMUM OF 5 5/8" METERS
2. METER BOXES SHALL NOT BE LOCATED WITHIN DRIVING SURFACE. METER BOXES MUST BE LOCATED IN RIGHT-OF-WAY OR PRIVATE PROPERTY WITH A UTILITY EASEMENT.
3. NO MALE ADAPTERS ALLOWED AT VALVE; SHALL BE A BRASS NIPPLE WITH 2" SCH80 FEMALE STEEL BANDED ADAPTER.
4. ALL TAPS MUST BE LOCATED A MINIMUM OF 24" AWAY FROM ANY BELL AND/OR FITTING.

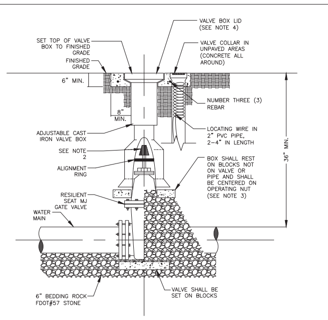
Marion County Florida Utilities	MCBCC EFFECTIVE 04/13/2023 REVISION # 1	METER BANK 2" SUPPLY	7.3.2 UT 202



NOTES:
1. A TEMPORARY JUMPER CONNECTION IS REQUIRED AT ALL CONNECTIONS BETWEEN EXISTING ACTIVE WATER MAINS AND PROPOSED NEW WATER MAIN IMPROVEMENTS. TEMPORARY JUMPER WATER METERS WILL BE SUPPLIED BY MCU.
2. THIS DETAIL IS TO BE USED FOR FILLING ANY NEW WATER MAIN OF ANY SIZE FOR EXISTING ACTIVE WATER MAINS AND FOR FLUSHING OF NEW MAINS, AND FOR PULLING BACTERIOLOGICAL SAMPLES FROM ANY NEW WATER MAIN OF ANY SIZE. THE JUMPER CONNECTION SHALL BE MAINTAINED UNTIL AFTER FILLING, FLUSHING, TESTING, AND DISINFECTION OF THE NEW MAIN HAS BEEN SUCCESSFULLY COMPLETED AND CLEARANCE FOR USE FROM FDEP HAS BEEN RECEIVED. THIS JUMPER CONNECTION SHALL ALSO BE USED TO MAINTAIN A MINIMUM PRESSURE OF 20 PSI IN THE NEW MAINS ALL THE TIME AFTER DISINFECTION AND UNTIL THE FDEP CLEARANCE LETTER IS OBTAINED. ADEQUATE THRUST BLOCKING AND/OR RESTRAINTS SHALL BE PROVIDED TEMPORARILY, AS REQUIRED. PIPE AND FITTINGS USED FOR CONNECTING THE NEW PIPE TO THE EXISTING PIPE SHALL BE DISINFECTED PRIOR TO INSTALLATION IN ACCORDANCE WITH AWWA C651, LATEST EDITION.
3. THE TAPPING SLEEVE AND THE EXTERIOR OF THE MAIN TO BE TAPPED SHALL BE DISINFECTED BY SPRAYING OR SWABBING PER SECTION II OF AWWA C651, LATEST EDITION.
4. UPON RECEIPT OF CLEARANCE FOR USE FROM FDEP AND MCU, THE CONTRACTOR SHALL REMOVE THE TEMPORARY JUMPER CONNECTION. THE 2" CORP VALVES ARE TO BE CLOSED AND PLUGGED WITH 2" BRASS PLUGS. THE MAINS CAN NOW BE CONNECTED BY SLEEVE OR FLANGED CONNECTIONS.
5. ALL INSTALLATION AND MAINTENANCE OF THE TEMPORARY JUMPER CONNECTION ASSEMBLY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. WATER FOR TESTING AND DISINFECTION OF THE NEW WATER MAIN AND WATER FOR MAINTENANCE OR OTHER USES SHALL BE AT THE CONTRACTOR'S EXPENSE.
7. ALL PIPING AND APPURTENANCES TO BE 2" FOR 8" AND BELOW WATER MAINS; 4" FOR 12" WATER MAINS; 8" FOR 16" WATER MAINS; 12" FOR 24" WATER MAINS.
8. ALL TAPS MUST BE LOCATED A MINIMUM OF 24" AWAY FROM ANY BELL AND/OR FITTING.

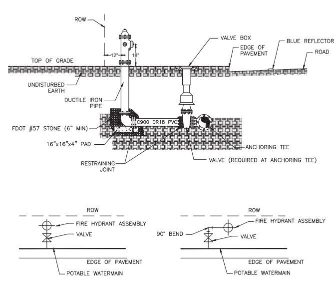
Marion County Florida Utilities	MCBCC EFFECTIVE 04/13/2023 REVISION # 2	TEMPORARY JUMPER CONNECTION	7.3.2 UT 203

NOTE: CONTRACTOR TO UTILIZE MARION COUNTY'S UTILITY MANUALS (LATEST EDITION) FOR WATER, SEWER AND LIFT STATION CONSTRUCTION DETAILS.



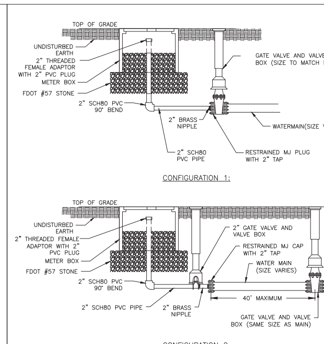
NOTES:
1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION (SEE UT111).
2. THE ACTUATING NUT FOR VALVES DEEPER THAN SIX (6) FEET SHALL BE EXTENDED TO COME UP TO 3 FOOT DEPTH BELOW FINISHED GRADE.
3. VALVE BOX SHALL BE SET ON FIVE (5) SOLID COMMON BLOCKS.
4. VALVE BOX LID TO BE LETTERED WITH THE WORD "WATER" OR "RECLAIMED".
5. INSTALL BRASS ID TAG IN CONCRETE.

Marion County Florida Utilities	MCBCC EFFECTIVE 04/13/2023 REVISION # 2	GATE VALVE WATER AND RECLAIMED MAINS	7.3.2 UT 204



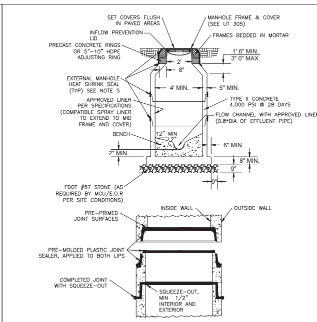
NOTES:
1. BONNET COLORS SHALL BE IN ACCORDANCE WITH SEC. 6.18.2-G.
2. HYDRANT SHALL BE 1' INSIDE OF RIGHT-OF-WAY, WHEN POSSIBLE.
3. BLUE REFLECTOR SHALL BE PLACED IN THE MIDDLE OF THE ADJACENT TRAVEL LANE.
4. RADIUS OF CLEAR SPACE AROUND THE FIRE HYDRANT SHALL BE IN ACCORDANCE WITH NFPA STANDARDS (NFPA 1 SEC. 18.5.7, AS AMENDED).

Marion County Florida Utilities	MCBCC EFFECTIVE 04/13/2023 REVISION # 2	FIRE HYDRANT ASSEMBLY	7.3.2 UT 210



NOTE:
1. BLOW-OFF VALVES TO BE PROVIDED ON ALL DEAD END MAINS OR AS DETERMINED BY MCU.
2. BLOW-OFF VALVES ARE NOT TO BE LOCATED IN DITCHES.
3. CONNECTIONS SHALL BE ASSEMBLED USING COMPOUNDS APPROVED FOR POTABLE WATER SYSTEMS.
4. SHALL BE SIZED TO ACHIEVE ADEQUATE FLUSHING VELOCITY.
5. NO MALE ADAPTERS ALLOWED AT VALVE; SHALL BE A BRASS NIPPLE WITH 2" SCH80 FEMALE STEEL BANDED ADAPTER.

Marion County Florida Utilities	MCBCC EFFECTIVE 04/13/2023 REVISION # 2	MANUAL BLOW OFF VALVE WATER MAIN	7.3.2 UT 212



NOTES:
1. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE GRAVITY MANHOLE CONNECTION DETAIL UT 303.
2. ECCENTRIC CONE DESIGN MAY ONLY BE USED FOR CONFLICT RESOLUTION WITH MCU APPROVAL. ALL MANHOLES REQUIRING DROP CONNECTIONS SHALL COMPLY WITH UT 303.
3. A FLOW CHANNEL SHALL BE CONSTRUCTED INSIDE MANHOLE TO DIRECT INFLUENT INTO FLOW STREAM.
4. LIFT HOLES THROUGH STRUCTURE ARE NOT PERMITTED.
5. USE EXTERNAL WRAP TO TIGHTLY WRAP MANHOLE AROUND CASTING JOINTS AND APPLY HIGH INTENSITY PROPANE TORCH TO EFFECTIVELY SEAL THEM FROM GROUND WATER INFILTRATION. ALL EXTERNAL HEAT SHRINK WRAPS SHALL BE INSPECTED IN PERSON, OR THROUGH A MCU APPROVED METHOD, BY A MCU CONSTRUCTION REPRESENTATIVE.
6. INFLOW PREVENTION LIDS SHALL BE REQUIRED FOR ALL MANHOLES.
7. PRECAST CONCRETE RINGS MAY BE SUBSTITUTED FOR HDPE RINGS.
8. SECTION HEIGHTS VARY AS REQUIRED, AND AS AVAILABLE.
9. IN LIEU OF SHRINK WRAPPING, MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH ASTM C1244 OR HYDROSTATIC TESTED IN ACCORDANCE WITH ASTM C969 AS REQUIRED BY MCU.
10. FLOW CHANNEL DEPTH AND WIDTH CANNOT BE LESS THAN 80% OF OUTFLOW PIPE.

Marion County Florida Utilities	MCBCC EFFECTIVE 04/13/2023 REVISION # 2	PRECAST CONCRETE MANHOLE	7.3.2 UT 306

Date:	By:	Revisions:
09-11-23	AMG	REVISIONS PER COUNTY RAI

Designed: MWR	Scale: 1" = 30'	Drawn: AMG/OSB	Project: 2023-13
Checked: MWR	Date: 4-20-23	File: SummerBreezeDuplexes - 36 Unit Layout.dwg	

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Project Name: Summer Breeze - Site Plan - Marion Co, FL
Sheet Name: Details

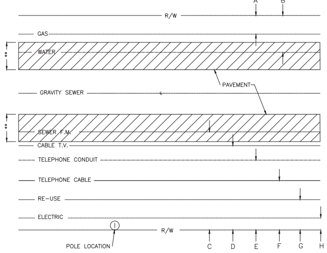
X:\MWRE Projects\2023 Projects\2023-13 Summer Breeze Apartments\Design\CADD\SummerBreezeDuplexes - 36 Unit Layout.dwg 11/10/2023 11:27 AM

UTILITY	DIMENSION SYMBOL	LOCATION	UNDERGROUND DEPTH
GAS	A	7'	36"
WATER	B	11'	36"
SEWER F.M.	C	11'	48"
CABLE T.V.	D	10'	24"
TELEPHONE CONDUIT	E	9'	30"
TELEPHONE CABLE	F	7'	30"
RE-USE	G	5'	36"
ELECTRIC (UNDERGROUND)	H	2'	36"
ELECTRIC POLES *	I	TANGENT W/RIGHT-OF-WAY	N/A

NORTH & EAST

AERIAL CABLES SHALL BE 18' ABOVE ℄ GRADE. CABLE T.V. & COMMUNICATION CABLES MAY BE PERMITTED AT 16', IF VALID EXTENUATING CIRCUMSTANCES CAN BE SHOWN.

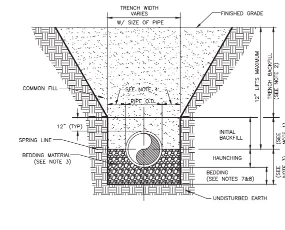
* AND ASSOCIATED ABOVE GROUND EQUIPMENT
** MAINTAIN CLEAR ZONE REQUIREMENTS AS DEFINED BY "THE FLORIDA GREENBOOK"



LEGEND
R/W RIGHT-OF-WAY
℄ CENTERLINE

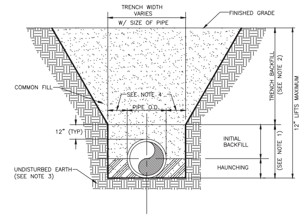
UNLESS OTHERWISE APPROVED BY COUNTY ENGINEER

Marion County Florida — Office of the County Engineer	MCBCC EFFECTIVE 04/13/2023 / REVISION # 1	UTILITY POSITION IN RIGHT-OF-WAY	7.3.1 / TS 006



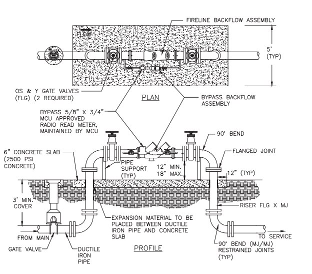
NOTES:
1. INITIAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. BEDDING MATERIAL SHALL CONFORM TO FDOT NO. 57 AGGREGATE.
4. 15" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER UP TO 12" AND 6" MINIMUM FOR PIPE DIAMETER 16" AND LARGER.
8. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. UTILITIES SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION.
9. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN MARION COUNTY RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.
10. ONE COMPACTION TEST SHALL BE REQUIRED FOR EACH LIFT NOT TO EXCEED 200'.

Marion County Florida — Utilities	MCBCC EFFECTIVE 04/13/2023 / REVISION # 2	TYPE "A" BEDDING AND TRENCHING	7.3.2 / UT 102



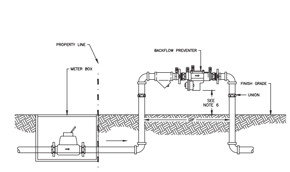
NOTES:
1. INITIAL BACKFILL AND HAUNCHING: SELECT COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH BEDDING AND TRENCHING 1 DETAIL MAY BE REQUIRED AS DIRECTED BY MCU.
4. 15" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN MARION COUNTY RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.
8. ONE COMPACTION TEST SHALL BE REQUIRED FOR EACH LIFT NOT TO EXCEED 200'.

Marion County Florida — Utilities	MCBCC EFFECTIVE 04/13/2023 / REVISION # 2	BEDDING AND TRENCHING 2	7.3.2 / UT 103



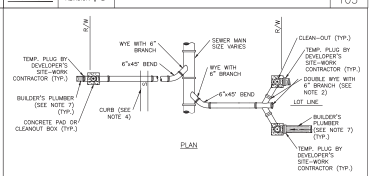
NOTES:
1. REQUIRED FOR SITES WITH SEPARATE DOMESTIC AND FIRE SYSTEM SUPPLY PIPING.
2. BACKFLOW ASSEMBLY SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
3. MCU SHALL OWN AND MAINTAIN THE METER.
4. UTILITY EASEMENT REQUIRED FOR BY-PASS METER READING. MINIMUM EASEMENT SIZE IS 10' BY 15'.
5. DETAIL NOT APPLICABLE WHEN AN RPZ IS REQUIRED IN ACCORDANCE WITH THE MARION COUNTY MANUAL OF CROSS-CONNECTION CONTROL AND BACKFLOW PREVENTION. SERVICES SMALLER THAN 3" SHALL REQUIRE AN RPZ AND SHALL BE METERED. METER AND TAP SIZE SHALL BE DETERMINED BY A FLORIDA LICENSED SPRINKLER CONTRACTOR, ARCHITECT, OR ENGINEER. METER SHALL BE INSTALLED BY MCU.
6. FREEZE PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE FIRE MARSHALL.

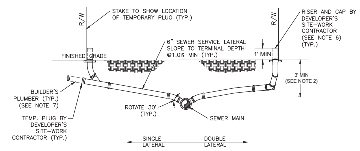
Marion County Florida — Utilities	MCBCC EFFECTIVE 04/13/2023 / REVISION # 2	FIRE LINE DOUBLE DETECTOR CHECK VALVE ASSEMBLY	7.3.2 / UT 208



NOTES:
1. BACKFLOW PREVENTION ASSEMBLY SHALL BE INSTALLED AND MAINTAINED AS PER MARION COUNTY CROSS CONNECTION CONTROL ORDINANCE AND/OR PLUMBING CODE.
2. BACKFLOW PREVENTION ASSEMBLY TO BE INSTALLED LEVEL AND PLUMB.
3. MINIMUM CLEARANCE OF 24" TO BE MAINTAINED AROUND ASSEMBLY FOR TESTING.
4. ASSEMBLY MUST BE LISTED WITH THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH.
5. ALL BACKFLOW PREVENTION ASSEMBLIES <u>MUST</u> BE TESTED FOLLOWING INSTALLATION AND INITIATION OF WATER SERVICE. THE BACKFLOW PREVENTION ASSEMBLY TESTER <u>MUST</u> POSSESS A CURRENT AMERICAN WATER WORKS ASSOCIATION (AWWA) AND/OR AMERICAN BACKFLOW PREVENTION ASSOCIATION (ABPA) BACKFLOW TESTER CERTIFICATE. A COPY OF THE BACKFLOW PREVENTION ASSEMBLY TEST REPORT MUST BE SUBMITTED TO THE BACKFLOW & CCC COORDINATOR AT MCU WITHIN 14 DAYS FROM THE DATE OF INSTALLATION.
6. MIN. 12" MAX 18" ABOVE FINISHED GRADE AND FLOODPLAIN.
7. METERS LARGER THAN 2" WILL REQUIRE DISCUSSION WITH MCU.

Marion County Florida — Utilities	MCBCC EFFECTIVE 04/13/2023 / REVISION # 1	2" AND SMALLER REDUCED PRESSURE AND/OR DOUBLE CHECK BACKFLOW ASSEMBLY	7.3.2 / UT 209





NOTES:
1. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
2. WYE TO BE NO SHALLOWER THAN 3' AND NO DEEPER THAN 5'.
3. ALL FITTINGS SHOWN ARE TO BE INSTALLED.
4. SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY ETCHING OR STAMPING AN "S" IN THE CURB DIRECTLY OVER THE LATERAL. WHERE NO CURB EXISTS, LOCATION SHALL BE MARKED BY PLACEMENT OF ADHESIVE REFLECTIVE MARKERS AS SPECIFIED BY MCU.
5. CLEANOUT CAP SHALL BE SET A MINIMUM OF 2" ABOVE THE FINISHED GRADE. CLEANOUTS IN RV PARKS SHALL BE SET 6" ABOVE FINISHED GRADE WITH A CONCRETE COLLAR.
6. DURING CONSTRUCTION, SERVICE LATERAL AND CLEANOUTS SHALL BE STUBBED OUT A MINIMUM OF 1' ABOVE FINISHED GRADE AND SHALL BE CAPPED BY DEVELOPER'S SITE-WORK CONTRACTOR UNTIL PROPERTY IS DEVELOPED AND CONNECTION TO CENTRAL SEWER IS MADE BY PLUMBER.
7. BUILDER'S PLUMBER SHALL CUT RISER, INSTALL CLEANOUT CAP, REMOVE TEMPORARY PLUG, CONNECT SERVICE LATERAL TO HOUSE PLUMBING AND GROUT VOID BETWEEN CLEANOUT AND PAD.
8. ALL DEVELOPMENT SHALL BE DESIGNED AND BUILT IN A MANNER WHERE THE LOWEST WASTEWATER SERVICE LATERAL DOES NOT DROP BELOW THE GRAVITY SEWER GRADE LINE.

Marion County Florida — Utilities	MCBCC EFFECTIVE 04/13/2023 / REVISION # 2	SEWER SERVICE LATERAL	7.3.2 / UT 312

NOTE: CONTRACTOR TO UTILIZE MARION COUNTY'S UTILITY MANUALS (LATEST EDITION) FOR WATER, SEWER AND LIFT STATION CONSTRUCTION DETAILS.

WATER CONSTRUCTION NOTES

1. THE PERMITTEE WILL PROMPTLY NOTIFY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION UPON SALE OR LEGAL TRANSFER OF THE PERMITTED FACILITY. PERMIT IS TRANSFERABLE ONLY UPON DEPARTMENT APPROVAL. THE NEW OWNER MUST APPLY, BY LETTER, FOR A TRANSFER OF PERMIT WITHIN 30 DAYS.
2. ALL PIPE, PIPE FITTINGS, PIPE JOINT PACKING, JOINTING MATERIALS, AND VALVES INSTALLED UNDER THIS PROJECT WILL CONFORM TO APPLICABLE AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS.
3. ALL PUBLIC WATER SYSTEM COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT WILL BE INSTALLED UNDER THIS PROJECT AND THAT WILL COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM TO NSF INTERNATIONAL STANDARD 61.
4. ALL WATER MAINS SHALL BE PVC, AND SHALL BE NSF APPROVED FOR POTABLE WATER USE, BEAR THE NSF LOGO, AND MEET THE FOLLOWING MATERIAL SPECIFICATIONS:
   - PVC PIPES 4 INCHES TO 48 INCHES SHALL BE SDR 18 AND MEET AWWA C900.
   - PVC PIPES LESS THAN 4 INCHES SHALL BE ASTM 1785 SCHEDULE 40,80,120 OR ASTM 2241 SDR 21
5. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL CONTAIN NO MORE THAN 8.0% LEAD, AND ANY SOLDER OR FLUX USED IN THIS PROJECT WILL CONTAIN NO MORE THAN 0.2% LEAD.
6. ALL WATER MAIN PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE COLOR CODED OR MARKED USING BLUE AS A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE, SHALL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR SHALL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE SHALL SHAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE SHALL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT SHALL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPE WITH AN INTERNAL DIAMETER 24 INCHES OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE SHALL BE PAINTED BLUE OR SHALL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.
7. NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS OR IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDED PROCEDURES.
8. A CONTINUOUS AND UNIFORM BEDDING WILL BE PROVIDED IN TRENCHES FOR UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT; BACKFILL MATERIAL WILL BE TAMPED IN LAYERS AROUND UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT AND TO A SUFFICIENT HEIGHT ABOVE THE PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE; AND UNSUITABLY SIZED STONES (AS DESCRIBED IN APPLICABLE AWWA STANDARDS OR MANUFACTURERS' RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES WILL BE REMOVED FOR A DEPTH OF AT LEAST TWELVE (12) INCHES BELOW THE BOTTOM OF UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT.
9. ALL PVC WATER MAINS INSTALLED UNDER THIS PROJECT SHALL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600.
10. WATER MAINS INSTALLED UNDER THIS PROJECT SHALL BE INSTALLED WITH CLEARANCES AS SHOWN ON THE "LOCATION OF PUBLIC WATER SYSTEM MAINS" DETAIL ON THIS SHEET.

