# Marion County
## Development Review Committee
## Meeting Agenda

**Monday, July 20, 2026 9:00 AM Office of the County Engineer**

MEMBERS OF THE PUBLIC ARE ADVISED THAT THIS MEETING / HEARING IS A PUBLIC PROCEEDING, AND THE CLERK TO THE BOARD IS MAKING AN AUDIO RECORDING OF THE PROCEEDINGS, AND ALL STATEMENTS MADE DURING THE PROCEEDINGS, WHICH RECORDING WILL BE A PUBLIC RECORD, SUBJECT TO DISCLOSURE UNDER THE PUBLIC RECORDS LAW OF FLORIDA. BE AWARE, HOWEVER, THAT THE AUDIO RECORDING MAY NOT SATISFY THE REQUIREMENT FOR A VERBATIM TRANSCRIPT OF THE PROCEEDINGS, DESCRIBED IN THE NOTICE OF THIS MEETING, IN THE EVENT YOU DESIRE TO APPEAL ANY DECISION ADOPTED IN THIS PROCEEDING.

**1. ROLL CALL**

**2. PLEDGE OF ALLEGIANCE**

**3. ADOPT THE FOLLOWING MINUTES:**

**3.1. July 13, 2026**

**4. PUBLIC COMMENT**

**5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL**

**5.1. Calesa Township Chestnut Grove Phase 1 - Final Plat**
**Parcel #: 35300-000-14 #33079**
**JCH Consulting Group, Inc.**

**5.2. Calesa Equine Amenity - Major Site Plan**
**Parcel #: 35300-000-45 # MajorSite-000106-2025**
**Kimley-Horn and Associates**

**6. SCHEDULED ITEMS:**

**6.1. Newton Recycling Center - Agricultural Lot-Split - 001039 - Waiver Request to County MSBU**
**Parcel #: 12844-000-01 #WaiverPIR-001040-2026**
**Kimley-Horn and Associates**

**LDC 2.16.1.B(8)(g) Division of Land - Applicability**
CODE states A County MSBU shall be established for the maintenance of the improvements created by this division prior to final approval and recordation. A waiver to this provision may only be granted by the Board upon review and recommendation by the DRC.
**APPLICANT** requests waiver to the County MSBU requirement. The proposed driveway easement is 60 feet x 40 feet in size and will require minimal intervention by landowners to maintain.

**6.2. Martel Paved Training Course - Major Site Plan 30313 - Waiver Request to Major Site Plan in Review**
**Parcel #: 23306-001-00 #WaiverPIR-001058-2026**
**Kimley-Horn and Associates**

**LDC 2.12.8. - Current Boundary and Topographic Survey**
CODE states Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.
**APPLICANT** requests to use the previously approved survey from 2023 for the design and permitting of this project. This underlying major site plan was recently constructed and closed out in March 2026.

**6.3. Home2Suites Headsprings Hotel - Major Site Plan - Plan Revisions**
**Parcel #: 24141-000-00 #32134**
**Davis Dinkins Engineering**

This item is not on the Consent agenda due to a conditional approval placed by Staff.

**6.4. 441 Modular Home Dealership - Major Site Plan - 000672 - Waiver Request to Major Site Plan in Review**
**Parcel #: 36943-000-00 # WaiverPIR-001045-2026**
**Tillman & Associates Engineering, LLC**

**LDC 6.11.5. - Driveway access**
CODE states (1) The minimum allowed distance between a commercial driveway and the nearest intersecting driveway shall be 660 feet for a roadway speed limit over 45 mph based on Table 6.11-2.
**APPLICANT** The driveway does not meet spacing requirements. Applicant has documentation from FDOT noting they are willing to issue a permit for the driveway in the location as proposed and requests a waiver to this section of code for driveway spacing.

**LDC 6.12.12.A, D - Sidewalks**
CODE states A. Sidewalks shall be provided in the Urban Area, Rural Activity Centers, and Specialized Commerce Districts along arterial, collector, and major local streets where these streets adjoin the project...
D. ...the developer may pay a sidewalk fee to the County in an amount necessary to complete construction. This amount shall be determined by the project engineer and approved by the County with payment required prior to final plan approval.
**APPLICANT** FDOT has written that they have no future plans for further development on the eastern side of the highway. A shared-use path (Project number 439238-2) is in the plans on the western side of the highway and construction funding is proposed for 2027. Applicant understood that the DOT Shared Use Path project covers the intent of County long range planning; therefore, a waiver is requested to any requirement of a sidewalk or payment of a fee in-lieu of sidewalk construction.

**LDC 6.12.12.D - Sidewalks**
CODE states ...the developer may pay a sidewalk fee to the County in an amount necessary to complete construction. This amount shall be determined by the project engineer and approved by the County with payment required prior to final plan approval.
**APPLICANT** Contingent Waiver: FDOT has written that they have a shared-use path (Project number 439238-2) in the plans on the western side of the highway and construction funding is proposed for 2027. Applicant understood the DOT Shared Use Path project covers the intent of County long range planning; therefore, a waiver is requested to construct a sidewalk with this project and pay a fee in-lieu of sidewalk construction. Project Engineer and County to coordinate after waiver approval on required fee.

**LDC 2.18.4.C Construction, completion, and closeout**
CODE states All subdivision improvements shall be constructed in accordance with approved plans and shall conform to regulations and specifications in effect on the date of approval of the improvement plans.

**APPLICANT** requests to commence construction prior to plan approval and approve early site work permit at the Developer's risk including removal of trees as presented to County Landscape Department and maintaining no less than 100-inch per acre of existing viable trees 10-inch+ DBH.

**LDC 6.8.6.K.(3) - C-Type Buffer**

CODE states K. (3) C-Type buffer shall consist of a 15-foot wide landscape strip without a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer and form a layered landscape screen with a minimum height of three feet achieved within one year.
LDC 6.8.3.D. Trees shall not be located in areas that will cause conflict with overhead or underground utilities. Large trees shall not be located within 30 feet of power lines. Alternative design strategies may be approved by the County's Landscape Architect when conflicts with existing utilities cannot be avoided.
**APPLICANT** requests to replace the overhead utility impacted Type C Buffer shade tree requirement with accent trees along Hwy 441 ROW. (pertaining to West side)

**LDC 6.8.6.K.(3) - Buffers**

CODE states K. (3) C-Type buffer shall consist of a 15-foot wide landscape strip without a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer and form a layered landscape screen with a minimum height of three feet achieved within one year.
**APPLICANT** - North and East sides of subject parcel are against heavily wooded ROW (County ROW to North and Railroad to East). Requesting waiver to C-Type buffer requirement for shrubs and groundcovers at north and east buffers.

