



SUBMITTAL SUMMARY REPORT 33206

PLAN NAME: SW HWY 484 SUPER CENTER

LOCATION:

APPLICATION DATE: 08/15/2025

PARCEL: 41200-056-03

DESCRIPTION:

CONTACTS	NAME	COMPANY
Applicant	Hunter Johnson	CPH Consulting, LLC
Applicant	Kayla Sheffield	CPH Consulting, LLC
Applicant	Kayla Sheffield	CPH Consulting, LLC
Engineer of Record	Hunter Johnson	CPH Consulting, LLC
Engineer of Record	Kayla Sheffield	CPH Consulting, LLC

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.				Not Received
OCE: Plan Review (DR) v.	08/19/2025	09/02/2025	11/13/2025	Requires Re-submit
OCE: Plan Review (DR) v.	02/09/2026	02/16/2026	02/25/2026	Requires Re-submit

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		09/02/2025	11/11/2025	Requires Re-submit
<i>Comments</i>	YES 2.12.8 - Legal description matches boundary on plan NO 2.12.28 - Correct road names supplied In W131528 – SW HWY 484 Civil Permit – SS – Sheet C0.1 SW 57th Avenue Rd is listed incorrectly as SW 57th Ave. NO 6.2.1.F - North arrow and graphic drawing and written scale In W131528 – SW HWY 484 Civil Permit – SS - Sheet C4.2 is missing North Arrow. NO Additional 911 comments In W131528 – SW HWY 484 Civil Permit – SS - Sheet C1.2 Under Site Data Information has an incorrect address listed. It should be TBD SW HWY 484. (Sheet C1.2 is loaded 2 times).			

Environmental Health (Plans) (Environmental Health)		09/02/2025	11/11/2025	Approved
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<i>Comments</i>	YES Central Sewer Central Sewer N/A Lot Size N/A Total Flow N/A Available Area YES DEP Water Approval Central Water N/A Operating Permit Required N/A 2.12.6 - Location of septic systems & wells N/A 2.12.36 - Location of water & septic systems INFO Additional Health comments Central Sewer/Central Water
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Fire Marshal (Plans) (Fire)		09/02/2025	11/11/2025	Requires Re-submit
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<i>Comments</i>	NO 6.18.2 - Fire Flow/Fire Hydrant Please show on the plans fire department water supply within 400 feet of the building. Per NFPA 1 Chapter 18.5.3 the maximum distance to a fire hydrant from the closest point on the building shall not exceed 400 feet. The measurement shall be taken by a fire department access roadway from the fire department water supply to the building. N/A 6.18.3 - Gated Communities/Properties N/A 6.18.4 - Wildland Interface Area N/A 6.18.5 - Access Control Box N/A 6.18.2.D - Fire Department Connections N/A NFPA 1 Chapter 11.10.1 - In Building Minimum Radio Signal Strength YES 6.18.2.G - Painting and Marking of Fire Hydrants YES NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads N/A Additional Fire comments
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Growth Services Planning & Zoning (DR) (GS Planning and Zoning)		09/02/2025	11/11/2025	Requires Re-submit
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<i>Comments</i>	Land Use - Rejected - YES 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation? YES 2.12.4.L(3) - All applicable Developer's Agreements listed? YES 2.12.4.L(2,3, & 5)/6.3.1C(15)(g) - DRI/FQD Compliance Note? N/A 3.2.3/6.6/5.2.5/flood - RESIDENTIAL - Complies with Min/Max Density? YES 3.2.3 - NON-RESIDENTIAL - Complies with FAR?
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N/A 2.12.4.L(6) - Gross/wetland/floodplain acreage listed?
N/A 3.3.2.C - Complies with Approved ECSD PUD?
N/A 3.3.3.A(1)- Complies with Approved Rural Residential Cluster Plan?
N/A 3.3.3.A(2) - Complies with Approved Hamlet Plan?
N/A 2.12.4.L(5)/5.2 - [Applicable ESOZ/FPOZ Status Listed?]
N/A 2.12.4.L(5)/5.4 - [Applicable Springs Protection Zone Listed?]
YES 2.12.4.L(5)/5.7 - Wellhead Protection - P/S/T Zones Shown/Listed?
YES 2.12.4.L(7 & 9) - Building Uses/Identifiers/Designations Provided for 911?
YES 4.1.4.J - [Greenway Setback Provided?]
YES 2.12.16/6.5 - [EALS or EALS-ER provided?]
YES 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?
N/A 2.12.9 - [Show All Existing Surrounding & Intersecting R/Ws?]
N/A 6.12.2.A - [Local Road right-of-Way Provided?]
N/A 6.12.2.A - [Access Improvements R/W Provided (decel/accel/turn lanes)?]
YES 2.12.9/6.12.2.B - Comp Plan Future Thoroughfares R/W Provided (TE Map)?
N/A 6.11.4.C - [Additional/Alternate/Interconnected Access (S/QS-L) Provided?]
YES 6.11.2, 4 & 5 - Internal Access Consistent with PUD/Master Plan/Plat?
N/A 6.11.4.B & D/7.3.1 - [Cross/Parallel Access Required/Suitable?]
N/A 6.11.5 -[Driveways to Intersections Separated/Coordinated?]
N/A 6.11.4.E - [Sight Triangle Provided?]
N/A 6.11.5 - [Driveways to Driveways Separated/Coordinated?]
N/A 6.12.12 - [Sidewalks Internal/External Provided?]
N/A 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available?
N/A 2.12.5/1.8.2.D - Concurrency - PRELIM Evaluation Required?
NO 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected? Revise the plan Cover Sheet to provide the following 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 concurrency review and/or approval has been deferred to later development review stages, such as, but not limited to, Building Permit review."

N/A 2.12.6, 35, & 36/6.14 - [Concurrency/Water Provided?]
N/A 2.12.6, 35, & 36/6.14 - [Concurrency/Sewer Provided?]
N/A Additional Planning Items:

Zoning - Rejected - NO 2.12.4.C - Owner and applicant name Please explicitly indicate property owner on cover sheet C0.1.

YES 2.12.4.L(1) - Parcel number Included
NO 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown Please specify PUD case number 191107ZC. B-4 zoning is not necessarily being "proposed" as indicated on sheet C1.2. PUD zoning simply approved commercial development based on B-4 development standards.
Sheet C1.2 indicates EC FLU designation and DRI EXISTING land use for residential lots to the west of the current parcel (PID 41200-056-03). Marion Oaks residential lots have been granted Medium Residential (MR) FLU designation and are intended for SFR. Please correct.
NO 2.12.4.L(4) - Zoning requirements: lot width, area, setbacks, coverage (floor area ratios) and parking Please provide above zoning information on cover sheet.
Sheet C1.2 indicates 0' required setbacks for the north, south, and east, and 50' setbacks for the west? Please indicate correct standards based on B-4 zoning classification, as required by approved PUD.
187' setback from the south and 51' from the north in sheet C1.2 table? Please note 45' side setbacks for primary structures with accessory gas pumps. Gas pump canopies may protrude up to 10 feet into required setback.
Please correct provided setbacks for convenience store/gas pumps on the provided table in sheet C1.2.
NO 2.12.23/4.2 -Setbacks, dimensions for all improvements, and easements Please indicate setbacks for gas pumps AND canopy on site plan. Please indicate front setback for convenience store on site plan. Please indicate width/length of convenience store on site plan.
NO 2.12.24 - Landscape requirements/6.8.6 - Buffering Staff notes utilities easement in the same place as proposed buffers. Please note that buffers were a condition for PUD approval. In the case that the buffers are cleared, a zoning code violation would exist and the site may be subject to the code enforcement process, at the property owner's risk.
Landscaping plan indicates Type B buffer along SW Hwy 484. Sheet C1.2 indicates 15' buffer width on south line. Please update with required CR 475A C-type buffer, as required by PUD approval. Please call out on site plan in sheet C1.2. Please provide typical detail elevation of required buffer type.
Please label garbage collection area on sheet C1.2 and landscaping plan. Please provide detail drawing indicating that screening requirements in LDC Sec. 6.8.9.B are met.
YES 2.12.4.L(7) - List and describe land use including floor area of particular use (example: office, warehouse, storage or assembly) these descriptions are often found in the summary of parking requirements but should be clearly shown on plan Included for convenience store
INFO 2.12.6 - Location of water and sewer. Does this need a special use permit? Within Marion County Utilities service area. Defer to MCU.

YES 2.12.9 - Show adjacent streets serving development Included
YES 2.12.32 - Show 100yr flood zone FEMA Flood Zone X
NO 2.12.32 - Modified Environmental Assessment for Listed Species (LDC 6.5.4) -OR- EALS Exemption Application (LDC 6.5.3) submitted (including habitat assessment as necessary per LDC 6.6.4) Did field reconnaissance include assessment of listed species habitat (gopher tortoises, eastern indigo snakes, scrub jay bird, etc.)? Per LDC Sec. 6.5.4, please provide a more detailed write-up with the following information not clear from the submitted Phase I ESA:
- Property owner and acreage of the gross lands held under common ownership including and/or adjoining the project area.
- Exact date(s) and time(s) of the field assessment
- Name of the individual(s) conducting the field assessment with their qualifications
- A summary of the published information used to determine the probability of occurrence of listed species on the proposed development or land clearing site, including identifying the agency or organization providing the data. Please provide copy of data.
- A map of land use and land cover classifications on the site, and directly abutting the site, using the Land Use, Cover and Forms Classification System: A Technical Manual, State of Florida Department of Transportation (FLUCCS), January 1999, as amended.
- A transect map of the field assessment

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- An inventory of the wildlife and plant communities as found on the site and observed on adjacent property surrounding the site
- Provide the feasibility and viability of on-site protection and management of native habitats and listed species.
- Provide the location of the site in relation to any existing or proposed conservation areas and wildlife corridors within the project area and the feasibility of maintaining the corridor or conservation area post-development.
- In the event that on-site protection is shown to be ineffective, evaluate other mitigation options, such as relocation of the listed species to an approved location.

NO 2.12.4.L(10) - Parking requirements, service entrances, space size paved parking isle and access to parking area/6.11.8 - Off-street parking requirements/6.11.7 - Loading Areas/ 6.11.6 - Construction access/route Please provide parking calculations for convenience store.

INFO 4.4.4 -Sign (provisions for advertising signage), if it is a multi occupancy complex like shopping centers they must submit a master sign plan. Site plan indicates NON multi-tenant monument sign that IS consistent with current PUD Master Plan (AR 27373; currently under review). Please note the sign will need a separate permit.

NO 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks Please indicate setbacks for gas pumps AND canopy on site plan. Please indicate front setback for convenience store on site plan. Please indicate width/length of convenience store on site plan.

INFO 2.12.27 - Show location of outside storage areas Will there be any outdoor storage areas? If so, outdoor storage area shall be indicated on site plan and shall meet screening requirements pursuant to LDC Sec. 4.2.20.F

INFO 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain Please indicate on cover sheet: FEMA Flood Zone X

No ESOZ

Secondary Springs Protection Zone

INFO Additional Zoning comments Please note that the creation of commercial outparcels and residential subdivision (to the north) will require approval of Master Plan, Preliminary Plat, Improvement Plan, and Final Plat. Master Plan (AR #27373) must be approved before Preliminary Plat, Improvement Plan and Final Plat, unless the Applicant receives approved waiver to Sec. 2.1.3 Order of Plan.

Landscape (Plans) (Parks and Recreation) 09/02/2025 11/11/2025 Requires Re-submit

Comments

N/A 2.12.18 - All trees 10" DBH and larger

N/A 2.12.25 - Marion Friendly Landscape Areas

N/A 6.7.3 - Tree protection

NO 6.7.4 - Shade tree requirements All shade trees shall be 3.5" cal at installation. Crepe myrtle and Dahoon holly will not count toward shade trees. How will deficit of 6 shade trees be addressed?

N/A 6.7.6 - Tree removal submittal requirements

N/A 6.7.8 - Protected tree replacement requirements

N/A 6.7.9 - Replacement trees; general requirements

NO 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes) Provide native status in plant schedule, provide native percentage showing 20% is met

YES 6.8.3 - Landscape design standards

NO 6.8.4 - Landscape area requirements for non-residential development Provide required and provided landscape area calculations

N/A 6.8.5 - Landscape area requirements for residential and mixed use developments

NO 6.8.6 - Buffers 1. CR 484 - Show PUD required min. 2 foot berm (5.8.5.B.1) 2. An 8' sidewalk is required per 5.8.5.B.3

YES 6.8.7 - Parking areas and vehicular use areas

NO 6.8.8 - Building landscaping Provide landscape plantings on the south side of the building

NO 6.8.9 - Service and equipment areas Show screening around dumpster

N/A 6.13.3.C(5) - Landscaping of public stormwater management facilities

N/A 6.13.3.D(4) - Landscaping of private stormwater management facilities

NO 6.8.10 - General planting requirements (specifications) 1. Stone mulch along 484 is not advised due to various liability issues Note #22

2. Tree rootballs shall have max 1" of mulch. Mulch shall be pulled away from trunk min 6"

YES 6.8.11 - Landscape installation

YES 6.8.12 - Landscape completion inspection requirements

NO 6.9.2 - Irrigation plan requirements (details, legend, notes) Provide signed and sealed irrigation plan

PEND 6.9.3 - Irrigation design standards

PEND 6.9.5 - Irrigation system installation

PEND 6.9.6 - Completion inspection requirements

NO 6.19.3 - Outdoor lighting plan requirements Provide signed and sealed photometric plan

PEND 6.19.4 - Exterior lighting design standards

N/A 5.5.4.B - Permitted uses within Springs Protection Overlay Zone

N/A Additional Landscape comments

OCE Design (Plans) (Office of the County Engineer) 09/02/2025 11/11/2025 Requires Re-submit

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OCE Design (Plans) (Office of the County Engineer)		09/02/2025	11/11/2025	Requires Re-submit
<i>Comments</i>	<p>YES 2.21.2.B - Major Site Plan fee of \$1,000.00 + (\$10.00 x total site acreage) 8/22/25-fee due with resubmittal</p> <p>N/A 2.21.2.B - Plan review fee of \$40.00 made payable to Marion County Health Department</p> <p>N/A Traffic study / methodology fee of \$200.00 made payable to Marion County BCC is required prior to plan approval. Refer to Resolution 10-R-630 for the current fee schedule.</p> <p>N/A 2.1.6.A - \$100 Resubmittal fee payable to Marion County BCC</p> <p>N/A 2.1.7.A - \$100 Revision fee payable to Marion County BCC</p> <p>N/A 2.1.3 - Order of plan approval</p> <p>NO 2.12.3 - Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions 8/22/25-Missing Title block on ALL sheets denoting type of application; (Major Site Plan)</p> <p>NO 2.12.4.A - Type of application on front page 8/22/25-Missing Application (Major Site Plan)</p> <p>YES 2.12.4.B - Project name centered at top of front page</p> <p>NO 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet 8/22/25-Missing Name, address, phone number, and signature of owner</p> <p>NO 2.12.4.D - Owner's certification on front sheet: I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan 8/22/25-Missing Owner's certification</p> <p>YES 2.12.4.E - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet</p> <p>YES 6.2.1.A - Name, street address, signature, date, license number, and seal of licensed professional on each sheet</p> <p>YES 2.12.4.F - Licensed professional certification on cover sheet with signature and seal on all sheets after plan approval</p> <p>NO 2.12.4.F(1) - Licensed Design Professional Certification: I hereby certify that these plans and calculations were completed in accordance with all applicable requirements of the Marion County Land Development Code, except as waived. 8/22/25-Missing Licensed Design Professional Certification:</p> <p>YES 2.12.4.G - A key location or vicinity map, with north arrow, with reference to surrounding properties, streets, municipal boundaries, sections, ranges, and township</p> <p>NO 2.12.4.H - A portrait oriented minimal 3 inches x 5 inches space, located 2.75 inches from the right edge of paper and .75 inches from the top edge of paper, shall remain blank to allow for a County approval stamp 8/22/25-not found and no room allotted</p> <p>YES 2.12.4.I & 6.2.1.D - Index of sheets and numbering</p> <p>INFO 2.12.4.K - List of approved waivers, their conditions, and the date of approval 8/22/25-add waivers if requested in future</p> <p>YES 2.12.4.L(1) - Parcel number</p> <p>YES 2.12.7 - A digital version of the plan in a format pre-approved by the Office of the County Engineer</p> <p>YES 2.21.2.A - Multi-phase Major Site Plans may include a separate sheet showing independent, stand alone phasing and shall not be subject to a separate Master Plan application</p> <p>YES 6.2.1.B - Plans shall be legible and meet typical industry standards</p> <p>YES 6.2.1.C - Standardized sheet size shall be 24" x 36"</p> <p>YES 6.2.1.F - North arrow and graphic drawing and written scale</p> <p>N/A Legal Documents</p> <p>INFO Additional Development Review Comments After approval, plans will be electronically stamped by the County. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued. Until such time as that development order is issued, the project does not have final approval and construction, if applicable, shall not commence. For plans requiring As-Builts, As-Builts and associated documentation shall be submitted on paper in accordance with current county requirements.</p>			

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		09/02/2025	11/11/2025	Requires Re-submit
<i>Comments</i>				
NO Major Site Plan Need Owner's Certification/Signature Line. Sunbiz shows Richard W. McGinley as signer. -EMW 8.25.25				
IF APPLICABLE:				
Sec. 2.18.1.I - Show connections to other phases.				
Sec.2.19.2.H – Legal Documents				
Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.				
Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)				
For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."				
Sec. 6.3.1.B.2 – Required Right of Way Dedication				
For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."				
Sec. 6.3.1.D.3 - Cross Access Easements				
For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."				
Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)				
"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."				
Sec. 6.3.1.C.2 – Utility Easements				
"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."				
Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:				
1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."				
2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."				
3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."				
Sec.6.3.1.D(f) –				
If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."				
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		09/02/2025	11/11/2025	Requires Re-submit

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Comments

NO 2.12.4.L(9)(b) - Data Block (Impervious Area) Please provide data block on the cover sheet detailing the existing and proposed impervious & pervious area in SF, ac, and %. Please include any offsite drainage to your site in the data block.

NO 2.12.8 - Topographical Contours Please submit a survey for review.

NO 2.12.9/10 - Existing Drainage Right-of-Way/Easements Please submit a survey for review.

NO 2.12.9/10 - Proposed Drainage Right-of-Way/Easements (1) Proposed improvement plan appears to rely on a plat to establish outparcels. Please clarify that a preliminary and final plat will be submitted. (2) Appropriate drainage easements/ROW shall be included on the final plat.

YES 2.12.13/14/15 - General Exhibits

INFO 2.12.20 - Stormwater Infrastructure Supports Phasing Stormwater improvements must be in place to support each phase of development at time of phase completion.

NO 2.12.38 - Stormwater Maintenance Entity Please add Owner's Certification to cover sheet to state "I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan ". Please add the name of the individual who will sign the Owner's Certification to the signature line. The individual signing the certification needs to be an agent or member of the entity that will own and maintain the stormwater system, or an authorized signatory of that entity. If signatory is not an agent or member, a letter authorizing a different individual needs to be submitted with the signed documents. The authorization letter must be signed by and agent/officer of owner. Sunbiz will be used to verify agents and/or officers.

N/A 6.13.2.C - Geotechnical Investigation Report

N/A 6.13.7 - Geotechnical Criteria

NO 6.13.2.A(1)/(2) - Contributing Basins/Tc See comment under "6.13.2.B(4) - Hydrologic Analysis"

NO 6.13.2.B(1)/(2) - Runoff Analysis/ Tc Calculations See comment under "6.13.2.B(4) - Hydrologic Analysis"

YES 6.13.2.A(4) - Stormwater Features & Connective Elements

N/A 6.13.2.A(3) - Retention/Detention Area Design Parameters

N/A 6.13.3 - Type of Stormwater Facility Criteria

NO 6.13.4 - Stormwater Quantity Criteria See comment under "6.13.2.B(4) - Hydrologic Analysis"

NO 6.13.2.B(4) - Hydrologic Analysis Please submit a signed and sealed drainage memo documenting curve number compliance with the proposed site plan design for AR 33171. Memo also needs to include conveyance system calculations that justify the size of onsite pipes and consider the tailwater condition of the downstream conveyance system being designed with AR 33171. Conveyance system calculations need to utilize the rainfall intensity and tailwater conditions as required by LDC section 6.13.8

N/A 6.13.4.C - Discharge Conditions

N/A 6.13.2.B(6) - Freeboard

N/A 6.13.4.D - Recovery Analysis

N/A 6.13.5 - Flood Plain & Protection

YES 6.13.2.A(8) - Finish Floor Elevation Criteria

N/A 6.13.6 - Stormwater Quality Criteria

N/A 6.12.6 - Roadway Flooding Level of Service

N/A 6.13.6.B - Alternative Treatment Techniques

NO 6.13.6.C - Best Management Practices The proposed use requires the installation of an oil/water separator on the stormwater system. Drainage from the pump canopy areas need to be routed through the oil/water separator. These oil/water separators are in addition to any oil/water separators than that may be required by utilities for the retail building. Please indicate the installation locations of the stormwater oil/water separators on the grading/drainage plan. Please also include the details of the units in the plan set. If you need examples of oil/water separators please contact the reviewer.