SEWER CONSTRUCTION NOTES

1. THE EXISTING SEWER COLLECTION/TRANSMISSION SYSTEM SHALL REMAIN IN SERVICE DURING THE CONSTRUCTION OF THIS PROJECT. IF THE EXISTING MANHOLE, WHERE THE PROPOSED COLLECTION PIPING CONNECTS TO THE EXISTING SYSTEM, MUST BE TEMPORARILY TAKEN OUT OF SERVICE, THE CONTRACTOR SHALL PROVIDE FOR REMOVAL OF THE UPSTREAM SYSTEM FLOW UNTIL THE MANHOLE CAN BE RESTORED TO SERVICE. THE CONTRACTOR SHALL COORDINATE THIS WORK WITH THE SYSTEM OWNER.
2. SUITABLE COUPLINGS COMPLYING WITH ASTM SPECIFICATIONS SHALL BE USED FOR JOINING DISSIMILAR MATERIALS.
3. DEFLECTION TESTING SHALL BE CONDUCTED ON ALL PROPOSED SANITARY SEWER PIPING AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS TO PERMIT STABILIZATION OF THE SOIL-PIPE SYSTEM. NO PIPE SHALL EXCEED A DEFLECTION OF 5%. A RIGID BALL OR MANDREL SHALL BE HAND PULLED FOR THE DEFLECTION TEST WITH A DIAMETER NOT LESS THAN 95% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE, DEPENDING ON WHICH IS SPECIFIED IN THE ASTM SPECIFICATION, INCLUDING THE APPENDIX, TO WHICH THE PIPE IS MANUFACTURED.
4. LEAKAGE TESTS SHALL BE CONDUCTED ON ALL PROPOSED SANITARY SEWER PIPING. THE LEAKAGE EXFILTRATION OR INFILTRATION SHALL NOT EXCEED 100 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM. EXFILTRATION OR INFILTRATION TEST MUST BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET. AIR TESTS, AS A MINIMUM, SHALL CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM F-1417 FOR PLASTIC PIPE.
5. MANHOLES SHALL HAVE A MINIMUM DIAMETER OF 48 INCHES AND A MINIMUM ACCESS DIAMETER OF 24 INCHES.
6. A BENCH SHALL BE PROVIDED ON EACH SIDE OF ANY MANHOLE CHANNEL AND NO LATERAL SEWER, SERVICE CONNECTION, OR DROP MANHOLE PIPE SHALL DISCHARGE ONTO THE SURFACE OF THE BENCH.
7. MANHOLE LIFT HOLES AND GRADE ADJUSTMENT RINGS SHALL BE SEALED WITH NON-SHRINKING MORTAR OR OTHER APPROPRIATE MATERIAL.
8. INLET AND OUTLET PIPES SHALL BE JOINED TO THE MANHOLE WITH A GASKETED FLEXIBLE WATERTIGHT CONNECTION OR ANOTHER WATERTIGHT CONNECTION ARRANGEMENT THAT ALLOWS DIFFERENTIAL SETTLEMENT OF THE PIPE AND MANHOLE WALL.
9. WATERTIGHT MANHOLE COVERS SHALL BE USED WHEREVER THE MANHOLE TOPS MAY BE FLOODED BY STREET RUNOFF OR HIGH WATER.
10. MANHOLES SHALL BE INSPECTED AND TESTED FOR WATER-TIGHTNESS OR DAMAGE PRIOR TO PLACING INTO SERVICE. AIR TESTING FOR CONCRETE SEWER MANHOLES SHALL BE PERFORMED, CONFORMING TO THE TESTING PROCEDURE DESCRIBED IN ASTM C-1244.

Date:	By:	Revisions:
09-11-23	AMG	REVISIONS PER COUNTY RAI

Designed: MWR | Scale: 1" = 30'
Drawn: AMG/OSB | Project: 2023-13
Checked: MWR | Date: 4-20-23
File: SummerBreezeDuplexes - 36 Unit Layout.dwg

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Project Name: Summer Breeze - Site Plan - Marion Co, FL
Sheet Name: Details

Sheet No. C009 of C011

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SUMMER BREEZE

TREE & LANDSCAPE PLAN

MARION COUNTY, FLORIDA

QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS (TYP., UNLESS OTHERWISE NOTED)	FLORIDA NATIVE
		SHADE TREES			
18	QUERCUS VIRGINIANA	LIVE OAK	3 1/2" CALIPER	6'–8'	NATIVE
		ORNAMENTAL TREES			
36	MAGNOLIA GRANDIFLORA	LITTLE GEM MAGNOLIA	2" CALIPER	12'–14'	NATIVE
25	LAGERSTROMIA INDICA	CRAPE MYRTLE STD.	#30, 2" CALIPER	Min. 6' HT – Std. Natchez	NATIVE
		BUSHES			
87	VIBURNUM OBOVATUM	DWARF WALTERS VIBURNUM	#3, 18"–24"	36" OC	NATIVE
127	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	#3, 18"–24"	36" OC	NATIVE
190	MUHLY CAPILLARIS	MUHLY GRASS	#3, 15"–18" FULL	36" OC	NATIVE
SOD	PASPALUM NOTATUM	ARGENTINE BAHIA	SOLID	CONTRACTOR TO VERIFY	
	PINE STRAW	PINE BARK / STRAW MULCH	BALE	2"–3" THICKNESS	

NOTE: ALL PROPOSED PLANTINGS ARE NATIVE, THEREFORE NATIVE PLANTING REQUIREMENTS ARE MET

LANDSCAPE / IRRIGATION NOTES:

1. ALL PLANTING WILL BE WITH A GOOD GRADE NURSERY SOIL FOR BACKFILL.
2. ALL PLANTS WILL HAVE OSMOCOTE ADDED TO HOLES WITH SMALL SHRUBS GETTING 4oz PER PLANT AND LARGE SHRUBS 8oz.
3. TYPE "C" BUFFER WILL BE CLEANED OF ALL DEBRIS FIRST AND THEN A WEED MAT WILL BE INSTALLED. MULCH TO BE 4"–5" THICK.
4. SOD WILL BE GRADE "A" ARGENTINE BAHIA – NO PASTURE GRASS.
5. ALL PVC IRRIGATION PIPING TO BE SCHEDULE 40.
6. ALL IRRIGATION COMPONENTS (HEADS, VALVES, TIMERS, ETC.) TO BE HUNTER OR EQUAL.
7. ALL SOD TO BE ROLLED AFTER INSTALLATION.
8. IRRIGATION ZONING AND GPM PER ZONE TO BE PROVIDED AT TIME OF BUILDING PERMIT.
9. BURY 1 1/2", 1 1/4", AND 1" IRRIGATION DISTRIBUTION LINES 18". BURY 3/4" LINES 12".
10. APPROXIMATELY 18,000 S.F. OF PROPERTY TO BE IRRIGATED.

OPEN SPACE:

20% OPEN SPACE REQUIRED

PROPERTY AREA: 195,584 SF (4.62 AC.)
201,247 SF X 0.20 = 49,249.40 SF

PROVIDED = 100,373 SF

100,373 SF / 195,584 SF
= 0.5132 = 51.32% OPEN SPACE

BUILDING SETBACKS	
ZONING	R–3
FRONT	25'
REAR	25'
SIDE	8'

IRRIGATION LEGEND

3/4" IRRIGATION METER WITH BACKFLOW PREVENTER PER COUNTY CODE.

CONTROLLER & RAIN SENSOR PER COUNTY CODE.

3/4" LINES TO BE PE (POLYETHELYNE)

LINES GREATER THAN 3/4" TO BE PVC

IRRIGATION SLEEVE: PVC SCHEDULE 40
EXTEND SLEEVES 18" PAST EDGE OF PAVING OR CONSTRUCTION.

PE = POLYETHYLENE TUBING

THE IRRIGATION PLAN IS DIAGRAMMATIC IN NATURE. LOCATIONS OF PIPING AND OTHER APPURTENANCES ARE SHOWN FOR CLARITY. FIELD CHANGES MAY BE REQUIRED TO ACHIEVE PROPER IRRIGATION COVERAGE.

2 BUBBLER PER TREE

SPECIMEN TREES:

TREES TO BE REMOVED (#6069 & #6255) WERE ASSESSED BY PHIL HOWELL OF CORDWIN TREE SERVICES, INC. ON OCTOBER 20, 2023. BOTH TREES RECEIVED UNFAVORABLE ASSESSMENTS, THEREFORE REPLACEMENT REQUIREMENTS ARE 1.5" FOR EVERY 2" USING 3.5" CALIPER TREES.

REPLACEMENT INCHES REQUIRED:
32" (6069) + 42" (6255) = 74 INCHES.
74 INCHES X 0.75 (1.5"/2") =
55.5 INCHES REQUIRED

PROPOSED TREES:
18 SHADE TREES @ 3.5" CALIPER =
63 INCHES PROPOSED

63 > 55.5, THEREFORE OKAY

TREE CHART

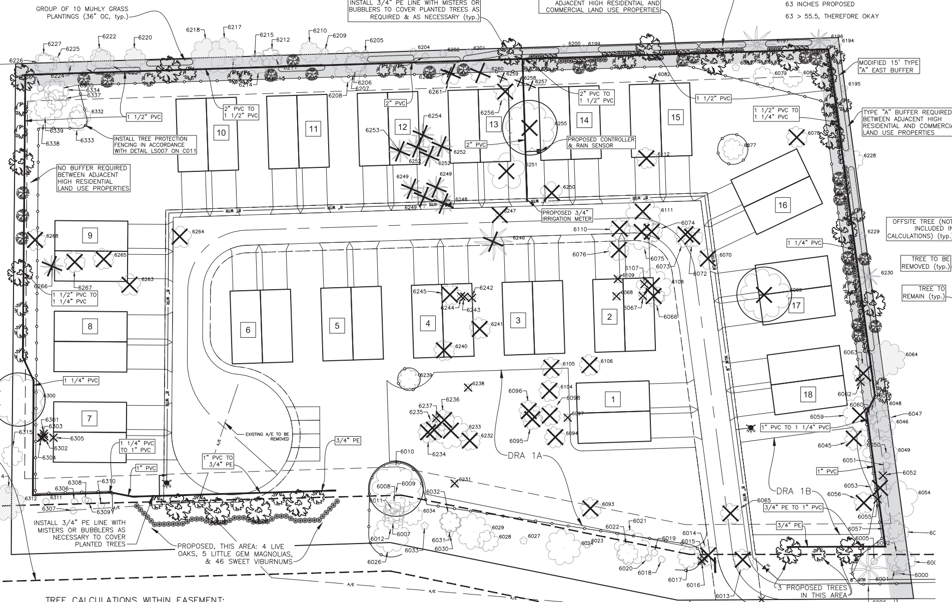
ID	DESCRIPTION
6000	6" CYPRESS
6001	6" WATER OAK
6002	12" BLACK CHERRY
6003	14" SWAMP OAK
6005	5" WATER OAK
6006	20" CABBAGE PALMETTO
6007	14" WATER OAK
6008	12" WATER OAK
6009	13" WATER OAK
6010	41" LIVE OAK
6011	3" WATER OAK
6012	11" WATER OAK
~~6013~~	~~12" LIVE OAK~~
6014	11" WATER OAK
6015	4" WATER OAK
6016	10" WATER OAK
6017	10" WATER OAK
6018	4" LIVE OAK
6019	3" WATER OAK
6020	7" WATER OAK
6021	26" LIVE OAK
6022	13" WATER OAK
6023	7" WATER OAK
6024	24" SOUTHERN LIVE OAK
6025	7" WATER OAK
6026	22" WATER OAK
6027	4" BLACK CHERY
6028	13" SOUTHERN LVE OAK
6029	26" WATER OAK
6030	6" BLACK CHERRY
6031	16" WATER OAK
6032	16" SOUTHERN LIVE OAK
6033	6" BLACK CHERRY
6034	13" WATER OAK
~~6045~~	~~13" WATER OAK~~
6046	15" BLACK CHERRY
6047	12" BLACK GUM
6048	6" WATER OAK
6049	24" WATER OAK
6050	4" WATER OAK
6051	4" WATER OAK
~~6052~~	~~5" WATER OAK~~
~~6053~~	~~12" WATER OAK~~
6054	28" SOUTHERN ASH
~~6055~~	~~10WATER OAK~~
~~6056~~	~~12" WATER OAK~~
6057	14" WATER OAK
6058	14" WATER OAK
~~6059~~	~~27" WATER OAK~~
6060	10" WATER OAK
~~6061~~	~~5" WATER OAK~~
~~6062~~	~~9" WATER OAK~~
~~6063~~	~~12" WATER OAK~~
~~6064~~	~~27" WATER OAK~~
~~6065~~	~~13" WATER OAK~~
~~6066~~	~~16" WATER OAK~~
~~6067~~	~~10" WATER OAK~~
~~6068~~	~~10" WATER OAK~~
~~6069~~	~~32" SOUTHERN LIVE OAK~~
~~6070~~	~~18" SOUTHERN LIVE OAK~~
6071	24" CABBAGGE PALMETTO
~~6072~~	~~18" WATER OAK~~
~~6073~~	~~17" WATER OAK~~
~~6074~~	~~12" WATER OAK~~
~~6075~~	~~25" WATER OAK~~
~~6076~~	~~16" SOUTHERN LIVE OAK~~
6077	15" SOUTHERN LIVE OAK
~~6078~~	~~14" SOUTHERN LIVE OAK~~
6079	18" SOUTHERN LIVE OAK
6080	18" SOUTHERN LIVE OAK
6081	5" BRAZILLION BLUEWOOD

ID	DESCRIPTION
~~6082~~	~~6" BRAZILLION BLUEWOOD~~
~~6093~~	~~14" WATER OAK~~
~~6094~~	~~13" WATER OAK~~
~~6095~~	~~16" WATER OAK~~
~~6096~~	~~13" WATER OAK~~
~~6097~~	~~10" WATER OAK~~
~~6098~~	~~12" WATER OAK~~
~~6104~~	~~14" WATER OAK~~
~~6105~~	~~12" WATER OAK~~
~~6106~~	~~13" WATER OAK~~
~~6107~~	~~10" WATER OAK~~
~~6108~~	~~20" WATER OAK~~
~~6109~~	~~7" WATER OAK~~
~~6110~~	~~14" SOUTHERN LIVE OAK~~
~~6111~~	~~20" WATER OAK~~
~~6112~~	~~12" SOUTHERN LIVE OAK~~
6194	4" BLACK CHERRY
6195	4" BLACK CHERRY
6196	14" CABBAGE PALMETTO
6197	24" CABBAGE PALMETTO
6199	3" HERCULES CLUB
6200	2" HERCULES CLUB
6201	2" SOUTHERN LIVE OAK
6202	4" SOUTHERN LIVE OAK
6203	10" WATER OAK
6204	6" BLACK CHERRY
6205	3" BLACK CHERRY
6206	16" WATER OAK
6207	16" WATER OAK
6208	21" WATER OAK
~~6209~~	~~6" TURKEY OAK~~
~~6210~~	~~12" WATER OAK~~
6211	6" SOUTHERN LIVE OAK
6212	12" WATER OAK
6213	14" WATER OAK
6214	17" WATER OAK
6215	10" BLACK CHERRY
6216	2" EASTERN RED CEDAR
~~6217~~	~~28" WATER OAK~~
~~6218~~	~~24" WATER OAK~~
~~6220~~	~~13" BLACK CHERRY~~
~~6221~~	~~15" SOUTHERN LIVE OAK~~
~~6222~~	~~16" SOUTHERN LIVE OAK~~
6223	15" SOUTHERN LIVE OAK
6224	3" BLACK CHERRY
6225	8" WATER OAK
6226	15" SOUTHERN LIVE OAK
6227	15" SOUTHERN LIVE OAK
6228	17" SOUTHERN LIVE OAK
6229	4" BLACK CHERRY
6230	14" CABBAGE PALMETTO
~~6231~~	~~10" WATER OAK~~
~~6232~~	~~12" WATER OAK~~
~~6233~~	~~23" WATER OAK~~
~~6234~~	~~17" SOUTHERN LIVE OAK~~
~~6235~~	~~17" SOUTHERN LIVE OAK~~
~~6236~~	~~13" SOUTHERN LIVE OAK~~
~~6237~~	~~10" SOUTHERN LIVE OAK~~
~~6238~~	~~10" WATER OAK~~
6239	16" WATER OAK
~~6240~~	~~18" SOUTHERN LIVE OAK~~
~~6241~~	~~13" WATER OAK~~
~~6242~~	~~10" BLACK CHERRY~~
~~6243~~	~~10" BLACK CHERRY~~
~~6244~~	~~10" BLACK CHERRY~~
~~6245~~	~~17" WATER OAK~~
~~6246~~	~~20" CABBAGE PALMETTO~~
~~6247~~	~~10" CHERRY LAUREL~~
~~6248~~	~~15" CABBAGE PALMETTO~~
~~6249~~	~~15" CABBAGE PALMETTO~~
~~6250~~	~~12" BLACK CHERRY~~

ID	DESCRIPTION
~~6251~~	~~23" BLACK CHERRY~~
~~6252~~	~~13" CABBAGE PALMETTO~~
~~6253~~	~~17" CABBAGE PALMETTO~~
~~6254~~	~~15" CABBAGE PALMETTO~~
~~6255~~	~~42" SOUTHERN LIVE OAK~~
~~6256~~	~~12" BLACK CHERRY~~
~~6257~~	~~4" WATER OAK~~
~~6258~~	~~5" WATER OAK~~
~~6259~~	~~5" WATER OAK~~
~~6260~~	~~11" WATER OAK~~
~~6261~~	~~13" BLACK CHERRY~~
~~6262~~	~~7" WATER OAK~~
~~6263~~	~~15" AMERICAN SYCAMORE~~
~~6264~~	~~13" TULIP TREE~~
~~6265~~	~~13" SOUTHERN LIVE OAK~~
~~6266~~	~~18" CABBAGE PALMETTO~~
~~6267~~	~~12" SOUTHERN OAK TREE~~
~~6268~~	~~14" WATER OAK~~
6300	46" WATER OAK
~~6301~~	~~7" WATER OAK~~
~~6302~~	~~5" BLACK CHERRY TREE~~
~~6303~~	~~5" BLACK CHERRY TREE~~
~~6304~~	~~6" WATER OAK~~
~~6305~~	~~10" WATER OAK~~
6306	2" WATER OAK
6307	2" WATER OAK
6308	3" WATER OAK
6309	3" WATER OAK
6310	2" WATER OAK
6311	2" WATER OAK
~~6312~~	~~20" BLACK CHERRY~~
~~6314~~	~~6" BLACK CHERRY~~
6315	12" WATER OAK
~~6332~~	~~18" SOUTHERN LIVE OAK~~
~~6333~~	~~18" SOUTHERN LIVE OAK~~
6334	12" SOUTHERN LIVE OAK
6335	13" SOUTHERN LIVE OAK
6336	8" WATER OAK
6337	15" SOUTHERN LIVE OAK
6338	24" SOUTHERN LIVE OAK
6339	13" SOUTHERN LIVE OAK

TREE LEGEND

- OAK
- PALM
- CYPRESS
- MISC. TREE
- TREES MARKED FOR REMOVAL
- SPECIMEN TREES (≥30' DBH)
- TREES NOT COUNTED
- PROPOSED LITTLE GEM MAGNOLIAS
- PROPOSED CRAPE MYRTLE
- PROPOSED LIVE OAKS
- PROPOSED WALTERS VIBURNUM
- PROPOSED SWEET VIBURNUM
- TREE PROTECTION FENCING



TREE CALCULATIONS:

SHADE TREES:

REQUIRED: 1 SHADE TREE PER 3,000 SF SITE AREA
PROPERTY AREA: 195,611 SF (4.49 AC.)
195,611 SF / 3,000 = 65.2 = 65 SHADE TREES REQUIRED

SHADE TREE REQUIREMENTS ARE MET BY EXISTING TREES ALONG WITH ADDITIONAL TREES PROPOSED IN BUFFER & OPEN AREAS:

91 EXISTING TREES	91
18 PROPOSED SHADE TREES	18
	109 SHADE TREES

109 > 65, THEREFORE OKAY

TREE REPLACEMENT:

PER MARION COUNTY LAND DEVELOPMENT CODE SECTION 6.7.8–A: "REPLACEMENT IS NOT REQUIRED WHERE THE PROPERTY OWNER RETAINS EXISTING TREES ON THE SITE WHICH TOTAL AN AVERAGE OF 100 INCHES DBH PER ACRE. IF REPLACEMENT IS NECESSARY, A MINIMUM OF 100 INCHES DBH PER ACRE ON THE AVERAGE SHALL BE ACHIEVED."

PREDEVELOPMENT TREES = 3,224" DBH TOTAL — 3,224" DBH / 4.49 ACRES = 718 INCHES DBH/ACRE.

TREES TO BE REMOVED = 1,107" DBH — 1,107" DBH / 4.49 ACRES = 91.83 = 247 INCHES DBH/ACRE.

POST DEVELOPMENT TREES TO REMAIN = 2,117" DBH — 2,117" DBH / 4.49 ACRES = 131.96 = 471 INCHES DBH/ACRE.

SEE TREE CHART FOR EXISTING TREES TO BE SAVED.

471 > 100, THEREFORE TREE REPLACEMENT UP TO A MINIMUM 100 INCHES DBH PER ACRE IS **NOT** REQUIRED.

TREE CALCULATIONS WITHIN EASEMENT:

THE 50' ROADWAY EASEMENT CONTAINS 22 TREES AND 262 DBH TOTAL.

WITHOUT COUNTING THE TREES WITHIN THE EASEMENT:
THE TOTAL NUMBER OF POST–DEVELOPMENT TREES = 67
THE TOTAL POST–DEVELOPMENT DBH = 808"

THE TOTAL POST–DEVELOPMENT DBH/ACRE LESS EASEMENT = 808" DBH / 4.06 AC. = 199" DBH / AC.

WAIVER: GRANTED 10/30/23
SEC. 6.8.6(K)(1.): TO REDUCE 30' TYPE "A" BUFFER TO 15' WIDE MODIFIED TYPE "A" BUFFER USING EXISTING VEGETATION ON NORTH AND EAST SIDES WITH FULL TYPE "A" BUFFER PLANTING REQUIREMENTS USED TO FILL IN ANY GAPS.

A-TYPE BUFFER SHALL CONSIST OF A 15-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST THREE SHADE TREES AND FIVE ACCENT/ORNAMENTAL TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS AND GROUNDCOVERS, EXCLUDING TURFGRASS, SHALL COMPRISE AT LEAST 50 PERCENT OF THE REQUIRED BUFFER AREA AND SHALL FORM A LAYERED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF THREE FEET ACHIEVED WITHIN ONE YEAR OF PLANTING.

NOTES:
- ALL PLANT MATERIAL SHALL BE FLORIDA #1.
- SEE DETAILS SHEET C010A FOR TREE, LANDSCAPING & IRRIGATION DETAILS & ADDITIONAL LANDSCAPE / IRRIGATION NOTES
- LANDSCAPING SHOWN IS THE MINIMUM. OWNER MAY PLANT ADDITIONAL LANDSCAPING AROUND THE ENTRANCE, OFFICE AREA, INTERIOR, ETC. IF DESIRED.
- NO STREET LIGHTING IS PROPOSED.