**LDC 4.3.13. - Model home sales lot or model home complex**

CODE states A. This commercial development shall provide a paved parking lot with five parking spaces per model home. One parking space for the handicapped per model home or complex is required. The unit(s) must be handicapped accessible, have all utilities including telephone installed and shall be fully functional as a commercial development. LDC6.11.8.E. All off-street parking areas shall be paved for all developments, except as listed below. The following uses may use grass parking except for employee and disabled permit parking spaces which must be paved. The perimeter of a grass parking lot shall be delineated with railroad ties, wheel stops, or other means as may be approved by the County Engineer or his designee. (6) Sales and leasing of new and used manufactured homes.
**APPLICANT** - does not believe Section 4.3.13 “Model home sales lot or model home complex” is applicable to this project and finds the code to conflict with section 6.11.8.E for parking if it were applicable. Further,

comparable sites recognized as “mobile home sales” businesses in the County and around the nation do not require parking as much as 4.3.13.A suggests. Applicant has provided Staff supporting evidence of comparable sites parking counts for both paved and grass which demonstrate this project is well within appropriate parking needs. Waiver is requested to Code Sec. 4.3.13. for this project and to provide parking counts based on Sec. 6.11.8. - Parking requirements, Table 6.11-5 for office and storage areas.

**LDC 6.11.4.B.(1) - Access management**

CODE states B. Cross Access (Parallel Access). (1) Cross access is required to reduce the use of the public street system, provide for movement between adjacent and complementary land uses, limit access to Arterial and Collector roads, and minimize full median openings. Cross access shall be shown on the plans and shall be established through a public easement.

**APPLICANT** Due to the uncertainty surrounding the future development of the SE 92nd Place Road corridor and adjacent properties, the Applicant requests approval to satisfy the intent of the Code by recording a covenant running with the land. The covenant shall bind the subject property to grant and record cross-access and/or parallel access easements to adjacent properties when such easements become necessary within 180 days because of future development of complementary adjoining parcels, as determined during their applicable development review process. The Applicant further requests that, all costs associated with the design, surveying, engineering, permitting, construction, recording, and related improvements necessary to establish the easement shall be the responsibility of the developing adjacent parcel(s), unless a licensed traffic engineer and transportation planner determines that the proposed development generates complementary traffic patterns such that the subject property receives a proportional transportation benefit. In such case, costs may be allocated in a manner consistent with the proportional benefit received, as determined by the reviewing authority.

**LDC. 6.11.4.B.(2) - Access management**

CODE states B. Cross Access (Parallel Access). (2) Cross access shall be provided and constructed for all commercial, industrial, and multi-family residential development on arterial and collector roads unless it is determined by the County Engineer to not be practical or reasonable due to adjacent features, specific type of development, or the potential development of the adjacent property.

**APPLICANT** - Contingent Time-Deferral for Recording Easement Waiver Request:

Per signed covenant, the applicant requests approval to defer construction of the proposed cross-parallel access easement fronting U.S. Hwy 441 until such time as it is required in conjunction with future permitted development of adjacent parcels.

**6.5. Majesty Corner LLC - Waiver Request to Buffers**
**Parcel #: 39122-008-00 # WaiverSTA-001018-2026**
**Aldana Contracting, LLC**

**LDC 6.8.6.L(1) Buffers**
CODE states (1) Where buffer walls are required by this article, a combination of buffer walls and berms may be used to meet the intent of buffering. Buffer fences may be used as a substitute for buffer walls with approval of the DRC. The buffer walls, buffer fences, and berms shall: (a) Not be constructed or installed in a manner which creates a threat to public safety or interferes with vehicular circulation; (b) Be designed to be compatible with existing and proposed site architecture and the character of the surrounding and adjacent settings including the style and selection of materials; and (c) Be situated so that the wall or fence components are within the buffer limits and any required landscaping shall be installed on the public view side of the wall.
**APPLICANT** - Section 6.8.6 (L)(1) of the Marion County Land Development Code defines a buffer wall and recognizes that a fence may serve as a substitute for a buffer wall. Consistent with the intent of this provision, the adjacent property owner has reviewed this request and has expressed a preference that their existing fence be considered the required physical buffer rather than having an additional buffer wall constructed. The neighboring property owner has advised that they would prefer to maintain the existing fence and view the enhanced landscape buffer rather than have a buffer wall installed along the shared property line. Therefore, the applicant is requesting to waive the buffer wall requirement.

**6.6. Midway Oaks (fka Midway Terrace) Major Site Plan 32788 - Waiver Request to Major Site Plan in Review**
**Parcel #: 9007-0101-32 #WaiverPIR-001059-2026**
**Mastroserio Engineering, Inc.**

**LDC 2.12.8 - Topographical Contours**
CODE states Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.
**APPLICANT** requests to utilize existing contours and lidar. A site inspection was conducted to check existing conditions on and around the site. Nothing was found that contradicts the contours and lidar that was already obtained.

**LDC 6.8.6.K(3) - Buffers**
CODE states C-Type buffer shall consist of a 15-foot wide landscape strip without a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer and form a layered landscape screen with a minimum height of three feet achieved within one year.
**APPLICANT** - A waiver is requested to provide a 6-foot high opaque fence along the property boundary fronting the cul-de-sac right of way in lieu of the required buffer consisting of 2 shade trees and shrubs and ground cover for these 52 feet of property frontage. The fencing would provide security and safety measures to prevent the neighborhood citizens from entering the DRA. The fence would be offset 10 feet inward from the property line.