N/A 6.13.8 - Stormwater Conveyance Criteria See comment under "6.13.2.B(4) - Hydrologic Analysis"

N/A 6.13.2.B(5) - Hydraulic Analysis See comment under "6.13.2.B(4) - Hydrologic Analysis"

N/A 6.13.8.B(3) - Lane Spread Calculations

INFO 6.13.2.A(9) - Access Accommodates Stormwater CPH responsible for coordinating connection point grading with engineering designing AR 33171.

NO 6.13.8.B(7) - Minimum Pipe Size LDC requires conveyance pipes to be a minimum of 18" diameter or equivalent. Reduction in pipe size to 15" for conveyance and 12" for yard drains may be supported with corroborating calculations; applicants can request a waiver.

YES 6.13.2.A(5) - Existing/Proposed Stormwater Structures

NO 6.13.2.A(6) - Existing/Proposed Stormwater Pipes Please label all proposed pipes with sizes and materials.

N/A 6.13.2.A(7) - Existing/Proposed Stormwater Swales

INFO 6.13.9 - Grading Criteria CPH responsible for coordinating connection point grading with engineering designing AR 33171.

YES 6.13.2.A(11)(a) - Construction Entrance

YES 6.13.2.A(11)(b) - Erosion Control

YES 6.13.2.A(12)/6.12.5 - Stormwater Details, Cross Sections, References

INFO 6.13.2.B(8) - Calculation & Plan Consistency This criteria to be reviewed with resubmittal.

INFO 6.13.10.B - Copy of NPDES Permit or NOI Please provide a copy of the NPDES permit or NOI prior to construction.

INFO Copy of District Permit (County Interest) Please provide a copy of the District permit prior to construction.

N/A 6.10 - Karst Topography and High Recharge Areas

NO 7.1.3 - Drainage Construction Specifications (1) LDC requires the use of RCP pipe for stormwater conveyance piping. To pursue using an alternative material, the engineer needs to submit a request letter identifying the alternative material type requested, explanation for why alternative pipe material is being requested, and providing documentation of compliance with the following conditions: 1. Pipe service life shall be equal to or greater than 100 years. 2. Pipe diameter for High Density Polyethylene (HDPE) and Polypropylene shall be 48" maximum. 3. Polyvinyl Chloride (PVC), HDPE, and Polypropylene pipe shall not be installed exposed to direct sunlight. 4. Steel pipe shall only be listed as an option after consideration of all other pipe materials and justification is provided. 5. Justification for steel pipe shall include, but not be limited to data and values of water levels, soil conditions, resistivity, pH, chlorides and sulfates. 6. Pipe shall not be installed outside of the allowable maximum and minimum cover heights as specified by the manufacturer. (2) Please add the following note to the cover page: "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."

NO 6.13.12 - Operation and Maintenance Please provide an O&M manual detailing the steps for operating and maintaining the onsite drainage system, including oil/water separator. An owner's certification is required on the O&M manual. Certification to state "I hereby certify that I, my successor, and assigns shall perpetually operate and maintain the stormwater management and associated elements in accordance with the specifications shown herein and on the approved plan." The individual signing the certification needs to be an agent or member of the entity that will own and maintain the stormwater system, or an authorized signatory of that entity. If signatory is not an agent or member, a letter authorizing a different individual needs to be submitted with the signed documents. The authorization letter must be signed by and agent/officer of owner. Please have the person signing also print their name for verification. Sunbiz will be used to verify agents and/or officers. Please contact reviewer if you need examples of O&M manuals accepted in the past.

NO Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis. After all stormwater comments are resolved, please upload a digitally signed and sealed report. A

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hard copy signed and sealed report can be submitted if desired.

INFO Additional Stormwater comments If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org. (2) Approval of this project will not occur until the AR 33171 parent project is approved.

OCE Survey (Plans) (Office of the County Engineer)	09/02/2025	11/11/2025	Requires Re-submit
Comments	YES 6.2.1.A - The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet. YES 6.2.1.E - Provide drawing legend YES 6.2.1.F - Provide north arrow and graphic drawing and written scale NO 6.4.7.A(1) - Show a minimum of two bench marks per site Please provide. NO 6.4.7.A(2 & 3) - Bench mark information shown Please provide. N/A 6.4.7.A(2 & 3) - One copy of the vertical control field notes shall be submitted to the Office of the County Engineer for review NO 6.4.7.B(1) - Show a minimum of two intervisible horizontal control points per site Please provide. NO 6.4.7.B(2) - Horizontal control points shall be monumented and referenced to the Florida State Plane Coordinate System Please provide. NO 6.4.7.B(4) - Provide a statement or table detailing horizontal datum, adjustment, and coordinate values Please provide. N/A 6.4.7.B(4) - One copy of the horizontal control notes along with reduction reports shall be submitted to the Office of the County Engineer for review NO 6.4.7.D - The location of the existing one percent (100-year) flood plain as shown on FEMA FIRM, with zone, elevation, and vertical datum noted Please provide. NO 6.4.7.D - A note shall appear on the construction plans detailing source and survey field methods used to obtain and delineate the flood plain line shown Please provide. NO 6.4.7.E - Line and curve table must be shown on the sheet to which they apply Please provide. YES 6.4.7.F - All abbreviations used shall be clearly defined in the legend NO 2.12.4.F.(2) - Surveyor and Mapper certification Please provide. YES 2.12.4.G - Show a location or vicinity map NO 2.12.8 - Provide current boundary and topographic survey less than one year old Please provide boundary and topographic survey showing a minimum of two bench marks per site and showing a minimum of two intervisible horizontal control points per site. YES 2.12.9 - Provide location and dimensions of all rights-of-way serving the project NO 2.12.10 - Show any known existing or proposed easement or land reservation Please provide. YES 2.12.11 - Provide an aerial map of the site with a layout of the development NO 2.12.32 - Provide site analysis map depicting the existing (100-year) flood plain Please provide. N/A Additional Survey comments		

OCE Traffic (Permits & Plans) (Office of the County Engineer)	09/02/2025	11/11/2025	Requires Re-submit
Comments	YES 2.12.9 - Location and dimensions of streets and right-of-way N/A 2.12.20 - Phases of development N/A 2.12.30 - Route Plan N/A 2.12.38 - Maintenance of improvements YES 6.2.1.E - Drawing legend N/A 6.11.3 - Traffic Impact Analysis N/A 6.11.4.B - Cross access YES 6.11.4.E - Sight triangle NO 6.11.5 - Driveway access 8/28/25 - Full-access driveway shown east of the C-Store and connecting to the northern drive aisle is too close to the intersection and should be eliminated. Cars essentially making a U-Turn at that location are at risk of conflict with vehicles approaching the exit and entering the drive aisle. Queue stacking is also likely. N/A 6.11.6 - Construction route N/A 6.11.9.A - Traffic signals NO 6.11.9.B - Traffic signs 8/28/25 - 1) Sheet C1.2: Yield sign south side of C-Store exit-only driveway should be changed to stop sign due to pedestrian crosswalk on that side of the roadway. 2) Sheet C1.2: Add "Do Not Enter" sign on south side of C-Store exit-only driveway. YES 6.11.9.C - Pavement marking N/A 6.12.1.A - Transportation Facilities - Purpose and Intent N/A 6.12.2 - Right-of-way INFO 6.12.11 - Turn lanes 8/28/25 - Per project-related Developer's Agreement(s), the following are required to have been substantially completed prior to Issuance of Certificate of Occupancy: 1) INT 2 - Extend WB right turn lane to 200'. 2) INT 2 - Construct SB left turn lane of 360'. 3) RD 2 - WB right turn lane of 200'. YES 6.12.12 - Sidewalks N/A 6.12.13 - Utility position in right-of-way INFO Additional Traffic comments 8/28/25 - Per project-related Developer's Agreement(s), the following are required to have been substantially completed prior to Issuance of Certificate of Occupancy: INT 2 - Construct median to allow for dual SB left turn lanes in future and shared thru right.		

Utilities (OCE Plans) (Utilities)	09/02/2025	11/11/2025	Requires Re-submit
Comments	NO Marion County Utilities Contact Information C1.1 - Sewer and water reads PACE WATER SYSTEMS. Replace all notes with Marion County Utilities and LDC requirements. (2) Remove Carrie Hyde and list Customer Service. (3) The phone number ends with 6000 NO Parcel numbers identified in project match proposed site plan layout C1.1 Note on cover that this project is for a Portion of ID: 41200-056- YES 6.14.2.A(1) - Public water service area/provider Marion County Utilities YES 6.14.2.A(1) - Public sewer service area/provider Marion County Utilities N/A 6.14.2.A(1) - Letter of Availability and Capacity (w/Location Map of water and/or sewer as app) from provider NO 6.14.2.A - Water Connection Requirements C1.4 - Include size of water main at the connection point. L1.0 infrastructure by others, should be grey to delineate what is being constructed on this plan. L1.0 and C1.4 Need to call out Fire Hydrant. NO 6.14.2.A - Sewer Connection Requirements C1.4 - Move sewer clean out, outside of pavement. (2) No connection to manholes. NO 6.14.2.C.2(e) - Grease Trap, FOG Worksheet C1.4 Does this project need a grease trap? Will there be food prep or food served?		

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N/A 6.14.2.C - Industrial Pretreatment TBD
N/A 6.14.3 - Onsite Waste Treatment and Disposal System (OSTDS) - connection requirement on plan
N/A 6.14.3.B - Springs Protection Zone - Secondary
INFO 6.14.4 - Water (potable) Capital Charges and Flow Rates - proposed use identified to calculate Capital charges and flow rates will be calculated during the permitting stage, before approval.
INFO 6.14.4 - Water (irrigation) Capital Charges and Flow Rates - total irrigated area identified Capital charges and flow rates will be calculated during the permitting stage, before approval.
INFO 6.14.4 - Sewer Capital Charges and Flow Rates - proposed use identified to calculate Capital charges and flow rates will be calculated during the permitting stage, before approval.
YES 6.14.5.A(1) - Submittal Requirements - Existing on-site & off-site mains and service connections
YES 6.14.5.A(2) - Submittal Requirements - Proposed on-site & off-site mains and service connections
N/A 6.14.5.A(3) - Submittal Requirements - Lift Stations layout, elevations, schedules
YES 6.14.5.A(6) - Submittal Requirements - Manhole locations, rim and invert elevations outside paved areas
YES 6.14.5.A(8) - Submittal Requirements - Connection to existing water system
NO 6.14.5.A(8) - Submittal Requirements - Connection to existing sanitary system No connection to manholes
YES 6.14.5.B - Construction Notes - Cover, horiz/vert datums, construction requirements
NO 6.14.5.B - Construction Notes - UT DETAILS - current LDC version C5.4 What is UT 202 for?
INFO 6.14.5.C - All issued permits related to this project shall be submitted to MCU (DOT, ROW, misc) Copies of all related permit applications and issued permits shall be submitted to the Development Reviewer for Marion County Utilities Department at or before the Pre-Construction meeting.

N/A 6.14.5.C - DEP permit for water mains to be constructed/owned by MCU
N/A 6.14.5.C - DEP permit for water mains to be constructed/owned by developer
N/A 6.14.5.C - DEP permit for sewer mains to be constructed/owned by MCU
N/A 6.14.5.C - DEP permit for sewer mains to be constructed/owned by developer
INFO 6.14.5.D - Hydraulic Analysis The Hydraulic Analysis has not been provided for this site. (LDC 6.14.5.C)

YES 6.14.6 - Design Criteria for Utility Systems to be owned/maintained by MCU
INFO 6.14.7 - Construction Inspection - PLAN NOTE: 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 Division, 352) 307-6000, ext. 5 or MCUconstruction@marionfl.org

INFO 6.14.8.A - Completion and Closeout - PLAN NOTE: As-builts For any Utility assets between the water main and the meter, Marion County will require a Bill of Sale and As-builts of the service, prior to meter(s) being installed. A final hold has been placed on permit, if applicable. All as-builts shall comply with the current Marion County LDC, section 6.14.8

N/A 6.14.9.A - Developer's Agreement
YES 6.14.9.B - Transfer of Facilities to Marion County Utilities - PLAN NOTE:
INFO 6.14.9.B - Bill of Sale All facilities constructed on the developer's property prior to interconnection with Marion County Utility's existing or proposed facilities, shall convey such component parts to MCU by bill of sale in a form satisfactory to the County Attorney, with the following evidence required by MCU: Refer to LDC 6.14.9 (B).

N/A 6.15.1 - Potable Water Distribution System
N/A 6.15.2 - Decentralized Water System (WTP)
INFO 6.15.3 - Fire Protection/Fire Flow Capacity Water service will be provided by Marion County Utilities. Please consult with Marion County Fire Rescue for any additional comments or requirements related to fire protection.

N/A 6.15.4 - Water Main Piping Installation
NO 6.15.5 - Water Service and Connection C1.4 - Water Legend - Change PACE WATER SYSTEM to Marion County Utilities.
YES 6.15.6.A - Potable Water Metering - individual/banked, size
NO 6.15.6.B - Irrigation Water Metering - size C1.4 How is this parcel irrigating? Need irrigation tap/meter. (2) Need total irrigated square feet.
N/A 6.15.6.C - Sewer service only (water meter required/shown)
NO 6.15.6.D - Meter Location C1.4 - Confirm meters are in ROW and not within property boundary.
N/A 6.15.6.E - Meter Easements
YES 6.15.6.F - Meter Boxes
YES 6.15.6.G & H - Meter Sizing
YES 6.15.7 - Cross Connection Control and Backflow Prevention
N/A 6.15.8 - Public Water Well Standards
N/A 6.15.9 - Wellfield and Water Supply
N/A 6.15.10 - Water Treatment Plants (WTP)
N/A 6.16.2 - Decentralized Wastewater Treatment Plant (WWTP)
YES 6.16.4 - Wastewater Collection Systems (Gravity/Pressurized) Design
N/A 6.16.5.A & B - Private Wastewater Pump Stations
N/A 6.16.5.C - Public Wastewater Pump Stations (MCU Standards)
N/A 6.17 - Water Reclamation/Reuse Facilities
INFO Article 7 - Construction Standards - PLAN NOTE: All facilities constructed on the developer's property prior to interconnection with Marion County Utility's existing or proposed facilities, shall convey such component parts to MCU by bill of sale in a form satisfactory to the County Attorney, with the following evidence required by MCU: Refer to LDC 6.14.9 (B).

INFO Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities Utilities Plan Review Fee: \$415.00 Fee (s) can be paid by calling 352-671-8686 or visiting the Development Review Office at 412 SE 25th Ave, Ocala, FL 34471. Reference AR# 33206

INFO Additional Utilities comments C1.4 Delineate End of County Maintenance.

INFO Additional Utilities comments For any questions regarding this review, please contact Heather Proctor, Utilities Development Review Officer, at Heather.Proctor@marionfl.org or by phone at (352) 438-2846.

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INFO Additional Utilities comments L1.0 - What is the grey drawing next to the water connection?
 N/A Additional Utilities comments
 N/A Additional Utilities comments

OCE: Plan Review (DR) v.2

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Jamie Waldron	02/16/2026	02/17/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	02/16/2026	02/13/2026	Approved
Fire Marshal (Plans) (Fire)	Roxanna Coleman	02/16/2026	02/09/2026	Requires Re-submit
<i>Comments</i>	Fire Review Reject 1. Please provide further details about the existing fire hydrant and its proximity to the building. The distance shall be measured by stabilized roadway from the fire department water supply to the building.			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Erik Kramer	02/16/2026	02/18/2026	Requires Re-submit
<i>Corrections</i>	2.12.5/1.8.2.F - Concurrency Deferral Statement (Resolved) - 2.12.5/1.8.2.F - Concurrency Deferral Statement: Please provide a concurrency statement on the cover sheet according to LDC Sec. 1.8.2 (F) - Concurrency Deferral. An owner may elect to defer required concurrency review and approval for a development application identified in Section 1.8.2.A to a subsequent development application review stage by executing the following "Concurrency Deferral Statement" on the development application plan, or in a separate sworn and notarized affidavit, a copy of which shall be provided to Growth Services and the original shall be recorded in Marion County's Public Records, as applicable: "This project has not been granted concurrency approval and/or granted and/or reserved any public facility capacities. Future rights to develop the resulting property(ies) are subject to a deferred concurrency determination, and final approval to develop the property has not been obtained. The completion of concurrency review and/or approval has been deferred to later development review stages, such as, but not limited to, [list subsequent applications expected pursuant to Section 1.8.2.C as applicable]."			
<i>Corrections</i>	2.12.4/6.11.8 - Parking (Resolved) - 2.12.4/6.11.8 - Parking: Provide number and calculation of required and proposed parking spaces in table format, per LDC Sec. 6.11.8. - Parking requirements.			
<i>Corrections</i>	2.12.24 - Landscape requirements/6.8.6 - Buffering (Not Resolved) - 2.12.24 - Landscape requirements/6.8.6 - Buffering: Show buffer types, locations, and dimensions of required buffering on plan. Show buffer descriptions and illustrations of each proposed buffer (including longitudinal and transverse cross-sections).			
<i>Corrections</i>	2.12 - Waivers (Requested & Approved) (Not Resolved) - 2.12 - Waivers (Requested & Approved): List of all requested and approved waivers, conditions, and the date of approval.			
<i>Corrections</i>	2.1.3 - Order of plan approval and consistency (Not Resolved) - 2.1.3 - Order of plan approval and consistency: The plans shall be consistent with approved PUD/Master Plan/Final Plat. Plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A.Master Plan. B.Preliminary Plat. C.Improvement Plan. D.Final Plat. E.Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.			
<i>Corrections</i>	2.12.19 - Dimension & location of site improvement (Resolved) - 2.12.19 - Dimension & location of site improvement: Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements.			
<i>Corrections</i>	4.4 - Show proposed signs to meet LDC Sec 4.4 (Resolved) - Proposed sign counts as "monument signage - subdivision entrance" as approved under master plan AR 27373. At permitting stage, design will need to conform to the detail and dimensions for "Monument Sign" provided on AR 27373.			
<i>Corrections</i>	2.12 - Owner and applicant name (Resolved) - 2.12 - Owner and applicant name: Show name, address, phone number, and signature of the owner and applicant on the cover sheet.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	02/16/2026	02/11/2026	Requires Re-submit
<i>Comments</i>	Please submit response to comments letter for review			
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	02/16/2026	02/24/2026	Approved

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	02/16/2026	02/17/2026	Requires Re-submit
<i>Comments</i>	<p>Owner's Certification needs to be filled out, including the authorized signer's name. Sunbiz shows Richard W. McGinley as signer. If this individual is not signing, please provide documentation showing authority of person signing. -EMW 02.17.2026</p> <p>IF APPLICABLE:</p> <p>Sec. 2.18.1.I - Show connections to other phases.</p> <p>Sec.2.19.2.H – Legal Documents</p> <p>Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.</p> <p>Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)</p> <p>For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."</p> <p>Sec. 6.3.1.B.2 – Required Right of Way Dedication</p> <p>For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."</p> <p>Sec. 6.3.1.D.3 - Cross Access Easements</p> <p>For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."</p> <p>Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)</p> <p>"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."</p> <p>Sec. 6.3.1.C.2 – Utility Easements</p> <p>"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."</p> <p>Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:</p> <ol style="list-style-type: none"> 1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities." 2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities." 3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk." <p>Sec.6.3.1.D(f) –</p> <p>If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."</p>			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	02/16/2026	02/16/2026	Requires Re-submit
<i>Corrections</i>	6.13.12 - Operation and Maintenance (Not Resolved) - 6.13.12 - Operation and Maintenance: Provide an O&M manual detailing the steps for operating and maintaining the proposed private system of DRAs, pipes, inlets, swales, etc. Manual shall be signed by Owner and owner's certification statement shall be on the manual. Owner's certification statement: "I hereby certify that I, my successors, and assigns shall perpetually operate and maintain the stormwater management and associated elements in accordance with the specifications shown herein and on the approved plan".			
<i>Corrections</i>	Final signed and sealed hard copy signature page (Not Resolved) - Final signed and sealed hard copy signature page: A hard copy of the final signed and sealed drainage report cover or complete drainage report shall be submitted to the Office of the County Engineer.			
<i>Corrections</i>	Additional Stormwater comments (Not Resolved) - Additional Stormwater comments			