TYPE "A" BUFFER (NORTH):

PROPOSED WIDTH = 15' PROPOSED AREA = 8,068 SF
REQUIRED SHADE TREES = 3 TREES PER 100 LF
544.36' / (100/3) = 16.33 = 16 SHADE TREES
EXISTING TO REMAIN = 19 SHADE TREES
PROPOSED = 6 SHADE TREES
19 + 6 = 25, 25 > 16, THEREFORE OKAY

REQUIRED ORNAMENTAL TREES = 5 TREES PER 100 LF
544.36' / (100/5) = 27.22 = 27 ORNAMENTAL TREES
28 ORNAMENTAL TREES ARE PROPOSED
28 > 27, THEREFORE OKAY

TYPE "A" BUFFER (EAST):

PROPOSED WIDTH = 15' PROPOSED AREA = 5,508 SF
REQUIRED SHADE TREES = 3 TREES PER 100 LF
364.26' / (100/3) = 10.92 = 11 SHADE TREES
EXISTING TO REMAIN = 18 SHADE TREES
PROPOSED = 4 SHADE TREES
18 + 4 = 22, 22 > 11, THEREFORE OKAY

REQUIRED ORNAMENTAL TREES = 5 TREES PER 100 LF
364.26' / (100/5) = 18.21 = 18 ORNAMENTAL TREES
19 ORNAMENTAL TREES ARE PROPOSED
19 > 18, THEREFORE OKAY

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

Date:	By:	Revisions:
09–11–23	AMG	REVISIONS PER COUNTY RAI

Designed: MWR · Drawn: AMG/OSB · Checked: MWR · Scale: 1" = 30' · Project: 2023–13 · Date: 4–20–23 · File: SummerBreezeDuplexes – 36 Unit Layout.dwg

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Project Name: Summer Breeze – Site Plan – Marion Co, FL
Sheet Name: Tree & Landscape Plan

Sheet No. C010 of C011

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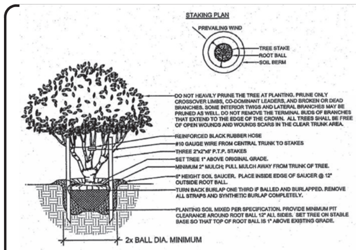
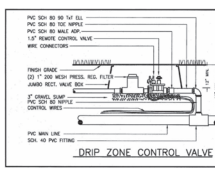
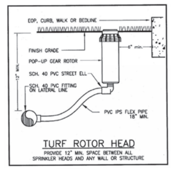


MULTI-TRUNK TREE PLANTING DETAIL

not to scale

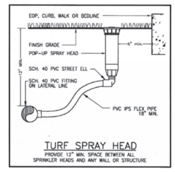


DRIP ZONE CONTROL VALVE



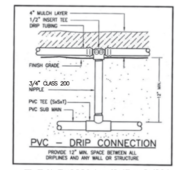
TURF ROTOR HEAD

PROVIDE 12" MIN. SPACE BETWEEN ALL SPRINKLER HEADS AND ANY WALL OR STRUCTURE



TURF SPRAY HEAD

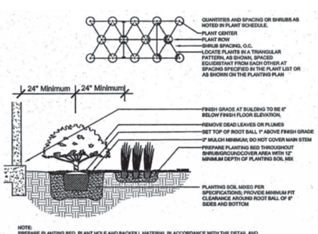
PROVIDE 12" MIN. SPACE BETWEEN ALL SPRINKLER HEADS AND ANY WALL OR STRUCTURE



PVC – DRIP CONNECTION

PROVIDE 12" MIN. SPACE BETWEEN ALL DRIPLINES AND ANY WALL OR STRUCTURE

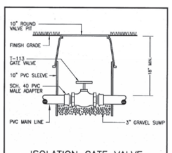
ALTERNATE: POLYETHYLENE TUBING MAY BE USED IN LIEU OF PVC



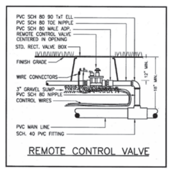
NOTE:
PREPARE PLANTING BED, PLANT HOLE AND BACKFILL MATERIAL IN ACCORDANCE WITH THE DETAIL AND WRITTEN SPECIFICATIONS. SLOPE FINISH GRADE OF PLANTING AREA 1/4" PER FOOT TO DRAIN TO EDGE OF BED. SET THE PLANT SO THAT THE TOP OF THE ROOTBALL IS 1/2" ABOVE FINISH GRADE ADJACENT TO THE PLANT. ALIGN EACH SHRUB AND GROUNDCOVER PLANT SO THAT THEY ARE PLANTED IN STRAIGHT ROWS, AND EQUALLY SPACED AT THE DISTANCE SPECIFIED. COVER PLANTING BED WITH SPECIFIED DEPTH OF MULCH. KEEP MULCH AWAY FROM THE TRUNK OF PLANT.

SHRUB & GROUNDCOVER PLANTING AND SPACING DETAIL

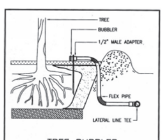
not to scale



ISOLATION GATE VALVE

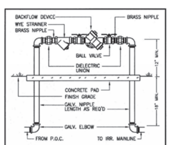


REMOTE CONTROL VALVE



TREE BUBBLER

INSTALL FLEX PIPE (LOCATION AND DEPTH) TO BE PROTECTED FROM MAINTENANCE OPERATIONS (EDGING, MOWING)



BACKFLOW PREVENTOR

NOTES

1. IRRIGATION SYSTEM TO BE INSTALLED PER PLANS.
2. SODDED AREAS TO BE ARGENTINE BAHIA. ALL OTHER DISTURBED AREAS TO BE SEEDED & MULCHED.
3. ALL DESIGNATED LANDSCAPE AREAS TO BE MULCHED WITH PINE BARK MULCH (4"-5" THICKNESS).
4. TREES SHOWN WITH TREE PROTECTION ZONES INSIDE CONSTRUCTION AREAS TO HAVE ROOTS PROPERLY PRUNED AND TRENCH BACKFILLED WITH SOIL PRIOR TO CONSTRUCTION BEGINNING TO MINIMIZE TREE DAMAGE.
5. IF IT BECOMES NECESSARY TO TEMPORARILY REMOVE TREE PROTECTION ZONE FENCING, THE FENCING SHALL BE REPLACED AS SOON AS POSSIBLE IN ITS ORIGINAL POSITION AND CONDITION.
6. SHRUBS SHALL BE A MINIMUM HEIGHT OF 18 INCHES SPACED APPROPRIATELY FOR THE SPECIES AND THE REQUIRED SCREENING AND MAINTENANCE HEIGHT.
7. ACCENT OR ORNAMENTAL (UNDERSTORY) TREES SHALL HAVE A MINIMUM OVERALL HEIGHT OF SIX FEET AND A MINIMUM SPREAD OF 42 INCHES UPON INSTALLATION.

SOD NOTES:

1. THICKNESS ON CUT: TURFGRASS SOD SHALL BE MACHINE CUT AT UNIFORM SOIL THICKNESS AT THE TIME OF CUTTING. MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH.
2. PAD SIZE: INDIVIDUAL PIECES OF TURFGRASS SOD SHALL BE CUT TO THE SUPPLIERS STANDARD WIDTH AND LENGTH. MAXIMUM ALLOWABLE DEVIATION FROM STANDARD WIDTHS AND LENGTHS SHALL BE PLUS OR MINUS 0.5 INCH (15mm) ON WIDTH AND PLUS OR MINUS FIVE PERCENT ON LENGTH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE.
3. STRENGTH OF TURF SOD SECTIONS: STANDARD SIZE SECTIONS OF TURFGRASS SOD SHALL BE STRONG ENOUGH THAT IT CAN BE PICKED UP AND HANDLED WITHOUT DAMAGE.
4. MOISTURE CONTENT: TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHEN ITS MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL.
5. SOD PADS TO BE LAID FLUSH WITH ADJACENT PADS AND TIGHT AGAINST ALL ADJACENT PADS. NO GAPS. ROLL WITH HEAVY ROLLER IF REQUESTED BY LANDSCAPE ARCHITECT.

SECTION 6.7.3.E – TREE PROTECTION

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

SEC. 6.7.12. – TREE INSPECTIONS.

The following tree preservation and/or replacement inspections shall be required to ensure compliance with this division and with the requirements of permits issued hereunder. No Certificate of Occupancy or Certificate of Completion, as appropriate, may be issued for any development involving the removal of trees requiring a permit until all of the following inspections have been completed and approval is granted:

A.
A preliminary inspection shall be conducted by the County's Landscape Architect or his designee to confirm that the permittee has marked trees permitted to be removed and has installed tree protection barricades around trees, or groups of trees, to be preserved prior to any clearing, grubbing, or construction. Any deficiencies noted during this inspection shall be cause to withhold approval until they are corrected by the permittee and reinspected. Approval, after preliminary inspection, shall be noted by the County's Landscape Architect or his designee on the permit and shall constitute notice to proceed with tree removal.

B.
A final inspection shall be conducted by the County's Landscape Architect or his designee after completion of tree removal and replacement in accordance with the approved plans. Approval, after final inspection, shall be noted by the County's Landscape Architect or his designee on the permit and shall constitute notice of commencement of the required maintenance period of replacement trees if replacement is required.

SEC. 6.8.11. LANDSCAPE INSTALLATION

A. Any person providing landscape installation services for hire shall meet the licensing and certification requirements under Section 6.8.15
B. All plantings shall be installed according to current best management practices.
C. Trees and palms shall be properly planted and guyed or staked.
D. All plantings shall be properly watered during installation and through the establishment period for healthy growth as recommended by UF/IFAS.
E. Installation shall mean survival in perpetuity, and replacement if necessary, of all materials. Dead and/or dying plant material shall be replaced by the owner within 30 days of notification by the County.

SEC. 6.8.12. – 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..

SEC. 6.8.13. LANDSCAPE MAINTENANCE

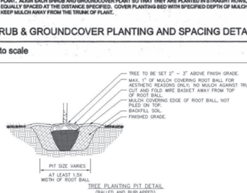
A. All landscape areas shall be maintained in accordance with the Florida-Friendly Best Management Practices for Protection of Water Resources by the Green Industries, UF/IFAS and FDEP.
B. Trees or palms shall not be severely pruned or shaped. The natural growth habit of a tree or palm shall be considered during the design phase to avoid maintenance conflicts.
C. Trees or palms which are guyed or braced shall have such guying or bracing removed once sufficient root growth has enable the tree or palm to support itself. Damaging trees with guying devices shall be considered a violation of this Code. Damaged trees shall be replaced at the expense of the owner.
D. The alteration of any required and approved landscape area without obtaining prior written approval from the County is prohibited. The expansion of drought tolerant landscaping, excluding the replacement of planted areas with turfgrass, or replacing dying or diseased plants with similar plant material is excluded.
E. Buffers and screening plantings shall provide healthy appearance year round and be maintained at the required minimum heights.

SEC. 6.8.14. FERTILIZERS AND OTHER LANDSCAPE CHEMICALS

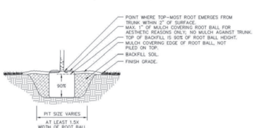
A. Applicability.
(1) This section shall be applicable to and shall regulate any and all applicators of fertilizer and areas of application of fertilizer within the unincorporated area of Marion County, unless such applicator is specifically exempted by the terms of this section from the regulatory provisions of this Code. This section shall be prospective only, and shall not impair any existing contracts.
(2) This section requires the use of BMPs which provide specific management guidelines to minimize negative secondary and cumulative environmental effects associated with the misuse of fertilizers.
B. Exemptions. The provisions set forth in Section 6.8.14 above in this section shall not apply to:
(1) Bona fide farm operations as defined in the Florida Right to Farm Act, § 823.14 FS, provided that fertilizers are applied in accordance with the appropriate Best Management Practices Manual adopted by the Florida Department of Agriculture and Consumer Services, Office of Agricultural Water Policy for the crop in question.
(2) Any lands used for bona fide scientific research, including, but not limited to, research on the effects of fertilizer use on urban stormwater, water quality, agronomics, or horticulture.
C. Fertilizer content and application rates.
(1) Fertilizers applied to turfgrass and/or landscape plants within Marion County shall be applied in accordance with directions provided by FAC Rule 5E-1.003(2), Labeling Requirements for Urban Turf Fertilizers.
(2) Fertilizer containing nitrogen or phosphorus shall not be applied before seeding or sodding a site, and shall not be applied for the first 30 days after seeding or sodding.
(3) Fertilizers should be applied to turf and/or landscape plants at the lowest rate necessary. Nitrogen shall not be applied at an application rate greater than 0.7 lbs of readily available nitrogen per 1,000 square feet at any one time based on the soluble fraction of formulated fertilizer, with no more than 1 pound total nitrogen per 1,000 square feet applied at any one time, and not to exceed the nitrogen recommendations set forth below on an annual basis:
(4) No phosphorus fertilizer shall be applied to existing turf and/or landscape Plants within the County at application rates which exceed 0.25 pounds phosphorus per 1,000 square feet per application nor exceed 0.50 pounds phosphorus per 1,000 square feet per year.
(5) Nitrogen or phosphorus fertilizer shall not be applied to turf or landscape plants except as provided in Section 6.8.14.C(1) above for turf, or in UF/IFAS recommendations for landscape plants, vegetable gardens, and fruit trees and shrubs, unless a soil or tissue deficiency has been verified by an approved test.

SEC. 6.9.6. COMPLETION INSPECTION REQUIREMENTS

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



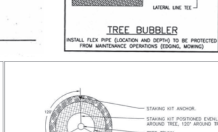
TREE PLANTING PIT DETAIL
(BALLED AND BURLAPPED)



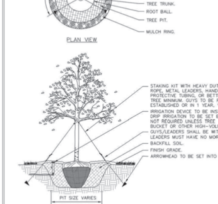
TREE PLANTING PIT DETAIL
(CONTAINER GROWN)

NOTES:
1. REMOVE ALL SYNTHETIC MATERIALS INCLUDING STRAPS, STRINGS, AND SYNTHETIC BURLAP. NATURAL BURLAP MAY BE LEFT IN PLACE.
2. ALL ROOT SYSTEMS SHALL BE REASONABLY FREE OF ROOT DEFECTS INCLUDING:
A. POTENTIALLY STEM-GIRDLING ROOTS ABOVE THE ROOT COLLAR AND MAIN STRUCTURAL ROOTS,
B. VERTICAL ROOTS, AND
C. KINKED ROOTS.
3. BACKFILL SOIL SHALL BE NATIVE SOIL REMOVED FROM PIT FREE OF ROCKS, STICKS AND OTHER DELETERIOUS SOILS. WATER-IN AND LIGHTLY COMPACT BACKFILL TO REMOVE AIR POCKETS.
4. BERMS ARE NOT REQUIRED UNLESS TREE IS WATERED BY HOSE, BUCKET OR OTHER HIGH VOLUME METHOD.

Marion County Florida – Parks and Recreation	MCBCC EFFECTIVE 10/12/2013 – REVISION # NA	TREE PLANTING PIT	7.3.4 – LS 001

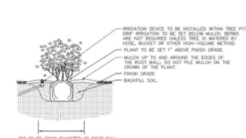


PLAN VIEW



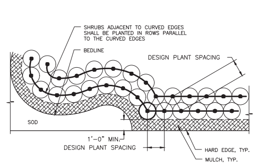
TREE INSTALLATION WITH STAKING KIT
(TREES OVER 10' HEIGHT AT INSTALLATION AND AWAY FROM PUBLICLY USED AREAS)
SET TREE AND APPLY MULCH PER TREE PIT DETAIL

Marion County Florida – Parks and Recreation	MCBCC EFFECTIVE 10/12/2013 – REVISION # NA	TREE INSTALLATION GUYING KIT	7.3.4 – LS 003



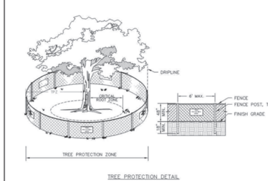
SHRUB INSTALLATION

Marion County Florida – Parks and Recreation	MCBCC EFFECTIVE 10/12/2013 – REVISION # NA	SHRUB INSTALLATION	7.3.4 – LS 006



PLANT MASSING LAYOUT

Marion County Florida – Parks and Recreation	MCBCC EFFECTIVE 10/12/2013 – REVISION # NA	SHRUB MASSING	7.3.4 – LS 007



TREE PROTECTION DETAIL

NOTES:
1. TREE PROTECTION BARRICADES SHALL BE INSTALLED AROUND ALL PROTECTED TREES AND GROUPS OF TREES PRIOR TO ANY CLEARING OR GRADING OPERATIONS, INCLUDING THE REMOVAL OF OTHER TREES.
2. FOR LARGE GROUPS OF TREES, BARRICADES MAY BE PLACED BETWEEN THE PROTECTED TREES AND THE CONSTRUCTION ACTIVITY AREA.
3. BARRICADES SHALL BE MADE OF RIGID MATERIAL CAPABLE OF SURVIVING FOR THE DURATION OF THE CONSTRUCTION.
4. BARRICADES SHALL BE INSPECTED WEEKLY DURING THE DURATION OF CONSTRUCTION AND REPAIRED/REINSTALLED AS REQUIRED.
5. CLEANING OF EQUIPMENT OR MATERIAL OR THE DISPOSAL OF WASTE MATERIALS, INCLUDING BUT NOT LIMITED TO, PAINT, OIL, SOLVENT, ASPHALT, CONCRETE, AND MORTAR WITHIN THE TREE PROTECTION ZONE (TPZ) OF ANY TREE IS NOT ALLOWED.
6. THE MOVEMENT OF EQUIPMENT OR STORAGE OF EQUIPMENT, MATERIALS, DEBRIS, OR FILL WITHIN THE TPZ OF ANY TREE IS NOT ALLOWED.
7. IF ANY TREE WHICH IS NOT PERMITTED FOR REMOVAL IS DESTROYED, OR RECEIVES MAJOR DAMAGE DURING CONSTRUCTION, WITH THE EXCEPTION OF NATURAL EVENTS, SO AS TO PLACE ITS LONG TERM SURVIVAL IN QUESTION, MUST BE REPLACED AT AN INCH-TO-INCH BASIS OF THE TOTAL (COMBINED) DBH OF THE TREE(S) SO DESTROYED OR DAMAGED. THE REPLACEMENT TREE(S) SHALL BE OF COMPARABLE SPECIES OF THE DESTROYED OR DAMAGED TREE(S) WITH A MINIMUM SIZE OF 3 ½" CALIPER.
8. REQUIRED SIGNS SHALL STATE "TREE PROTECTION ZONE".

Marion County Florida – Parks and Recreation	MCBCC EFFECTIVE 10/12/2013 – REVISION # NA	TREE PROTECTION	7.3.4 – LS 009

Date:	By:	Revisions:
09-11-23	AMG	REVISIONS PER COUNTY RAI

Designed: MWR	Scale: 1" = 30'		
Drawn: AMG/OSB	Project: 2023-13		
Checked: MWR	Date: 4-20-23		
File: SummerBreezeDuplexes – 36 Unit Layout.dwg			

MICHAEL W. RADCLIFFE ENGINEERING, INC.
2611 S.E. Lake Weir Avenue Ocala, FL 34471 (352) 629-5500 FAX (352) 629-1010
Certificate No. EB-0006198 • Michael W. Radcliffe P.E. #31170 • Christopher A. Gwin P.E. #66558
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Project Name: Summer Breeze - Site Plan - Marion Co, FL

Sheet Name: Landscape Details

Sheet No. C010 of C011

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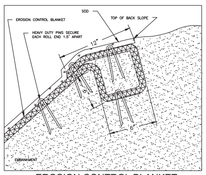
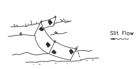
SUMMER BREEZE

A Residential Duplex Community

EROSION CONTROLS & BEST MANAGEMENT PRACTICES (BMP's)

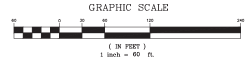


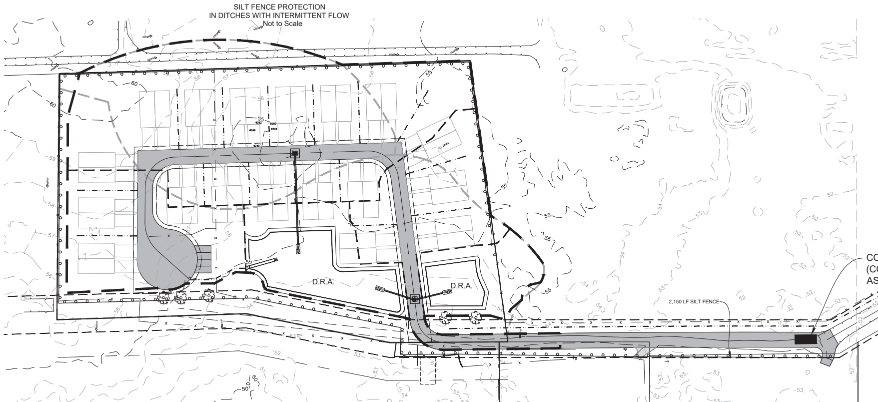
EROSION CONTROL BLANKET GROUND FASTENING DETAIL
Not to Scale

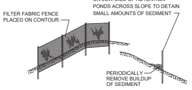


SILT FENCE PROTECTION IN DITCHES WITH INTERMITTENT FLOW
Not to Scale

GRAPHIC SCALE

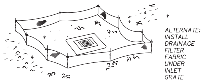






1. FILTER FABRIC FENCE SHALL BE EMBEDDED IN THE SOIL A MIN. OF 4".
2. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
3. FILTER FABRIC FENCE SHALL BE REMOVED WHEN IT HAS SERVED ITS USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

SILT FENCE DETAIL
Not to Scale



SILT FENCE PROTECTION IN DITCHES WITH INTERMITTENT FLOW
Not to Scale

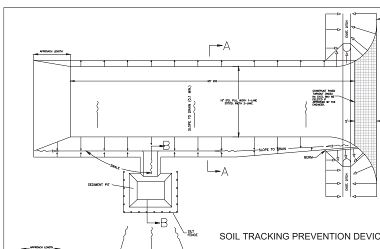
LEGEND:

D.R.A.	DRAINAGE RETENTION AREA
—o—o—o—	SILT FENCE LOCATION
⊡	INLET PROTECTION

INSTALL TOTAL OF 2,150 LF FABRIC SILT FENCE

MARION COUNTY PROJECT No. 30025

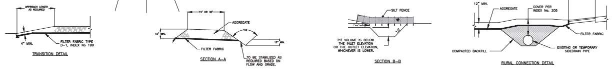
Contractor shall file a NOI (Notice of Intent) with FDEP prior to construction. A copy of NOI must also be sent to Marion County prior to construction.