**6.7. Church of the Risen Savior - Minor Site Plan - 32922 - Waiver Request to Minor Site Plan in Review**
**Parcel #: 8002-0244-03 #WaiverPIR-001068-2026**
**Abshier Engineering**

**LDC Division 8, 6.8.2 Landscape plan requirements**
CODE states A landscape plan which indicates the following is required for all development except for individual single-family homes and duplexes: All existing landscaping, indigenous open space, and natural features; B. Locations of existing protected trees, labeled and with sizes provided, groups of trees, landscaping and other vegetation to be preserved; C. Vegetation and tree protection barricades; D. All replacement trees as required per Section 6.7.8; E. All proposed landscape areas, labeled and with sizes provided; F. Construction details as applicable, including but not limited to: (1) Tree protection; (2) Tree, palm, and shrub installation; (3) Details for specialized installations; (4) Elevation drawings of walls proposed for buffers and/or screening; and (5) Cross section of proposed walls/berms/combination for buffers. G. Plant schedule: (1) A key matching the plants being specified (may be plant symbols or written) (2) Quantities of plants being specified (3) Common plant names (4) Scientific plant names (5) Plant specifications including height, spread, and spacing (6) Native status H. Calculations for required landscaping: (1) Tree preservation and replacement (2) Shade tree requirements (3) Buffers (4) Parking areas (5) Vehicle use areas I. Notes including installation instructions and special requirements related to licensing, tree protection, maintenance, fertilizer use, and watering. J. Notes regarding tree protection and inspections as outlined in Section 6.7.3 and 6.7.12 and shall also be provided on the site and grading plan sheets.
**APPLICANT** - The Church is requesting not to add any additional landscaping with the addition to the Church. Other than handicap parking the parking spaces are grass. The addition is to the rear and side of the church.

**7. CONCEPTUAL REVIEW ITEMS:**

**8. DISCUSSION ITEMS:**

**8.1. Review of Planning & Zoning Case Items for June 27, 2026**
**Marion County Growth Services Department**

**9. OTHER ITEMS:**

**10. ADJOURN:**

# Marion County

## Development Review Committee

### Agenda Item

**File No.:** 2026-23704 **Agenda Date:** 7/20/2026 **Agenda No.:** 3.1.

**SUBJECT:**
**July 13, 2026**

# Marion County

## Development Review Committee

### Meeting Minutes

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

**Monday, July 13, 2026** **9:00 AM** **Office of the County Engineer**

MEMBERS OF THE PUBLIC ARE ADVISED THAT THIS MEETING / HEARING IS A PUBLIC PROCEEDING, AND THE CLERK TO THE BOARD IS MAKING AN AUDIO RECORDING OF THE PROCEEDINGS, AND ALL STATEMENTS MADE DURING THE PROCEEDINGS, WHICH RECORDING WILL BE A PUBLIC RECORD, SUBJECT TO DISCLOSURE UNDER THE PUBLIC RECORDS LAW OF FLORIDA. BE AWARE, HOWEVER, THAT THE AUDIO RECORDING MAY NOT SATISFY THE REQUIREMENT FOR A VERBATIM TRANSCRIPT OF THE PROCEEDINGS, DESCRIBED IN THE NOTICE OF THIS MEETING, IN THE EVENT YOU DESIRE TO APPEAL ANY DECISION ADOPTED IN THIS PROCEEDING.

1. **ROLL CALL**

**MEMBERS PRESENT:**
Ken McCann, Vice Chairman (Fire Marshal)
John Pearson (Building Safety)
Steven Cohoon (County Engineer)
Chuck Varadin (Growth Services Director)
Josh Kramer for Tony Cunningham (Utilities Director)

**OTHERS PRESENT:**
Ken Odom (Planning/Zoning)
Chris Rison (Planning/Zoning)
Erik Kramer (Planning/Zoning)
Liz Cotos (Planning/Zoning)
Linda Blackburn (Legal)
Chris Zeigler (Office of the County Engineer)
Alexander Turnipseed (Office of the County)
Aaron Pool (Office of the County Engineer)
Kelly Hathaway (Office of the County Engineer)
Kelsey Giesing (Office of the County Engineer)

2. **PLEDGE OF ALLEGIANCE**

3. **ADOPT THE FOLLOWING MINUTES:**

**3.1. July 6, 2026**

**Motion by John Pearson to approve, seconded by Josh Kramer**
Motion carried 4-0

## 4. PUBLIC COMMENT

## 5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

**5.1. 9494 Summerfield Self-Storage - Major Site Plan**
**Parcel #: 48320-000-00 #32837**
**Radcliffe Engineering**

**5.2. Ironcrest Phase 1 - Final Plat**
**Parcel #: 14699-001-00 #29959**
**JCH Consulting Group, Inc.**

**5.3. Multi-Family- 8 Units - 351 Marion Oaks Blvd - Major Site Plan**
**Parcel #: 8004-0433-18 #MajorSite-000060-2025**
**Ordonez Construction, Inc.**

**5.4. Belleview Substation - Major Site Plan**
**Parcel #: 4217-223-000 #MajorSite-000232-2026**
**SECO Energy, Inc.**

**Motion by John Pearson to approve the consent agenda, seconded by John Pearson**
Motion carried 4-0

## 6. SCHEDULED ITEMS:

**6.1. Exalt Summerfield - Major Site Plan - 000600 - Waiver Request to Major Site Plan in Review**
**Parcel #: 47696-000-00 # WaiverPIR-001038-2026**
**Kimley-Horn and Associates**

**LDC 6.8.7.F(2) - Shade Tree**
CODE states One shade tree shall be provided per 50 lineal feet of divider median. **APPLICANT** requests a waiver from landscape requirement for shade trees in parking islands where the shade trees are within 20' of the building. Request that these may be replaced with accent trees referring to section 6.8.8.D of the LDC that states "Large trees shall not be located within 20 feet of a building. Accent/ornamental trees shall be located sufficiently..."

**Motion by Chuck Varadin to approve conditioned on applicant providing additional landscape plans for where shade trees will be replaced by ornamentals, seconded by John Pearson**
Motion carried 5-0

**6.2. SR 200 & Hwy 484 Master Infrastructure - Preliminary Plat -33175 -**

**Waiver Request to Preliminary Plat in Review**
**Parcel #: 35341-002-01 # WaiverPlR-001043-2026**
**Kimley-Horn and Associates**

**LDC 6.8.6.K(2) - Buffers**
CODE states B-Type buffer shall consist of a 20-foot wide landscape strip with a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer.
**APPLICANT** - requests waiver to remove the buffer wall requirement within the B-Type buffer located along the north property line, adjacent to the A-1 zoned property. Based on existing land uses for both properties being commercial, the intent of LDC Sec. 6.8.6. to screen commercial properties from agricultural properties, is not consistent. This waiver request intends to keep the B-Type buffer width requirement of 20' while only removing the wall requirement due to existing topography and native vegetative buffers. Existing topography along the property line varies to the extent that a buffer wall would serve no true screening benefit; vegetation within the A-1 property enhances this. Please see Exhibit EX-01/EX-02.