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	02/16/2026	02/16/2026	Requires Re-submit
<i>Corrections</i>	6.13.6.C - Best Management Practices (Not Resolved) - 6.13.6.C - Best Management Practices: Provide a sinkhole repair detail and note stating "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". Oil/water separator is required if the proposed use falls under the following: car wash, auto or marine paint and body shop, service or repair shop, automotive fleet operations, gas stations, etc. Retention and/or detention facilities shall have a maximum depth of ten feet, as measured between the design high water elevation and the pond bottom for dry facilities, and between the design high water elevation and the normal control water elevation for wet ponds.			
<i>Corrections</i>	6.13.8 - Stormwater Conveyance Criteria (Not Resolved) - 6.13.8 - Stormwater Conveyance Criteria: Conveyance systems shall be sized to accommodate the 25-year 24-hour storm event. The tailwater elevation utilized shall be based on the tailwater elevation of the receiving water body plus 6 inches at the peak discharge time of the design storm. Alternatively, the tailwater elevation utilized can be the design high water elevation of the 25-year 24-hour design storm. All retention/detention areas within subdivision developments shall have direct access to a right-of-way. A drainage right-of-way may be necessary to establish this access. Drainage rights-of-way shall be a minimum of 30 feet in width. All drainage swales to facilities or underground stormwater conveyance systems shall be within drainage easements, except where rights-of-way are provided. Drainage easements shall be a minimum of 20 feet in width.			
<i>Corrections</i>	6.13.2.B(5) - Hydraulic Analysis (Not Resolved) - 6.13.2.B(5) - Hydraulic Analysis: Hydraulic stormwater model analysis including all input parameters, supporting calculations, assumptions, documentation for design and results. Provide a sub-basin map for each sub-basin; label each sub-basin and provide total area as well as area of impervious coverage within each sub-basin.			
<i>Recommendations</i>	2.12.9/10 <input type="checkbox"/> Proposed Drainage Right-of-Way/Easements - Appropriate drainage easements/ROW shall be included on the final plat.			
<i>Recommendations</i>	Copy of District Permit (County Interest) - Please provide a copy of the District permit prior to construction.			
<i>Recommendations</i>	6.13.2.B(8) <input type="checkbox"/> Calculation & Plan Consistency - This criteria to be reviewed with resubmittal.			
<i>Recommendations</i>	6.13.9 <input type="checkbox"/> Grading Criteria - CPH responsible for coordinating connection point grading with engineer designing AR 33171.			
<i>Recommendations</i>	2.12.20 <input type="checkbox"/> Stormwater Infrastructure Supports Phasing - Stormwater improvements must be in place to support each phase of development at time of phase completion.			
<i>Recommendations</i>	If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.			
<i>Recommendations</i>	6.13.10.B <input type="checkbox"/> Copy of NPDES Permit or NOI - Please provide a copy of the NPDES permit or NOI prior to construction.			
<i>Recommendations</i>	2.12.22 - Stormwater Tract/Right-of-Way - Appropriate drainage tracts/ROW shall be included on the final plat.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	02/16/2026	02/12/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	02/16/2026	02/14/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	02/16/2026	02/17/2026	Requires Re-submit
<i>Comments</i>	Please see corrective comment and plan comments.			
<i>Corrections</i>	6.14.5.A(8) - Connection to existing sanitary (Not Resolved) - 6.14.5.A(8) - Connection to existing sanitary:			
<i>Corrections</i>	6.14.6 - Utilities design to be owned by MCU (Resolved) - 6.14.6 - Utilities design to be owned by MCU:			
<i>Corrections</i>	6.15.6.B - Irrigation Water Metering - size (Not Resolved) - 6.15.6.B - Irrigation Water Metering - size:			
<i>Corrections</i>	Parcel numbers match project area (Resolved) - Parcel numbers match project area: The parcels(s) shown on the application and/or site plan must match the project area			
<i>Corrections</i>	6.14.5.A(2) - Proposed mains & connections shown (Resolved) - 6.14.5.A(2) - Proposed mains & connections shown: Proposed mains shall be marked as private or public (MCU); points of demarcation shall be called out as necessary to identify changes in ownership. Shall include profile views unless otherwise noted.			
<i>Corrections</i>	6.14.7 - Construction Inspection - PLAN NOTE: (Resolved) - 6.14.7 - Construction Inspection - PLAN NOTE::			
<i>Corrections</i>	6.14.9.B - Transfer of Assets to MCU - PLAN NOTE: (Resolved) - 6.14.9.B - Transfer of Assets to MCU - PLAN NOTE:			
<i>Corrections</i>	6.14.5.B - Submit permits to MCU (DOT, ROW etc) (Resolved) - 6.14.5.B - Submit permits to MCU (DOT, ROW etc): A copy of any permit issued to the contractor shall also be submitted to MCU's Construction Manager, or designee.			
<i>Corrections</i>	6.14.5.A(6) - MH locations, rim & invert elevation (Resolved) - 6.14.5.A(6) - MH locations, rim & invert elevation:			
<i>Corrections</i>	6.15.6.A - Potable Water Metering - loc/bank/size (Not Resolved) - 6.15.6.A - Potable Water Metering - loc/bank/size:			
<i>Corrections</i>	6.16.4 - Wastewater Collection Systems (Resolved) - 6.16.4 - Wastewater Collection Systems:			
<i>Corrections</i>	6.15.5 - Water Service & Connection (Resolved) - 6.15.5 - Water Service & Connection :			
<i>Corrections</i>	6.14.4 - Capacity charges - irrigation (Resolved) - 6.14.4 - Capacity charges - irrigation:			
<i>Corrections</i>	6.14.5.C - Hydraulic Analysis (Resolved) - 6.14.5.C - Hydraulic Analysis: The hydraulic analysis is required to analyze the water or wastewater pressures in this area.			
<i>Corrections</i>	Additional Utilities Comments (Not Resolved) - Additional Utilities Comments			
<i>Corrections</i>	6.14.4 - Capacity charges - domestic water/sewer (Resolved) - 6.14.4 - Capacity charges - domestic water/sewer: Capacity charges to be invoiced and collected by MCU Permitting at time of building permit review - Cap Fee Worksheet and interior floor plan may be required.			
<i>Corrections</i>	6.15.7 - Cross Connection Control/Backflow (Resolved) - 6.15.7 - Cross Connection Control/Backflow:			
<i>Corrections</i>	MCU Contact Info on Project Cover Sheet (Resolved) - MCU Contact Info on Project Cover Sheet: Marion County Utilities, 11800 S US Hwy 441, Belleview FL 34420 - Customer Service 24/7/365 352-307-6000			
<i>Corrections</i>	6.14.2 - Connection Requirements (Resolved) - 6.14.2 - Connection Requirements:			
<i>Corrections</i>	6.14.2.C(2) - Industrial Pretreatment/FOG (Resolved) - 6.14.2.C(2) - Industrial Pretreatment/FOG:			
<i>Corrections</i>	6.15.3 - Fire Protection/Fire Flow Capacity (Resolved) - 6.15.3 - Fire Protection/Fire Flow Capacity: Water service will be provided by Marion County Utilities. Please consult with Marion County Fire Rescue for any additional comments or requirements related to fire protection.			
<i>Corrections</i>	6.14.5.B - FDEP PWS and/or WW permits (Resolved) - 6.14.5.B - FDEP PWS and/or WW permits: FDEP permits will be signed out by MCU AFTER this plan is stamped APPROVED by Development Review. DEP permits shall be signed by Owner & EOR before sent to MCU; MCU signs last. Leave all plant data blank; MCU will complete.			

SUBMITTAL SUMMARY REPORT (33206)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Utilities (OCE Plans) (Utilities)	Heather Proctor	02/16/2026	02/17/2026	Requires Re-submit
<i>Corrections</i>	6.14.5.A(1) - Existing water & sewer mains shown (Not Resolved) - 6.14.5.A(1) - Existing water & sewer mains shown:			
<i>Corrections</i>	6.14.8.A - Completion & Closeout - PLAN NOTE: (Resolved) - 6.14.8.A - Completion & Closeout - PLAN NOTE:			
<i>Corrections</i>	6.15.6.G & H - Meters up to 2" and over 2" (Resolved) - 6.15.6.G & H - Meters up to 2" and over 2": Meters up to 2" shall be paid for by the developer and will be installed by MCU through its inventory. Meters over 2" shall be purchased by the developer, and provided to MCU for installation.			
<i>Corrections</i>	7.1.3 - UT DETAILS - current LDC version (Resolved) - 7.1.3 - UT DETAILS - current LDC version: UT details shall be current version based on latest edition of approved LDC			
<i>Recommendations</i>	Resubmission Review Fee \$130.00			

REVIEW SESSION FILES: Docs 2151920 v2 Phase I ESA Proposed Development SW Hwy 484 SW 57th Ave Rd Ocala Marion Co FL (1).pdf
 FEMA Flood Map.pdf
 File Category Placeholder.pdf
 Karst Assessment Narrative.pdf
 Marion County Stormwater Drainage Memo - SS.pdf
 PHILLIPS EDISON 2025 ALTA SET_digitally signed 1-27-26.pdf
 Potable Water Calculations - SW HWY 484 Super Center.pdf
 SITE DIMENSION PLAN - AERIAL.pdf
 Soil Map.pdf
 SW HWY 484 Center - Fuel Site National Wetlands Inventory.pdf
 USGS Map.pdf
 W131528 - Landscape Set.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Heather Proctor	Show all utility connections on utility plan.	02/17/2026 2:09	PMFile Category Placeholder.pdf	17
Heather Proctor	What is the irrigation connecting to?	02/17/2026 2:10	PMFile Category Placeholder.pdf	17
Heather Proctor	Plan Note: End of County Maintenance	02/17/2026 2:10	PMFile Category Placeholder.pdf	17
Heather Proctor	Will there be a grease interceptor?	02/17/2026 2:12	PMFile Category Placeholder.pdf	17
Heather Proctor	Easement needed over meter and backflow for inspections purposes. Must be called out on the plan and final plat if applicable.	02/17/2026 2:12	PMFile Category Placeholder.pdf	17
Heather Proctor	Not an MCU detail. Is this internal plumbing?	02/17/2026 2:14	PMFile Category Placeholder.pdf	19
Heather Proctor	Theres no owner information?	02/17/2026 2:38	PMFile Category Placeholder.pdf	1
Heather Proctor	wrong site location shown here. Pointing towards portion of the McGinley projects	02/17/2026 2:38	PMFile Category Placeholder.pdf	1
Heather Proctor	Marion County Land Development Code	02/17/2026 2:40	PMFile Category Placeholder.pdf	2



**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 COMMITTEE WAIVER REQUEST FORM

Date: 2/25/2026 Parcel Number(s): 41200-056-03 Permit Number: AR# 33206

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: SW HWY 484 Super Center Commercial Residential
Subdivision Name (if applicable): _____
Unit _____ Block _____ Lot _____ Tract _____

B. PROPERTY OWNER'S AUTHORIZATION: The property owner's signature authorizes the applicant to act on the owner's behalf for this waiver request. The signature may be obtained by email, fax, scan, a letter from the property owner, or original signature below.

Name (print): Marion Oaks TRS Station LLC, by Phillips Edison Grocery TRS, Inc. (sole member), Robt F Myers Presi
Signature: _____
Mailing Address: 11501 Northlake Drive City: Cincinnati
State: OH Zip Code: 45249 Phone # 513-538-4460
Email address: amadigan@phillipsedison.com

C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process and will receive all correspondence.

Firm Name (if applicable): CPH Consulting, LLC Contact Name: Hunter Johnson
Mailing Address: 5200 Belfort Road, Suite 220 City: Jacksonville
State: FL Zip Code: 32256 Phone # 904-332-0999x4412
Email address: hjohnson@cphcorp.com, ksheffield@cphcorp.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): LDC 2.1.3 Order of Plan Approval
Reason/Justification for Request (be specific): Requesting waiver to allow final plat review without preliminary plat and improvement plan. Attached site plan demonstrates compliance with adopted PUD master plan AR 27373

DEVELOPMENT REVIEW USE:

Received By: _____ Date Processed: _____ Project # _____ AR # _____

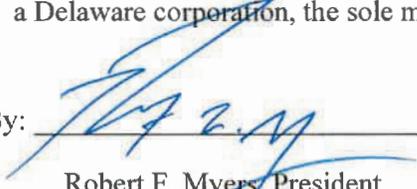
ZONING USE: Parcel of record: Yes No Eligible to apply for Family Division: Yes No
Zoned: _____ ESOZ: _____ P.O.M. _____ Land Use: _____ Plat Vacation Required: Yes No
Date Reviewed: _____ Verified by (print & initial): _____

SIGNATURE PAGE FOR DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

A. PROPERTY OWNER'S AUTHORIZATION

MARION OAKS TRS STATION LLC
a Delaware limited liability company

By: Phillips Edison Grocery TRS, Inc.
a Delaware corporation, the sole member

By:  _____

Robert F. Myers, President

Date: February 26, 2026

MAJOR SITE PLAN FOR

C-STORE SW HWY 484 & SW 57TH AVE RD

OCALA, FLORIDA
MARION COUNTY

SECTION 09 - TOWNSHIP 17 -
RANGE 21

PORTION OF PARCEL ID: 41200-056-03

USE DEVELOPMENT	SCALE S.F.	(1/8"=1')	(1/32"=1')
RESIDENTIAL	1/8"=1'	(1/8"=1')	(1/32"=1')
INDUSTRIAL	1/8"=1'	(1/8"=1')	(1/32"=1')
OFFICE	1/8"=1'	(1/8"=1')	(1/32"=1')
RETAIL	1/8"=1'	(1/8"=1')	(1/32"=1')
POST DEVELOPMENT	1/8"=1'	(1/8"=1')	(1/32"=1')
RECREATION	1/8"=1'	(1/8"=1')	(1/32"=1')
INDUSTRIAL	1/8"=1'	(1/8"=1')	(1/32"=1')
OFFICE	1/8"=1'	(1/8"=1')	(1/32"=1')
RETAIL	1/8"=1'	(1/8"=1')	(1/32"=1')

- NOTES:
- THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR ISSUED BY ANY PUBLIC AGENCY. FUTURE REVISIONS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DETAILED CONCURRENCY OF TERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY MUST BE OBTAINED FROM THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL. HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.
 - FEMA FLOOD ZONE X - NO ESCP SECONDARY SPRINGS PROTECTION ZONE

ENGINEER

CPI, LLC
1125 BARTOW RD.
LAKELAND, FLORIDA 33801
PHONE: (813) 288-0233
ATTN: JOSHUA D. LOCKHART, P.E.

LANDSCAPE ARCHITECT

CPI, LLC
500 W. FULTON STREET
SANTORFO, FLORIDA 32771
PHONE: (407) 322-6841
ATTN: GALEN J. PUGH, RLA

BUILDING ARCHITECT

HFA
1135 S. WALTON BLVD, STE 3
BENTONVILLE, AR 72712
PHONE: (479) 278-7100
ATTN: MATHEW TURNER

APPROVAL AGENCIES

MARION COUNTY
OFFICE OF THE COUNTY ENGINEER
412 SE 25TH AVE
OCALA, FL 34471
(352) 671-6698

STATE DEPARTMENT OF ENVIRONMENTAL PROTECTION
ENVIRONMENTAL RESOURCE PERMITTING
160 W. GOVERNMENT ST, STE 308

WATER MANAGEMENT DISTRICT
SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
2379 BROAD STREET
BROOKSVILLE, FL 34604
(352) 756-7244

LICENSED DESIGN PROFESSIONAL CERTIFICATION:

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

NOTES:

- ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
- ENGINEER SEAL DOES NOT COVER LANDSCAPE PLANS, TREE RETENTION PLANS, PHOTOMETRIC PLANS AND DETAILS, AND REGIONAL UTILITIES DETAIL SHEETS.

There is no owner information?

OWNER

NAME:
ADDRESS:
PHONE #:
I HEREBY CERTIFY THAT I, MY SUCCESSORS, AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN ON THIS PLAN

(NAME OF SIGNED)

UTILITY CONTACT LIST	
CABLE	SPICEMILL 5910 WELLS (907) 940-0555
COMMUNICATION	LINEN GREEN HURLEY (352) 411-0555
COMMUNICATION	COMCAST 80017 DORRADO (352) 267-7670
COMMUNICATION	COX STEVEN WILLIAMS (352) 949-9107
ELECTRIC	BECS 238 SOUTH US HWY 261 DUNBARVILLE, FL 32826 DAVID JOHNSON (407) 266-4757
SANITARY SEWER	MARION COUNTY UTILITIES 1800 S US HWY 441 BELLINGRUE, FL 34620 (352) 387-8580
WATER	MARION COUNTY UTILITIES 1800 S US HWY 441 BELLINGRUE, FL 34620 (352) 387-8580



Kayla Sheffield
2026.02.06 13:44:
32-0500'



wrong site location shown here. Pointing towards portion of the McGintley projects

cph
www.cphcorp.com
Building Better Communities Together
Plans Prepared By:
CPI Consulting, LLC
A P/E Service & E.F. Firm

CELEBRATING 40 YEARS
MARION COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

INDEX OF SHEETS	
NO.	TITLE
C0.1	COVER
C0.2	GENERAL NOTES
C0.3	SITE SPECIFIC NOTE
SW.1	SWPPP NOTES
SW.2	SWPP IMPLEMENTATION SEQUENCE AND LIMITS OF WORK
SW.3	PHASE 1 ESCP
SW.4	PHASE 2 ESCP
SW.5	SWPPP DETAILS 1
SW.6	SWPPP DETAILS 2
SW.7	SWPPP DETAILS 3
SW.8	SWPPP DETAILS 4
SW.9	SWPPP DETAILS 5
C1.0	OVERALL SITE PLAN
C1.2	SITE DIMENSION PLAN
C1.2A	TRUCK EXHIBIT
C1.3	SITE GRADING PLAN
C1.4	COMPOSITE UTILITY PLAN
C5.1	GENERAL DETAILS
C5.2	GENERAL DETAILS
C5.3	GENERAL DETAILS
C5.4	GENERAL DETAILS
C5.5	GENERAL DETAILS
PH.1	PHOTOMETRIC PLAN
L1.0	LANDSCAPE PLAN
L5.0	LANDSCAPE NOTES AND DETAILS

COVER
MAJOR SITE PLAN - C-STORE
MARION COUNTY, FLORIDA

GENERAL NOTES

- A. PROJECT OFFICE WALL SWPPP POSTING:** THE FOLLOWING ITEMS MUST BE POSTED TOGETHER IN A SINGLE, ORGANIZED LOCATION ON A WALL INSIDE THE PROJECT OFFICE: 1) SWPPP SITE MAPS ALL PHASES 2) SWPPP DETAIL SHEETS, 3) MAP SHOWING LOCATION OF THE OWNER, IMPORT OR EXPORT FACILITY, 4) REVISIONS TO DETAILS, SITE MAPS, OR SWPPP PERMITTED LEVELS 5) ETS SWPPP NUMBER, 6) CONTACT INFORMATION FOR OWNER, 7) EROSION CONTROL TRAINING CERTIFICATES FOR SUPERINTENDENTS AND COMPLIANCE OFFICERS, AND 8) CERTIFICATIONS AND/OR TRAINING CERTIFICATES REQUIRED TO PERFORM FUNCTIONS BY THE APPLICABLE CONSTRUCTION GENERAL PERMIT OR AUTHORITY HAVING JURISDICTION.
- B. PERMITTED PROJECT AREA:** FOR PURPOSES OF THIS SWPPP AND ASSOCIATED STORMWATER PERMIT, PERMITTED PROJECT AREA IS DEFINED AS ANY AND ALL AREAS WITHIN THE PROJECT LIMITS OF DISTURBANCE AS SHOWN ON THE SWPPP SITE MAPS AND IDENTIFIED IN THE NOTICE OF INTENT TO THE AGENCY. ALL GROUND-LEVELING AND CONSTRUCTION-RELATED ACTIVITIES (MATERIAL STORAGE, DAMPERS, PARKING AREAS, PROJECT OFFICE TRAILER, ETC.) MUST BE INCLUDED WITHIN THE PERMITTED PROJECT AREA LIMITS OF DISTURBANCE.