GENERAL NOTES

1. A Soil Tracking Prevention Devise (STPD) shall be constructed at locations designated by the engineer for points of egress from unstabilized areas of the project to public roads where offsite tracking of mud could occur. Traffic from unstabilized areas of the construction project shall be directed thru a STPD. Barriers, flagging, or other positive means shall be used as required to limit and direct vehicular egress across the STPD.
2. The Contractor may propose an alternative technique to minimize offsite tracking of sediment. The alternative must be reviewed and approved by the Engineer prior to its use.
3. All materials spilled, dropped, or tracked onto public roads (including the STPD aggregate and construction mud) shall be removed daily, or more frequently if so directed by the Engineer.
4. Aggregates shall be as described in Section 901 excluding 901-2.3. Aggregates shall be FDOT size #1. If this size is not available, the next available smaller size aggregate may be substituted with the approval of the Engineer. Sizes containing excessive small aggregate will track off the project and are unsuitable.
5. The sediment pit should provide a retention volume of 3600 cubic feet/acre of surface area draining to the pit. When the STPD is isolated from other drainage areas, the following pit volumes will satisfy this requirement:
   15' X 50' = 100ft ^3 30' X 50' = 200 ft ^3
   As an opinion to the sediment pit, the width of the swale bottom can be increased to obtain the volume. When the sediment pit or swale volume has been reduced to one half, it shall be cleaned. When the swale is used silt fence shall be placed along the entire length.
6. The swale ditch draining the STPD shall have a 0.2% minimum and a 1.0% maximum grade along the STPD and to the sediment pit.
7. Mitered end sections are not required when the sidedrain pipe satisfies the clear zone requirements.
8. The STPD shall be maintained in a condition that will allow it to perform its function. To prevent offsite tracking, the STPD shall be rinsed (daily when in use) to move accumulated mud downward thru the stone. Additional stabilization of the vehicular route leading to the STPD may be required to limit the mud tracked.
9. Prevention Device, EA. The unit price shall constitute full compensation for construction, maintenance, replacement of materials, removal, and restoration of the area utilized for the STPD; including but not limited to excavation, grading, temporary pipe (including MES when required), filter fabric, aggregate, paved turnout (including asphalt and base construction), ditch stabilization, approach route stabilization, sediment removal and disposal, water, rinsing and cleaning of the STPD and cleaning of public roads, grassing and sod. Silt fence shall be paid for under the contract unit price for Staked Silt Fence, LF.
10. The nominal size of a standard STPD is 15' X 50' unless otherwise shown in the plans.If the volume of entering and exiting vehicles warrant, a 30' width STPD may be used if approved by the Engineer. When a double width (30') STPD is used, the pay quantity shall be 2 for each location

SOIL TRACKING PREVENTION DEVICE



General Notes:

1. A copy of the Notice of Intent (NOI) or letter from the Department of Environmental Protection (DEP) confirming coverage under this Generic Permit shall be posted at the construction site in a prominent place for public viewing (such as alongside a building permit).
2. The discharge of hazardous substances or oil in the stormwater discharge(s) from a facility or activity shall be prevented or minimized in accordance with the applicable stormwater pollution prevention plan for the facility or activity.
3. The permittee shall provide for compliance with the terms and schedule of this plan beginning with the initiation of construction activities.
4. Permittee shall adhere to the State of Florida DEP Generic Permit for Stormwater Discharge from Large and Small Construction Activities.
5. Preserve existing vegetation where attainable and stabilize disturbed portions of the site to prevent erosion. Stabilization measures include permanent seeding, sod, preservation of existing mature vegetation and protection of existing trees. Stabilization measures shall be initiated as soon as practicable, but in no case more than 7 days, in portions of the site where construction activities have temporarily or permanently ceased.
6. Each plan shall include a description of structural practices, to divert flows from exposed soils, store flows, retain sediment on-site, or otherwise limit runoff and the discharge of pollutants from exposed areas of the site. Such practices may include silt fences, swales, check dams, storm drain inlet protection, permanent sediment basins or Drainage Retention Areas (D.R.A.'s).
7. Construct temporary Sediment Control Basins at each point of discharge into D.R.A.'s.
8. Controls for Other Potential Pollutants.
   (1) Waste Disposal. The plan shall assure that waste, such as discarded building materials, chemicals, litter, and sanitary waste are properly controlled in accordance with all applicable state, local, and federal regulations. This permit does not authorize the discharge of solid materials, including building materials, to surface waters of the State or an Municipal Separate Storm Sewer System (MS4).
   (2) The plan shall assure that off-site vehicle tracking of sediments and the generation of dust is minimized.
   (3) The plan shall be consistent with applicable State and local waste disposal, sanitary sewer or septic system regulations.
   (4) The plan shall address the proper application rates and methods for the use of fertilizers, herbicides and pesticides at the construction site and set forth how these procedures will be implemented and enforced. Nutrients shall be applied only at rates necessary to establish and maintain vegetation.
   (5) The plan shall ensure that the application, generation, and migration of toxic substances is limited and that toxic materials are properly stored and disposed.
9. **A qualified inspector (provided by the operator) shall inspect all points of discharge into surface waters of the State or a Municipal Separate Storm Sewer System (MS4); disturbed areas of the construction site that have not been finally stabilized; areas used for storage of materials that are exposed to precipitation; structural controls; and, locations where vehicles enter or exit the site, at least once every seven calendar days and within 24 hours of the end of a storm that is 0.50 inches or greater in accordance with the Generic Permit.**
10. The permittee shall retain copies of stormwater pollution prevention plans and all reports required by this permit, and records of all data used to complete the NOI to be covered by this permit, for a period of at least three years from the date that the site is finally stabilized.
11. The permittee shall retain a copy of the stormwater pollution prevention plan and all reports, records and documentation required by this permit at the construction site, or an appropriate alternative location as specified in the NOI, from the date of project initiation to the date of final stabilization.
12. The permittee shall submit a completed Notice of Termination (NOT) (DEP Form 62-621.300(6)), signed in accordance with Part VII.C. of this permit, within 14 days of final stabilization of the site to terminate coverage under this permit.
13. A permittee shall submit a NOI to the following address:

    NPDES Stormwater Notices Center, MS# 2510
    Florida Department of Environmental Protection
    2600 Blair Stone Road
    Tallahassee, Florida 32399-2400

14. Projects that discharged stormwater associated with construction activity to a MS4 shall submit a copy of the NOI to the operator of the MS4.

Notes:

1. For silt fence detail see Type III silt fence in FDOT Index 102. Silt fence location shown for clarity only, actual fence to be as near the property line as practical.
2. All existing storm water drainage patterns and channels outside the construction areas shown on these plans are to be maintained. The contractor shall notify the engineer if the work appears to interrupt an existing storm water drainage pattern. The contractor shall maintain a clear path for all surface water drainage structures and ditches during all phases of construction such that impact to construction and/or surrounding facilities is minimized. The contractor shall be responsible for any erosion, sediment transport, disturbed foundations, impact to structures, and any other damage caused during construction.
3. The contractor shall prevent the discharge of sediment due to construction operations. Approved erosion control devices shall be installed to prevent discharge of sediment into a dry or wet watercourse. Recommended erosion control shall consist of silt fence, or other erosion control methods as shown or approved by the project engineer. All new and existing drain pipes and structures shall be flushed clean after construction.
4. Provide erosion control blanket for all slopes 2:1 (horizontal to vertical) or steeper.
5. Swales and disturbed areas shall be sodded or seeded and mulched as soon as practical.
6. Should additional erosion and sedimentation controls be needed, then the contractor needs to prevent the discharge of turbid waters off the project site.
7. This plan provides reasonable assurance that the proposed construction activities will not result in erosion and sediment deposition in wetlands or off-site, adverse impacts to wetlands, off-site flooding or violation of water quality standards.

Project Information:

1. This plan is intended for use in conjunction with the Major Site Plan for this project.
2. The construction activities on this site consist of and will be performed in the following order: clearing and grubbing, excavation of the proposed roadway and drainage, construct improvements.
3. The estimated project area is 51.36 acres. The area to be disturbed by construction is 46.81 acres.
4. The topography of the area is gently sloping to sloping and naturally delineates the drainage basins as shown on the Predevelopment Plan and Drainage Plan. Existing soils are Candler Sand, Gainesville Sand & Arredondo Sad which are all type "A" hydrologic soils, which is well-drained to excessively drained sand according to the National Resource Conservation Service (NRCS) classification.

Stabilization Schedule:
(Required to be completed by Contractor)

Major Construction Activities:
Start Date________________
End Date________________

Cease Construction Activities:
Temporary Dates____________

Permanent Date____________

Date that Stabilization Measures were Initiated:____________

Note: Install erosion control features prior to any construction activities on this site.

Permittee's Certification:

The undersigned ensures that the surface water and stormwater management measures proposed in the plan will be effectively implemented until completion of the project or until the permanent surface water management system is operational.

Signature Date

Print Name

Contractor's Certification:

"I certify under penalty of law that I understand, and shall comply with, the terms and conditions of the State of Florida Generic Permit for Stormwater Discharge from Large and Small Construction Activities and this Stormwater Pollution Prevention Plan prepared thereunder."

Signature Date

Print Name

Address

Phone Number

Date:	By:	Revisions:
09-11-23	AMG	REVISIONS PER COUNTY RAI

Designed:	MWR	Scale:	1" = 30'
Drawn:	AMG/OSB	Project:	2023-13
Checked:	MWR	Date:	4-20-23
File:	SummerBreezeDuplexes - 36 Unit Layout.dwg		

MICHAEL W. RADCLIFFE ENGINEERING, INC.
2611 S.E. Lake Weir Avenue Ocala, FL 34471 (352) 629-5500 FAX (352) 629-1010
Certificate No. EB-0006198 • Michael W. Radcliffe P.E. #31170 • Christopher A. Gwin P.E. #66568
www.radcliffeengineering.com

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Project Name: Summer Breeze - Site Plan - Marion Co, FL

Sheet Name: STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

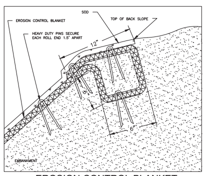
Sheet No.
C011 of C011

X:\MWRE Projects\2021 Projects\2021-51 Summer Breeze Apartments\Design\CADD\SummerBreezeDuplexes - 36 Unit Layout.dwg 9/12/2023 11:18 AM

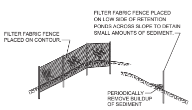
SUMMER BREEZE

A Residential Duplex Community

EROSION CONTROLS & BEST MANAGEMENT PRACTICES (BMP's)

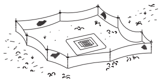


EROSION CONTROL BLANKET GROUND FASTENING DETAIL
Not to Scale

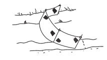


1. FILTER FABRIC FENCE SHALL BE EMBEDDED IN THE SOIL A MIN. OF 4".
2. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
3. FILTER FABRIC FENCE SHALL BE REMOVED WHEN IT HAS SERVED ITS USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

SILT FENCE DETAIL
Not to Scale

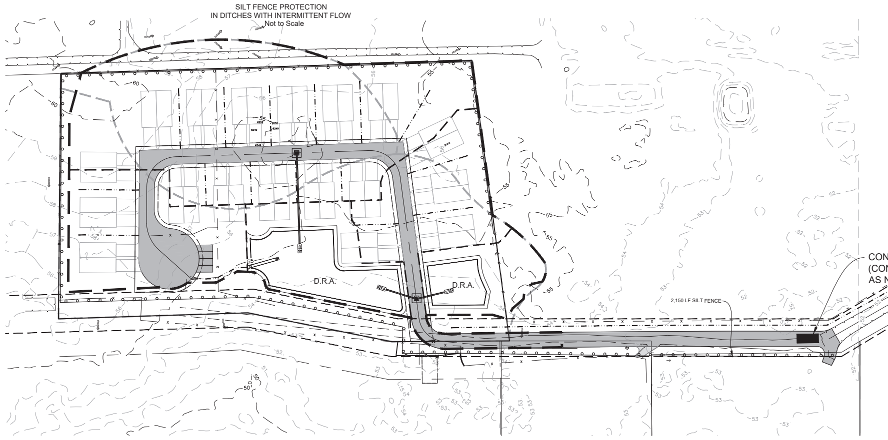


SILT FENCE PROTECTION IN DITCHES WITH INTERMITTENT FLOW
Not to Scale



SILT FENCE PROTECTION IN DITCHES WITH INTERMITTENT FLOW
Not to Scale

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.



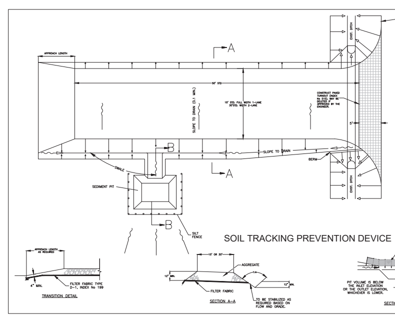
LEGEND:

D.R.A. DRAINAGE RETENTION AREA
SILT FENCE LOCATION
INLET PROTECTION

INSTALL TOTAL OF 2,150 LF FABRIC SILT FENCE

MARION COUNTY PROJECT No. 30025

Contractor shall file a NOI (Notice of Intent) with FDEP prior to construction. A copy of NOI must also be sent to Marion County prior to construction.



GENERAL NOTES

1. A Soil Tracking Prevention Devise (STPD) shall be constructed at locations designated by the engineer for points of egress from unstabilized areas of the project to public roads where offsite tracking of mud could occur. Traffic from unstabilized areas of the construction project shall be directed thru a STPD. Barriers, flagging, or other positive means shall be used as required to limit and direct vehicular egress across the STPD.
2. The Contractor may propose an alternative technique to minimize offsite tracking of sediment. The alternative must be reviewed and approved by the Engineer prior to its use.
3. All materials spilled, dropped, or tracked onto public roads (including the STPD aggregate and construction mud) shall be removed daily, or more frequently if so directed by the Engineer.
4. Aggregates shall be as described in Section 901 excluding 901-2.3. Aggregates shall be FDOT size #1. If this size is not available, the next available smaller size aggregate may be substituted with the approval of the Engineer. Sizes containing excessive small aggregate will track off the project and are unsuitable.
5. The sediment pit should provide a retention volume of 3600 cubic feet/acre of surface area draining to the pit. When the STPD is isolated from other drainage areas, the following pit volumes will satisfy this requirement:
15' X 50' = 100ft ^3 30' X 50' = 200 ft ^3
As an opinion to the sediment pit, the width of the swale bottom can be increased to obtain the volume. When the sediment pit or swale volume has been reduced to one half, it shall be cleaned. When the swale is used silt fence shall be placed along the entire length.
6. The swale ditch draining the STPD shall have a 0.2% minimum and a 1.0% maximum grade along the STPD and to the sediment pit.
7. Mitered end sections are not required when the sidedrain pipe satisfies the clear zone requirements.
8. The STPD shall be maintained in a condition that will allow it to perform its function. To prevent offsite tracking, the STPD shall be rinsed (daily when in use) to move accumulated mud downward thru the stone. Additional stabilization of the vehicular route leading to the STPD may be required to limit the mud tracked.
9. Prevention Device, EA. The unit price shall constitute full compensation for construction, maintenance, replacement of materials, removal, and restoration of the area utilized for the STPD; including but not limited to excavation, grading, temporary pipe (including MES when required), filter fabric, aggregate, paved turnout (including asphalt and base construction), ditch stabilization, approach route stabilization, sediment removal and disposal, water, rinsing and cleaning of the STPD and cleaning of public roads, grassing and sod. Silt fence shall be paid for under the contract unit price for Staked Silt Fence, LF.
10. The nominal size of a standard STPD is 15' X 50' unless otherwise shown in the plans.If the volume of entering and exiting vehicles warrant, a 30' width STPD may be used if approved by the Engineer. When a double width (30') STPD is used, the pay quantity shall be 2 for each location

General Notes:

1. A copy of the Notice of Intent (NOI) or letter from the Department of Environmental Protection (DEP) confirming coverage under this Generic Permit shall be posted at the construction site in a prominent place for public viewing (such as alongside a building permit).
2. The discharge of hazardous substances or oil in the stormwater discharge(s) from a facility or activity shall be prevented or minimized in accordance with the applicable stormwater pollution prevention plan for the facility or activity.
3. The permittee shall provide for compliance with the terms and schedule of this plan beginning with the initiation of construction activities.
4. Permittee shall adhere to the State of Florida DEP Generic Permit for Stormwater Discharge from Large and Small Construction Activities.
5. Preserve existing vegetation where attainable and stabilize disturbed portions of the site to prevent erosion. Stabilization measures include permanent seeding, sod, preservation of existing mature vegetation and protection of existing trees. Stabilization measures shall be initiated as soon as practicable, but in no case more than 7 days, in portions of the site where construction activities have temporarily or permanently ceased.
6. Each plan shall include a description of structural practices, to divert flows from exposed soils, store flows, retain sediment on-site, or otherwise limit runoff and the discharge of pollutants from exposed areas of the site. Such practices may include silt fences, swales, check dams, storm drain inlet protection, permanent sediment basins or Drainage Retention Areas (D.R.A.'s).
7. Construct temporary Sediment Control Basins at each point of discharge into D.R.A.'s.
8. Controls for Other Potential Pollutants.
   (1) Waste Disposal. The plan shall assure that waste, such as discarded building materials, chemicals, litter, and sanitary waste are properly controlled in accordance with all applicable state, local, and federal regulations. This permit does not authorize the discharge of solid materials, including building materials, to surface waters of the State or an Municipal Separate Storm Sewer System (MS4).
   (2) The plan shall assure that off-site vehicle tracking of sediments and the generation of dust is minimized.
   (3) The plan shall be consistent with applicable State and local waste disposal, sanitary sewer or septic system regulations.
   (4) The plan shall address the proper application rates and methods for the use of fertilizers, herbicides and pesticides at the construction site and set forth how these procedures will be implemented and enforced. Nutrients shall be applied only at rates necessary to establish and maintain vegetation.
   (5) The plan shall ensure that the application, generation, and migration of toxic substances is limited and that toxic materials are properly stored and disposed.
9. **A qualified inspector (provided by the operator) shall inspect all points of discharge into surface waters of the State or a Municipal Separate Storm Sewer System (MS4); disturbed areas of the construction site that have not been finally stabilized; areas used for storage of materials that are exposed to precipitation; structural controls; and, locations where vehicles enter or exit the site, at least once every seven calendar days and within 24 hours of the end of a storm that is 0.50 inches or greater in accordance with the Generic Permit.**
10. The permittee shall retain copies of stormwater pollution prevention plans and all reports required by this permit, and records of all data used to complete the NOI to be covered by this permit, for a period of at least three years from the date that the site is finally stabilized.
11. The permittee shall retain a copy of the stormwater pollution prevention plan and all reports, records and documentation required by this permit at the construction site, or an appropriate alternative location as specified in the NOI, from the date of project initiation to the date of final stabilization.
12. The permittee shall submit a completed Notice of Termination (NOT) (DEP Form 62-621.300(6)), signed in accordance with Part VII.C. of this permit, within 14 days of final stabilization of the site to terminate coverage under this permit.
13. A permittee shall submit a NOI to the following address:

    NPDES Stormwater Notices Center, MS# 2510
    Florida Department of Environmental Protection
    2600 Blair Stone Road
    Tallahassee, Florida 32399-2400

14. Projects that discharged stormwater associated with construction activity to a MS4 shall submit a copy of the NOI to the operator of the MS4.

Notes:

1. For silt fence detail see Type III silt fence in FDOT Index 102. Silt fence location shown for clarity only, actual fence to be as near the property line as practical.
2. All existing storm water drainage patterns and channels outside the construction areas shown on these plans are to be maintained. The contractor shall notify the engineer if the work appears to interrupt an existing storm water drainage pattern. The contractor shall maintain a clear path for all surface water drainage structures and ditches during all phases of construction such that impact to construction and/or surrounding facilities is minimized. The contractor shall be responsible for any erosion, sediment transport, disturbed foundations, impact to structures, and any other damage caused during construction.
3. The contractor shall prevent the discharge of sediment due to construction operations. Approved erosion control devices shall be installed to prevent discharge of sediment into a dry or wet watercourse. Recommended erosion control shall consist of silt fence, or other erosion control methods as shown or approved by the project engineer. All new and existing drain pipes and structures shall be flushed clean after construction.
4. Provide erosion control blanket for all slopes 2:1 (horizontal to vertical) or steeper.
5. Swales and disturbed areas shall be sodded or seeded and mulched as soon as practical.
6. Should additional erosion and sedimentation controls be needed, then the contractor needs to prevent the discharge of turbid waters off the project site.
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Project Information:

1. This plan is intended for use in conjunction with the Major Site Plan for this project.
2. The construction activities on this site consist of and will be performed in the following order: clearing and grubbing, excavation of the proposed roadway and drainage, construct improvements.
3. The estimated project area is 51.36 acres. The area to be disturbed by construction is 46.81 acres.
4. The topography of the area is gently sloping to sloping and naturally delineates the drainage basins as shown on the Predevelopment Plan and Drainage Plan. Existing soils are Candler Sand, Gainesville Sand & Arredondo Sad which are all type "A" hydrologic soils, which is well-drained to excessively drained sand according to the National Resource Conservation Service (NRCS) classification.

Stabilization Schedule:
(Required to be completed by Contractor)

Major Construction Activities:
Start Date________________
End Date________________

Cease Construction Activities:
Temporary Dates____________
____
Permanent Date____________

Date that Stabilization Measures were Initiated:____________

Note: Install erosion control features prior to any construction activities on this site.

Permittee's Certification:

The undersigned ensures that the surface water and stormwater management measures proposed in the plan will be effectively implemented until completion of the project or until the permanent surface water management system is operational.

________________ ________________
Signature Date

____
Print Name

Contractor's Certification:

"I certify under penalty of law that I understand, and shall comply with, the terms and conditions of the State of Florida Generic Permit for Stormwater Discharge from Large and Small Construction Activities and this Stormwater Pollution Prevention Plan prepared thereunder."