**Motion by Chuck Varadin to approve request for downgrading to Type C buffer, seconded by Steven Cohoon**
Motion carried 5-0

**LDC 6.12.2 Right-of-way**
CODE states Table 6.12.1 Subdivision Local (private) 50' + 5' right-of-way (ROW) easement on each side.
**APPLICANT** - requests waiver to reduce the minimum private right-of-way width to 40 feet with sidewalk on one side in lieu of both. The 40-foot right-of-way provides adequate area for vehicular access, emergency access, utilities, drainage, and pedestrian connectivity while reducing impervious area. The road will remain the responsibility of the owner/private maintenance entity and will not create any maintenance obligation for Marion County. See enclosed County Typical Section TS-011 and Exhibit EX-03.

**Steven Cohoon to deny, seconded by John Pearson**
Motion carried 5-0

**6.3. SR 200 & Hwy 484 Master Infrastructure - Major Site Plan - 33511 - Waiver Request to Major Site Plan in Review**
**Parcel #: 35341-002-01 # WaiverPlR-001046-2026**
**Kimley-Horn and Associates**

**LDC 2.1.3 - Order of Plan Approval**
CODE states 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.
**APPLICANT** requests to modify the order or plan approval for the proposed development to substitute the Improvement Plan with the ongoing Major Site Plan application approval for Final Plat approval. This request is consistent with discussions held with County Staff during pre-application meetings and existing comments from the Major Site Plan application. The applicant assumes the risks of proceeding with Engineering design required at the Major Site Plan application level while approval of the plat is still pending.

**Motion by Chuck Varadin to approve, seconded by John Pearson**
Motion carried 5-0

**6.4. Self Storage SR 200 & Hwy 484 - Major Site Plan 000831 - Waiver Request to Major Site Plan in Review**
**Parcel #: 35341-002-01 #WaiverPIR-001044-2026**
**Kimley-Horn and Associates**

**LDC 2.1.3 Order of Plan Approval**
CODE states 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.
**APPLICANT** requests to modify the order of plan approval for the proposed development to substitute the Improvement Plan with the ongoing Major Site Plan application approval for Final Plat approval. This request is consistent with discussions held with County Staff during pre-application meetings and existing comments from the Major Site Plan application. The applicant assumes the risks of proceeding with the Engineering design required at the Major Site Plan application level while approval of the plat is still pending.

**Applicant withdrew**

**6.5. Midway Terrace Apartments - Major Site Plan - Plan Extension Request**
**Parcel #: 9007-0101-18 #30183**
**Linn Engineering**

On July 7, Applicant requested a one-year extension for this Major Site Plan. The request is to extend one year from the current expiration date of June 17, 2026. The new expiration date would be June 17, 2027. There have been no previous extensions granted.

**Motion by Steven Cohoon to approve Items 6.5. and 6.6. for one year, seconded by Ken McCann**
Motion carried 5-0

**6.6. Midway Terrace Apartments - Major Site Plan - Plan Extension Request**
**Parcel #: 9007-0101-27 #30983**
**Linn Engineering**

On July 7, Applicant requested a one-year extension for this Major Site Plan. The request is to extend one year from the current expiration date of August 26, 2026. The new expiration date would be August 26, 2027. There have been no previous extensions granted.

**6.7. Wawa Convenience Store @ US Hwy 441 - Major Site Plan - Plan Extension Request**
**Parcel #: 4593-006-001 # 30312**
**Native Engineering**

On July 7, Applicant requested a one-year extension for this Major Site Plan. The request is to extend one year from the current expiration date of September 9, 2026. The new expiration date would be September 9, 2027. There have been no previous extensions granted.

**Motion by Steven Cohoon to approve one-year extension, seconded by John Pearson**
Motion carried 5-0

**7. CONCEPTUAL REVIEW ITEMS:**

**8. DISCUSSION ITEMS:**

**9. OTHER ITEMS:**

**Motion by John Pearson to adjourn, seconded by Ken McCann**
Motion carried 5-0

**10. ADJOURN: 9:44 AM**

_____
Ken McCann, Vice-Chairman

Attest:

_____
Kelly Hathaway
Development Review Coordinator

# Marion County

## Development Review Committee

### Agenda Item

**File No.:** 2026-23705 **Agenda Date:** 7/20/2026 **Agenda No.:** 5.1.

**SUBJECT:**
**Calesa Township Chestnut Grove Phase 1 - Final Plat**
**Parcel #: 35300-000-14 #33079**
**JCH Consulting Group, Inc.**

# SUBMITTAL SUMMARY REPORT
# 33079

**PLAN NAME:** CALESA TOWNSHIP CHESTNUT GROVE PHASE 1 **LOCATION:** 5575 SW 67TH AVENUE RD OCALA,

**APPLICATION DATE:** 07/16/2025 **PARCEL:** 35300-000-14

**DESCRIPTION:**

| CONTACTS | NAME | COMPANY |
|---|---|---|
| Applicant | Christopher Howson | JCH Consulting Group, Inc. |
| Applicant | Christopher Howson | JCH Consulting Group, Inc. |

| SUBMITTAL | STARTED | DUE | COMPLETE | STATUS |
|---|---|---|---|---|
| OCE: Plan Review (DR) v.2 | 06/23/2026 | 06/30/2026 | 07/06/2026 | Approved |
| OCE: Plan Review (DR) v.1 | 07/22/2025 | 08/05/2025 | 11/13/2025 | Requires Re-submit |