OFFSITE AREAS TO BE DISTURBED AS PART OF THIS PROJECT NOT ON OWNER PROPERTY 0.00 AC

ALL AREAS OUTSIDE THE PERMITTED PROJECT AREA (I.E. LIMITS OF DISTURBANCE) ACQUIRED FOR USE BY THE GC OR A SUBCONTRACTOR OF THE GC (BORROW SOURCES, DISPOSAL AREAS, ETC.) MUST BE MANAGED IN ACCORDANCE WITH APPROVED E. 7.04.21 OF THE EROSION CONTROL PLAN. THE CONTRACTOR IS REQUIRED TO LOCATE OFFICE TRAILERS AND MATERIAL STORAGE AREAS FOR THE PROJECT WITHIN THE LIMITS OF DISTURBANCE. THE CONTRACTOR MUST REQUEST USE OF OFF-SITE LOCATIONS FOR OFFICE TRAILERS OR NON-ERODIBLE MATERIAL STORAGE. HOWEVER, APPROVAL MUST BE OBTAINED FROM THE CONSTRUCTION MANAGER, THE GC, AND THE SPOC PRIOR TO THEIR USE. REQUESTS WILL BE REVIEWED ON A CASE BY CASE BASIS AND APPROVED LIMITATIONS ON USE WILL BE PROVIDED BY THE GC.

C. SPECIAL PROJECT VERIFY: THERE ARE NO SPECIAL PROJECTS LOCATED BEYOND THE OWNER PERMITTED PROJECT AREA. REQUIRED INSPECTION AND MAINTENANCE ASSOCIATED WITH THIS CONSTRUCTION PROJECT.

- D. NON-STORMWATER DISCHARGES:** THE GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES PROHIBITS MOST NON-STORMWATER DISCHARGES DURING THE CONSTRUCTION PHASE. ALLOWABLE NON-STORMWATER DISCHARGES THAT OCCUR DURING CONSTRUCTION ON THIS PROJECT ARE INCLUDED IN PART 3.2 OF THE GENERAL PERMIT AND INCLUDE THE FOLLOWING, PROVIDED THAT THE NON-STORMWATER COMPONENT OF THE DISCHARGE IS IN COMPLIANCE WITH PART 1.5 OF THE GENERAL PERMIT:
 1. DISCHARGES FROM FIREPROOFING ACTIVITIES.
 2. FRESH HYDRANT FLOWINGS.
 3. WATERS WITHOUT DETERGENTS USED TO SPRAY OFF LOOSE SOILS FROM VEHICLES.
 4. WATERS USED TO CONTROL DUST.
 5. POTABLE WATER SOURCES SUCH AS WATERLINE FLOWINGS.
 6. LANDSCAPE IRRIGATION WATER AND DRAINAGE.
 7. ROUTING EXTERNAL BUILDING WASHDOWN PROVIDED NO DETERGENTS ARE USED.
 8. FAYMENT WASHWATERS THAT DO NOT CONTAIN DETERGENTS, LEAKS, SPILLS OF TOXIC OR HAZARDOUS MATERIALS.
 9. AIR CONDITIONING CONDENSATE.
 10. SPRING WATER.
 11. FOUNDATION OR FOOTING DRAIN FLOWS THAT ARE NOT CONTAMINATED WITH PROCESS MATERIAL, SUCH AS SOLVENTS.
 12. NONCONTAMINATED GROUND WATER ASSOCIATED WITH Dewatering activities as described in Part 3.4.

BEST MANAGEMENT PRACTICES (BMPs) MUST BE IMPLEMENTED FOR THE GENERAL PERMIT ALLOWABLE DISCHARGES FOR THE DURATION OF THE PERMIT. THE TECHNIQUES DESCRIBED IN THIS SWPPP FOCUS ON PREVENTING CONTROL OF POLLUTANT DISCHARGES WITH PRACTICAL APPROACHES THAT UTILIZE READILY AVAILABLE EXPERTISE, MATERIAL, AND EQUIPMENT.

NON-STORMWATER COMPONENTS OF SITE DISCHARGES MUST BE UNCONTAMINATED NON-TURBID WATER. ALL NON-STORMWATER DISCHARGES MUST BE ROUTED TO A STORMWATER CONTROL PRIOR TO DISCHARGE. WATER USED FOR CONSTRUCTION WHICH DISCHARGES FROM THE SITE MUST ORIGINATE FROM A PUBLIC WATER SUPPLY OR PRIVATE WELL APPROVED BY THE STATE HEALTH DEPARTMENT. WATER USED FOR CONSTRUCTION THAT DOES NOT ORIGINATE FROM AN APPROVED PUBLIC SUPPLY MUST NOT DISCHARGE FROM THE SITE. IT CAN BE REFINED IN RETENTION PANS UNTIL IT INFILTRATES OR EVAPORATES. WHEN NON-STORMWATER IS DISCHARGED FROM THE SITE, IT MUST BE DONE IN A MANNER SUCH THAT IT DOES NOT CAUSE EROSION OF THE SOIL DURING DISCHARGE.

D2. POWER WASHING: PROCESS WATER SUCH AS POWER WASHING WATER AND CONCRETE CUTTING EFFLUENT SHOULD BE COLLECTED FOR TREATMENT AND DISPOSAL. IT MUST NOT BE FLUSHED INTO THE SITE STORM DRAIN SYSTEM OR DISCHARGED OFF-SITE.

13. DISCHARGE POINTS: ALL DISCHARGE POINTS MUST BE INSPECTED TO DETERMINE WHETHER EROSION AND SEDIMENTATION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING DISCHARGE OF SEDIMENT FROM THE SITE AND/OR IMPACTS TO RECEIVING WATERS. SEDIMENT ACCUMULATION DOWNSTREAM OF DISCHARGE LOCATIONS SHALL BE REPORTED AS A SEDIMENT DISCHARGE (SEE APPROACH E. 7.04.14. SEDIMENT RELEASES OF THE EROSION CONTROL PLAN) AND THE POTENTIAL UPSTREAM CAUSE SHALL BE INVESTIGATED TO PREVENT FUTURE OCCURRENCE. CONTACT THE GC, GC, AND SPOC TO DETERMINE APPROPRIATE ACTION FOR CLEANUP OF DISCHARGED SEDIMENT THAT MAY BE OUTSIDE OF THE LIMITS OF DISTURBANCE. (SEE SAMPLING AND MONITORING OF EFFLUENT PLAN (IF APPLICABLE)).

EROSION AND SEDIMENT CONTROL NOTES

- A. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THIS STORM WATER POLLUTION PREVENTION PLAN. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.**
- B. BEST MANAGEMENT PRACTICES (BMPs) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.**
- C. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS, PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.**
- D. CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH SWPPP IMPLEMENTATION REQUIREMENTS OR AS REQUIRED BY THE APPLICABLE GENERAL PERMIT. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND/OR GRADING SHALL BE PERMITTED.**
- E. ALL DENUDABLE AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE MUST BE ESTABLISHED IMMEDIATELY UPON COMPLETION OF MOST RECENT GRADING ACTIVITY. WITH THE USE OF FAST-GERMINATING ANNUAL GRASS/GRAIN VARIETIES, STRAWHAY MULCH, WOOD CELLULOSE FIBERS, TACKIFIERS, NETTING AND/OR BLANKETS. COMPLETION MUST BE ACHIEVED WITHIN 7 DAYS.**
- F. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SOON AS POSSIBLE, AND COMPLETED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.**
- G. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION. TEMPORARY AND/OR PERMANENT STABILIZATION SHALL BE APPLIED PER REQUIREMENTS IN THESE ERS CONTROL NOTES.**
- H. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE OFF-SITE.**
- I. ALL MEASURES STATED ON THIS SITE MAP AND IN THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE SITE PLAN.**
- J. STORM WATER POLLUTANT CONTROL MEASURES INSTALLED DURING CONSTRUCTION ARE INCLUDED IN THE CONTRACT DOCUMENTS. THE SITE-SPECIFIC POST CONSTRUCTION STORM WATER OPERATION AND MAINTENANCE (O&M) MANUAL IS INCLUDED IN THE CONTRACT DOCUMENTS.**
- K. ALL PERMANENT CONTROLS AND SYSTEMS MUST BE INSTALLED AND FUNCTIONING AS DESIGNED AND FREE OF ACCUMULATED SEDIMENT AND DEBRIS DURING FINAL PROJECT INSPECTION AND APPROVAL.**
- L. ALL SOIL STOCKPILES SHALL BE PROTECTED AGAINST DUST AND EROSION.**
- M. AT ALL TIMES DURING AND AFTER DEVELOPMENT, CLEARED AREAS SHALL BE STABILIZED. FINAL STABILIZATION MEASURES SHALL BE IN PLACE WITHIN FOURTEEN (14) DAYS OF GRADING.**
- N. ALL CONTROL MEASURES SHALL COMPLY WITH THE MANAGEMENT PRACTICES CONTAINED IN THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S EROSION & SEDIMENT CONTROL DESIGNER AND REVIEWERS MANUAL, LATEST EDITION.**
- O. ANY SEDIMENT OR DEBRIS THAT LEAVES THE DEVELOPMENT SITE SHALL BE PROPERLY COLLECTED BY THE BUILDING PERMIT HOLDER.**
- P. CONTRACTOR IS TO MINIMIZE THE EXTENT OF THE AREA EXPOSED AT ONE TIME, THE DISTURBANCE OF STEEP SLOPES, AND THE DURATION OF EXPOSED DURING CONSTRUCTION. THIS INCLUDES AVOIDING CLEARING, GRUBBING, AND GRADING THE ENTIRETY OF THE SITE AT ONCE. THE PERMITTED SHALL SUBMIT A PHASED CONSTRUCTION SCHEDULE PRIOR TO THE START OF CONSTRUCTION WHICH INCLUDES A DESCRIPTION OF CONSTRUCTION TECHNIQUES, SEQUENCING, AND EQUIPMENT. PLEASE REFER TO SUBSECTION 11.1.2 OF ERP APPLICANT'S HANDBOOK, VOLUME I AND PART 1.10E SECTION 6 OF THE ERP APPLICATION FORM (AS-2006-001) FOR MORE INFORMATION.**
- Q. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MANAGE ALL SEDIMENT AND EROSION CONTROL MEASURES AS REQUIRED BY REGULATORY AGENCIES.**
- R. NO CLEARING, GRADING, EXCAVATING, FILLING, OR OTHER DISTURBANCE OF THE NATURAL TERRAIN SHALL OCCUR UNTIL EROSION AND SEDIMENTATION CONTROL MEASURES HAVE BEEN INSTALLED, EXCEPT THOSE OPERATIONS NEEDED TO IMPLEMENT THESE MEASURES.**
- S. THE CONTRACTOR SHALL PROVIDE THE COUNTY ENGINEER WITH A COPY OF THE INDEX PERMIT PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES AS REQUIRED BY TRIPS NPDES PROGRAM.**

HAZARDOUS MATERIAL MANAGEMENT & SPILL REPORTING

ANY HAZARDOUS OR POTENTIALLY HAZARDOUS MATERIAL THAT IS BROUGHT ONTO THE CONSTRUCTION SITE SHALL BE HANDLED PROPERLY TO REDUCE THE POTENTIAL FOR STORMWATER POLLUTION. ALL MATERIALS USED ON THIS CONSTRUCTION SITE SHALL BE PROPERLY STORED, HANDLED, DISPOSED AND DEPOSED OF FOLLOWING ALL APPLICABLE LABEL DIRECTIONS. FLAMMABLE AND COMBUSTIBLE LIQUIDS SHALL BE STORED AND HANDLED ACCORDING TO APPLICABLE REGULATIONS, AND AT A MINIMUM, ACCORDING TO 25 CFR 1206.150. ONLY APPROVED CONTAINERS AND PORTABLE TANKS SHALL BE USED FOR STORAGE AND HANDLING OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.

MATERIAL SAFETY DATA SHEETS (MSDS) INFORMATION SHALL BE KEPT ON SITE FOR ANY AND ALL APPLICABLE MATERIALS. HOWEVER, MSDS MAY ALSO BE ACCESSED VIA TELEPHONE OR OTHER ELECTRONIC MEANS OR APPARATUS.

IN THE EVENT OF AN ACCIDENTAL SPILL, IMMEDIATE ACTION SHALL BE TAKEN BY THE GC TO CONTAIN AND REMOVE THE SPILLED MATERIAL. THE SPILL SHALL BE REPORTED TO THE APPROPRIATE AGENCIES IN THE REQUIRED TIME FRAMES, AS REQUIRED UNDER THE PROVISIONS OF THE CLEAN WATER ACT. ANY SPILL OR DISCHARGE ENTERING WATERS OF THE UNITED STATES SHALL BE PROPERLY REPORTED.

ALL HAZARDOUS MATERIALS INCLUDING CONTAMINATED SOIL AND LIQUID CONCRETE WASTE, SHALL BE DISPOSED OF BY THE CONTRACTOR IN THE MANNER SPECIFIED BY FEDERAL, STATE AND LOCAL REGULATIONS AND BY THE MANUFACTURER OF SUCH PRODUCTS.

THE GC SHALL PREPARE A WRITTEN RECORD OF ANY SPILL AND ASSOCIATED CLEANUP ACTIVITIES OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF REPORTABLE QUANTITIES, WHICH WHEN IT USES, ON THE DAY OF THE SPILL, THE GC SHALL PROVIDE NOTICE TO OWNER, VIA THE ONLINE CRITICAL INCIDENT REPORT, IMMEDIATELY UPON RECEPTION OF ANY SPILL REPORT. ONLINE REPORTS ARE AVAILABLE IN THE ONLINE SWPPP REPORTING SYSTEM PROVIDED BY THE OWNER. COPIES OF SPILL CRITICAL INCIDENT REPORTS SHALL BE PRINTED AND MAINTAINED IN THE JOBSITE BINDER.

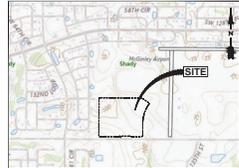
ANY SPILLS OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF REPORTABLE QUANTITIES AS DEFINED BY EPA OR THE STATE OR LOCAL AGENCY REGULATIONS, SHALL BE IMMEDIATELY REPORTED TO THE EPA NATIONAL RESPONSE CENTER (1-800-424-9303) AND FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (1-800-352-6519). HTTP://DEP.STATE.FL.US/ER/REPORTABLE_INCIDENT_HTM

THE STATE REPORTABLE QUANTITY FOR PETROLEUM PRODUCTS IS: 25 GALLONS OR ANY QUANTITY THAT COMES INTO CONTACT WITH STATE WATERS PER F.A.C. 62.765(2)

DISCHARGES OF PETROLEUM OR PETROLEUM PRODUCTS OF LESS THAN 25 GALLONS THAT ARE NOT ADDRESSED PURSUANT TO SUBSECTION 62.765(2)(1), F.A.C. SHALL BE REPORTED WITHIN ONE WEEK OF DISCOVERY. DISCHARGES OF PETROLEUM OR PETROLEUM PRODUCTS EQUAL TO OR EXCEEDING 25 GALLONS ONTO PERVIOUS SURFACES OR ANY DISCHARGE TO SURFACE WATERS SHALL BE REPORTED TO THE STATE WATCH OFFICE ON EVERY OFFICE OF EMERGENCY RESPONSE AS SOON AS POSSIBLE, BUT NO LATER THAN 24 HOURS AFTER OCCURRENCE. THE REPORTABLE QUANTITY FOR HAZARDOUS MATERIALS CAN BE FOUND IN 49 CFR 302 AND THE EPA LIST AT HTTP://WWW.EPA.GOV/EPICAC/CONDOG/DAT481.BT.S

TO MINIMIZE THE POTENTIAL FOR A SPILL OF PETROLEUM PRODUCT OR HAZARDOUS MATERIALS TO COME IN CONTACT WITH STORMWATER, THE FOLLOWING STEPS SHALL BE IMPLEMENTED:

- 1) ALL MATERIALS WITH HAZARDOUS PROPERTIES SUCH AS PESTICIDES, PETROLEUM PRODUCTS, FERTILIZERS, SOAP, DETERGENTS, CONSTRUCTION CHEMICALS, ACIDS, BASES, PAINTS, PAINT SOLVENTS, ADHESIVES FOR SOIL STABILIZATION, CONCRETE CURING COMPOUNDS AND ADDITIVES, ETC. SHALL BE STORED IN A SECURE LOCATION, UNDER COVER AND IN APPROPRIATE TIGHTLY SEALED CONTAINERS WHEN NOT IN USE.
- 2) THE MINIMUM PRACTICAL QUANTITY OF ALL SUCH MATERIALS SHALL BE KEPT ON THE JOB SITE AND SCHEDULED FOR DELIVERY AS CLOSE TO TIME OF USE AS PRACTICAL.
- 3) A SPILL CONTROL AND CONTAINMENT KIT (CONTAINING FOR EXAMPLE, ABSORBENT MATERIAL, SUCH AS KITTY LITTER OR SAWDUST, ACID, BASE, NEUTRALIZING AGENT, BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, PLASTIC AND METAL TRASH CONTAINERS, ETC.) SHALL BE PROVIDED AT THE CONSTRUCTION SITE, AND ITS LOCATIONS SHALL BE IDENTIFIED WITH LEGIBLE SIGNAGE AND SHOWN ON SITE MAPS. A SPILL CONTROL AND CONTAINMENT KIT SUPPLIES SHALL BE SUFFICIENT QUANTITIES AND APPROPRIATE CONTENT TO CONTAIN A SPILL FROM THE LARGEST ANTICIPATED PIECE OF EQUIPMENT AND FROM THE LARGEST ANTICIPATED QUANTITIES OF PRODUCTS STORED ON THE SITE AT ANY GIVEN TIME.
- 4) CONTAINERS SHALL BE INSPECTED TO ONLY DURING THE DAILY STORMWATER INSPECTIONS.
- 5) ALL PRODUCTS SHALL BE STORED IN AND USED FROM THE ORIGINAL CONTAINER WITH THE ORIGINAL PRODUCT LABEL. CONTAINERS MUST BE STORED IN A MANNER TO PROTECT THEM FROM ELEMENTS AND INCIDENTAL DAMAGE.
- 6) ALL PRODUCTS SHALL BE USED IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL.
- 7) THE DISPOSAL OF EXCESS OR USED PRODUCTS SHALL BE IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL AND REGULATIONS.



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FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
STATE OF FLORIDA
SWPPP NO. 22781
DATE: 12/12/2024
PROJECT: MAJOR SITE PLAN - C - STORE

NO.	DATE	BY	DESCRIPTION
1	12/12/24	H. JONSON	DESIGNED
2	12/12/24	P. SHEFFIELD	DRAWN
3	12/12/24	N. BILLYTON	CHECKED
4	12/12/24		DATE
5	12/12/24		NO.
6	12/12/24		NO.
7	12/12/24		NO.
8	12/12/24		NO.
9	12/12/24		NO.
10	12/12/24		NO.

MAJOR SITE PLAN - C - STORE
SWPPP NOTES

MAJOR SITE PLAN - C - STORE
SWPPP NOTES

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THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS
Sheet No. **SW.1**



No.	Date	Revision
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Designed: H. JOHNSON
 Drawn: P. SHEFFIELD
 Checked: N. SHELTON
 Job No: W131528
 Date: 1/2/2026

SWPPP IMPLEMENTATION SEQUENCE AND LIMITS OF WORK
MAJOR SITE PLAN - C - STORE
 MARION COUNTY, FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS
Sheet No. SW.2

LEGEND
 LIMITS OF DISTURBANCE
 PERMITTED LIMITS OF DISTURBANCE
 LIMITS OF WORK

SWPPP IMPLEMENTATION SEQUENCE

NOTE: UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAY DOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASH-OUT, MASON'S AREA, FUEL AND MATERIAL STORAGE AREA/CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY LOCATE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS. IN ADDITION, NOTE ALL AREAS WHERE FILL IS IMPORTED FROM OR SOIL IS EXPORTED TO ON THE SITE MAPS.
 NOTE: DOWN SLOPE PROTECTIVE MEASURES MUST ALWAYS BE IN PLACE BEFORE SOIL IS DISTURBED. ACTIVITIES ARE PRESENT IN THE ORDER OR SEQUENCE IN WHICH THEY ARE REQUIRED TO BE COMPLETED.