____
Signature Date
____
Print Name
____
Address
____
Phone Number

Date:	By:	Revisions:
09-11-23	AMG	REVISIONS PER COUNTY RAI

Designed: MWR Scale: 1" = 30'
Drawn: AMG/OSB Project: 2023-13
Checked: MWR Date: 4-20-23
File: SummerBreezeDuplexes - 36 Unit Layout.dwg

MICHAEL W. RADCLIFFE ENGINEERING, INC.
2611 S.E. Lake Weir Avenue Ocala, FL 34471 (352) 629-5500 FAX (352) 629-1010
Certificate No. EB-0006198 • Michael W. Radcliffe P.E. #31170 • Christopher A. Gwin P.E. #66558
www.radcliffeengineering.com

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Project Name: Summer Breeze - Site Plan - Marion Co, FL
Sheet Name: STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

Sheet No.
C011
of
C011

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Repset Survey
Calculated Confident & Consistent

BOUNDARY, IMPROVEMENT, TREE AND TOPOGRAPHIC SURVEY FOR PARCEL 24196-001-01

SECTION 01, TOWNSHIP 15 SOUTH, RANGE 22 EAST

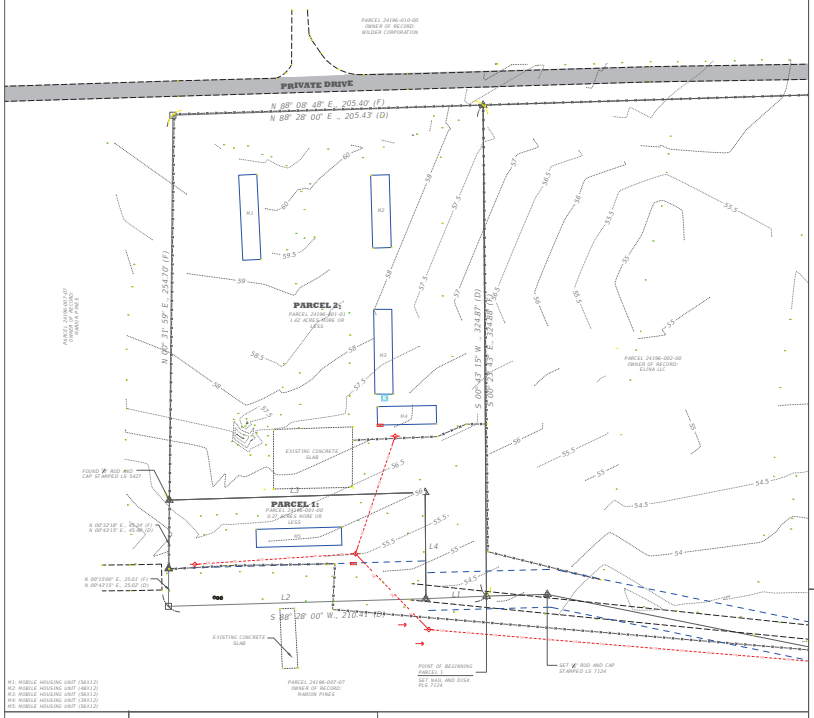
NORTH

GRAPHIC SCALE

1 INCH EQUALS 30 FEET

BOUNDARY LINES:

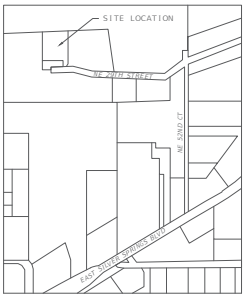
L1: S 88°28'00" W.,, 40.26' (D)
L1: S 87°35'12" W., 40.18' (F)
L2: S 88°28'00" W., 170.41' (D)
L2: S 88°17'18" W., 170.37' (F)
L3: N 88°28'40" E., 167.92' (D)
L3: N 88°16'39" E., 169.41' (F)
L4: S 00°09'28" E., 70.40' (D)
L4: S 00°20'55" E., 70.33' (F)



LEGEND:

- AIR CONDITION UNIT
- FOUND ½" IRON ROD AND CAP NO ID
- FOUND CONC MONUMENT STAMPED "LS 2382"
- GROUND SHOT
- GUY ANCHOR
- INVERT LOCATION
- HANDICAP PARKING
- SANITARY MANHOLE
- WATER MANHOLE
- WATER METER
- WOOD POWER POLE
- DISTANCE BREAK,DISTANCE NOT TO SCALE
- R/W RIGHT OF WAY
- CONCRETE
- MAILBOX
- FIRE HYDRANT
- SET NAIL AND DISK PLS 7124
- BOLLARD
- SINGLE SUPPORT SIGN
- OVER HEAD HIGH VOLTAGE LINE
- BURIED ELECTRIC
- FENCE EXISTING

VICINITY MAP:



VICINITY MAP NOT TO SCALE

DESCRIPTION:

PARCEL 2:

COMMENCING AT THE SE CORNER OF NW 1/4 OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 22 EAST, THENCE NORTH 0 DEGREES 24'45" EAST ALONG THE EAST BOUNDARY OF SAID NW 1/4, 341.32 FEET, THENCE SOUTH 58 DEGREES 57'00" WEST 225.48 FEET, THENCE NORTH 89 DEGREES 59'17" WEST 585.69 FEET, THENCE NORTH 78 DEGREES 21'00" WEST 194.05 FEET, THENCE SOUTH 88 DEGREES 28' 00" WEST 40.26 FEET FOR THE POINT OF BEGINNING, THENCE SOUTH 88 DEGREES 28' 00" WEST 210.41 FEET, THENCE NORTH 0 DEGREES 43'15" EAST 325.02 FEET; THENCE NORTH 88 DEGREES 28' 00" EAST 205.43 FEET, THENCE SOUTH 0 DEGREES 43'15" WEST 324.87 FEET TO THE POINT OF BEGINNING.
THE SOUTH 25 FEET THEREOF BEING SUBJECT TO ROADWAY EASEMENT.

TOGETHER WITH NON-EXCLUSIVE PERPETUAL USE OF THE FOLLOWING DESCRIBED ROADWAY EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS:
BEGINNING AT A POINT ON THE EAST BOUNDARY OF THE NW ¼ OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 22 EAST, SAID POINT BEING NORTH 00 DEGREES 24' 45" EAST 312.01 FEET FROM THE SE CORNER OF SAID NW 1/4, THENCE SOUTH 58 DEGREES 57'28" WEST 217.14 FEET, THENCE NORTH 89 DEGREES 59'17" WEST 595.19 FEET, THENCE NORTH 78 DEGREES 21'28" WEST 193.71 FEET, THENCE SOUTH 88 DEGREES 28'40" WEST 1,688.45 FEET TO THE WEST BOUNDARY OF SAID NW 1/4, SAID POINT BEING NORTH 0 DEGREES 43'12" EAST 193.86 FEET FROM THE SW CORNER OF SAID NW 1/4, THENCE NORTH 0 DEGREES 43'12" EAST ALONG SAID WEST BOUNDARY 50.04 FEET, THENCE NORTH 88 DEGREES 28'40" EAST 1692.27 FEET, THENCE SOUTH 78 DEGREES 21'28" EAST 194.39 FEET, THENCE SOUTH 89 DEGREES 59'17" EAST 576.19 FEET, THENCE NORTH 58 DEGREES 57'28" EAST 220.93 FEET, THENCE NORTH 69 DEGREES 56'28" EAST 11.74 FEET TO SAID EAST BOUNDARY, THENCE SOUTH 00 DEGREES 24'45" WEST ALONG SAID EAST BOUNDARY 56.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT
COMMENCING AT THE S.E. CORNER OF THE N.W. 1/4 OF SECTION 1, TWP. 15 S., RGE. 22 E., AND PROCEED N. 00 24' 45"E., ALONG THE EAST BOUNDARY LINE OF SAID N.W. 1/4, A DISTANCE OF 341.32 FEET, THENCE S. 58 DEGREES 57' 28" W., A DISTANCE OF 225.48 FEET, THENCE N. 89 DEGREES 59' 17" W., A DISTANCE OF 585.69 FEET; THENCE N. 78 DEGREES 21' 28" W., A DISTANCE OF 194.05 FEET; THENCE S. 88 DEGREES 28' 40" W., A DISTANCE OF 40.26 FEET TO THE POINT OF BEGINNING OF PARCEL 1 AS DESCRIBED HEREIN; THENCE CONTINUE S. 88 DEGREES 28' 40" W., A DISTANCE OF 40.00 FEET; THENCE CONTINUE S. 88 DEGREES 28' 40" W., A DISTANCE OF 170.41 FEET; THENCE N. 00 DEGREES 43' 15" E., A DISTANCE OF 25.02 FEET; THENCE CONTINUE N. 00 DEGREES 43' 15" E., A DISTANCE OF 45.40 FEET; THENCE N. 88 DEGREES 28' 40" E, A DISTANCE OF 167.92 FEET; THENCE S. 00 DEGREES 09' 28" E., A DISTANCE OF 70.40 FEET TO THE POINT OF BEGINNING.
SAID LANDS BEING SITUATE IN MARION COUNTY, FLORIDA.

AS RECORDED IN TRUSTEE'S DEED RECORDED IN MARION COUNTY PUBLIC RECORDS BOOK 7780, PAGE 0095-0098

SURVEYOR'S NOTES:

1. MEASUREMENTS DEPICTED ON THIS MAP WERE TAKEN UNDER THE RESPONSIBILTIY AND CHARGE OF JONATHAN FLOWERS AND WERE COLLECTED IN ACCORDANCE WITH MINIMAL STANDARDS PER 5J-17.051 ADDITIONS OR DELETIONS TO THIS SURVEY ARE NOT PERMITTED WITHOUT CONSENT.
2. BEARINGS DEPICTED ON THIS MAP ARE BASED ON GEODETIC NORTH AND REDUNDANT GPS OBSERVATIONS.
3. ONLY VISIBLE, MARKED, OR ACCESSIBLE UTILITIES WERE LOCATED DURING THE COURSE OF THIS SURVEY.
4. LANDS SHOWN MAY OR MAY NOT BE SUBJECT TO EASEMENTS, RESTRICTIONS, OR OTHER USES THAT A REASONABLE TITLE SEARCH COULD DISCOVER.
3. THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREA OUTSIDE THE 1-PERCENT ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE FEMA FLOOD INSURANCE MAP COMMUNITY NUMBER 12083C PANEL 05129 SUFFIX E EFFECTIVE DATE APRIL 19, 2017
4. THIS IS NOT AN ALTA SURVEY.
5. EASEMENTS SHOWN ARE BASED ON THOSE PROVIDED IN TITLE COMMITMENT FILE NO: 14203-2717654
6. EXISTING DIRT ROAD FOR NE 29TH STREET, FALLS WITHIN LANDS DESCRIBED IN ORB 558, PAGE 103.
7. NAVD 88 ELEVATIONS SHOWN ARE BASED ON NATIONAL GEODETIC SOCIETY'S VERTICAL CONTROL POINT DESIGNATION X 423, PID IS AB5092.
8. HORIZONTAL NAD 83 COORDINATES SHOWN WERE DETERMINED BY GPS, AS REALIZED BY THE FLORIDA PERMANENT REFERENCE NETWORK.

SCHEDULE B-II EXCEPTIONS:

1. ITEMS 1-8 NOT SURVEY MATTERS
2. ITEM 9, EASEMENT SET FORTH IN WARRANTY DEED RECORDED IN BOOK 558, PAGE 103 IS SHOWN ON MAP
3. ITEMS 10-11 ARE BLANKET IN NATURE.
4. ITEM 12, EASEMENT RECORDED IN BOOK 1059, PAGE 962 IS BLANKET IN NATURE AND REFERS TO 1981 AGREEMENT WITH CITY OF OCALA.
5. ITEMS 13-15 ARE BLANKET IN NATURE.

CERTIFIED TO:

1. AMERIS BANK
2. BLUE TOPAZ
3. FIRST AMERICAN TITLE INSURANCE
4. ELINA LLC

WITNESSED BY:

SURVEYOR'S CERTIFICATE:

THIS SURVEY MAP AND ANY COPIES ARE NOT VALID WITHOUT THE ORIGINAL SEAL AND SIGNATURE OF JONATHAN FLOWERS. A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER AS DEFINED IN 177.503, (1).

JONATHAN D. FLOWERS
License Number 7124
STATE OF FLORIDA
Professional Surveyor and Mapper

JONATHAN FLOWERS, PSM 7124, 5640 SE 44TH AVENUE, OCALA FLORIDA 34480

SHEET 1 OF 2

REPSET SURVEY LLC

LB# 8465
1317 EDGEWATER DRIVE
SUITE# 2512
ORLANDO, FLORIDA
32804

A MINORITY BUSINESS ENTERPRISE

SURVEYED BY: J.FLOWERS, M.GREEN

DATE SURVEYED: 06/07/2022- 06/14/2022
DRAWN BY: J.FLOWERS
DATE DRAWN: 07/04/2022
REVIEWED BY:J.FLOWERS
REVIEW DATE:07/05/2022

DWG FILE: 24196-001-01_TOPO2.DWG

Repset Survey
Calculated Confident & Consistent

BOUNDARY, IMPROVEMENT, TREE AND TOPOGRAPHIC SURVEY FOR PARCEL 24196-001-00

SECTION 01, TOWNSHIP 15 SOUTH, RANGE 22 EAST

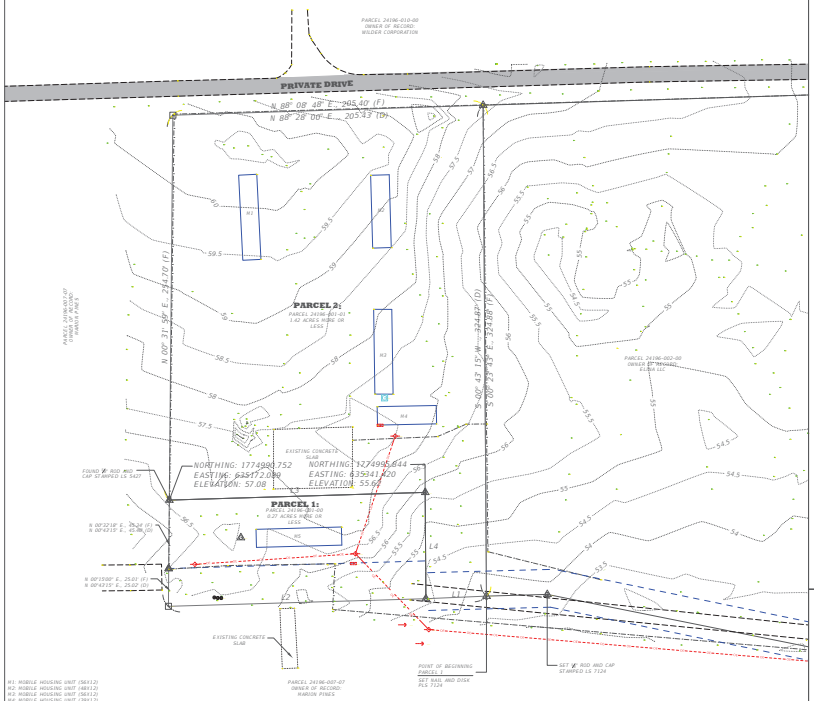
NORTH

GRAPHIC SCALE

1 INCH EQUALS 30 FEET

BOUNDARY LINES:

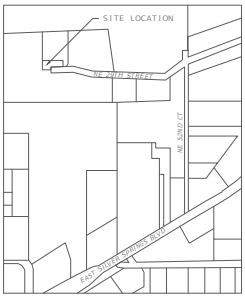
L1: S 88°28'00" W.,, 40.26' (D)
L1: S 87°35'12" W., 40.18' (F)
L2: S 88°28'00" W., 170.41' (D)
L2: S 88°17'18" W., 170.37' (F)
L3: N 88°28'40" E., 167.92' (D)
L3: N 88°16'39" E., 169.41' (F)
L4: S 00°09'28" E., 70.40' (D)
L4: S 00°20'55" E., 70.33' (F)



LEGEND:

- AIR CONDITION UNIT
- FOUND ½" IRON ROD AND CAP NO ID
- FOUND CONC MONUMENT STAMPED "LS 2382"
- GROUND SHOT
- GUY ANCHOR
- INVERT LOCATION
- HANDICAP PARKING
- SANITARY MANHOLE
- WATER MANHOLE
- WATER METER
- WOOD POWER POLE
- DISTANCE BREAK,DISTANCE NOT TO SCALE
- R/W RIGHT OF WAY
- CONCRETE
- MAILBOX
- FIRE HYDRANT
- SET NAIL AND DISK PLS 7124
- BOLLARD
- SINGLE SUPPORT SIGN
- OVER HEAD HIGH VOLTAGE LINE
- BURIED ELECTRIC
- FENCE EXISTING

VICINITY MAP:



VICINITY MAP NOT TO SCALE

DESCRIPTION:

PARCEL 1:

COMMENCING AT THE S.E. CORNER OF THE N.W. 1/4 OF SECTION 1, TWP. 15 S., RGE. 22 E., AND PROCEED N. 00 24' 45"E., ALONG THE EAST BOUNDARY LINE OF SAID N.W. 1/4, A DISTANCE OF 341.32 FEET; THENCE S. 58 DEGREES 57' 28" W., A DISTANCE OF 225.48 FEET; THENCE N. 89 DEGREES 59' 17" W., A DISTANCE OF 585.69 FEET; THENCE N. 78 DEGREES 21' 28" W., A DISTANCE OF 194.05 FEET; THENCE S. 88 DEGREES 28' 40" W., A DISTANCE OF 40.26 FEET TO THE POINT OF BEGINNING OF PARCEL 1 AS DESCRIBED HEREIN; THENCE CONTINUE S. 88 DEGREES 28' 40" W., A DISTANCE OF 40.00 FEET; THENCE CONTINUE S. 88 DEGREES 28' 40" W., A DISTANCE OF 170.41 FEET; THENCE N. 00 DEGREES 43' 15" E., A DISTANCE OF 25.02 FEET; THENCE CONTINUE N. 00 DEGREES 43' 15" E., A DISTANCE OF 45.40 FEET; THENCE N. 88 DEGREES 28' 40" E. A DISTANCE OF 167.92 FEET; THENCE S. 00 DEGREES 09' 28" E., A DISTANCE OF 70.40 FEET TO THE POINT OF BEGINNING.

SAID LANDS BEING SITUATE IN MARION COUNTY, FLORIDA.

THE SOUTH 25.00 FEET THEREOF BEING SUBJECT TO A ROADWAY EASEMENT AS PER OFFICIAL RECORDS 558, PAGE 103.

TOGETHER WITH NON-EXCLUSIVE PERPETUAL USE OF THE FOLLOWING DESCRIBED ROADWAY EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS:

BEGINNING AT A POINT ON THE EAST BOUNDARY OF THE NW ¼ OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 22 EAST, SAID POINT BEING NORTH 00 DEGREES 24' 45" EAST 312.01 FEET FROM THE SE CORNER OF SAID NW 1/4, THENCE SOUTH 58 DEGREES 57'28" WEST 217.14 FEET, THENCE NORTH 89 DEGREES 59'17" WEST 595.19 FEET, THENCE NORTH 78 DEGREES 21'28" WEST 193.71 FEET, THENCE SOUTH 88 DEGREES 28'40" WEST 1,688.45 FEET TO THE WEST BOUNDARY OF SAID NW 1/4, SAID POINT BEING NORTH 0 DEGREES 43'12" EAST 193.86 FEET FROM THE SW CORNER OF SAID NW 1/4, THENCE NORTH 0 DEGREES 43'12" EAST ALONG SAID WEST BOUNDARY 50.04 FEET, THENCE NORTH 88 DEGREES 28'40" EAST 1692.27 FEET, THENCE SOUTH 78 DEGREES 21'28" EAST 194.39 FEET, THENCE SOUTH 89 DEGREES 59'17" EAST 576.19 FEET, THENCE NORTH 58 DEGREES 57'28" EAST 220.93 FEET, THENCE NORTH 69 DEGREES 56'28" EAST 11.74 FEET TO SAID EAST BOUNDARY, THENCE SOUTH 00 DEGREES 24'45" WEST ALONG SAID EAST BOUNDARY 56.00 FEET TO THE POINT OF BEGINNING.

AS RECORDED IN TRUSTEE'S DEED RECORDED IN MARION COUNTY PUBLIC RECORDS BOOK 7780, PAGE 0095-0098

SURVEYOR'S NOTES:

1. MEASUREMENTS DEPICTED ON THIS MAP WERE TAKEN UNDER THE RESPONSIBILTIY AND CHARGE OF JONATHAN FLOWERS AND WERE COLLECTED IN ACCORDANCE WITH MINIMAL STANDARDS PER 5J-17.051 ADDITIONS OR DELETIONS TO THIS SURVEY ARE NOT PERMITTED WITHOUT CONSENT.
2. BEARINGS DEPICTED ON THIS MAP ARE BASED ON GEODETIC NORTH AND REDUNDANT GPS OBSERVATIONS.
3. ONLY VISIBLE, MARKED, OR ACCESSIBLE UTILITIES WERE LOCATED DURING THE COURSE OF THIS SURVEY.
4. LANDS SHOWN MAY OR MAY NOT BE SUBJECT TO EASEMENTS, RESTRICTIONS, OR OTHER USES THAT A REASONABLE TITLE SEARCH COULD DISCOVER.
3. THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREA OUTSIDE THE 1-PERCENT ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE FEMA FLOOD INSURANCE MAP COMMUNITY NUMBER 12083C PANEL 05129 SUFFIX E EFFECTIVE DATE APRIL 19, 2017
4. THIS IS NOT AN ALTA SURVEY.
5. EASEMENTS SHOWN ARE BASED ON THOSE PROVIDED IN TITLE COMMITMENT FILE NO: 14203-2717654
6. EXISTING DIRT ROAD FOR NE 29TH STREET, FALLS WITHIN LANDS DESCRIBED IN ORB 558, PAGE 103.
7. NAVD 88 ELEVATIONS SHOWN ARE BASED ON NATIONAL GEODETIC SOCIETY'S VERTICAL CONTROL POINT DESIGNATION X 423, PID IS AB5092.
8. HORIZONTAL NAD 83 COORDINATES SHOWN WERE DETERMINED BY GPS, AS REALIZED BY THE FLORIDA PERMANENT REFERENCE NETWORK.
9. HORIZONTAL COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FLORIDA STATE PLANE, WEST ZONE.

SCHEDULE B-II EXCEPTIONS:

1. ITEMS 1-8 NOT SURVEY MATTERS
2. ITEM 9, EASEMENT SET FORTH IN WARRANTY DEED RECORDED IN BOOK 558, PAGE 103 IS SHOWN ON MAP
3. ITEMS 10-11 ARE BLANKET IN NATURE.
4. ITEM 12, EASEMENT RECORDED IN BOOK 1059, PAGE 962 IS BLANKET IN NATURE AND REFERS TO 1981 AGREEMENT WITH CITY OF OCALA.
5. ITEMS 13-15 ARE BLANKET IN NATURE.

CERTIFIED TO:

1. AMERIS BANK
2. BLUE TOPAZ
3. FIRST AMERICAN TITLE INSURANCE
4. ELINA LLC

WITNESSED BY:

SURVEYOR'S CERTIFICATE:

THIS SURVEY MAP AND ANY COPIES ARE NOT VALID WITHOUT THE ORIGINAL SEAL AND SIGNATURE OF JONATHAN FLOWERS. A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER AS DEFINED IN 177.503, (1).