## SUBMITTAL DETAILS

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

| ITEM REVIEW NAME (DEPARTMENT) | ASSIGNED TO | DUE | COMPLETE | STATUS |
|---|---|---|---|---|
| 911 Management (DR) (911 Management) | Kristie Wright | 06/30/2026 | 06/29/2026 | Approved |
| Environmental Health (Plans) (Environmental Health) | Evan Searcy | 06/30/2026 | 06/25/2026 | Approved |
| Growth Services Planning & Zoning (DR) (GS Planning and Zoning) | Chris Rison | 06/30/2026 | 07/01/2026 | Approved |

| | |
|---|---|
| *Corrections* | 2.12.10 - Easement (**Resolved**) - **Corrective Action:** Indicated on plat, defer any further remarks to other departments. - 2.12.10 - Easement: Show existing and proposed easements on plan, and provide description of each easement. |
| *Corrections* | 2.12.4 - Zoning Classification-adjacent properties (**Resolved**) - **Corrective Action:** Sheet 2 of 7. - 2.12.4 - Zoning Classification-adjacent properties: Show existing zoning classification on the adjacent properties. |
| *Corrections* | 2.12 - Development Agreements (**Resolved**) - **Corrective Action:** Note #17, Sheet 2 of 7. - 2.12 - Development Agreements: List of Development Agreements including Marion County Official Record Book and Page. |
| *Corrections* | 2.12 - Variances (**Resolved**) - **Corrective Action:** N/A. - 2.12 - Variances: List of approved Variance, case numbers, conditions, and the date of approval. |
| *Corrections* | 6.3.1.C(15)(j) - Sustainable Ag land statement (**Resolved**) - **Corrective Action:** N/A - internal to approved overall Calesa PUD and vested CSW VDRI. - 6.3.1.C(15)(j) - Sustainable Ag land statement: If applicable, the contiguous sustainable agricultural land statement shall be provided. |
| *Corrections* | 6.3.1.C(15)(b) - Flood zone determination listed (**Resolved**) - **Corrective Action:** Note #1, Sheet 2 of 7. - 6.3.1.C(15)(b) - Flood zone determination listed: 6.3.1.C(15)(b) - Lists flood zone determination statement: "According to the National Flood Insurance Program (NFIP) Flood Insurance Rate Map (FIRM) Community Panel #[complete accordingly], Marion County, Florida, Dated [complete accordingly], the property described hereon lies in Flood Zone [complete accordingly (X, A, AE, etc.) for all zones applicable to the property]. The flooding limits have been identified here within as currently established at the time of final plat recording. All persons with an interest in the lands described hereon should evaluate current floodplain limits as they may be amended from time to time as determined by FEMA" |
| *Corrections* | 2.12.4.L - DRI/FQD Compliance Note? (**Resolved**) - **Corrective Action:** Note #17, Sheet 2 of 7. - 2.12.4.L - DRI/FQD Compliance Note?: Revise the plan to add the following advisory note: "DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS [SITE PLAN/SUBDIVISION PLAT] IS SUBJECT TO THE TERMS AND CONDITIONS OF THE [PROJECT NAME DRI/FQD] DEVELOPMENT ORDER, AS MAY BE AMENDED FROM TIME TO TIME, INCLUDING PROVISIONS REGARDING THE CONCURRENCY OF PUBLIC FACILITIES." |
| *Corrections* | 2.12/4.2 - Building height (**Resolved**) - **Corrective Action:** PUD & restrictions referenced - bottom of Sheet 2 of 7. - 2.12/4.2 - Building height: Show building height (primary and accessory structures) in the site data table. |
| *Corrections* | 2.12 - Special Use Permits (**Resolved**) - **Corrective Action:** N/A. - 2.12 - Special Use Permits: List of all approved special use permits, case number, conditions, and the date of approval. |
| *Corrections* | 6.3.1.D(1)(e) - Park dedication statement (**Resolved**) - **Corrective Action:** Cover sheet dedications provides for tracts, including potential recreation tracts. - 6.3.1.D(1)(e) - Park dedication statement: If applicable, Park dedication statement shall be included: "Tracts [identify each tract as appropriate] are dedicated in perpetuity for the [exclusive use and enjoyment of the owners of lots in this subdivision or use and enjoyment of the public, complete accordingly] and shall be the perpetual maintenance obligation of [state exact name of entity or Marion County, Florida, complete accordingly]." |
| *Corrections* | 6.3.1.A - Satisfy sub-title requirements? (**Resolved**) - **Corrective Action:** References replat of part of Circle Square Woods. - 6.3.1.A - Satisfy sub-title requirements?: Provide applicable sub-title requirements, including but not limited to PUD name, hamlet name, etc. |
| *Corrections* | 2.12.23 - Building lot typicals (**Resolved**) - **Corrective Action:** Bottom of Sheet 2 of 7. - 2.12.23 - Building lot typicals: Show building lot typicals (primary and accessory structures) in table format and illustration. |

# SUBMITTAL SUMMARY REPORT (33079)

| ITEM REVIEW NAME (DEPARTMENT) | ASSIGNED TO | DUE | COMPLETE | STATUS |
|---|---|---|---|---|
| Growth Services Planning & Zoning (DR) (GS Planning and Zoning) | Chris Rison | 06/30/2026 | 07/01/2026 | Approved |

*Corrections* 6.3.1.D(1)(f) - Conservation dedication statement (**Resolved**) - **Corrective Action:** N/A - Conservation addressed in other locations by separate agreements and easements with FWC. - 6.3.1.D(1)(f) - Conservation dedication statement: If applicable, Conservation dedication statement shall be included: "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]."

*Corrections* 2.12.4.L & Article 5 - Overlay zones (**Resolved**) - **Corrective Action:** Secondary SPOZ - Note 21, Sheet 2 of 7. - 2.12.4.L & Article 5 - Overlay zones: Provide a statement showing all applicable overlay zones on the subject properties such as Airport Overlay Zones (AOZ), Environmentally Sensitive Overlay Zone (ESOZ), Floodplain, Springs Protection Overlay Zone (SPOZ), Military Operating Area (MOA), Scenic Roads Area (SRA), Wellhead/Wellfield Protection Area (WHPA), Silver Springs Community Redevelopment Area (SSCRA), and CR 475A Visual Enhancement Gateway Development Overlay, etc. Refer to LDC Article 5 - OVERLAY ZONES AND SPECIAL AREAS.

*Corrections* 2.12 - Rezoning (**Resolved**) - **Corrective Action:** Existing PUD - Note 5, Sheet 2 of 7. - 2.12 - Rezoning: List of approved Rezoning, case numbers, conditions, and the date of approval.