PHASE 1

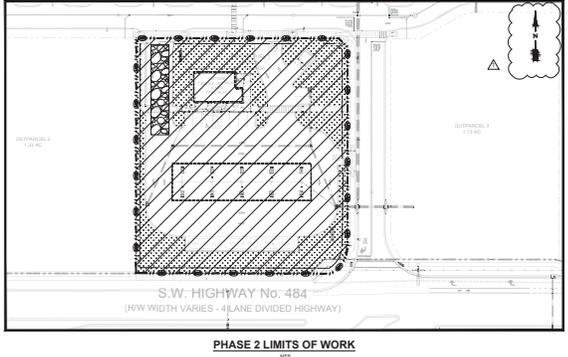
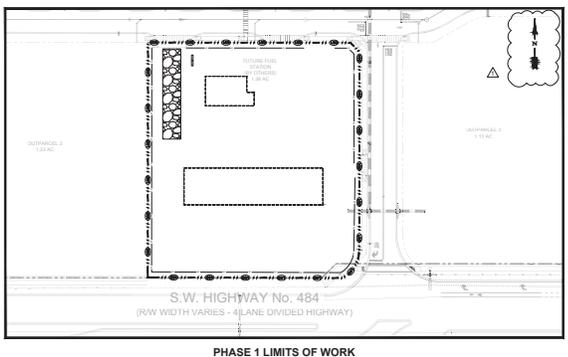
1. INSTALL THE SWPPP INFORMATION SIGN AND POST REQUIRED DOCUMENTS NEAR THE PLANNED CONSTRUCTION EXIT, AND WITHIN EASY ACCESS TO THE GENERAL PUBLIC WITHOUT ENTERING THE SITE.
2. STAKE/FLAG THE LOD (WHERE STAKING IS NOT POSSIBLE/PRACTICAL, THE LOD MUST BE CONSPICUOUSLY AND PROMINENTLY MARKED TO DENOTE THE BOUNDARY). LOD MUST REMAIN CONSPICUOUSLY MARKED THROUGHOUT THE ENTIRE CONSTRUCTION PROJECT.
3. INSTALL PERIMETER SEDIMENT CONTROL, BMPs IN THE VICINITY OF, AND DOWN GRADIENT FROM, THE LOCATION OF THE PLANNED CONSTRUCTION EXIT, CONSTRUCTION OFFICE TRAILER, AND TEMPORARY PARKING AND STORAGE AREAS. CLEAR ONLY THE MINIMUM AREA ABSOLUTELY NECESSARY TO INSTALL THESE PERIMETER CONTROL BMPs.
4. INSTALL STABILIZED CONSTRUCTION EXITS WITH SEDIMENT TRAPS, AND SET THE PROJECT OFFICE TRAILER.
5. INSTALL REMAINING PERIMETER SEDIMENT CONTROL, BMPs, AS SHOWN ON THE SITE MAPS. CLEAR ONLY THE MINIMUM AREA NECESSARY TO INSTALL PERIMETER CONTROL BMPs.
6. PREPARE TEMPORARY PARKING AND STORAGE AREA.
7. HALT ALL ACTIVITIES.

CONTACT THE CEC TO PERFORM INSPECTION AND CERTIFICATION OF BMPs. BMP CERTIFICATION MUST OCCUR BEFORE STORMWATER PRE-CONSTRUCTION MEETING. (THIS MAY SHOULD BE SCHEDULED IN ADVANCE, IN ANTICIPATION OF THE EXPECTED DATE WHEN THE ABOVE SEQUENCE ITEMS WILL BE COMPLETED.)
 ALL EXCEPTIONS NOTED ON THE BMP CERTIFICATION FORM MUST BE ADDED AS DEFICIENCIES WITHIN THE BMP CERTIFICATION FORM AND RESOLVED WITHIN 24 HOURS. BMPs MUST NOT BE CERTIFIED IF ONE OR MORE OF THE EXCEPTIONS WILL NOT BE RESOLVED WITHIN 24 HOURS OF THE BMP CERTIFICATION BY THE CEC.

IF THE CEC IS UNABLE TO CERTIFY THAT SITE CONDITIONS ARE PER PLANS AND SPECIFICATIONS, THE CERTIFICATION OF BMPs MUST BE RESCHEDULED. THE STORMWATER PRE-CONSTRUCTION MEETING MAY ONLY OCCUR AFTER BMPs CAN BE CERTIFIED.

GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT THE STORMWATER PRE-CONSTRUCTION MEETING WITH THE CEC, OWNER'S CONSTRUCTION MANAGER, AGENCY(IES) AND SUBCONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.

DAILY STORMWATER INSPECTION REPORTS IN THE ONLINE SWPPP REPORTING SYSTEM PROVIDED BY THE OWNER MUST START ON THE NEXT BUSINESS DAY AFTER THE SITE BMPs & PRE-CONSTRUCTION MEETING CERTIFICATION IS SIGNED/CERTIFIED BY THE CEC.



PHASE 2

1. BEGIN CLEARING, GRUBBING, AND STRIPPING THE SITE. (PHASE CLEARING AND GRUBBING TO THE EXTENT PRACTICAL TO MINIMIZE THE AMOUNT OF AREA DISTURBED AT ANY POINT IN TIME)
2. BEGIN GRADING THE SITE.
3. START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.
4. TEMPORARILY STABILIZE, THROUGHOUT CONSTRUCTION IMMEDIATELY FOLLOWING THE COMPLETION OF THE MOST RECENT LAND DISTURBING/GRADING ACTIVITY, ANY DISTURBED AREAS, INCLUDING MATERIAL STOCKPILES THAT ARE SCHEDULED OR LIKELY TO REMAIN INACTIVE FOR 7 DAYS OR MORE.
5. IMMEDIATELY PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
6. INSTALL UTILITIES UNDERGROUND, STORM SEWERS, CURBS AND GUTTERS.
7. INSTALL BMP RAP AROUND OUTLET STRUCTURES AS EACH OUTLET STRUCTURE IS INSTALLED.
8. PREPARE SITE FOR PAVING.
9. PAVE SITE.
10. INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES, PER BMP DETAILS.
11. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS, INCLUDING OUT LOTS AND POKES.
12. OBTAIN CONFORMANCE FROM THE OWNER'S CONSTRUCTION MANAGER (CM) THAT THE SITE HAS BEEN FULLY STABILIZED AND ALL CONSTRUCTION HAS BEEN COMPLETED, THEN:
 - A. REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs).
 - B. STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF TEMPORARY BMPs AND
 - C. ADVISE THE CM TO CONTACT THE CEC TO COMPLETE THE CEC-FINAL SITE INSPECTION AND REPORT (ONLY CM MAY DO THIS).
13. CONTINUE DAILY INSPECTIONS AND REPORTS UNTIL THE CM FINAL DAILY INSPECTION REPORT, MARKED READY TO TERMINATE PERMIT, IS SIGNED BY THE CONSTRUCTION MANAGER AND SUBMITTED VIA THE ONLINE SWPPP REPORTING SYSTEM PROVIDED BY THE OWNER.

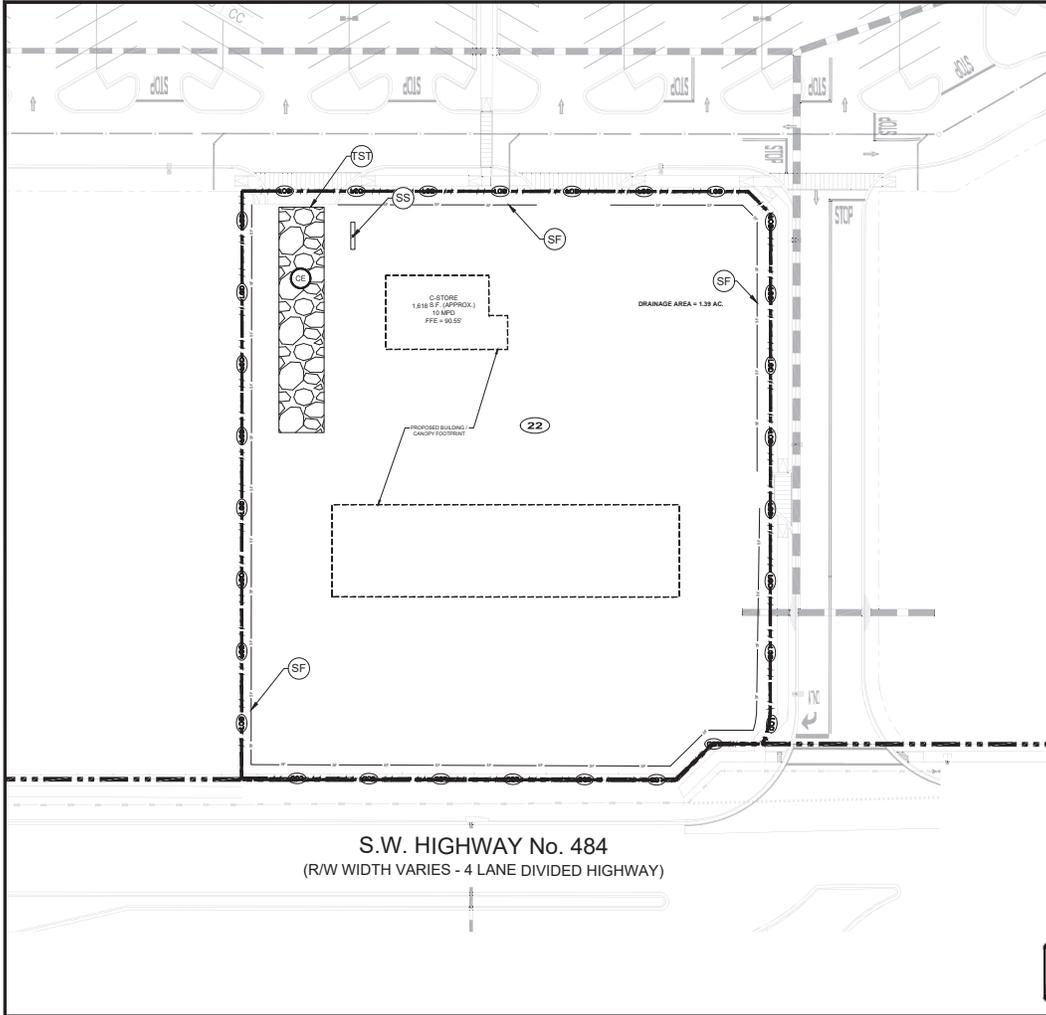
NOTE: THE GENERAL CONTRACTOR MAY COMPLETE CONSTRUCTION-RELATED ACTIVITIES CONCURRENTLY, ONLY IF ALL PRECEDING BMPs AND STABILIZATION ACTIVITIES HAVE BEEN COMPLETELY INSTALLED. BMP-RELATED STEPS IN THE ABOVE SEQUENCE ARE BOLDED FOR CLARITY. THE CEC MUST APPROVE, IN WRITING, ANY CHANGES IN THE ABOVE SWPPP IMPLEMENTATION SEQUENCE, BEFORE THEIR IMPLEMENTATION BEGINS.
 THE ESTIMATED DATES OF IMPLEMENTATION OF POLLUTION CONTROL MEASURES SHALL BE DOCUMENTED BY THE CONTRACTOR ON THE SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE ON SHEET C-7.



MINIMIZATION OF DISTURBED AREAS:

1. CONTRACTOR SHALL MANAGE CONSTRUCTION ACTIVITIES TO REDUCE EROSION AND RETAIN SEDIMENT AND OTHER POLLUTANTS IN THE SOIL AT THE CONSTRUCTION SITE.
2. CONTRACTOR SHALL MINIMIZE THE TIME BARE SOIL IS EXPOSED.
3. CONTRACTOR SHALL MINIMIZE SITE DISTURBANCE BY MINIMIZING THE EXTENT OF GRADING AND CLEARING TO EFFECTIVELY REDUCE SEDIMENT YIELD.

NOTE TO GC: OWNER HAS AUTHORITY AT ANY TIME TO LIMIT SURFACE AREA OF EXPOSED EARTH MATERIAL, SUPPORTED BY CLEARING AND GRUBBING, EXCAVATION, BORROW AND DRAINAGE OPERATIONS AND TO DIRECT THE GC TO PROVIDE IMMEDIATE PERMANENT OR TEMPORARY POLLUTION CONTROL MEASURES.



TEMPORARY BENCHMARK

8&2, 1&1, AND 0&0 IN ASPHALT
ELEVATION = 108.00 (MVD 88)
REFERENCE ATLANTA'S LAND TITLE SURVEY SHEET 2 OF 3.

SWPPP UPDATES AND AMENDMENTS

THIS SWPPP MUST BE UPDATED TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO THE PROJECT SITE. UPDATES SHALL BE MADE ONLY TO THOSE PORTIONS OF THE SWPPP THAT ARE AFFECTED BY THE CHANGES. CHANGES SHALL BE MADE BY THE GENERAL CONTRACTOR AND SHALL BE APPROVED BY THE ENGINEER. CHANGES SHALL BE MADE TO THE SWPPP AS NECESSARY TO MAINTAIN THE SWPPP'S EFFECTIVENESS. CHANGES SHALL BE MADE TO THE SWPPP AS NECESSARY TO MAINTAIN THE SWPPP'S EFFECTIVENESS. CHANGES SHALL BE MADE TO THE SWPPP AS NECESSARY TO MAINTAIN THE SWPPP'S EFFECTIVENESS.

- 1. MODIFYING EROSION OR SEDIMENT CONTROL MEASURES SUBSTITUTIONS ARE TYPICALLY ONLY APPROVED IF SPECIFIED MATERIALS ARE NOT AVAILABLE OR THERE IS A MAJOR CHANGE IN THE PROJECT'S DESIGN THAT WILL NOT BE NEARLY AFFECTED BY THE CHANGES.
- 2. APPROVING THE LOCATION OF EROSION CONTROL MEASURES.
- 3. MODIFYING THE SWPPP TO REFLECT CHANGES TO THE SWPPP.
- 4. MODIFYING ANY ACTION OR IN ANY MANNER THAT IS CONTRARY TO THE SWPPP.

THE CONTRACTOR MAY MODIFY OR ADD ADDITIONAL MEASURES WITHOUT THE APPROVAL OF THE ENGINEER IN AN EMERGENCY SITUATION TO PREVENT EROSION OR SEDIMENTATION OR TO PROTECT WATER QUALITY. HOWEVER, THE CONTRACTOR SHALL AS SOON AS PRACTICABLE AS TO TAKE ACTION TO CORRECT THE NEED FOR ADDITIONAL OR SUPPLEMENTAL MEASURES AND TO OBTAIN THE REQUIRED APPROVALS. THE CONTRACTOR IS SOLELY RESPONSIBLE TO ENSURE COMPLIANCE WITH THE PERMIT AND PROTECTION OF DOWNSTREAM WATER QUALITY.

ANYTIME THE SWPPP DOES NOT MEAN THAT IT HAS TO BE REVISITED. IT IS ACCEPTABLE TO ADD ADDITIONAL MEASURES, NEW SECTIONS, DETAILS AND/OR TO REMOVE MEASURES FROM THE SWPPP. ANY CHANGES SHALL BE DATED, AND ACCOMPANIED BY WRITTEN COPY OF THE ASSOCIATED BY AND TO BE SIGNED BY THE ENGINEER. CHANGES SHALL BE SIGNED AND DATED BY THE ENGINEER OF RECORD FOR THE PROJECT.

LEGEND

- SITE FEATURES:**
- PROPERTY LINE
 - RIGHT OF WAY LINE
 - LIMITS OF DISTURBANCE
 - EXISTING CONTOUR
 - EXISTING STORM PIPE
 - DIRECTION OF OVERLAND FLOW
- EROSION DETAILS:**
- TEMPORARY CONSTRUCTION FENCE
 - SEDIMENTATION SILT FENCE WITH WIRE BACKING
 - TEMPORARY SEDIMENT TRAP
 - SWPPP INFORMATION SIGN
- EROSION NOTES:**
- SOIL TYPE: CANTLER SAND



DEWATERING NOTE:
WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.

NOTE TO GENERAL CONTRACTOR:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.

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PROFESSIONAL ENGINEER
No. 92781
STATE OF GEORGIA
APPROVED FOR THE PROJECT

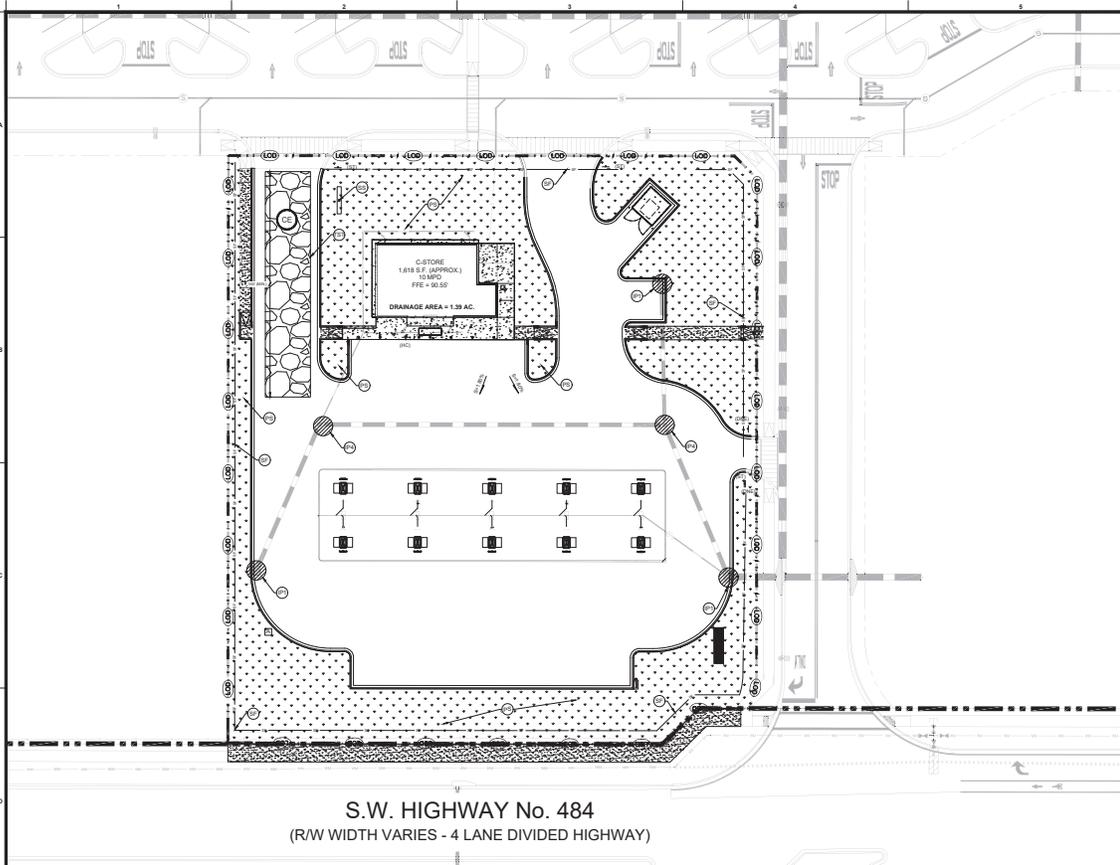
DESIGNED BY: H. JOHNSON
DRAWN BY: P. SHEFFIELD
CHECKED BY: M. BILLYTON
JOB NO.: W131528
DATE: 1/2/2026

PHASE 1 EROSION AND SEDIMENTATION CONTROL PLAN
MAJOR SITE PLAN - C-STORE

MARION COUNTY, GEORGIA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS

Sheet No. SW.3



S.W. HIGHWAY No. 484
(R/W WIDTH VARIES - 4 LANE DIVIDED HIGHWAY)

TEMPORARY BENCHMARK

SWPPP UPDATES AND AMENDMENTS

THE CEC MUST UPDATE THE SWPPP, INCLUDING THE JOBSITE BINDER AND SITE MAP, TO REFLECT THE RESULTS OF INSPECTIONS, TESTS AND OTHER CHANGES TO THE PROJECT SITE. UPDATES SHALL BE MADE DAILY TO TRACK PROGRESS, WHICH MAY BE OF THE FOLLOWING ACTIVITIES: CEC'S SWPPP INSTALLATION, MODIFICATION OR REMOVAL, CONSTRUCTION ACTIVITIES (E.G., DRAINAGE, STORM SEWER INSTALLATION, FOOTING, FOUNDATION, UTILITY, CLEARING, EROSION CONTROL, OR SEWER/STORM OR PERMANENT INSTALLATION).