JONATHAN D. FLOWERS
License Number 7124
STATE OF FLORIDA
Professional Surveyor and Mapper

Jonathan Flowers

JONATHAN FLOWERS, PSM 7124, 5640 SE 44TH AVENUE, OCALA FLORIDA 34480

REPSET SURVEY LLC

LB# 8465
1317 EDGEWATER DRIVE
SUITE# 2512
ORLANDO, FLORIDA
32804

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Repset Survey
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BOUNDARY, IMPROVEMENT, TREE AND TOPOGRAPHIC SURVEY FOR PARCEL 24196-002-00

SECTION 01, TOWNSHIP 15 SOUTH, RANGE 22 EAST

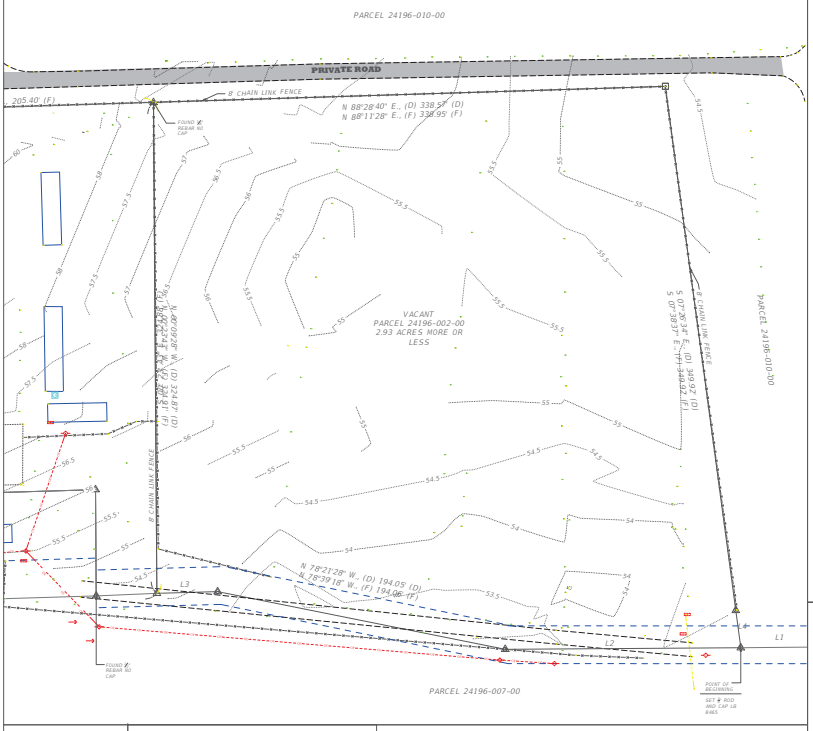
NORTH

GRAPHIC SCALE

1 INCH EQUALS 30 FEET

BOUNDARY LINES:

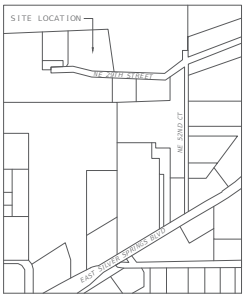
L1: N 89°59'17" W., 429.84' (D)
L1: S 89°27'40" W., 431.96' (F)
L2: N 89°59'17" W., 155.85' (D)
L2: S 89°36'57" W., 155.91' (F)
L3: S 88°28'40" W., 40.26' (D)
L3: S 88°23'26" W., 40.24' (F)
L4: S 07°36'24" E., 25.08' (D)
L4: S 07°38'37" W., 25.08' (F)



LEGEND:

- AIR CONDITION UNIT
- SET ¾" IRON ROD AND CAP LB 8465
- CONCRETE MONUMENT NO ID
- GROUND SHOT
- GUY ANCHOR
- INVERT LOCATION
- HANDICAP PARKING
- SANITARY MANHOLE
- WATER MANHOLE
- WATER METER
- WOOD POWER POLE
- DISTANCE BREAK,DISTANCE NOT TO SCALE
- R/W RIGHT OF WAY
- CONCRETE
- MAILBOX
- FIRE HYDRANT
- SET NAIL AND DISK PLS 7124
- BOLLARD
- SINGLE SUPPORT SIGN
- OVER HEAD HIGH VOLTAGE LINE
- BURIED ELECTRIC
- FENCE EXISTING

VICINITY MAP:



VICINITY MAP NOT TO SCALE

DESCRIPTION:

PARCEL 24196-002-00

PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 558 AT PAGES 103 AND 104, AND OFFICIAL RECORDS BOOK 521, PAGE 300 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE S.E. CORNER OF THE N.W. ¼ OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 22 EAST, AND PROCEED N 00°24'45" E. ALONG THE EAST BOUNDARY LINE OF SAID N.W. ¼ A DISTANCE OF 341.32 FEET; THENCE S. 58°57'28" W., A DISTANCE OF 225.48 FEET, THENCE N. 89°59'17"W. A DISTANCE OF 429.84 FEET TO THE POINT OF BEGINNING OF TRACT NUMBER 1 AS DESCRIBED HEREIN; THENCE CONTINUE N.89°59'17" W.A DISTANCE OF 155.85 FEET, THENCE N. 78°21'28"W. A DISTANCE OF 194.05 FEET, THENCE S.88°28'40"W A DISTANCE OF 40.26 FEET, THENCE N.00°09'28" W. A DISTANCE OF 25.01 FEET TO A CONCRETE MONUMENT; THENCE CONTINUE N.00°09'28"W A DISTANCE OF 299.86 FEET TO AN IRON ROD AND CAP, THENCE N.88°28'40"E. A DISTANCE OF 338.57 TO AND IRON ROD AND CAP; THENCE S.07°26'34"E A DISTANCE OF 349.92 FEET TO A CONCRETE MONUMENT, THENCE CONTINUE S.07°26'34"E. A DISTANCE OF 25.08 FEET TO THE POINT OF BEGINNING, SAID TRACT NUMBER 1 LYING AND BEING SITUATE IN MARION COUNTY, FLORIDA AND CONTAINS 2.93 ACRES, MORE OR LESS. THE SOUTH 25.00 FEET THEREOF BEING SUBJECT TO A ROADWAY EASEMENT.

AS RECORDED IN WARRANTY DEED RECORDED IN MARION COUNTY PUBLIC RECORDS BOOK 1223, PAGE 0506.

SURVEYOR'S NOTES:

1. MEASUREMENTS DEPICTED ON THIS MAP WERE TAKEN UNDER THE RESPONSIBILTIY AND CHARGE OF JONATHAN FLOWERS AND WERE COLLECTED IN ACCORDANCE WITH MINIMAL STANDARDS PER 5J-17.051 ADDITIONS OR DELETIONS TO THIS SURVEY ARE NOT PERMITTED WITHOUT CONSENT.
2. BEARINGS DEPICTED ON THIS MAP ARE BASED ON GEODETIC NORTH AND REDUNDANT GPS OBSERVATIONS.
3. ONLY VISIBLE, MARKED, OR ACCESSIBLE UTILITIES WERE LOCATED DURING THE COURSE OF THIS SURVEY.
4. LANDS SHOWN MAY OR MAY NOT BE SUBJECT TO EASEMENTS, RESTRICTIONS, OR OTHER USES THAT A REASONABLE TITLE SEARCH COULD DISCOVER.
3. THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREA OUTSIDE THE 1-PERCENT ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE FEMA FLOOD INSURANCE MAP COMMUNITY NUMBER 12083C PANEL 05129 SUFFIX E EFFECTIVE DATE APRIL 19, 2017
4. THIS IS NOT AN ALTA SURVEY
5. EASEMENTS SHOWN ARE BASED ON THOSE PROVIDED IN TITLE COMMITMENT FILE NO: 14203-2717654
6. EXISTING DIRT ROAD FOR NE 29TH STREET, FALLS WITHIN LANDS DESCRIBED IN ORB 558, PAGE 103.
7. NAVD 88 ELEVATIONS SHOWN ARE BASED ON NATIONAL GEODETIC SOCIETY'S VERTICAL CONTROL POINT DESIGNATION X 423, PID IS AB5092.
8. HORIZONTAL NAD 83 COORDINATES SHOWN WERE DETERMINED BY GPS, AS REALIZED BY THE FLORIDA PERMANENT REFERENCE NETWORK.

ZONING:

THE PARCEL IS CURRENTLY ZONED B-5, HEAVY BUSINESS. THE HEAVY BUSINESS CLASSIFICATION IS INTENDED TO PROVIDE FOR THOSE USES SUCH AS RETAIL OR WHOLESALE, REPAIR, AND SERVICE, WHICH MAY REQUIRE LARGER PARCELS FOR THE OUTSIDE STORAGE OF MATERIALS OR EQUIPMENT IN INVENTORY OR WAITING REPAIR. BUSINESSES ARE INTENDED TO SERVE CLIENTS AND CUSTOMERS FROM A REGIONAL AREA PROVIDING ACCESS FOR LARGE DELIVERY TRUCKS.

SETBACKS:

MINIMUM FRONT SETBACK: 40 FEET
MINIMUM REAR SETBACK: 25 FEET
MINIMUM SIDE SETBACK: 10 FEET

SCHEDULE B-II EXCEPTIONS:

1. ITEMS 1-8 NOT SURVEY MATTERS
2. ITEM 9, EASEMENT SET FORTH IN WARRANTY DEED RECORDED IN BOOK 558, PAGE 103 IS SHOWN ON MAP
3. ITEMS 10-11 ARE BLANKET IN NATURE.
4. ITEM 12, EASEMENT RECORDED IN BOOK 1059, PAGE 962 IS BLANKET IN NATURE AND REFERS TO 1981 AGREEMENT WITH CITY OF OCALA.
5. ITEMS 13-15 ARE BLANKET IN NATURE.

CERTIFIED TO:

1. AMERIS BANK
2. BLUE TOPAZ
3. FIRST AMERICAN TITLE INSURANCE
4. ELINA LLC

WITNESSED BY:

SURVEYOR'S CERTIFICATE:

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License Number 7124
STATE OF FLORIDA
Professional Surveyor and Mapper

JONATHAN FLOWERS, PSM 7124, 5640 SE 44TH AVENUE, OCALA FLORIDA 34480

SHEET 1 OF 2

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BOUNDARY, IMPROVEMENT, TREE AND TOPOGRAPHIC SURVEY FOR PARCEL 24196-001-01

SECTION 01, TOWNSHIP 15 SOUTH, RANGE 22 EAST

NORTH

GRAPHIC SCALE

1 INCH EQUALS 30 FEET

BOUNDARY LINES:

L1: S 88°28'00" W.,, 40.26' (D)
L1: S 87°35'12" W., 40.18' (F)
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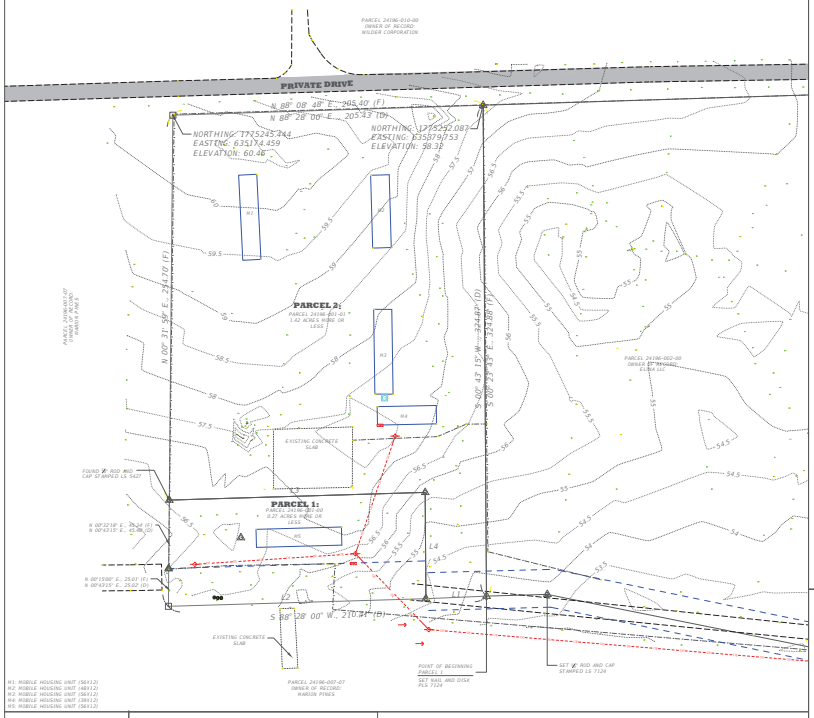
L3: N 88°28'40" E., 167.92' (D)
L3: N 88°16'39" E., 169.41' (F)
L4: S 00°09'28" E., 70.40 (D)
L4: S 00°20'55" E., 70.33 (F)



LEGEND:

- AIR CONDITION UNIT
- FOUND ½" IRON ROD AND CAP NO ID
- FOUND CONC MONUMENT STAMPED "LS 2382"
- GROUND SHOT
- GUY ANCHOR
- INVERT LOCATION
- HANDICAP PARKING
- SANITARY MANHOLE
- WATER MANHOLE
- WATER METER
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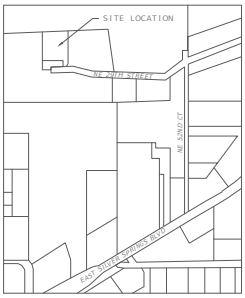
VICINITY MAP:



VICINITY MAP NOT TO SCALE

DESCRIPTION:

PARCEL 2:

COMMENCING AT THE SE CORNER OF NW 1/4 OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 22 EAST, THENCE NORTH 0 DEGREES 24'45" EAST ALONG THE EAST BOUNDARY OF SAID NW 1/4, 341.32 FEET, THENCE SOUTH 58 DEGREES 57'00" WEST 225.48 FEET, THENCE NORTH 89 DEGREES 59'17" WEST 585.69 FEET, THENCE NORTH 78 DEGREES 21'00" WEST 194.05 FEET, THENCE SOUTH 88 DEGREES 28' 00" WEST 40.26 FEET FOR THE POINT OF BEGINNING, THENCE SOUTH 88 DEGREES 28' 00" WEST 210.41 FEET, THENCE NORTH 0 DEGREES 43'15" EAST 325.02 FEET, THENCE NORTH 88 DEGREES 28' 00" EAST 205.43 FEET, THENCE SOUTH 0 DEGREES 43'15" WEST 324.87 FEET TO THE POINT OF BEGINNING.
THE SOUTH 25 FEET THEREOF BEING SUBJECT TO ROADWAY EASEMENT.

TOGETHER WITH NON-EXCLUSIVE PERPETUAL USE OF THE FOLLOWING DESCRIBED ROADWAY EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS:
BEGINNING AT A POINT ON THE EAST BOUNDARY OF THE NW ¼ OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 22 EAST, SAID POINT BEING NORTH 00 DEGREES 24' 45" EAST 312.01 FEET FROM THE SE CORNER OF SAID NW 1/4, THENCE SOUTH 58 DEGREES 57'28" WEST 217.14 FEET, THENCE NORTH 89 DEGREES 59'17" WEST 595.19 FEET, THENCE NORTH 78 DEGREES 21'28" WEST 193.71 FEET, THENCE SOUTH 88 DEGREES 28'40" WEST 1,688.45 FEET TO THE WEST BOUNDARY OF SAID NW 1/4, SAID POINT BEING NORTH 0 DEGREES 43'12" EAST 193.86 FEET FROM THE SW CORNER OF SAID NW 1/4, THENCE NORTH 0 DEGREES 43'12" EAST ALONG SAID WEST BOUNDARY 50.04 FEET, THENCE NORTH 88 DEGREES 28'40" EAST 1692.27 FEET, THENCE SOUTH 78 DEGREES 21'28" EAST 194.39 FEET, THENCE SOUTH 89 DEGREES 59'17" EAST 576.19 FEET, THENCE NORTH 58 DEGREES 57'28" EAST 220.93 FEET, THENCE NORTH 69 DEGREES 56'28" EAST 11.74 FEET TO SAID EAST BOUNDARY, THENCE SOUTH 00 DEGREES 24'45" WEST ALONG SAID EAST BOUNDARY 56.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT
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SAID LANDS BEING SITUATE IN MARION COUNTY, FLORIDA.

AS RECORDED IN TRUSTEE'S DEED RECORDED IN MARION COUNTY PUBLIC RECORDS BOOK 7780, PAGE 0095-0098

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SUITE# 2512
ORLANDO, FLORIDA
32804

A MINORITY BUSINESS ENTERPRISE

SURVEYED BY: J.FLOWERS, M.GREEN

DATE SURVEYED: 06/07/2022- 06/14/2022
DRAWN BY: J.FLOWERS
DATE DRAWN: 07/04/2022
REVIEWED BY:J.FLOWERS
REVIEW DATE:07/05/2022
REVISED: 08/15/2023

DWG FILE: 24196-001-01_TOPO2.DWG

Repset Survey
Calculated Confident & Consistent

BOUNDARY, IMPROVEMENT, TREE AND TOPOGRAPHIC SURVEY FOR PARCEL 24196-001-01

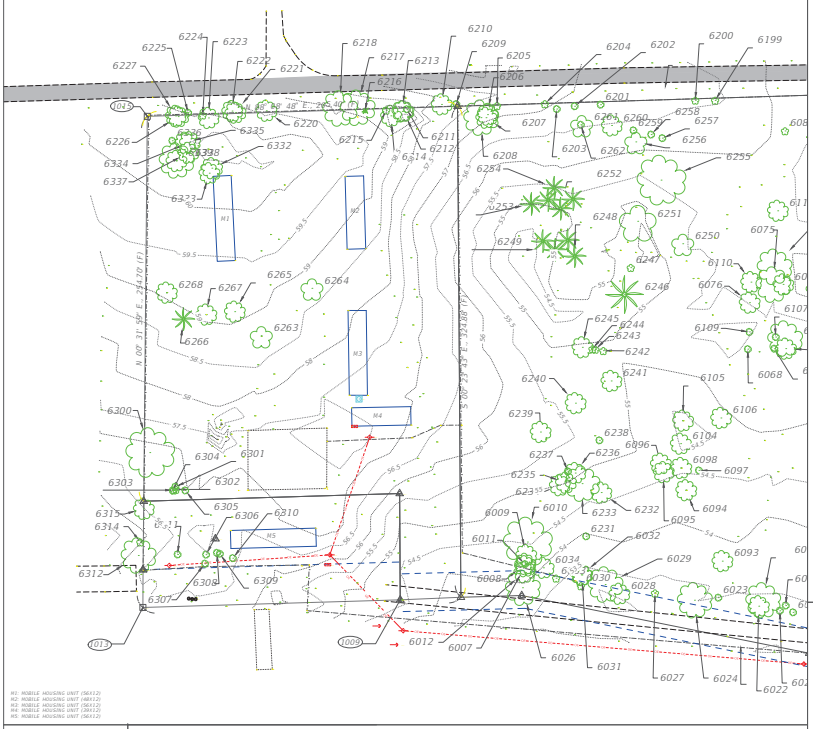
SECTION 1, TOWNSHIP 15 SOUTH, RANGE 22 EAST

NORTH

GRAPHIC SCALE

0 30 60 Feet

1 INCH EQUALS 30 FEET



M1 MOBILE HOUSING UNIT (56X12)
M2 MOBILE HOUSING UNIT (48X12)
M3 MOBILE HOUSING UNIT (56X12)
M4 MOBILE HOUSING UNIT (38X12)
M5 MOBILE HOUSING UNIT (56X12)

LEGEND:

- AIR CONDITION UNIT
- FOUND ¾" IRON ROD AND CAP LB 6506
- CONCRETE MONUMENT NO ID
- GROUND SHOT
- GUY ANCHOR
- INVERT LOCATION
- HANDICAP PARKING
- SANITARY MANHOLE
- WATER MANHOLE
- WATER METER
- WOOD POWER POLE
- DISTANCE BREAK DISTANCE NOT TO SCALE
- R/W RIGHT OF WAY
- CONCRETE
- MAILBOX
- FIRE HYDRANT
- SET NAIL AND DISK PLS 7124
- BOLLARD
- SINGLE SUPPORT SIGN
- OVER HEAD HIGH VOLTAGE LINE
- BURIED ELECTRIC
- FENCE EXISTING

TREE LEGEND

6301	TREEDA	7" WATER OAK
6302	TREE	5" BLACK CHERRY TREE
6303	TREE	5" BLACK CHERRY TREE
6304	TREEDA	6" WATER OAK
6305	TREEDA	10" WATER OAK
6306	TREEDA	2" WATER OAK
6307	TREEDA	2" WATER OAK
6308	TREEDA	3" WATER OAK
6309	TREEDA	3" WATER OAK
6310	TREEDA	2" WATER OAK
6311	TREEDA	2" WATER OAK
6312	TREEDA	20" BLACK CHERRY TREE
6314	TREE	6" BLACK CHERRY
6315	TREEDA	12" WATER OAK
6332	TREEDA	18" SOUTHERN LIVE OAK
6333	TREEDA	18" SOUTHERN LIVE OAK
6334	TREEDA	12" SOUTHERN LIVE OAK
6335	TREEDA	13" SOUTHERN LIVE OAK
6336	TREEDA	8" WATER OAK
6337	TREEDA	15" SOUTHERN LIVE OAK
6338	TREEDA	24" SOUTHERN LIVE OAK
6339	TREEDA	13" SOUTHRN LIVE OAK

TREE LEGEND

ID	DESCRIPTION	CODE
6000	TREECY	6" CYPRESS
6001	TREEOA	6" WATER OAK
6002	TREE	12" BLACK CHERRY
6003	TREEOA	14" SWAMP OAK
6005	TREEOA	5" WATER OAK
6006	TREEPA	20" CABBAGE PALMETTO
6007	TREEOA	14" WATER OAK
6008	TREEOA	12" WATER OAK
6009	TREEOA	13" WATER OAK
6010	TREEOA	41" LIVE OAK
6011	TREEOA	3" WATER OAK
6012	TREEOA	11" WATER OAK
6013	TREEOA	12" LIVE OAK
6014	TREEOA	11" WATER OAK
6015	TREEOA	4" WATER OAK
6016	TREEOA	10" WATER OAK
6017	TREEOA	10" WATER OAK
6018	TREEOA	4" LIVE OAK
6019	TREEOA	3" WATER OAK
6020	TREEOA	7" WATER OAK
6021	TREEOA	36" LIVE OAK
6022	TREEOA	13" WATER OAK
6023	TREEOA	7" WATER OAK
6024	TREEOA	24" SOUTHERN LIVE OAK
6025	TREEOA	7" WATER OAK
6026	TREEOA	22" WATER OAK
6027	TREE	4" BLACK CHERRY
6028	TREEOA	13" SOUTHERN LIVE OAK
6029	TREEOA	26" WATER OAK
6030	TREE	6" BLACK CHERRY
6031	TREEOA	16" WATER OAK
6032	TREEOA	16" SOUTHERN LIVE OAK
6033	TREE	6" BLACK CHERRY
6034	TREEOA	13" WATER OAK
6045	TREEOA	13" WATER OAK
6046	TREE	15" BLACK HERRY
6047	TREE	12" BLACK GUM
6048	TREEOA	6" WATER OAK
6049	TREEOA	24" WATER OAK
6050	TREEOA	4" WATER OAK
6051	TREEOA	4" WATER OAK
6052	TREEOA	5" WATER OAK
6053	TREEOA	12" WATER OAK
6054	TREE	28" SOUTHERN ASH
6055	TREEOA	10WATER OAK
6056	TREEOA	12" WATER OAK
6057	TREEOA	14" WATER OAK
6058	TREEOA	14" WATER OAK
6059	TREEOA	27" WATER OAK
6060	TREEOA	10" WATER OAK
6061	TREEOA	5" WATER OAK
6062	TREEOA	9" WATER OAK
6063	TREEOA	12" WATER OAK
6064	TREEOA	27" WATER OAK
6065	TREEOA	13" WATER OAK
6066	TREEOA	16" WATER OAK
6067	TREEOA	10" WATER OAK
6068	TREEOA	10" WATER OAK
6069	TREEOA	32" SOUTHERN LIVE OAK
6070	TREEOA	18" SOUTHERN LIVE OAK
6071	TREEPA	24" CABBAGE PALMETTO
6072	TREEOA	18" WATER OAK
6073	TREEOA	17" WATER OAK
6074	TREEOA	12" WATER OAK
6075	TREEOA	25" WATER OAK
6076	TREEOA	16" SOUTHERN LIVE OAK
6077	TREEOA	15" SOUTHERN LIVE OAK
6078	TREEOA	14" SOUTHERN LIVE OAK
6079	TREEOA	18" SOUTHERN LIVE OAK
6080	TREEOA	18" SOUTHERN LIVE OAK
6081	TREE	5" BRAZILLIDN BLUEWOOD
6082	TREE	6" BRAZILLIDN BLUEWOOD
6093	TREEOA	14" WATER OAK
6094	TREEOA	13" WATER OAK
6095	TREEOA	16" WATER OAK
6096	TREEOA	13" WATER OAK
6097	TREEOA	10" WATER OAK
6098	TREEOA	12" WATER OAK
6104	TREEOA	14" WATER OAK