*Corrections* 2.12/4.2 - Lot setback (**Resolved**) - **Corrective Action:** Lot typical illustrations along with PUD & restrictions referenced - bottom of Sheet 2 of 7. - 2.12/4.2 - Lot setback: Provide required setback and proposed setback in the site data table and show them on the plan. [6.3.1.C(11) - For projects subject to a PUD zoning consistent with Division 4, a summary of the corresponding development standards shall be provided, including one or more typical setback graphics which reflect the standards applicable to the area of the Final Plat.]

*Corrections* 2.12 - Waivers (Requested & Approved) (**Resolved**) - **Corrective Action:** Defer to other department reviews. - 2.12 - Waivers (Requested & Approved): List of all requested and approved waivers, conditions, and the date of approval.

*Corrections* 2.12 - Owner and applicant name (**Resolved**) - **Corrective Action:** Owner listed in Dedication, Cover Sheet 1 of 7. - 2.12 - Owner and applicant name: Show name, address, phone number, and signature of the owner and applicant on the cover sheet.

*Corrections* Additional Growth Services Comments (**Resolved**) - **Corrective Action:** No further comments - Chris Rison, GSPZ. - Additional Growth Services Comments

*Corrections* 2.12.5/1.8.2.F - Concurrency Deferral Statement (**Resolved**) - **Corrective Action:** Note #17, Sheet 2 of 7. - 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]."

*Corrections* 2.1.3 - Order of plan approval and consistency (**Resolved**) - **Corrective Action:** Preliminary Plat and Improvement Plan approved. - 2.1.3 - Order of plan approval and consistency: The plans shall be consistent with Pre-Plat and Improvement Plan. 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.

*Corrections* 2.12.24 - Landscape requirements/6.8.6 - Buffering (**Resolved**) - **Corrective Action:** PUD specific, with dedication identifying buffer tracts. - 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)

*Corrections* 2.12 - Land Use Designation-subject property (**Resolved**) - **Corrective Action:** Note 5, Sheet 2 of 7. - 2.12 - Land Use Designation-subject property: Show existing land use designation the subject property.

*Corrections* 2.12 - Lot area & lot width (**Resolved**) - **Corrective Action:** Provided on various sheets for lots & tracts. - 2.12 - Lot area & lot width: Provide area and width of each lot in the site data table and show them on the plan.

*Corrections* 2.12 - Zoning Classification-subject property (**Resolved**) - **Corrective Action:** Note 5, Sheet 2 of 7. - 2.12 - Zoning Classification-subject property: Show existing zoning classification on the subject property.

*Corrections* 2.12.22 - Tracts (**Resolved**) - **Corrective Action:** Tracts identified and addressed in the dedication - Cover Sheet. - 2.12.22 - Tracts : Show existing and proposed tracts on plan, and provide description of each tract.

*Corrections* 2.12 - Phases of development (**Resolved**) - **Corrective Action:** Plat identified as Phase 1. - 2.12 - Phases of development: Show all phases of development on plan. Improvements must be in place to support each phase of development at time of phase completion.

*Corrections* 2.12.4 - Land Use Designation-adjacent properties (**Resolved**) - **Corrective Action:** Sheet 2 of 7. - 2.12.4 - Land Use Designation-adjacent properties: Show existing land use designation on the adjacent properties.

*Corrections* 2.12.19 - Dimension & location of site improvement (**Resolved**) - **Corrective Action:** Rights-of-ways, tracts, and lot dimensions provided. Defer any further remarks to other departments. - 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.

*Corrections* 2.12.9 - Existing, proposed & adjacent ROWs (**Resolved**) - **Corrective Action:** Right-of-ways identified (A, B, and C) and dimensioned - deferring any further possible remarks to other departments. - 2.12.9 - Existing, proposed & adjacent ROWs: Show name, location and dimensions of any existing, proposed, and adjacent streets, including all rights-of-way serving the project on plan.

*Comments* Chris Rison, GSPZ, 7/1/2026.

| | | | | |
|---|---|---|---|---|
| Landscape (Plans) (Parks and Recreation) | Susan Heyen | 06/30/2026 | 06/23/2026 | Approved |
| OCE Design (Plans) (Office of the County Engineer) | Gerald Koch | 06/30/2026 | 06/29/2026 | Approved |
| OCE Property Management (Plans) (Office of the County Engineer) | Delenie Roman | 06/30/2026 | 06/30/2026 | Informational |

*Comments* Checked Map - Left of Parcel 35300-000-14 - Road Project In Progress - From SW 90th St to SW 80th Ave - Segment 1/STC073815/TIP77700D/TIP073815

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Sec. 2.19.1. - Applicability.

The Final Plat shall be submitted for approval and recording in the public records of Marion County for each development where platting is required by this Code and shall comply with Ch. 177 FS. All subdivision improvements shall be dedicated private unless otherwise approved by DRC or required by this Code.
Sec.2.19.2.G – Title Certification
All Final Plats submitted to Marion County shall be accompanied by a title opinion, no more than 30 days old, of an attorney, licensed in Florida, or a certification by an abstractor or title company certifying the record title owner of the lands as described and shown on the plat.
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.6.2.1. – Requirements.
Sec.6.2.1.A.
Plans shall be prepared by a professional licensed by the State of Florida. The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet. The same shall be provided on the cover page of any supporting documents and calculations.
Sec.6.3.1.C(14) - The purpose/use, improvements, and maintenance responsibilities for all tracts shall be listed on the plat in a list or table form;
Sec.6.3.1.C(15) - The following statements shall be captioned as "ADVISORY NOTICES" and be provided in a prominent manner on the plat, as appropriate, in the following order:
Sec.6.3.1.C(d)(1)(2) - As related to covenants, restrictions, or reservations:
1. WHEN COVENANTs, restrictions, or reservations are established by the developer they shall be indicated as follows and completed accordingly: "COVENANTS, RESTRICTIONS, AND/OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN MARION COUNTY OFFICIAL RECORD BOOK NO. _____, PAGE _____."