IMPORTANT:
THE ORIGINAL CONTRACTOR MUST SUBMIT A REQUEST FOR INFORMATION (RFI) TO THE CEC AND OBTAIN WRITTEN CEC APPROVAL BEFORE DOING ANY OF THE FOLLOWING:

1. MODIFYING EROSION OR SEDIMENT BARRIERS (SUBSTITUTIONS ARE TYPICALLY NOT APPROVED); SPECIAL MEASURES ARE NOT AVAILABLE OR THERE IS A VALID REASON THE SPECIFIED BMP WILL NOT WORK;
2. ADDING/REMOVING EROSION OR SEDIMENT CONTROL BARRIERS;
3. MODIFYING THE SWPPP IMPLEMENTATION SCHEDULE; OR
4. RECOMMENDING ANY ACTION OR IN ANY MANNER THAT IS CONTRARY TO THE SWPPP.

THE CONTRACTOR MAY MODIFY OR ADD ADDITIONAL BARRIERS WITHOUT CEC APPROVAL, IN AN EMERGENCY SITUATION TO PREVENT EROSION OR PROTECT WATER QUALITY. HOWEVER, IT MUST NOTIFY THE CEC AS SOON AS PRACTICAL AS TO THEIR ACTIONS TO OBTAIN THE NECESSARY APPROVALS OR SUPPLEMENTAL MEASURES AND TO OBTAIN THE REQUIRED APPROVALS. THE CONTRACTOR IS SOLELY RESPONSIBLE TO ENSURE COMPLIANCE WITH THE PERMIT AND REGULATORY REQUIREMENTS.

AMENDING THE SWPPP DOES NOT MEAN THAT IT HAS TO BE REPERMITTED. IT IS ACCEPTABLE TO ADD ADDITIONAL SWPPP DETAILS AND/OR DESIGN CHANGES THAT HAVE THE CEC MADE BY RFI, AND SECURED SIGNED BY THE CONTRACTOR AND THE CEC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS RESPONSE FROM CEC. ENGINEERING ITEMS MUST BE SIGNED AND STAMPED BY THE CEC FOR RECORD FOR THE PROJECT.

LEGEND

SITE FEATURES	
	PROPERTY LINE
	RIGHT OF WAY LINE
	LIMITS OF DISTURBANCE
	EXISTING CONTOUR
	PROPOSED CONTROL ELEVATION
	PROPOSED STORM PIPE
	EXISTING STORM PIPE
	DIRECTION OF OVERLAND FLOW

EROSION DETAILS	
	TEMPORARY CONSTRUCTION EASEMENT
	SEDIMENTATION SILT FENCE WITH WIRE BACKING
	SILT FENCE
	SILT FENCE INFILTRATION SIGN
	INLET PROTECTION FILTER BACK

EROSION NOTES	
	PERMANENT SEEDING, SOD, OR MULCHING (SEE LANDSCAPE PLAN)
	PROPOSED FOOTING IS INDICATED FOR FOOTING. NO 12" MIN. R/W ROAD CROSSING SIGN.

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DEWATERING NOTE:
WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.

SOILS GENERAL COMMENT:
BEFORE CONSTRUCTION, GRASS MUST BE AT LEAST 12" HIGH AND BANKS OF AREAS IDENTIFIED IN THE SWPPP OR IN THE FIELD, TO BE PROTECTED FROM EROSION. BEFORE TREE REMOVAL, TREE LINES OF DISTURBED TRACTS MUST BE IDENTIFIED, HISTORIC PROPERTIES.

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PHASE 2 EROSION AND SEDIMENTATION CONTROL PLAN
MAJOR SITE PLAN - C-STORE

DESIGNED BY: H. JOHNSON
DRAWN BY: P. SHEFFIELD
CHECKED BY: M. SHELTON
JOB NO.: W131528
DATE: 12/20/26

MARION COUNTY, FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS

Sheet No. **SW.4**

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR ESTIMATED PROJECT SCHEDULE

CONSTRUCTION SEQUENCE	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	
TEMPORARY CONSTRUCTION EXITS																									
TEMPORARY CONTROL MEASURES																									
SEEDING CONTROL BARRIERS/STRIPS																									
STONE & SODDING TOWNS																									
ROCK SODDING																									
STONE FACILITIES																									
SITE CONSTRUCTION																									
FRESH GRASSING																									
PERMANENT CONTROL STRUCTURES																									
FOUNDATION/ BUILDING CONSTRUCTION																									
LANDSCAPING/SEEDING/ STABILIZATION																									

1 CONTRACTOR MUST COMPLETE TABLE WITH ESTIMATED DATES OF PROJECT ACTIVITIES PRIOR TO BMP CERTIFICATION.
2 THIS SCHEDULE MUST COINCIDE WITH THE SWPPP IMPLEMENTATION SEQUENCE.

LAST REVISED:
APRIL 30, 2011

ACREAGE SUMMARY
(IN ACRES)

1 PROPERTY AREA	1.40
2 PERMITTED AREA WITHIN PROPERTY	1.40
3 PERMITTED AREA OUTSIDE OF PROPERTY	0.00
4 TOTAL PERMITTED PROJECT AREA (BOTH 1+2+3)	1.40
5 IMPERVIOUS AREA BEFORE PROJECT	0.00
6 IMPERVIOUS AREA AT COMPLETION	0.85
7 PERVIOUS AREA AT COMPLETION	0.55

LAST REVISED:
JUNE 2013

RUNOFF COEFFICIENT SUMMARY

PRE-CONSTRUCTION RUNOFF COEFFICIENT (FOR SCS TR-55 CURVE NUMBER)	CR = 89.00
POST-CONSTRUCTION RUNOFF COEFFICIENT (FOR SCS TR-55 CURVE NUMBER)	CR = 92.80

LAST REVISED:
JUNE 2012

SITE LOCATION SUMMARY

ADDRESS:	HIGHWAY 484 AND SW 67TH AVE
CENTER OF SITE:	
LATITUDE:	29°0'36.87"N - (30.3848)
LONGITUDE:	81°1'02.96"W - (87.8448)
ADJACENT SURROUNDING PROPERTIES:	PROPERTY IS LOCATED ON THE CORNER OF SW HIGHWAY 484 AND SW 67TH AVENUE. TO THE WEST AND NORTH IS COMMERCIAL.

LAST REVISED:
JUNE 2012

SITE TOPOGRAPHY SUMMARY

LOWEST ELEVATION OF PROJECT SITE:	86.39 (NAVD 88)
HIGHEST ELEVATION OF PROJECT SITE:	91.07 (NAVD 88)
PERCENT SLOPE VARIATION:	PROPERTY IS ROUGH GRADED TO ELEVATION 93 - 94 (NAVD 88) SEE GRADING PLAN FOR FINAL GRADES
TOPOGRAPHY CHANGES:	0-3 ON AVERAGE BUT WILL MAINTAIN GENERAL SLOPE OF LAND.
VEGETATION:	THE EXISTING SITE HAS BEEN CLEARED.
AVERAGE SLOPE:	THE PROPERTY SLOPES 0.5 - 1% FROM THE NORTH SIDE OF THE PARCEL TO THE SOUTH SIDE OF THE PARCEL NEAR ROW.

LAST REVISED:
JUNE 2013

SITE SOILS SUMMARY

SOIL TYPE AND TEXTURE:	COMBINATION OF SIGNIFY LOAMY SAND AND TROUP LOAMY SAND PER WEB SOIL SURVEY.
AVERAGE DEPTH OF TOPSOIL:	2'-4" DEPTH WERE OBSERVED ON THE SITE BASED ON GEOTECHNICAL FINDINGS.
AVERAGE DEPTH TO GROUNDWATER:	GROUND WATER HAS NOT ENCOUNTERED APPARENT IN THE BORINGS AT THE TIME OF FIELD EXPLORATION. SEASONAL HIGH GROUNDWATER TABLE IS ESTIMATED TO BE GREATER THAN DEPTHS OF 30 FEET.

NOTE: THE ABOVE SOILS INFORMATION IS FOR INFORMATION ONLY AND SHOULD NOT BE USED FOR BIDDING PURPOSES. CONSTRUCTION COST IS AN ESTIMATE.

LAST REVISED:
JUNE 2012

SITE RAINFALL SUMMARY

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
AVERAGE RAINFALL (IN INCHES)	4.64	4.88	4.88	4.90	4.27	8.50	7.53	6.02	4.15	3.90	5.29	
THE TOTAL AVERAGE ANNUAL RAINFALL FOR THE PROJECT AREA IS <u>63.5</u> INCHES												
THE DESIGN RAIN EVENT FOR THE PROJECT IS: 25YR-24HR												

LAST REVISED:
JUNE 2012



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Plans Prepared By:
CPH Consulting, LLC
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DESIGNED BY	H. JOHNSON
DRAWN BY	P. SHEFFIELD
CHECKED BY	C. SKELTON
JOB NO.	W131528
DATE	12/2/06
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MAJOR SITE PLAN - C - STORE
MARION COUNTY, FLORIDA

SWPPP DETAILS
MAJOR SITE PLAN - C - STORE
MARION COUNTY, FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS

Sheet No. **SW.5**

NOTES:

- SWIMMING OR OVERSTAYING BMP MUST DRAW WATER FROM THE TOP OF THE WATER COLUMN (I.E. WATER SURFACE) PER THE SWIMMING.
- NO SWIMMING OR OVERSTAYING MUST OCCUR UNTIL THE SWIMMING IS COMPLETED AND THE WATER SURFACE IS CALM.
- NO SWIMMING OR OVERSTAYING MUST OCCUR UNTIL THE SWIMMING IS COMPLETED AND THE WATER SURFACE IS CALM.

SKIMMER

LAST REVISED: JUNE 2013

NOTES:

- SKIMMERS SHALL BE USED ONLY TO COLLECT DEBRIS FROM THE SURFACE OF THE WATER COLUMN AND NOT TO BE USED AS A FLOCCULATION DEVICE.
- SKIMMERS SHALL BE USED AS AN UPSTREAM OF BARRIERS, TRAPS, TRAPS OR OTHER WATER CONTAINMENT AREAS AS REQUIRED TO PREVENT DEBRIS FROM ENTERING THESE AREAS.
- SKIMMERS SHALL BE USED TO COLLECT DEBRIS FROM THE SURFACE OF THE WATER COLUMN AND NOT TO BE USED AS A FLOCCULATION DEVICE.
- SKIMMERS SHALL BE USED TO COLLECT DEBRIS FROM THE SURFACE OF THE WATER COLUMN AND NOT TO BE USED AS A FLOCCULATION DEVICE.

CHEMICALLY-ENHANCED SETTLING PASSIVE TREATMENT SYSTEMS

LAST REVISED: JUNE 2012

NOTES:

- VERIFY WITH THE DESIGNER THAT SWIMMING OPERATIONS ARE ALLOWED OR ARE NOT ALLOWED IN THE SWIMMING AREA. SWIMMING OPERATIONS ARE ALLOWED OR ARE NOT ALLOWED IN THE SWIMMING AREA. SWIMMING OPERATIONS ARE ALLOWED OR ARE NOT ALLOWED IN THE SWIMMING AREA.
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DEWATERING

LAST REVISED: JUNE 2012

DEWATERING PERMIT AND AUTHORIZATION	DATE PERMIT WAS ISSUED	DATE PERMIT EXPIRES
DEWATERING PERMIT NO. 12345	06/01/2012	06/01/2013
DEWATERING PERMIT NO. 67890	06/01/2012	06/01/2013
DEWATERING PERMIT NO. 11111	06/01/2012	06/01/2013
DEWATERING PERMIT NO. 22222	06/01/2012	06/01/2013
DEWATERING PERMIT NO. 33333	06/01/2012	06/01/2013
DEWATERING PERMIT NO. 44444	06/01/2012	06/01/2013
DEWATERING PERMIT NO. 55555	06/01/2012	06/01/2013
DEWATERING PERMIT NO. 66666	06/01/2012	06/01/2013
DEWATERING PERMIT NO. 77777	06/01/2012	06/01/2013
DEWATERING PERMIT NO. 88888	06/01/2012	06/01/2013
DEWATERING PERMIT NO. 99999	06/01/2012	06/01/2013

NOTES:

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STOCKPILES

LAST REVISED: JUNE 2012

NOTES:

- LARGE AREAS OF SOIL THAT ARE DESIGNATED AS HIGHLY SUSCEPTIBLE TO EROSION MUST BE PROTECTED FROM PARTICLES BEING PICKED UP BY WIND OR OTHER MEANS AND PREVENTED FROM BEING BLOWN OFF THE SITE BY WIND OR OTHER MEANS.
- WIND CONTROL MEASURES MUST BE INSTALLED AT STOCKPILE LOCATIONS TO PREVENT CONTACT WITH STOCKPILES BY WIND-BLOWN PARTICLES.
- WIND CONTROL MEASURES MUST BE INSTALLED AT STOCKPILE LOCATIONS TO PREVENT CONTACT WITH STOCKPILES BY WIND-BLOWN PARTICLES.
- WIND CONTROL MEASURES MUST BE INSTALLED AT STOCKPILE LOCATIONS TO PREVENT CONTACT WITH STOCKPILES BY WIND-BLOWN PARTICLES.

DUST CONTROL

LAST REVISED: JUNE 2012

NOTES:

- VERIFY WITH THE DESIGNER THAT SWIMMING OPERATIONS ARE ALLOWED OR ARE NOT ALLOWED IN THE SWIMMING AREA. SWIMMING OPERATIONS ARE ALLOWED OR ARE NOT ALLOWED IN THE SWIMMING AREA.
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IRRIGATION OR DISPERSION

LAST REVISED: JUNE 2012

NOTES:

- WATER SHALL BE USED TO PREVENT EROSION OF SOILS THAT ARE DESIGNATED AS HIGHLY SUSCEPTIBLE TO EROSION.
- WATER SHALL BE USED TO PREVENT EROSION OF SOILS THAT ARE DESIGNATED AS HIGHLY SUSCEPTIBLE TO EROSION.
- WATER SHALL BE USED TO PREVENT EROSION OF SOILS THAT ARE DESIGNATED AS HIGHLY SUSCEPTIBLE TO EROSION.
- WATER SHALL BE USED TO PREVENT EROSION OF SOILS THAT ARE DESIGNATED AS HIGHLY SUSCEPTIBLE TO EROSION.

INLET PROTECTION

LAST REVISED: JUNE 2012

NOTES:

- SWIMMING OR OVERSTAYING MUST BE PROHIBITED UNLESS THE SWIMMING IS COMPLETED AND THE WATER SURFACE IS CALM.
- SWIMMING OR OVERSTAYING MUST BE PROHIBITED UNLESS THE SWIMMING IS COMPLETED AND THE WATER SURFACE IS CALM.
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SOLID WASTE DISPOSAL

LAST REVISED: JUNE 2013

NOTES:

- CONTRACTOR SHALL PROVIDE DESIGNATED LOCATION FOR SORTING AND SEPARATING HAZARDOUS WASTES.
- HAZARDOUS WASTE STORAGE MUST BE PROTECTED FROM WEATHER AND OTHER RESTRICTED ACCESS.
- HAZARDOUS WASTE STORAGE MUST BE PROTECTED FROM WEATHER AND OTHER RESTRICTED ACCESS.
- HAZARDOUS WASTE STORAGE MUST BE PROTECTED FROM WEATHER AND OTHER RESTRICTED ACCESS.

HAZARDOUS WASTE DISPOSAL

LAST REVISED: JUNE 2013

NOTES:

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MATERIAL LAYOUT AND STORAGE AREA

LAST REVISED: JUNE 2013

NOTES:

- CONTRACTOR SHALL MAINTAIN MATERIAL STORAGE AREA CLEAR OF ALL OBSTRUCTIONS AND WEATHER PROTECTION.
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MASON'S AREA

LAST REVISED: JUNE 2013

NOTES:

- THE GC SHALL IDENTIFY AREAS WITH LESSELS BASED ON THE SITE. TEMPORARY ON-SITE FUEL TANKS FOR USE BY THE GC SHALL BE PROTECTED BY A TEMPORARY CONTAINMENT WALL OR OTHER MEANS EXTENDING TO AND BEYOND THE TANKS.
- THE TANKS SHALL BE IN GOOD CONDITION, FREE OF RUST OR OTHER DAMAGE WHICH WOULD COMPROMISE THE INTEGRITY OF THE TANKS.
- CONTRACTOR SHALL MAINTAIN MATERIAL STORAGE AREA CLEAR OF ALL OBSTRUCTIONS AND WEATHER PROTECTION.

CEMENT AND CONCRETE WASHOUT

LAST REVISED: JUNE 2013

NOTES:

- PROVIDE WASH STATION IN A LOCATION PROTECTED FROM WEATHER ELEMENTS.
- COLLECT ALL WASH WATER AND DISPOSE OF IT PROPERLY.
- PROVIDE WASH STATION IN A LOCATION PROTECTED FROM WEATHER ELEMENTS.

NOTES:

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FUEL AND PETROLEUM STORAGE AND USE

LAST REVISED: JUNE 2013

NOTES:

- THE GC SHALL DESIGNATE AREAS OF THE SITE FOR EQUIPMENT CLEANING, MAINTENANCE AND REPAIR. THE GC SHALL MAINTAIN THESE AREAS CLEAR OF ALL OBSTRUCTIONS AND WEATHER PROTECTION.
- USE OF DEGREASERS FOR LARGE SCALE WASHING IS PROHIBITED FOR EXAMPLE, WASHING VEHICLES, BATTERIES, POWER TOOLS, ETC. ALL WASH WATER SHALL BE COLLECTED AND DISPOSED OF PROPERLY.

NOTES:

- SWIMMING OR OVERSTAYING MUST BE PROHIBITED UNLESS THE SWIMMING IS COMPLETED AND THE WATER SURFACE IS CALM.
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SANITARY FACILITIES

LAST REVISED: JUNE 2013

NOTES:

- THE TEMPORARY PARKING AND STORAGE AREA SHALL BE SITED TO AVOID OBSTRUCTION OF TRAFFIC AND OTHER RESTRICTED ACCESS.