TREE LEGEND

6105	TREEOA	12" WATER OAK
6106	TREEOA	13" WATER OAK
6107	TREEOA	10" WATER OAK
6108	TREEOA	20" WATER OAK
6109	TREEOA	7" WATER OAK
6110	TREEOA	14" SOUTHERN LIVE OAK
6111	TREEOA	20" WATER OAK
6112	TREEOA	12" SOUTHERN LIVE OAK
6194	TREE	4" BLACK CHERRY
6195	TREE	4" BLACK CHERRY
6196	TREEPA	14" CABBAGE PALMETTO
6197	TREEPA	24" CABBAGE PALMETTO
6199	TREE	3" HECULES CLUB
6200	TREE	2" HECULES CLUB
6201	TREEOA	2" SOUTHERN LIVE OAK
6202	TREEOA	4" SOUTHERN LIVE OAK
6203	TREEOA	10" WATER OAK
6204	TREE	6" BLACK CHERRY
6205	TREE	3" BLACK CHERRY
6206	TREEOA	16" WATER OAK
6207	TREEOA	16" WATER OAK
6208	TREEOA	21" WATER OAK
6209	TREEOA	6" TURKEY OAK
6210	TREEOA	12" WATER OAK
6211	TREEOA	6" SOUTHERN LIVE OAK
6212	TREEOA	12" WATER OAK
6213	TREEOA	14" WATER OAK
6214	TREEOA	17" WATER OAK
6215	TREE	10" BLACK CHERRY
6216	TREECY	2" EAERN RED CEDAR
6217	TREEOA	28" WATER OAK
6218	TREEOA	24" WATER OAK
6220	TREEOA	13" BLACK CHERRY
6221	TREEOA	15" SOUTHERN LIVE OAK
6222	TREEOA	16" SOUTHERN LIVE OAK
6223	TREEOA	15" SOUTHERN LIVE OAK
6224	TREE	3" BACK CHERRY
6225	TREEOA	8" WATER OAK
6226	TREEOA	15" SOUTHERN LIVE OAK
6227	TREEOA	15" SOUTHERN LIVE OAK
6228	TREEOA	17" SOUTHERN LIVE OAK
6229	TREE	4" BLACK CHERRY
6230	TREEPA	14" CABBAGE PALMETTO
6231	TREEOA	10" WATER OAK
6232	TREEOA	12" WATER OAK
6233	TREEOA	21" WATER OAK
6234	TREEOA	17" SOUTHERN LIVE OAK
6235	TREEOA	17" SOUTHERN LIVE OAK
6236	TREEOA	13" SOUTHERN LIVE OAK
6237	TREEOA	10" SOUTHERN LIVE OAK
6238	TREEOA	10" WATER OAK
6239	TREEOA	16" WATER OAK
6240	TREEOA	18" SOUTHERN LIVE OAK
6241	TREEOA	11" WATER OAK
6242	TREE	10" BLACK CHERRY
6243	TREE	10" BLACK CHERRY
6244	TREE	10" BLACK CHERRY
6245	TREEOA	17" WATER OAK
6246	TREEPA	20" CABBAGE PALMETTO
6247	TREE	10" CHERRY LAUREL
6248	TREEPA	15" CABBAGE PALMETTO
6249	TREEPC	15" CABBAGE PALMETTO
6250	TREE	12" BLACK CHERRY
6251	TREE	23" BACK CHERRY
6252	TREEPC	13" CABBAGE PALMETTO
6253	TREEPA	17" CABBAGE PALMETTO
6254	TREEPA	15" CABBAGE PALMETTO
6255	TREEOA	42" SOUTHERN LIVE OAK
6256	TREE	12" BLACK CHERRY
6257	TREEOA	4" WATER OAK
6258	TREEOA	5" WATER OAK
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6265	TREEOA	13" SOUTHERN LIVE OAK
6266	TREEPA	18" CABBAGE PALMETTO
6267	TREEOA	12" SOUTHERN OAK TREE
6268	TREEOA	14" WATER OAK
6300	TREEOA	46" WATER OAK

BENCHMARKS INFORMATION:

PRIMARY NAVD88 VERTICAL CONTROL POINT DESIGNATION, X 423, PID IS AB5092, STATE IS FLORIDA, COUNTY IS MARION, AND UGS QUAD IS OCALA EAST. NAVD 88 ORTHOMETRIC HEIGHT IS 53.65' FEET. HORIZONTAL COORDINATE VALUES ARE IN REFERENCE TO NAD 83, FLORIDA WEST, STATE PLANE ZONE.

ID	NORTHING	EASTING	ELEVATION	CODE	CONVERGENCE
1006	1774925.523	635341.848	54.52	CIRC	-000°01'54.7"
1014	1774920.434	635171.554	55.52	CMON	-000°01'55.7"
1015	1775245.444	635174.459	60.47	CMON	-000°01'55.6"

SHEET 2 OF 2

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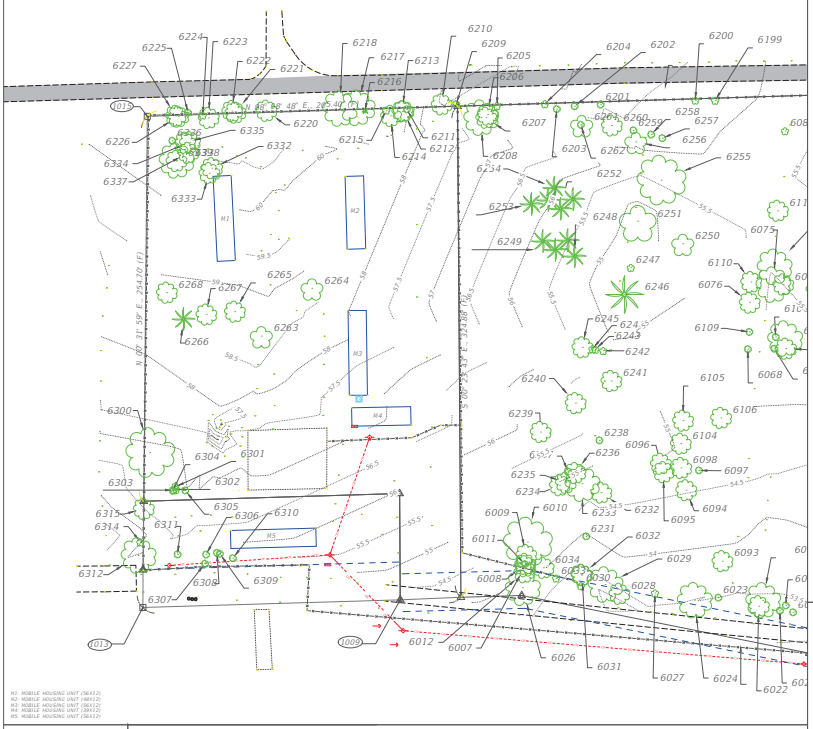
0 30 60 Feet

1 INCH EQUALS 30 FEET



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- WATER METER
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- R/W RIGHT OF WAY
- CONCRETE
- MAILBOX
- FIRE HYDRANT
- SET NAIL AND DISK PLS 7124
- BOLLARD
- SINGLE SUPPORT SIGN
- OVER HEAD HIGH VOLTAGE LINE
- BURIED ELECTRIC
- FENCE EXISTING

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6021	TREEOA	36" LIVE OAK
6022	TREEOA	13" WATER OAK
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6070	TREEOA	18" SOUTHERN LIVE OAK
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TREE LEGEND

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6239	TREEOA	16" WATER OAK
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6243	TREE	10" BLACK CHERRY
6244	TREE	10" BLACK CHERRY
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6250	TREE	12" BLACK CHERRY
6251	TREE	23" BACK CHERRY
6252	TREEPC	13" CABBAGE PALMETO
6253	TREEPA	17" CABBAGE PALMETTO
6254	TREEPA	15" CABBAGE PALMETO
6255	TREEOA	42" SOUTHERN LIVE OAK
6256	TREE	12" BLACK CHERRY
6257	TREEOA	4" WATER OAK
6258	TREEOA	5" WATER OAK
6259	TREEOA	5" WATER OAK
6260	TREEOA	11" WATER OAK
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1009	1774925.523	635341.848	54.52	CIRC	-000°01'54.7'
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SHEET 2 OF 2

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BOUNDARY, IMPROVEMENT, TREE AND TOPOGRAPHIC SURVEY FOR PARCEL 24196-002-00

SECTION 01, TOWNSHIP 15 SOUTH, RANGE 22 EAST

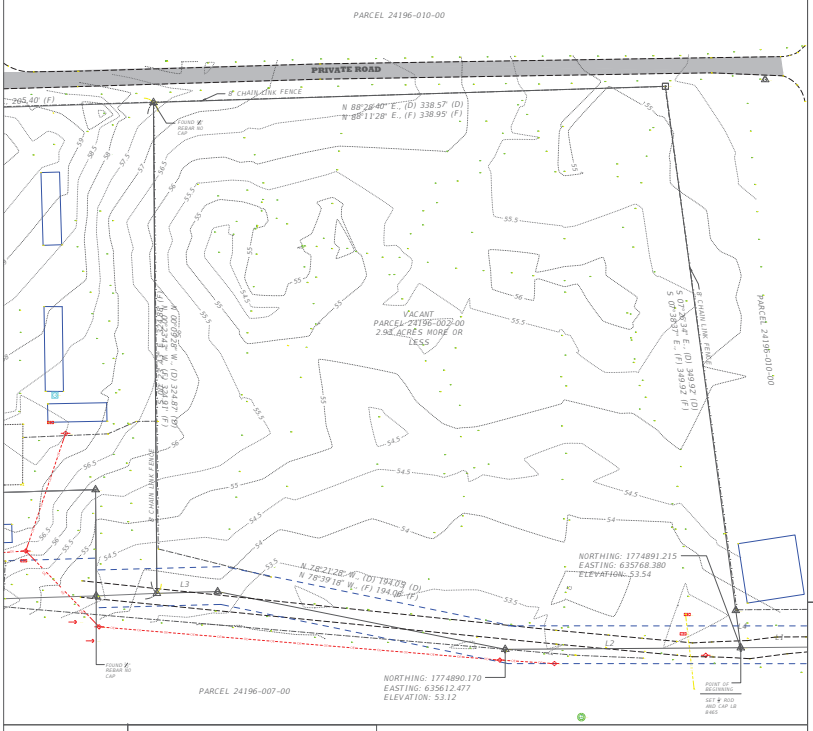
NORTH

GRAPHIC SCALE

1 INCH EQUALS 30 FEET

BOUNDARY LINES:

L1: N 89°59'17" W., 429.84' (D)
L1: S 89°27'40" W., 431.96' (F)
L2: N 89°59'17" W., 155.85' (D)
L2: S 89°36'57" W., 155.91' (F)
L3: S 88°28'40" W., 40.26' (D)
L3: S 88°23'26" W., 40.24' (F)
L4: S 07°36'24" E., 25.08' (D)
L4: S 07°38'37" W., 25.08' (F)



LEGEND:

- AIR CONDITION UNIT
- SET ½" IRON ROD AND CAP LB 8465
- CONCRETE MONUMENT NO ID
- GROUND SHOT
- GUY ANCHOR
- INVERT LOCATION
- HANDICAP PARKING
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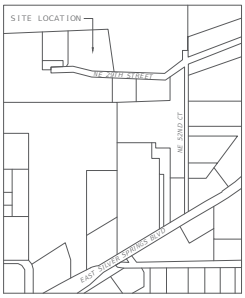
- SET NAIL AND DISK PLS 7124
- BOLLARD
- SINGLE SUPPORT SIGN
- OVER HEAD HIGH VOLTAGE LINE
- BURIED ELECTRIC
- FENCE EXISTING

VICINITY MAP:



VICINITY MAP NOT TO SCALE

DESCRIPTION:

PARCEL 24196-002-00

PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 558 AT PAGES 103 AND 104, AND OFFICIAL RECORDS BOOK 521, PAGE 300 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE S.E. CORNER OF THE N.W. ¼ OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 22 EAST, AND PROCEED N 00°24'45" E. ALONG THE EAST BOUNDARY LINE OF SAID N.W. ¼ A DISTANCE OF 341.32 FEET; THENCE S. 58°57'28" W., A DISTANCE OF 225.48 FEET, THENCE N. 89°59'17"W. A DISTANCE OF 429.84 FEET TO THE POINT OF BEGINNING OF TRACT NUMBER 1 AS DESCRIBED HEREIN; THENCE CONTINUE N.89°59'17" W.A DISTANCE OF 155.85 FEET, THENCE N. 78°21'28"W. A DISTANCE OF 194.05 FEET, THENCE S.88°28'40"W A DISTANCE OF 40.26 FEET, THENCE N.00°09'28" W. A DISTANCE OF 25.01 FEET TO A CONCRETE MONUMENT, THENCE CONTINUE N.00°09'28"W A DISTANCE OF 299.86 FEET TO AN IRON ROD AND CAP, THENCE N.88°28'40"E. A DISTANCE OF 338.57 TO AND IRON ROD AND CAP; THENCE S.07°26'34"E A DISTANCE OF 349.92 FEET TO A CONCRETE MONUMENT, THENCE CONTINUE S.07°26'34"E. A DISTANCE OF 25.08 FEET TO THE POINT OF BEGINNING, SAID TRACT NUMBER 1 LYING AND BEING SITUATE IN MARION COUNTY, FLORIDA AND CONTAINS 2.93 ACRES, MORE OR LESS. THE SOUTH 25.00 FEET THEREOF BEING SUBJECT TO A ROADWAY EASEMENT.

AS RECORDED IN WARRANTY DEED RECORDED IN MARION COUNTY PUBLIC RECORDS BOOK 1223, PAGE 0506.

SURVEYOR'S NOTES:

1. MEASUREMENTS DEPICTED ON THIS MAP WERE TAKEN UNDER THE RESPONSIBILTIY AND CHARGE OF JONATHAN FLOWERS AND WERE COLLECTED IN ACCORDANCE WITH MINIMAL STANDARDS PER 5J-17.051 ADDITIONS OR DELETIONS TO THIS SURVEY ARE NOT PERMITTED WITHOUT CONSENT.
2. BEARINGS DEPICTED ON THIS MAP ARE BASED ON GEODETIC NORTH AND REDUNDANT GPS OBSERVATIONS.
3. ONLY VISIBLE, MARKED, OR ACCESSIBLE UTILITIES WERE LOCATED DURING THE COURSE OF THIS SURVEY.
4. LANDS SHOWN MAY OR MAY NOT BE SUBJECT TO EASEMENTS, RESTRICTIONS, OR OTHER USES THAT A REASONABLE TITLE SEARCH COULD DISCOVER.
3. THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREA OUTSIDE THE 1-PERCENT ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE FEMA FLOOD INSURANCE MAP COMMUNITY NUMBER 12083C PANEL 05129 SUFFIX E EFFECTIVE DATE APRIL 19, 2017
4. THIS IS NOT AN ALTA SURVEY.
5. EASEMENTS SHOWN ARE BASED ON THOSE PROVIDED IN TITLE COMMITMENT FILE NO: 14203-2717654
6. EXISTING DIRT ROAD FOR NE 29TH STREET, FALLS WITHIN LANDS DESCRIBED IN ORB 558, PAGE 103.
7. NAVD 88 ELEVATIONS SHOWN ARE BASED ON NATIONAL GEODETIC SOCIETY'S VERTICAL CONTROL POINT DESIGNATION X 423, PID IS AB5092.
8. HORIZONTAL NAD 83 COORDINATES SHOWN WERE DETERMINED BY GPS, AS REALIZED BY THE FLORIDA PERMANENT REFERENCE NETWORK.
9. HORIZONTAL COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FLORIDA STATE PLANE, WEST ZONE.

ZONING:

THE PARCEL IS CURRENTLY ZONED B-5, HEAVY BUSINESS. THE HEAVY BUSINESS CLASSIFICATION IS INTENDED TO PROVIDE FOR THOSE USES SUCH AS RETAIL OR WHOLESALE, REPAIR, AND SERVICE, WHICH MAY REQUIRE LARGER PARCELS FOR THE OUTSIDE STORAGE OF MATERIALS OR EQUIPMENT IN INVENTORY OR WAITING REPAIR. BUSINESSES ARE INTENDED TO SERVE CLIENTS AND CUSTOMERS FROM A REGIONAL AREA PROVIDING ACCESS FOR LARGE DELIVERY TRUCKS.

SETBACKS:

MINIMUM FRONT SETBACK: 40 FEET
MINIMUM REAR SETBACK: 25 FEET
MINIMUM SIDE SETBACK: 10 FEET

SCHEDULE B-II EXCEPTIONS:

1. ITEMS 1-8 NOT SURVEY MATTERS
2. ITEM 9, EASEMENT SET FORTH IN WARRANTY DEED RECORDED IN BOOK 558, PAGE 103 IS SHOWN ON MAP
3. ITEMS 10-11 ARE BLANKET IN NATURE.
4. ITEM 12, EASEMENT RECORDED IN BOOK 1059, PAGE 962 IS BLANKET IN NATURE AND REFERS TO 1981 AGREEMENT WITH CITY OF OCALA.
5. ITEMS 13-15 ARE BLANKET IN NATURE.

CERTIFIED TO:

1. AMERIS BANK
2. BLUE TOPAZ
3. FIRST AMERICAN TITLE INSURANCE
4. ELINA LLC

WITNESSED BY:

SURVEYOR'S CERTIFICATE:

THIS SURVEY MAP AND ANY COPIES ARE NOT VALID WITHOUT THE ORIGINAL SEAL AND SIGNATURE OF JONATHAN FLOWERS. A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER AS DEFINED IN 177.503, (1).

JONATHAN D. FLOWERS
License Number 7124
STATE OF FLORIDA
Professional Surveyor and Mapper

Jonathan Flowers

JONATHAN FLOWERS, PSM 7124, 5640 SE 44TH AVENUE, OCALA FLORIDA 34480

REPSET SURVEY LLC

LB# 8465
1317 EDGEWATER DRIVE
SUITE# 2512
ORLANDO, FLORIDA
32804

A MINORITY BUSINESS ENTERPRISE

SURVEYED BY: J.FLOWERS, M.GREEN

DATE SURVEYED: 06/07/2022- 06/14/2022
DRAWN BY: J.FLOWERS
DATE DRAWN: 07/04/2022
REVIEWED BY:J.FLOWERS
REVIEW DATE:07/05/2022
REVISED: 08/15/2023

DWG FILE: 24196-001-01_TOPO2.DWG

Repset Survey
Calculated Confident & Consistent

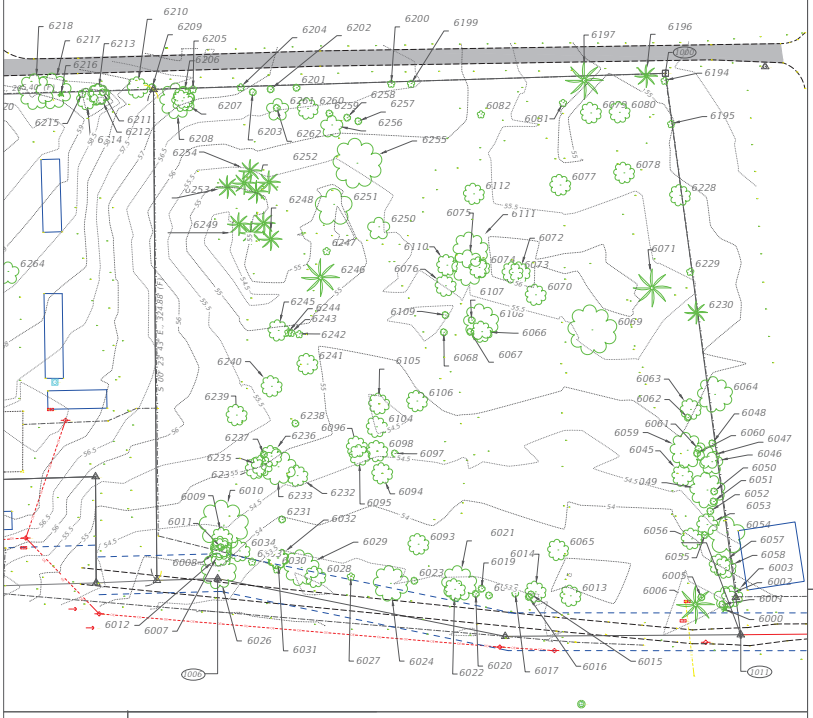
BOUNDARY, IMPROVEMENT, TREE AND TOPOGRAPHIC SURVEY FOR PARCEL 24196-002-00

SECTION 1, TOWNSHIP 15 SOUTH, RANGE 22 EAST

NORTH

GRAPHIC SCALE

1 INCH EQUALS 30 FEET



LEGEND:

- AIR CONDITION UNIT
- FOUND ¾" IRON ROD AND CAP LB 6506
- CONCRETE MONUMENT NO ID
- GROUND SHOT
- GUY ANCHOR
- INVERT LOCATION
- HANDICAP PARKING
- SANITARY MANHOLE
- WATER MANHOLE
- WATER METER
- WOOD POWER POLE
- DISTANCE BREAK,DISTANCE NOT TO SCALE
- R/W RIGHT OF WAY
- CONCRETE
- MAILBOX
- FIRE HYDRANT
- SET NAIL AND DISK PLS 7124
- BOLLARD
- SINGLE SUPPORT SIGN
- OVER HEAD HIGH VOLTAGE LINE
- BURIED ELECTRIC
- FENCE EXISTING