2. The following shall minimally be provided: "There may be additional restrictions that are not recorded or referenced on this plat that may be found in the Marion County Official Records;"
Sec.6.3.1.D -
The Final Plat shall contain, on the first page, the following dedications executed and acknowledged as required by law, in the forms set forth below:
Sec.6.3.1.D(1) –
All dedications shall be in the following forms or as approved by the County Attorney (Italic), with the appropriate items below. When a name or entity is used within a dedication item, the exact legal name of the entity shall be provided.
Sec.6.3.1.D(a) - "DEVELOPER'S ACKNOWLEDGEMENT AND DEDICATION"
"KNOW ALL MEN BY THESE PRESENTS, that [exact corporate name, state of incorporation, or individual's name], fee simple owner of the land described and platted herein, as [exact subdivision name], being in Marion County, has caused said lands to be surveyed and platted as shown hereon and does hereby dedicate as follows:"
Sec.6.3.1.D.(b)(1)(2)(3)
Streets, Rights-of-way, and Parallel Access Easements, select as appropriate:
1. 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."
2. 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."
3. 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.D(c)(1)(2) - Utility Easements, select as appropriate:
1. "[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."

2. "[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]."
Sec.6.3.1.D(2) - Add the appropriate closing.
Sec.6.3.1.D(2)(a) - If corporation:
IN WITNESS WHEREOF, the above named corporation has caused these presents to be signed by its _____ and its corporate seal to be affixed hereto by and with the authority of its board of directors this _____ day of _____, 20_____.
(FULL CORPORATE NAME), a corporation of the State of _____
By:_____
(Signature of president or vice president or chief executive above)
Type Name and Title of Officer (signature must have two (2) witnesses or be under corporate seal).
Sec.6.3.1.D(2)(b) - If individual:
IN WITNESS WHEREOF, (I) (we), (name(s), have hereunto set (my) (our) hand(s) and seal(s) this _____ day of _____,

20_____.
WITNESSES:
_____ (signature)
(Typed name) _____
Sec.6.3.1.D(2)(c) - Add the acknowledgement (witnesses and notary) of those executing the dedication consistent with § 689.01 FS.
Sec.6.3.1.D(3)(a) -
Add the appropriate joinder and consent to the dedication by a mortgagee or other party of interest using one, or a combination of, the following methods:
Provide the joinder and consent to the dedication by a mortgagee or other party in interest as a direct statement on the Final Plat as follows:
"[MORTGAGEE or PARTY OF INTEREST] CONSENT
The undersigned hereby certifies that it is the holder of (a) mortgage(s), lien(s), or other encumbrance(s) upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage(s), lien(s), or other encumbrance(s) which (is)(are) recorded in Official Record Book _____ at page(s) _____ of the public records of Marion County, Florida, shall be subordinated to the dedication shown hereon."
Sec.6.3.1.D(3)(a)(1)(a)(b)(c) – Provide the appropriate closing.
If corporation:
a. IN WITNESS WHEREOF, The said Corporation has caused the presents to be signed by its _____ and its Corporate Seal to be affixed hereon by and with the authority of its Board of Director this _____ day of _____, 20___.
(Full Corporate Name), A Corporation of the State of _____
By (Signature of President Vice President or Chief Executive Officer)
_____
(Typed name and title of Officer)
(AFFIX CORPORATE SEAL) or have two witnesses as listed in Item 2 below. b.
b. If individual: IN WITNESS WHEREOF, (I) (We), _____ Do hereunto set (my) (our) hand(s) and seal(s) this _____ day of _____, 20___.
WITNESSES (repeat signature below as necessary for each owner).
(Signature) _____
(Typed name)
c. Add the acknowledgment (witnesses and notary) of those executing the Mortgagee or party of interest consent consistent with § 689.01 FS.
Sec.6.3.1.D(3)(a)(2)(a)(b)(c) –
Provide the joinder and consent as a separate instrument joining in and ratifying the plat and all dedications thereon, in accordance with § 177.081 FS, as follows:
a. The final plat and the separate instrument(s) shall be recorded within the Marion County Public Records concurrently and include coordinated references between the documents as provided in following Section 6.3.1.D(3)(a)2.b and c.

b. The following statement shall be placed on the final plat: "A separate instrument(s) serving as joinder and consent for a mortgagee or other party of interest to the Plat depicted hereon has been separately filed and recorded in the Marion County Public Records Official Record Book (enter number), pages (enter number) to (enter number)," as assigned by the Clerk of the Court's Office.

c. The separate instrument shall utilize the same general form as provided in Section 6.3.1.D(3)(a)1(a) above and shall include the final plat's official name as listed on the final plat and include a blank entry reference for the Marion County Public Records Plat Book and Page(s) as assigned by the Clerk of the Court's Office.
Sec.6.3.1.F. - The following supporting documentation shall also be provided as appropriate:
Sec.6.3.1.F(1) - A copy of the documents demonstrating the establishment of a corresponding MSBU, CDD, or other State recognized special district responsible for the maintenance and operation of the dedicated improvements. If the MSBU option is selected by the developer, it shall be established to provide maintenance and upkeep for, at minimum, roads and drainage infrastructure. Other improvements, such as, but not limited to, street lighting or recreation, can be added to the MSBU if desired by the development.
Sec.6.3.1(F)(2) - For a subdivision with privately dedicated improvements, a copy of the completed and filed documents demonstrating the private entity is properly established, operating, and eligible to be responsible for the improvements so dedicated to the association. In the case of an entity previously created and encompassing the proposed subdivision, documents demonstrating the continued establishment of the entity and its acceptance of responsibility for the improvements to be conveyed shall be required;
Sec.6.3.1(F(3) - A copy of the final protective covenants and deed restrictions, where such covenants and restrictions are required or established by the applicant, in a form to be recorded and cross-referenced to the submitted Final Plat. In the case where covenants and restrictions are previously recorded and applicable to a proposed subdivision, a copy of the effective covenants and deed restrictions shall also be provided;
Sec.6.3.1(F)(4)(a)(b)(c)- A certificate of title demonstrating the following:
a. The lands as described and shown on the plat are in the name of, and apparent record title is held by, the person, persons, or organizations executing the dedication;
b. That all taxes have been paid on said property as required by § 197.192 FS, as amended; and
c. The official record book and page number of all mortgages, liens, or other encumbrances against the land, and the names of all persons holding an interest in such mortgage, lien or encumbrance.
The title certification shall be an opinion of a Florida attorney-at-law or the certification of an abstract or title insurance company licensed to do business in Florida. The County reserves the right to require that the title certification be brought current at the time of Final Plat approval.
Sec.6.3.1.F(5) - When required in conjunction with an Improvement or Maintenance Agreement, an itemized cost estimate prepared and certified by the developer's engineer including the cost of construction of all required improvements in the following form:
"CERTIFICATE OF COST ESTIMATE
I, _____, A Florida registered engineer, License No._____, do hereby certify to Marion County that a cost estimate has been prepared under my responsible direction for those improvements itemized in this exhibit and that the total cost estimate for said improvements is $ _____. This estimate has been prepared, in part, to induce approval by the County of a Final Plat for the _____ Subdivision, and for the purpose of establishing proper surety amounts associated therewith.
_____(Signature)
(Name, Florida Registered Engineer
License No. _____)"
(AFFIX SEAL)
- DR 6/30/26