TEMPORARY PARKING

LAST REVISED: JUNE 2013

NOTES:

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EQUIPMENT AND VEHICLE CLEANING AND MAINTENANCE AREAS

LAST REVISED: JUNE 2013

NOTES:

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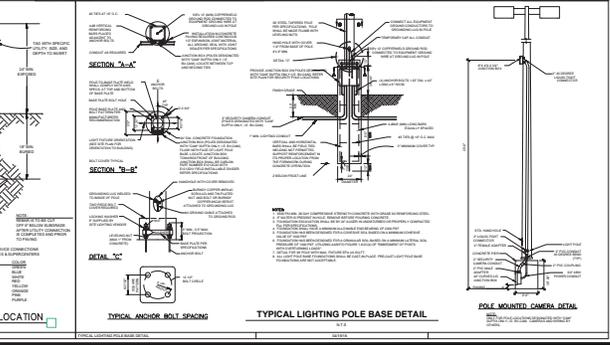
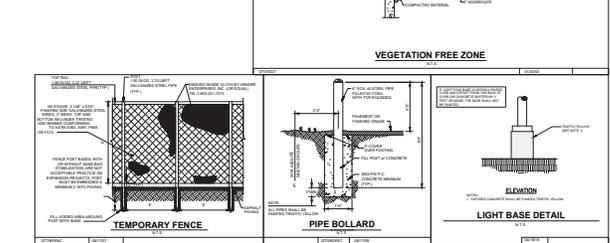
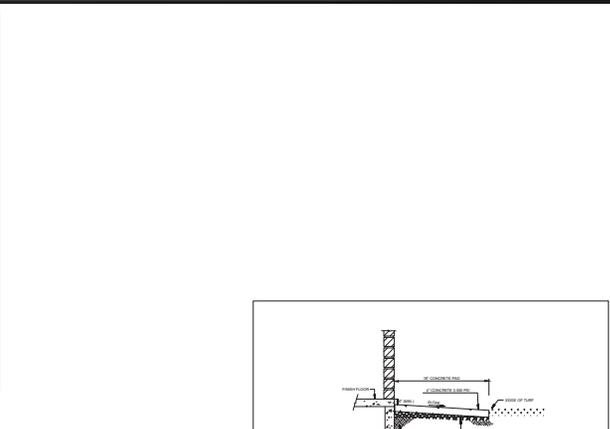
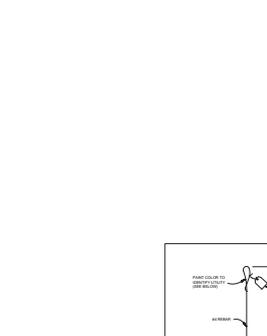
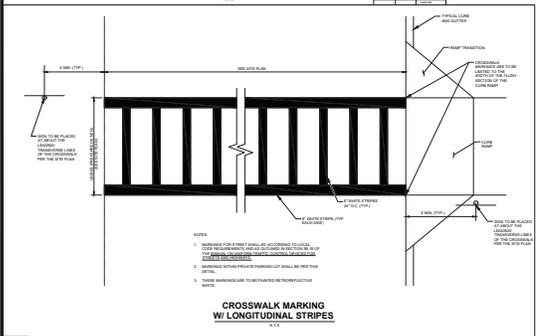
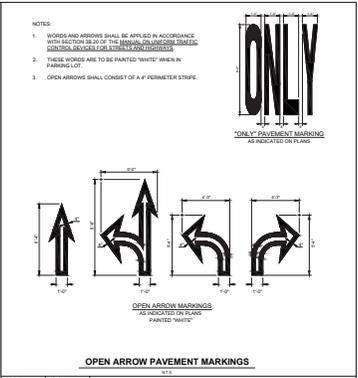
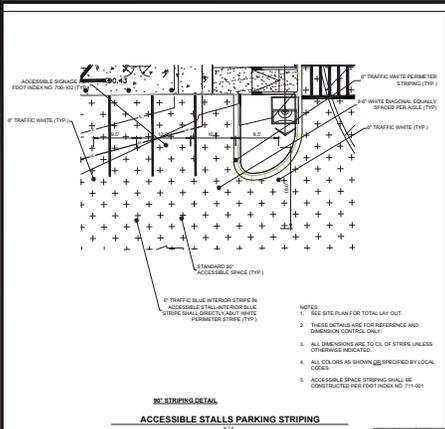
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A Fair Service & E.E. Firm

STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS
CONTRACT NO. 123456789
DATE: 12/15/2012

Designed by: H. JOHNSON
Drawn by: P. SHEFFIELD
Checked by: M. SILEYTON
Job No: 1913128
Date: 12/15/2012

SWPPP DETAILS
MAJOR SITE PLAN - C - STORE
MARION COUNTY, FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS
Sheet No. SW.9



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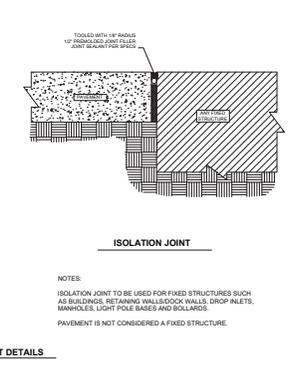
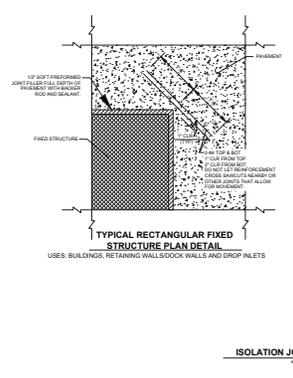
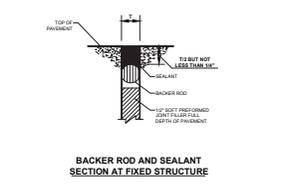
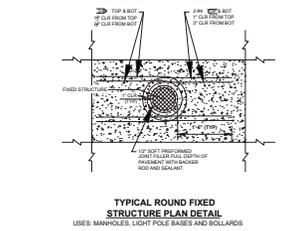
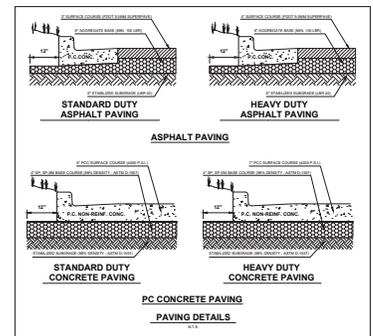
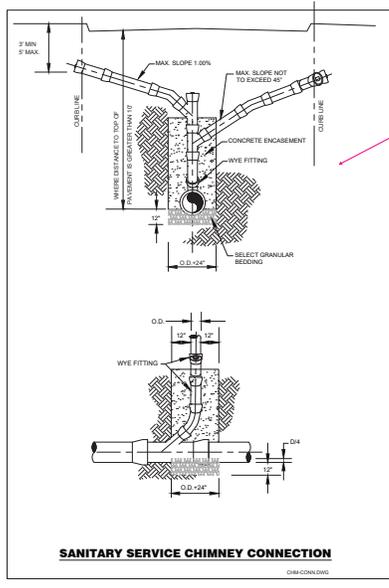
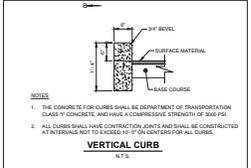
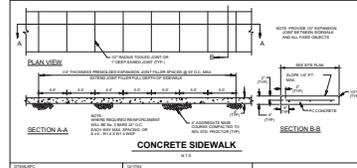
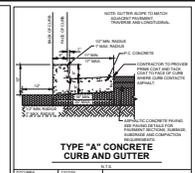
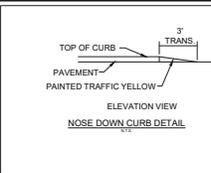
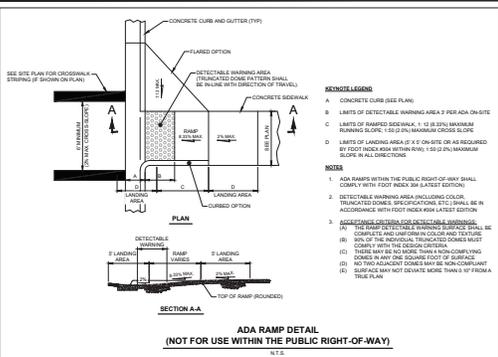
Plans Prepared By:
CPH Consulting, LLC
A Full Service A/E/E Firm

DESIGNED BY: H. JOHNSON
DRAWN BY: P. SHEFFIELD
CHECKED BY: M. SHELTON
JOB NO.: W131528
DATE: 1/2/2028

GENERAL DETAILS
MAJOR SITE PLAN - C - STORE
MARION, FLORIDA

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COMPLETE SET OF PLANS

Sheet No.
C5.1



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PH No. 202.278.1100

Plans Prepared By:
CPI Consulting, LLC
A Full Service A & E Firm

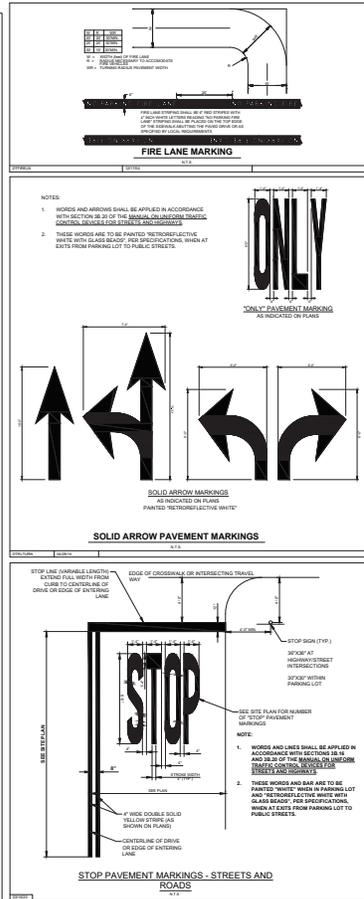
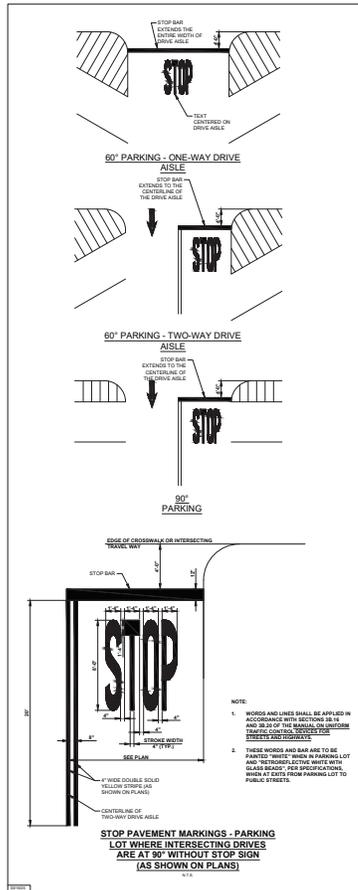
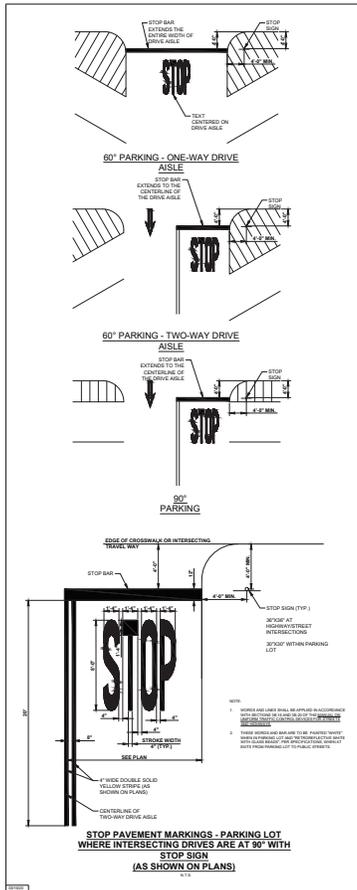
Professional Engineer
No. 22783
STATE OF FLORIDA
Professional Seal
Approved

Designed: H. JOHNSON
Checked: P. SHEPHERD
Checked: H. JOHNSON
Date: 1/23/26

GENERAL DETAILS
MAJOR SITE PLAN - C - STORE
MARION COUNTY, FLORIDA

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Sheet No.
C5.2



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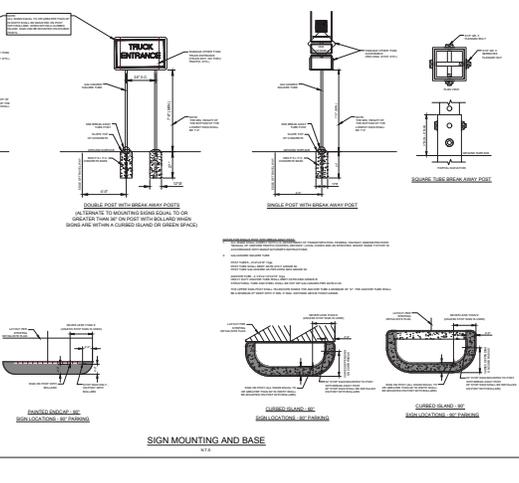
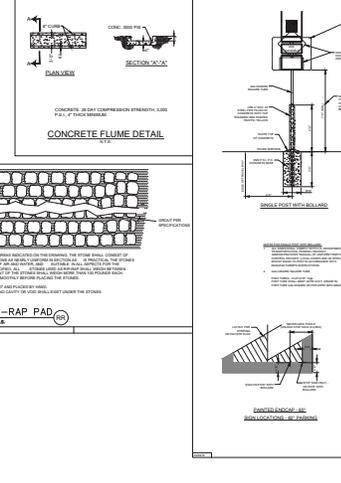
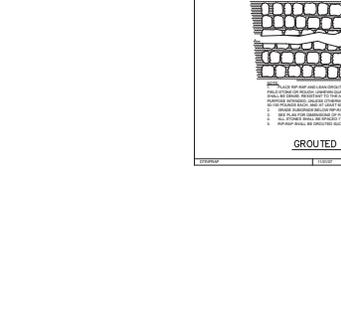
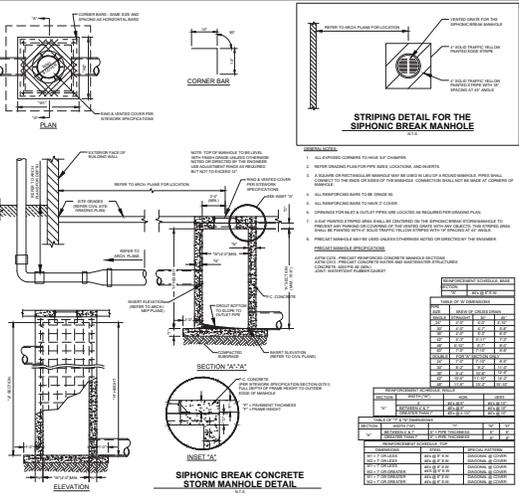
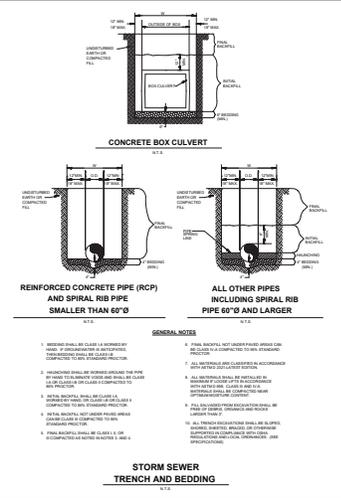
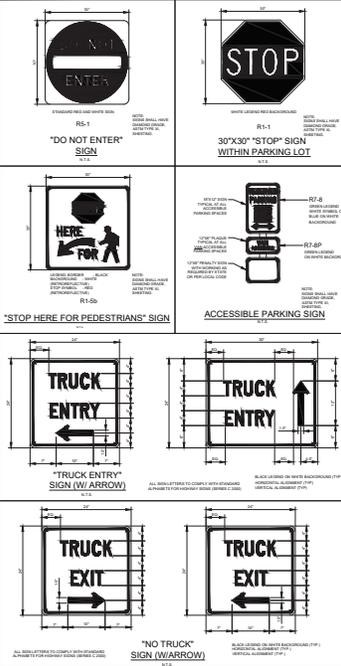
PROFESSIONAL SEAL
STATE OF FLORIDA
CIVIL ENGINEER
NO. 92781
DATE: 12/2024

GENERAL DETAILS
MAJOR SITE PLAN - C - STORE

MARKON, DANIEL, LORIANA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS

Sheet No. C5.3



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Plans Prepared By:
CPH Consulting, LLC
A Full Service A & E Firm

PROFESSIONAL SEAL
STATE OF FLORIDA
REGISTERED PROFESSIONAL ENGINEER
NO. 92781
DATE: 12/20/08

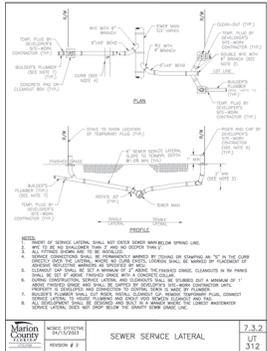
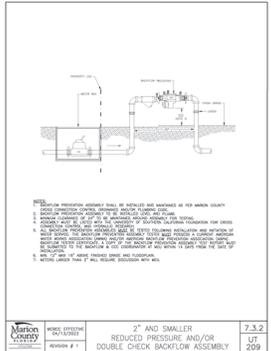
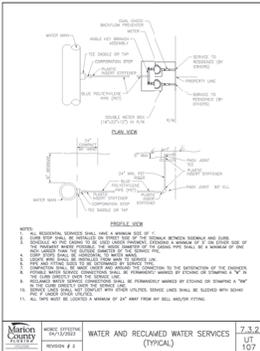
DESIGNED BY: H. JOHNSON
CHECKED BY: W. SHEPHERD
DATE: 12/20/08

GENERAL DETAILS
MAJOR SITE PLAN - C - STORE

MARION, FLORIDA

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Sheet No. **C5.4**



WATER AND RECLAIMED WATER SERVICES (TYPICAL) 7.3.2 UJT 107

2" AND SMALLER REDUCED PRESSURE AND/OR DOUBLE CHECK BACKFLOW ASSEMBLY 7.3.2 UJT 209

SEWER SERVICE LATERAL 7.3.2 UJT 312

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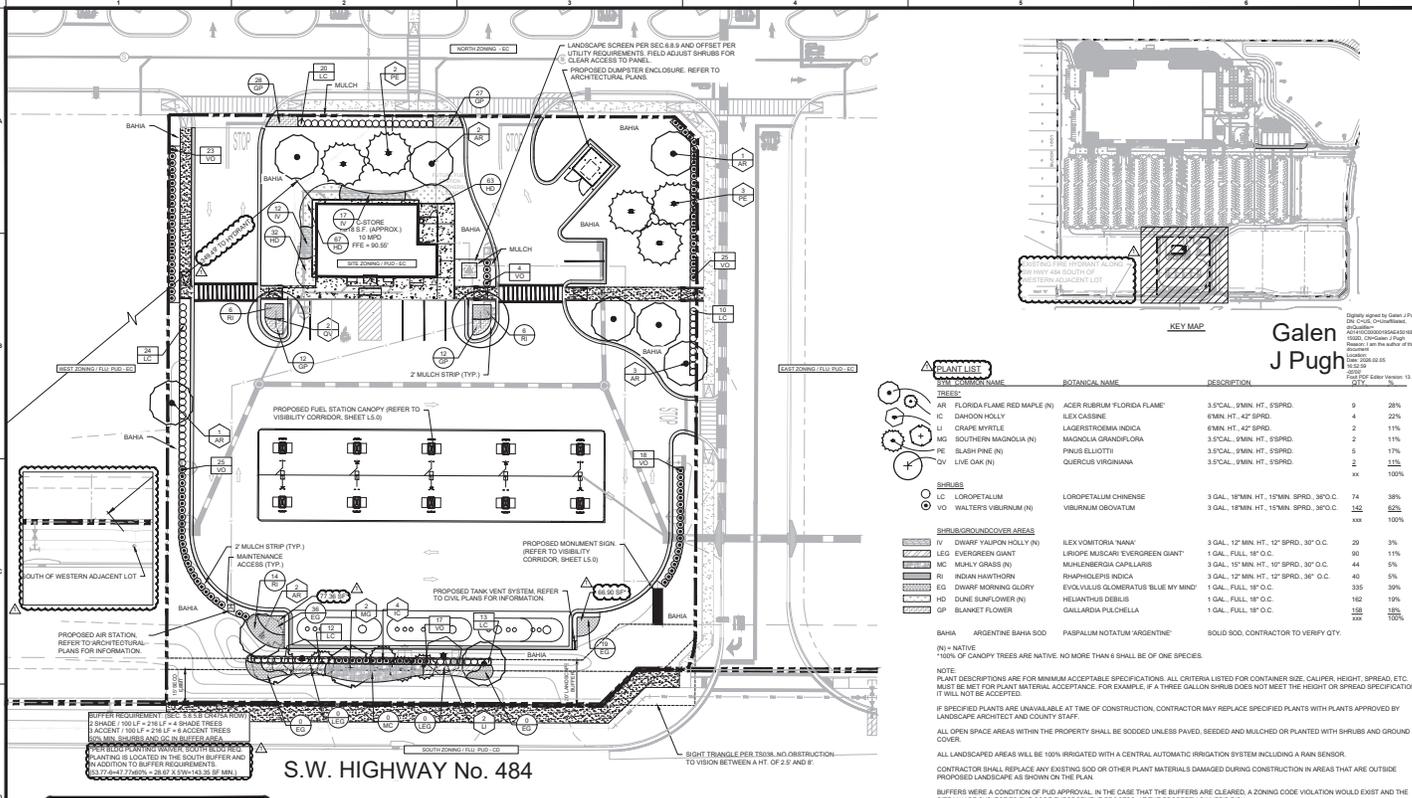
PROFESSIONAL ENGINEER
STATE OF FLORIDA
NO. 92781
EXPIRES 12/31/2015

DESIGNED BY: JOHNSON
DRAWN BY: SHEPHERD
CHECKED BY: SKELTON
JOB NO.: W131528
DATE: 10/20/08

GENERAL DETAILS
MAJOR SITE PLAN - C - STORE
MARION COUNTY, FLORIDA

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Sheet No. **C5.5**



PLANT LIST

PLANT SYMBOL	PLANT NAME	BOTANICAL NAME	DESCRIPTION	QTY	%
AN	FLORIDA FLAME RED MAPLE (N)	ACER FLORIDA FLAME RED MAPLE	3.5 CAL., 9.5 MIN. HT., 5' SPRD.	8	20%
IC	DAHOON HOLLY	ILEX CASINEA	6 MIN. HT., 42' SPRD.	4	22%
LI	CRAPE MYRTLE	LAGERSTROMIA INDICA	6 MIN. HT., 42' SPRD.	2	11%
MO	SOUTHERN MAGNOLIA (N)	MAGNOLIA GRANDIFLORA	3.5 CAL., 9.5 MIN. HT., 5' SPRD.	2	11%
PE	SLASH PINE (N)	PAUSANUS GLOTTA	3.5 CAL., 9.5 MIN. HT., 5' SPRD.	5	17%
OV	LIVE OAK (N)	QUERCUS VIRGINIANA	3.5 CAL., 9.5 MIN. HT., 5' SPRD.	2	11%
				xx	100%
LC	LOROPETALUM	LOROPETALUM CHINENSE	3 GAL., 18" MIN. HT., 15" MIN. SPRD., 30" O.C.	74	38%
VO	WALTERS VEURNUM (N)	VEURNUM OBOVATUM	3 GAL., 18" MIN. HT., 15" MIN. SPRD., 30" O.C.	142	62%
				xxx	100%
IV	DWARF YALPOUN HOLLY (N)	ILEX VOMITORIA 'NANA'	3 GAL., 12" MIN. HT., 12" SPRD., 30" O.C.	29	3%
LEI	EVERGREEN GIANT	LIRIODENDRON EVERGREEN GIANT	1 GAL., FULL, 18" O.C.	90	11%
MC	MILKY GRASS (N)	MILKLENERGIA CAPILLARIS	3 GAL., 15" MIN. HT., 10" SPRD., 30" O.C.	44	5%
IN	INDIAN HAWTHORN	INDIAN HAWTHORN	3 GAL., 17" MIN. HT., 12" SPRD., 30" O.C.	40	5%
EG	DWARF MORNING GLORY	EVOLVENSIS GLOMERATUS 'BLUE MY MIND'	1 GAL., FULL, 18" O.C.	335	39%
HD	DUNE SUNFLOWER (N)	HELIANTHUS DEBILIS	1 GAL., FULL, 18" O.C.	162	19%
GP	BLANKET FLOWER	GALLIARDIA PULCHELLA	1 GAL., FULL, 18" O.C.	168	18%
				xxx	100%
BHA	ARGENTINE BHAH SOD	PASPALLUM NOTATUM 'ARGENTINE'	SOLID SOD, CONTRACTOR TO VERIFY QTY.		