TREE LEGEND

6301	TREEDA	7" WATER OAK
6302	TREE	5" BLACK CHERRY TREE
6303	TREE	5" BLACK CHERRY TREE
6304	TREEDA	6" WATER OAK
6305	TREEDA	10" WATER OAK
6306	TREEDA	2" WATER OAK
6307	TREEDA	2" WATER OAK
6308	TREEDA	3" WATER OAK
6309	TREEDA	3" WATER OAK
6310	TREEDA	2" WATER OAK
6311	TREEDA	2" WATER OAK
6312	TREEDA	20" BLACK CHERRY TREE
6314	TREE	6" BLACK CHERRY
6315	TREEDA	12" WATER OAK
6332	TREEDA	18" SOUTHERN LIVE OAK
6333	TREEDA	18" SOUTHERN LIVE OAK
6334	TREEDA	12" SOUTHERN LIVE OAK
6335	TREEDA	13" SOUTHERN LIVE OAK
6336	TREEDA	8" WATER OAK
6337	TREEDA	15" SOUTHERN LIVE OAK
6338	TREEDA	24" SOUTHERN LIVE OAK
6339	TREEDA	13" SOUTHERN LIVE OAK

TREE LEGEND

ID	DESCRIPTION	CODE
6000	TREECY	6" CYPRESS
6001	TREEOA	6" WATER OAK
6002	TREE	12" BLACK CHERRY
6003	TREEOA	14" SWAMP OAK
6005	TREEOA	5" WATER OAK
6006	TREEPA	20" CABBAGE PALMETTO
6007	TREEOA	14" WATER OAK
6008	TREEOA	12" WATER OAK
6009	TREEOA	13" WATER OAK
6010	TREEOA	41" LIVE OAK
6011	TREEOA	3" WATER OAK
6012	TREEOA	11" WATER OAK
6013	TREEOA	12" LIVE OAK
6014	TREEOA	11" WATER OAK
6015	TREEOA	4" WATER OAK
6016	TREEOA	10" WATER OAK
6017	TREEOA	10" WATER OAK
6018	TREEOA	4" LIVE OAK
6019	TREEOA	3" WATER OAK
6020	TREEOA	7" WATER OAK
6021	TREEOA	36" LIVE OAK
6022	TREEOA	13" WATER OAK
6023	TREEOA	7" WATER OAK
6024	TREEOA	24" SOUTHERN LIVE OAK
6025	TREEOA	7" WATER OAK
6026	TREEOA	22" WATER OAK
6027	TREE	4" BLACK CHERY
6028	TREEOA	13" SOUTHERN LIVE OAK
6029	TREEOA	26" WATER OAK
6030	TREE	6" BLACK CHERRY
6031	TREEOA	16" WATER OAK
6032	TREEOA	16" SOUTHERN LIVE OAK
6033	TREE	6" BLACK CHERRY
6034	TREEOA	13" WATER OAK
6045	TREEOA	13" WATER OAK
6046	TREE	15" BLACK HERRY
6047	TREE	12" BLACK GUM
6048	TREEOA	6" WATER OAK
6049	TREEOA	24" WATER OAK
6050	TREEOA	4" WATER OAK
6051	TREEOA	4" WATER OAK
6052	TREEOA	5" WATER OAK
6053	TREEOA	12" WATER OAK
6054	TREE	28" SOUTHERN ASH
6055	TREEOA	10WATER OAK
6056	TREEOA	12" WATER OAK
6057	TREEOA	14" WATER OAK
6058	TREEOA	14" WATER OAK
6059	TREEOA	27" WATER OAK
6060	TREEOA	10" WATER OAK
6061	TREEOA	5" WATER OAK
6062	TREEOA	9" WATER OAK
6063	TREEOA	12" WATER OAK
6064	TREEOA	27" WATER OAK
6065	TREEOA	13" WATER OAK
6066	TREEOA	16" WATER OAK
6067	TREEOA	10" WATER OAK
6068	TREEOA	10" WATER OAK
6069	TREEOA	32" SOUTHERN LIVE OAK
6070	TREEOA	18" SOUTHERN LIVE OAK
6071	TREEPA	24" CABBAGE PALMETTO
6072	TREEOA	18" WATER OAK
6073	TREEOA	17" WATER OAK
6074	TREEOA	12" WATER OAK
6075	TREEOA	25" WATER OAK
6076	TREEOA	16" SOUTHERN LIVE OAK
6077	TREEOA	15" SOUTHERN LIVE OAK
6078	TREEOA	14" SOUTHERN LIVE OAK
6079	TREEOA	18" SOUTHERN LIVE OAK
6080	TREEOA	18" SOUTHERN LIVE OAK
6081	TREE	5" BRAZILLION BLUEWOOD
6082	TREE	6" BRAZILLION BLUEWOOD
6093	TREEOA	14" WATER OAK
6094	TREEOA	13" WATER OAK
6095	TREEOA	16" WATER OAK
6096	TREEOA	13" WATER OAK
6097	TREEOA	10" WATER OAK
6098	TREEOA	12" WATER OAK
6104	TREEOA	14" WATER OAK

TREE LEGEND

6105	TREEOA	12" WATER OAK
6106	TREEOA	13" WATER OAK
6107	TREEOA	10" WATER OAK
6108	TREEOA	20" WATER OAK
6109	TREEOA	7" WATER OAK
6110	TREEOA	14" SOUTHERN LIVE OAK
6111	TREEOA	20" WATER OAK
6112	TREEOA	12" SOUTHERN LIVE OAK
6194	TREE	4" BLACK CHERRY
6195	TREE	4" BLACK CHERRY
6196	TREEPA	14" CABBAGE PALMETTO
6197	TREEPA	24" CABBAGE PALMETTO
6199	TREE	3" HECULES CLUB
6200	TREE	2" HECULES CLUB
6201	TREEOA	2" SOUTHERN LIVE OAK
6202	TREEOA	4" SOUTHERN LIVE OAK
6203	TREEOA	10" WATER OAK
6204	TREE	6" BLACK CHERRY
6205	TREE	3" BLACK CHERRY
6206	TREEOA	16" WATER OAK
6207	TREEOA	16" WATER OAK
6208	TREEOA	21" WATER OAK
6209	TREEOA	6" TURKEY OAK
6210	TREEOA	12" WATER OAK
6211	TREEOA	6" SOUTHERN LIVE OAK
6212	TREEOA	12" WATER OAK
6213	TREEOA	14" WATER OAK
6214	TREEOA	17" WATER OAK
6215	TREE	10" BLACK CHERRY
6216	TREECY	2" EAERN RED CEDAR
6217	TREEOA	28" WATER OAK
6218	TREEOA	24" WATER OAK
6220	TREEOA	13" BLACK CHERRY
6221	TREEOA	15" SOUTHERN LIVE OAK
6222	TREEOA	16" SOUTHERN LIVE OAK
6223	TREEOA	15" SOUTHERN LIVE OAK
6224	TREE	3" BACK CHERRY
6225	TREEOA	8" WATER OAK
6226	TREEOA	15" SOUTHERN LIVE OAK
6227	TREEOA	15" SOUTHERN LIVE OAK
6228	TREEOA	17" SOUTHERN LIVE OAK
6229	TREE	4" BLACK CHERRY
6230	TREEPA	14" CABBAGE PALMETTO
6231	TREEOA	10" WATER OAK
6232	TREEOA	12" WATER OAK
6233	TREEOA	21" WATER OAK
6234	TREEOA	17" SOUTHERN LIVE OAK
6235	TREEOA	17" SOUTHERN LIVE OAK
6236	TREEOA	13" SOUTHERN LIVE OAK
6237	TREEOA	10" SOUTHERN LIVE OAK
6238	TREEOA	10" WATER OAK
6239	TREEOA	16" WATER OAK
6240	TREEOA	18" SOUTHERN LIVE OAK
6241	TREEOA	11" WATER OAK
6242	TREE	10" BLACK CHERRY
6243	TREE	10" BLACK CHERRY
6244	TREE	10" BLACK CHERRY
6245	TREEOA	17" WATER OAK
6246	TREEPA	20" CABBAGE PALMETTO
6247	TREE	10" CHERRY LAUREL
6248	TREEPA	15" CABBAGE PALMETTO
6249	TREEPC	15" CABBAGE PALMETTO
6250	TREE	12" BLACK CHERRY
6251	TREE	23" BACK CHERRY
6252	TREEPC	13" CABBAGE PALMETO
6253	TREEPA	17" CABBAGE PALMETTO
6254	TREEPA	15" CABBAGE PALMETO
6255	TREEOA	42" SOUTHERN LIVE OAK
6256	TREE	12" BLACK CHERRY
6257	TREEOA	4" WATER OAK
6258	TREEOA	5" WATER OAK
6259	TREEOA	5" WATER OAK
6260	TREEOA	11" WATER OAK
6261	TREE	13" BLACK CHERRY
6262	TREEOA	7" WATER OAK
6263	TREE	15" AMERICAN SYCAMORE
6264	TREE	13" TULIP TREE
6265	TREEOA	12" SOUTHERN LIVE OAK
6266	TREEPA	18" CABBAGE PALMETTO
6267	TREEOA	12" SOUTHERN OAK TREE
6268	TREEOA	14" WATER OAK
6300	TREEOA	46" WATER OAK

BENCHMARKS INFORMATION:

PRIMARY NAVD88 VERTICAL CONTROL POINT DESIGNATION, X 423, PID IS AB5092, STATE IS FLORIDA, COUNTY IS MARION, AND UGS QUAD IS OCALA EAST. NAVD 88 ORTHOMETRIC HEIGHT IS 53.65' FEET. HORIZONTAL COORDINATE VALUES ARE IN REFERENCE TO NAD 83, FLORIDA WEST, STATE PLANE ZONE.

ID	NORTHING	EASTING	ELEVATION	CODE	CONVERGENCE
(1000)	1775262.786	635718.519	55.24	CMON	000°01'52.6"
(1001)	1774028.345	635422.21	53.45	CIRC	000°01'54.3"
(1002)	1774891.215	635768.38	53.54	CIRC	000°01'52.4"

Repset Survey
Calculated Confident & Consistent

BOUNDARY, IMPROVEMENT, TREE AND TOPOGRAPHIC SURVEY FOR PARCEL 24196-002-00

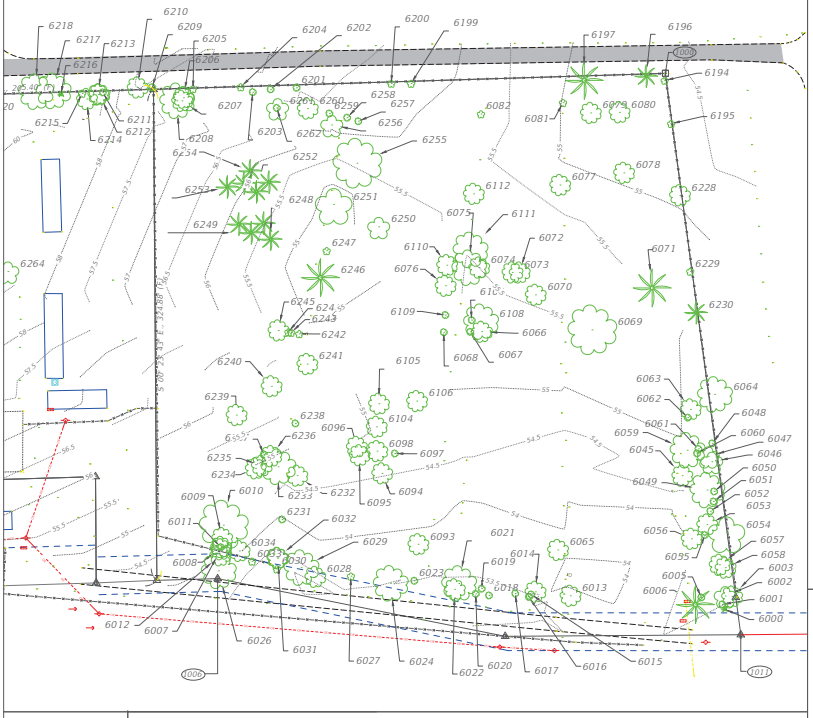
SECTION 1, TOWNSHIP 15 SOUTH, RANGE 22 EAST

NORTH

GRAPHIC SCALE

0 30 60 Feet

1 INCH EQUALS 30 FEET



LEGEND:

- AIR CONDITION UNIT
- FOUND ¾" IRON ROD AND CAP LB 6506
- CONCRETE MONUMENT NO ID
- GROUND SHOT
- GUY ANCHOR
- INVERT LOCATION
- HANDICAP PARKING
- SANITARY MANHOLE
- WATER MANHOLE
- WATER METER
- WOOD POWER POLE
- DISTANCE BREAK,DISTANCE NOT TO SCALE
- R/W RIGHT OF WAY
- CONCRETE
- MAILBOX
- FIRE HYDRANT
- SET NAIL AND DISK PLS 7124
- BOLLARD
- SINGLE SUPPORT SIGN
- OVER HEAD HIGH VOLTAGE LINE
- BURIED ELECTRIC
- FENCE EXISTING

TREE LEGEND

6301	TREEDA	7" WATER OAK
6302	TREE	5" BLACK CHERRY TREE
6303	TREE	5" BLACK CHERRY TREE
6304	TREEDA	6" WATER OAK
6305	TREEDA	10" WATER OAK
6306	TREEDA	2" WATER OAK
6307	TREEDA	2" WATER OAK
6308	TREEDA	3" WATER OAK
6309	TREEDA	3" WATER OAK
6310	TREEDA	2" WATER OAK
6311	TREEDA	2" WATER OAK
6312	TREEDA	20" BLACK CHERRY TREE
6314	TREE	6" BLACK CHERRY
6315	TREEDA	12" WATER OAK
6332	TREEDA	18" SOUTHERN LIVE OAK
6333	TREEDA	18" SOUTHERN LIVE OAK
6334	TREEDA	12" SOUTHERN LIVE OAK
6335	TREEDA	13" SOUTHERN LIVE OAK
6336	TREEDA	8" WATER OAK
6337	TREEDA	15" SOUTHERN LIVE OAK
6338	TREEDA	24" SOUTHERN LIVE OAK
6339	TREEDA	13" SOUTHERN LIVE OAK

TREE LEGEND

ID	DESCRIPTION	CODE
6000	TREECY	6" CYPRESS
6001	TREEOA	6" WATER OAK
6002	TREE	12" BLACK CHERRY
6003	TREEOA	14" SWAMP OAK
6005	TREEOA	5" WATER OAK
6006	TREEPA	20" CABBAGE PALMETTO
6007	TREEOA	14" WATER OAK
6008	TREEOA	12" WATER OAK
6009	TREEOA	13" WATER OAK
6010	TREEOA	41" LIVE OAK
6011	TREEOA	3" WATER OAK
6012	TREEOA	11" WATER OAK
6013	TREEOA	12" LIVE OAK
6014	TREEOA	11" WATER OAK
6015	TREEOA	4" WATER OAK
6016	TREEOA	10" WATER OAK
6017	TREEOA	10" WATER OAK
6018	TREEOA	4" LIVE OAK
6019	TREEOA	3" WATER OAK
6020	TREEOA	7" WATER OAK
6021	TREEOA	36" LIVE OAK
6022	TREEOA	13" WATER OAK
6023	TREEOA	7" WATER OAK
6024	TREEOA	24" SOUTHERN LIVE OAK
6025	TREEOA	7" WATER OAK
6026	TREEOA	22" WATER OAK
6027	TREE	4" BLACK CHERRY
6028	TREEOA	13" SOUTHERN LIVE OAK
6029	TREEOA	26" WATER OAK
6030	TREE	6" BLACK CHERRY
6031	TREEOA	16" WATER OAK
6032	TREEOA	16" SOUTHERN LIVE OAK
6033	TREE	6" BLACK CHERRY
6034	TREEOA	13" WATER OAK
6045	TREEOA	13" WATER OAK
6046	TREE	15" BLACK HERRY
6047	TREE	12" BLACK GUM
6048	TREEOA	6" WATER OAK
6049	TREEOA	24" WATER OAK
6050	TREEOA	4" WATER OAK
6051	TREEOA	4" WATER OAK
6052	TREEOA	5" WATER OAK
6053	TREEOA	12" WATER OAK
6054	TREE	28" SOUTHERN ASH
6055	TREEOA	10WATER OAK
6056	TREEOA	12" WATER OAK
6057	TREEOA	14" WATER OAK
6058	TREEOA	14" WATER OAK
6059	TREEOA	27" WATER OAK
6060	TREEOA	10" WATER OAK
6061	TREEOA	5" WATER OAK
6062	TREEOA	9" WATER OAK
6063	TREEOA	12" WATER OAK
6064	TREEOA	27" WATER OAK
6065	TREEOA	13" WATER OAK
6066	TREEOA	16" WATER OAK
6067	TREEOA	10" WATER OAK
6068	TREEOA	10" WATER OAK
6069	TREEOA	32" SOUTHERN LIVE OAK
6070	TREEOA	18" SOUTHERN LIVE OAK
6071	TREEPA	24" CABBAGE PALMETTO
6072	TREEOA	18" WATER OAK
6073	TREEOA	17" WATER OAK
6074	TREEOA	12" WATER OAK
6075	TREEOA	25" WATER OAK
6076	TREEOA	16" SOUTHERN LIVE OAK
6077	TREEOA	15" SOUTHERN LIVE OAK
6078	TREEOA	14" SOUTHERN LIVE OAK
6079	TREEOA	18" SOUTHERN LIVE OAK
6080	TREEOA	18" SOUTHERN LIVE OAK
6081	TREE	5" BRAZILLION BLUEWOOD
6082	TREE	6" BRAZILLION BLUEWOOD
6093	TREEOA	14" WATER OAK
6094	TREEOA	13" WATER OAK
6095	TREEOA	16" WATER OAK
6096	TREEOA	13" WATER OAK
6097	TREEOA	10" WATER OAK
6098	TREEOA	12" WATER OAK
6104	TREEOA	14" WATER OAK

TREE LEGEND

6105	TREEOA	12" WATER OAK
6106	TREEOA	13" WATER OAK
6107	TREEOA	10" WATER OAK
6108	TREEOA	20" WATER OAK
6109	TREEOA	7" WATER OAK
6110	TREEOA	14" SOUTHERN LIVE OAK
6111	TREEOA	20" WATER OAK
6112	TREEOA	12" SOUTHERN LIVE OAK
6194	TREE	4" BLACK CHERRY
6195	TREE	4" BLACK CHERRY
6196	TREEPA	14" CABBAGE PALMETTO
6197	TREEPA	24" CABBAGE PALMETTO
6199	TREE	3" HECULES CLUB
6200	TREE	2" HECULES CLUB
6201	TREEOA	2" SOUTHERN LIVE OAK
6202	TREEOA	4" SOUTHERN LIVE OAK
6203	TREEOA	10" WATER OAK
6204	TREE	6" BLACK CHERRY
6205	TREE	3" BLACK CHERRY
6206	TREEOA	16" WATER OAK
6207	TREEOA	16" WATER OAK
6208	TREEOA	21" WATER OAK
6209	TREEOA	6" TURKEY OAK
6210	TREEOA	12" WATER OAK
6211	TREEOA	6" SOUTHERN LIVE OAK
6212	TREEOA	12" WATER OAK
6213	TREEOA	14" WATER OAK
6214	TREEOA	17" WATER OAK
6215	TREE	10" BLACK CHERRY
6216	TREECY	2" EAERN RED CEDAR
6217	TREEOA	28" WATER OAK
6218	TREEOA	24" WATER OAK
6220	TREEOA	13" BLACK CHERRY
6221	TREEOA	15" SOUTHERN LIVE OAK
6222	TREEOA	16" SOUTHERN LIVE OAK
6223	TREEOA	15" SOUTHERN LIVE OAK
6224	TREE	3" BACK CHERRY
6225	TREEOA	8" WATER OAK
6226	TREEOA	15" SOUTHERN LIVE OAK
6227	TREEOA	15" SOUTHERN LIVE OAK
6228	TREEOA	17" SOUTHERN LIVE OAK
6229	TREE	4" BLACK CHERRY
6230	TREEPA	14" CABBAGE PALMETTO
6231	TREEOA	10" WATER OAK
6232	TREEOA	12" WATER OAK
6233	TREEOA	21" WATER OAK
6234	TREEOA	17" SOUTHERN LIVE OAK
6235	TREEOA	17" SOUTHERN LIVE OAK
6236	TREEOA	13" SOUTHERN LIVE OAK
6237	TREEOA	10" SOUTHERN LIVE OAK
6238	TREEOA	10" WATER OAK
6239	TREEOA	16" WATER OAK
6240	TREEOA	18" SOUTHERN LIVE OAK
6241	TREEOA	11" WATER OAK
6242	TREE	10" BLACK CHERRY
6243	TREE	10" BLACK CHERRY
6244	TREE	10" BLACK CHERRY
6245	TREEOA	17" WATER OAK
6246	TREEPA	20" CABBAGE PALMETTO
6247	TREE	10" CHERRY LAUREL
6248	TREEPA	15" CABBAGE PALMETTO
6249	TREEPC	15" CABBAGE PALMETTO
6250	TREE	12" BLACK CHERRY
6251	TREE	23" BACK CHERRY
6252	TREEPC	13" CABBAGE PALMETO
6253	TREEPA	17" CABBAGE PALMETTO
6254	TREEPA	15" CABBAGE PALMETO
6255	TREEOA	42" SOUTHERN LIVE OAK
6256	TREE	12" BLACK CHERRY
6257	TREEOA	4" WATER OAK
6258	TREEOA	5" WATER OAK
6259	TREEOA	5" WATER OAK
6260	TREEOA	11" WATER OAK
6261	TREE	13" BLACK CHERRY
6262	TREEOA	7" WATER OAK
6263	TREE	15" AMERICAN SYCAMORE
6264	TREE	13" TULIP TREE
6265	TREEOA	12" SOUTHERN LIVE OAK
6266	TREEPA	18" CABBAGE PALMETTO
6267	TREEOA	12" SOUTHERN OAK TREE
6268	TREEOA	14" WATER OAK
6300	TREEOA	46" WATER OAK

BENCHMARKS INFORMATION:

PRIMARY NAVD88 VERTICAL CONTROL POINT DESIGNATION, X 423, PID IS AB5092, STATE IS FLORIDA, COUNTY IS MARION, AND UGS QUAD IS OCALA EAST. NAVD 88 ORTHOMETRIC HEIGHT IS 53.65' FEET.

ID	NORTHING	EASTING	ELEVATION	CODE	CONVERGENCE
1000	1775262.786	635718.519	55.24	CMON	000°01'52.6"
1001	1774028.345	635422.21	53.45	CIRC	000°01'54.3"
1002	1774891.215	635768.38	53.54	CIRC	000°01'52.4"

SHEET 2 OF 2