NOTE:
 PLANT DESCRIPTIONS ARE FOR MINIMUM ACCEPTABLE SPECIFICATIONS. ALL CRITERIA LISTED FOR CONTAINER SIZE, CALIPER, HEIGHT, SPREAD, ETC. MUST BE MET FOR PLANT MATERIAL ACCEPTANCE. FOR EXAMPLE, IF A THREE GALLON SHRUB DOES NOT MEET THE HEIGHT OR SPREAD SPECIFICATION, IT WILL NOT BE ACCEPTED.

IF SPECIFIED PLANTS ARE UNAVAILABLE AT TIME OF CONSTRUCTION, CONTRACTOR MAY REPLACE SPECIFIED PLANTS WITH PLANTS APPROVED BY LANDSCAPE ARCHITECT AND COUNTY STAFF.

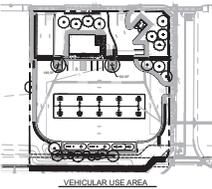
ALL OPEN SPACE AREAS WITHIN THE PROPERTY SHALL BE SOODED UNLESS PAVED, SEEDED AND MULCHED OR PLANTED WITH SHRUBS AND GROUND COVER.

ALL LANDSCAPED AREAS WILL BE 100% IRRIGATED WITH A CENTRAL AUTOMATIC IRRIGATION SYSTEM INCLUDING A RAIN SENSOR.

CONTRACTOR SHALL REPLACE ANY EXISTING SOD OR OTHER PLANT MATERIALS DAMAGED DURING CONSTRUCTION IN AREAS THAT ARE OUTSIDE PROPOSED LANDSCAPE AS SHOWN ON THE PLAN.

BUFFERS WERE A CONDITION OF PUD APPROVAL. IN THE CASE THAT THE BUFFERS ARE CLEARED, A ZONING CODE VIOLATION WOULD EXIST AND THE SITE MAY BE SUBJECT TO THE CODE ENFORCEMENT PROCESS AT THE PROPERTY OWNERS RISK.

S.W. HIGHWAY No. 484



LANDSCAPE DATA (SEC 6.8.7.) (SEC 6.8.8.)

VEHICULAR USE AREA

REQUIRED LANDSCAPE AREA
 1 SHADE TREE (ISLAND)
 2 DECIDUOUS 9" WIDE CREEPY WHERE BUFFER REQ.

PER SEC. 6.8.7.C
 PARKING LOTS ISLANDS SHALL BE COMPLETELY PLANTED WITH SHRUBS AND GROUNDCOVER.

BUILDING LANDSCAPE AREA
 WITHIN 20' OF WALL, 60% OF TOTAL LENGTH EXCLUDING ACCESS, 0' WIDE, 2' FROM FACADE (150 LF x 60% = 90 LF x 9" WIDE = MIN. 205 SF REQ. / 563 SF PROP.)
 POST DEVELOPMENT (PER 6.7.A.1)
 1 SHADE TREE 2000 SF = 52,408 SF / 3000 = 17.47 TREES + 18 TREES

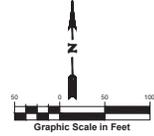
PER SEC. 6.8.4
 20% LANDSCAPE AREA / OPEN SPACE

BUFFER REQUIREMENT
 2' BUFFER: 100 LF x 2' WIDE + 4 SHADE TREES
 4' BUFFER: 100 LF x 4' WIDE + 4 SHADE TREES
 6' BUFFER: 100 LF x 6' WIDE + 4 SHADE TREES
 8' BUFFER: 100 LF x 8' WIDE + 4 SHADE TREES

PLANTING IS LOCATED IN THE SOUTH BUFFER AND IN ADDITION TO BUFFER REQUIREMENTS

NOTES TO CONTRACTOR:

- 24" WIDE MULCH STRIP IS REQUIRED BEHIND ALL CONCRETE CURBS/BUFFERS WHERE TURF GRASS WILL BE ESTABLISHED ADJACENT TO CONCRETE CURBS / BUFFERS, EITHER A 15' OR 20' DEPENDENT ON AVAILABILITY. WIDE SOD STRIP IS REQUIRED.
- CONTRACTOR IS CAUTIONED THAT STORMWATER CONVEYANCES AND FORD BANKS AND BOTTOM CAN BE DAMAGED BY MACHINE MOWED WHILE THESE SOLS ARE WET. ANY ASSOCIATED DAMAGES ARE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR AT NO EXPENSE TO OWNER.



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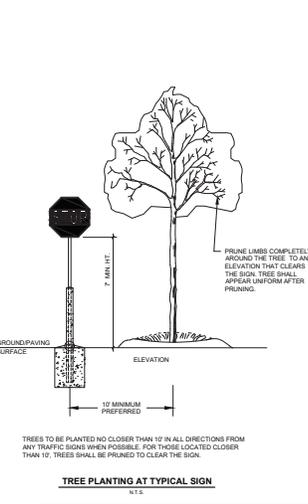
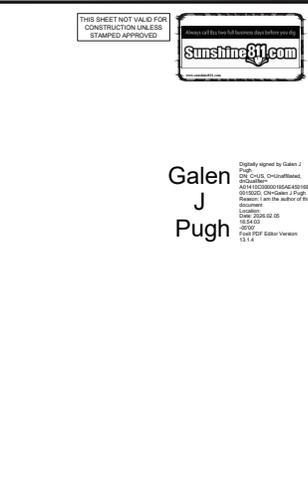
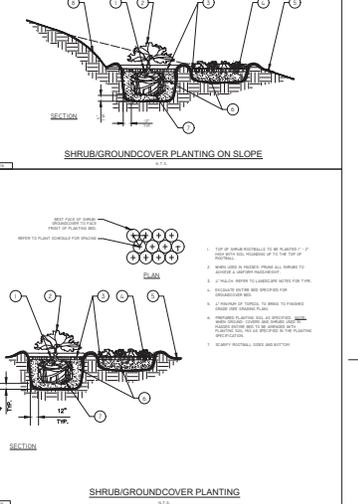
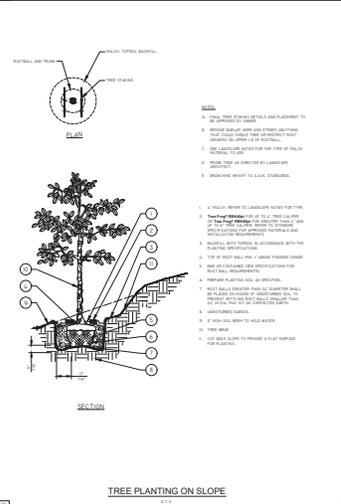
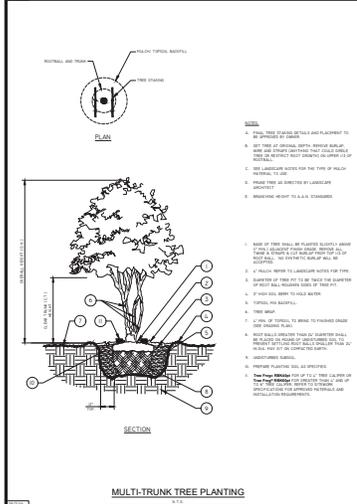
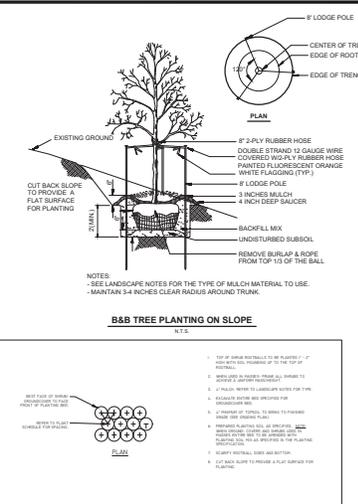
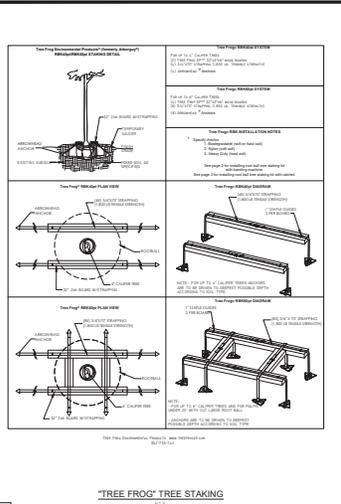
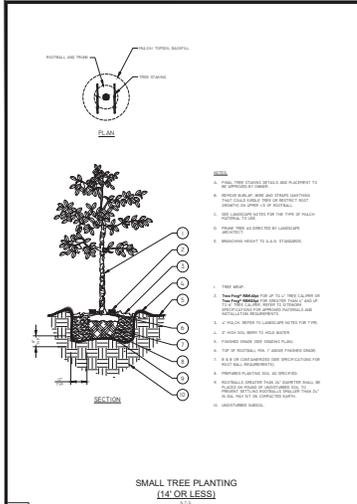
Plans Prepared By:
 CPH Consulting, LLC
 A Full Service A & E Firm

Digitally signed by Galen J Pugh
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 Reason: I am the author of this document
 Date: 2020.02.05 09:25:19
 First PDF Suite Version: 11.1.4

2020 PER COUNTY COMMENTS & CORRECTIONS

Overall Landscape Plan
 Major Site Plan
 C-Store

Sheet No. **L1.0**



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MAJOR SITE PLAN C-STORE

Sheet No. L5.1

INSTALLATION GENERAL NOTES

- THE SYSTEM DESIGN ASSUMES A MINIMUM DYNAMIC PRESSURE FOR THE IRRIGATION SYSTEM OF 50 PSI AT A DESIGN FLOW OF 25 GPM AT THE ENTIRE LENGTH OF THE POINT OF CONNECTION (POC) FROM THE MAIN STORER IRRIGATION SYSTEM. MASTER VALVE AND FLOW METER SHALL BE SIZED AS INDICATED IN THE IRRIGATION LEGEND. VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION.
- READ THOROUGHLY AND BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
- COORDINATE UTILITY LOCATES (CALL BEFORE YOU DIG) OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM WHEN IT IS OBSERVED IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. IF DISCREPANCIES IN CONSTRUCTION DETAILS, LEGEND, NOTES, OR SPECIFICATIONS ARE DISCOVERED, BRING ALL SUCH OBSTRUCTIONS OR DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
- THE DRAWINGS ARE DIAGRAMMATIC. THEREFORE, THE FOLLOWING SHOULD BE NOTED:
 - ALTHOUGH IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY, INSTALL IRRIGATION PIPE AND WIRING IN LANDSCAPE AREAS WHENEVER POSSIBLE.
 - TREE AND SHRUB LOCATIONS AS SHOWN ON LANDSCAPE PLANS TAKE PRECEDENCE OVER IRRIGATION EQUIPMENT LOCATIONS. AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ARCHITECTURAL FEATURES.
 - USE ONLY STANDARD TREE AND ELBOW FITTINGS. USE OF TEES IN THE BELONGS CONFIGURATION OR USE OF CROSS-TYPE FITTINGS IS NOT ALLOWED.
- PROVIDE THE FOLLOWING COMPONENTS TO THE OWNER PRIOR TO THE COMPLETION OF THE PROJECT:
 - LOWER THAT AVAILABLE WATER PRESSURE.
 - IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY SHALL HAVE A BACKFLOW PREVENTER INSTALLED.
 - WHERE APPLICABLE IRRIGATION HEADS ARE TO BE ADJUSTED FOR COMPLETE COVERAGE WITH MINIMUM OVER SPRAY BEYOND LANDSCAPE HEADS.
 - EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
 - IRRIGATION LATERAL LINES, MAIN LINES AND EQUIPMENT MAY BE SHOWN OUTSIDE PROPERTY LINES ON THIS PLAN. ALL IRRIGATION LINES AND EQUIPMENT ARE TO BE WITHIN AND INSTALLED WITHIN THE LIMITS OF THE PROPERTY LINE.
 - ALL IRRIGATION SLEEVING TO BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES. SEE SLEEVING DETAIL.
 - SUPPLY LINES AND METER TO BE PROVIDED BY GENERAL CONTRACTOR. BACKFLOW PREVENTER TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR POINT OF CONNECTION TO BEGIN AFTER THE IRRIGATION WATER METER.
 - IRRIGATION CONTRACTOR SHALL REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNER REPRESENTATIVE.
 - ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.
 - INSTALL ALL VALVE BOXES S MINIMUM FROM ANY CURB.

FUEL STATION GENERAL NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE PROJECT SPECIFICATIONS PRIOR TO BEGINNING THE PROJECT. SPECIFICATIONS ARE PART OF THESE PLANS AND SHALL BE CONSULTED BY THE IRRIGATION CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING WORK AS SPECIFIED IN THE PROJECT SPECIFICATIONS AND TO THE PLANS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK.
- THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
- ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL THE IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
- THIS PLAN IS SCHEMATIC AND DUE TO THE NATURE OF CONSTRUCTION SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT PLAN.
- THIS IRRIGATION SYSTEM IS DESIGNED TO THE FOLLOWING STATE: 25 GPM DYNAMIC WATER PRESSURE IS REPORTED TO 80 PSI.
- CONTRACTOR TO VERIFY ACTUAL AVAILABLE WATER PRESSURE BEFORE BEGINNING INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE WATER PRESSURE EXCEEDS 5 PSI HIGHER OR

CONSTRUCTION NOTES

- THE IRRIGATION SYSTEM POINT-OF-CONNECTION (POC) SHALL BE DOWNSTREAM OF THE IRRIGATION SYSTEM FROM THE EXISTING STORER IRRIGATION SYSTEM AT THE APPROXIMATE LOCATION SHOWN. INSTALL MASTER VALVE ASSEMBLY AS INDICATED. VERIFY EXACT LOCATION OF POC WITH OWNER'S REPRESENTATIVE.
- PRECAST MOUNT THE IRRIGATION CONTROLLER AT THE APPROXIMATE LOCATION SHOWN. COORDINATE ELECTRICAL POWER TO THE CONTROLLER WITH THE OWNER'S REPRESENTATIVE. CARE SHOULD BE TAKEN TO INSTALL THE IRRIGATION CONTROLLER IN A LOCATION THAT IS ACCESSIBLE FOR MAINTENANCE AND SCHEDING FROM VIEW OTHER BEHIND EXISTING WALLS, NEXT TO BUILDINGS, OR BEHIND PLANT MATERIAL. FINAL LOCATION TO BE APPROVED BY OWNER'S REPRESENTATIVE.
- IRRIGATION SHOWN OUT OF LANDSCAPED AREA FOR CLARITY ONLY. INSTALL IRRIGATION COMPONENTS WITHIN LANDSCAPED AREA.

IRRIGATION SYSTEM DESIGN PARAMETERS FOR THE FUEL STATION ONLY.

THE FACTORS IN THE TABLE BELOW WERE UTILIZED IN THE IRRIGATION SYSTEM DESIGN TO DETERMINE PIPE CAPACITY REQUIREMENTS AND MAINLINE SIZE AND ARE MADE AVAILABLE TO GUIDE DECISIONS ON THE SYSTEM OPERATION BY THE CONTRACTOR. MULTIPLE ZONES WILL BE REQUIRED TO OPERATE AT THE SAME TIME UP TO A COMBINED TOTAL EQUAL TO THE MINIMUM FLOW REQUIRED AT THE POC WHEN ZONE SIZES ARE LOWER THAN THE MINIMUM FLOW REQUIRED AT THE POC.

TOTAL IRRIGATION DAYS PER WEEK	2 DAYS
WATER WINDOW PER DAY	2 HRS

IRRIGATION SLEEVE LEGEND

- ALL SLEEVES SHALL BE CLASS 200 PVC AND SIZE TWICE THE NOMINAL SIZE OF THE PIPE PASSING THROUGH. ALL CONTROL WIRE SLEEVES SHALL BE 2-INCH

NON-POTABLE NOTE

- ALL IRRIGATION VALVE BOXES, SPRINKLER, DRIP COMPONENTS, IRRIGATION INFRASTRUCTURE, AND ALL WATER IRRIGATION DEVICES SHALL BE MARKED PURPLE TO INDICATE USE WITH NON-POTABLE WATER.

IRRIGATION LEGEND

- POINT OF CONNECTION ASSEMBLY, TO THE WELL SYSTEM FROM THE MAIN STORER
- SLEEVES CLASS 200 PVC
- MAINLINE PIPE, CLASS 200 PVC
- 2-INCH SIZE UNLESS OTHERWISE INDICATED
- LATERAL PIPE TO TREE EMITTERS, CLASS 200 PVC
- 3/4-INCH SIZE UNLESS OTHERWISE INDICATED
- LATERAL PIPE TO IN-LINE DRIP HEADER, CLASS 200 PVC
- 1-INCH SIZE UNLESS OTHERWISE INDICATED
- UNCONNECTED PIPE CROSSING
- IN-LINE DRIP TURNING MANIFOLD TURNS 18 WITH RAINBIRD XOF BRINLINE HEADER
- 0.9 GPH EMITTERS, 12" EMITTER SPACING, 10' ROW SPACING
- REMOTE CONTROL DRIP VALVE ASSEMBLY: RAIN BRID XCCZ-PHB-100-COM
- FLOW SENSOR ASSEMBLY: MATCO 514
- FLOW SENSOR ASSEMBLY: HYDROPOINT0027
- MASTER VALVE ASSEMBLY: HYDROPOINT0033
- INDICATES CONTROLLER AND STATION NUMBER
- INDICATES LATERAL DISCHARGE (GPM)
- INDICATES VALVE SIZE (INCHES)
- INDICATES LANDSCAPE APPLICATION
- IN-LINE TREE DRIP TURNING ASSEMBLY ON TREE ROOT BALL:
 - 0.9 GPH EMITTERS 12" ON CENTER.
 - PROVIDE THREE (3) RINGS ON ORNAMENTAL TREES (2" CALIPER OR LESS) PROVIDE THREE (3) RINGS ON CANOPY TREES (4" CALIPER OR GREATER)
 - ALL TREE IRRIGATION TO BE ON SEPARATE TREE IRRIGATION ZONES.

Galen J Pugh

Digitally signed by Galen J Pugh
 DN: cn=Galen J Pugh, o=Hines Inc, ou=Engineering, email=Galen.J.Pugh@hinesinc.com, c=US

IRRIATION LEGENDS AND NOTES

MAJOR SITE PLAN

C-STORER

MARION, COLORADO

NO. DATE REVISION

1 1/25/2025

DESIGNED: HINES
 DRAWN: HINES
 CHECKED: HINES
 DATE: 01/25/2025

MICHAEL TEMPLE
 CDR R020

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