# SUBMITTAL SUMMARY REPORT (33079)

| ITEM REVIEW NAME (DEPARTMENT) | ASSIGNED TO | DUE | COMPLETE | STATUS |
|---|---|---|---|---|
| OCE Stormwater (Permits & Plans) (Office of the County Engineer) | Kevin Vickers | 06/30/2026 | 06/29/2026 | Approved |
| OCE Survey (Plans) (Office of the County Engineer) | Theresa Smail | 06/30/2026 | 06/23/2026 | Approved |
| OCE Traffic (Permits & Plans) (Office of the County Engineer) | Chris Zeigler | 06/30/2026 | 06/23/2026 | Approved |
| Utilities (OCE Plans) (Utilities) | Heather Proctor | 06/30/2026 | 06/25/2026 | Approved |

*Comments* Project is located within the Bay Laurel Center Community Development District (BLCCDD). The Final Plat has been submitted directly by the developer and routed to Marion County Utilities for review. Utilities has no additional comments at this time.

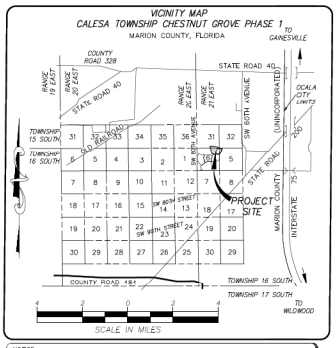
# CALESA TOWNSHIP CHESTNUT GROVE PHASE 1

PLAT BOOK ___ PAGE ___
SHEET 1 OF 7

**A PLANNED UNIT DEVELOPMENT**

**A REPLAT OF A PORTION OF CIRCLE SQUARE WOODS, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK P, PAGES 30 THROUGH 103, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID LANDS LYING IN SECTIONS 5 AND 6, TOWNSHIP 16 SOUTH, RANGE 21 EAST, AND SECTIONS 31 AND 32, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA**

VICINITY MAP
CALESA TOWNSHIP CHESTNUT GROVE PHASE 1
MARION COUNTY, FLORIDA




NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

STORMWATER RUNOFF GENERATED FROM THE IMPROVEMENTS ASSOCIATED WITH THIS PLAT ARE DISCHARGED INTO LANDS AS IDENTIFIED ON THE IMPROVEMENT PLANS AS APPROVED BY MARION COUNTY FOR THE DEVELOPMENT OF THIS SUBDIVISION.

ALL STORMWATER MANAGEMENT TRACTS AND DRAINAGE EASEMENTS ARE DEDICATED PRIVATE, FOR THE CONSTRUCTION AND MAINTENANCE OF SUCH FACILITIES. MARION COUNTY IS GRANTED THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON THE STORMWATER MANAGEMENT TRACTS AND DRAINAGE EASEMENTS 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.

ADVISORY NOTICE – ACKNOWLEDGEMENT OF CONTIGUOUS SUSTAINABLE AGRICULTURAL LAND: THE DEVELOPER, SUCCESSORS, AND ASSIGNS, HEREBY ACKNOWLEDGE AND UNDERSTAND THE SUBDIVISION HEREIN DESCRIBED AND ESTABLISHED IS CONTIGUOUS TO SUSTAINABLE AGRICULTURAL LAND AS SHOWN ON THIS PLAT. IT IS ACKNOWLEDGED AND UNDERSTOOD BY THE PARTIES THAT THE FARM OPERATION ON THE CONTIGUOUS SUSTAINABLE AGRICULTURAL LAND IDENTIFIED HEREIN MAY BE CONDUCTED ACCORDING TO GENERALLY ACCEPTED AGRICULTURAL PRACTICES AS PROVIDED IN THE FLORIDA RIGHT TO FARM ACT, SECTION 823.14, FLORIDA STATUTES.

## COORDINATE BASIS:

THE FLORIDA STATE PLANE COORDINATES SHOWN HEREON ARE NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), FLORIDA WEST ZONE AS DERIVED FROM GPS STATIC SURVEY AND TRADITIONAL TRAVERSE METHODS AND ESTABLISHED FROM MARION COUNTY, FLORIDA CONTROL MONUMENTS "AH1852" AND "V086", PURSUANT TO SECTION 177.151, FLORIDA STATUTES.

CONTROL MONUMENT AH1852:
THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA – FOUND 4" X 4" CONCRETE MONUMENT WITH NAIL & DISK STAMPED T 2 T1 12
NORTHING: 1740427.4009 FEET
EASTING: 570381.5670 FEET
LATITUDE: 29°07'16.02215" N
LONGITUDE: 82°16'07.23060" W
CONVERGENCE: −0°07'50.7"
SCALE: 0.99994961

CONTROL MONUMENT V086:
FOUND STAINLESS STEEL ROD STAMPED V086 1990
NORTHING: 1745775.8082 FEET
EASTING: 543817.8667 FEET
LATITUDE: 29°08'08.2794" N
LONGITUDE: 82°21'06.91361" W
CONVERGENCE: −0°10'16.8"
SCALE: 0.99995564

## SURVEYOR'S CERTIFICATE

I CERTIFY THIS PLAT, PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, AND IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, AND THAT THIS PLAT DOES NOT ADVERSELY AFFECT THE LEGAL ACCESS OF ADJACENT PARCELS.

JCH CONSULTING GROUP, INC (LICENSED BUSINESS NUMBER LB8071) SURVEYOR SEAL:
426 SW 15TH STREET
OCALA, FLORIDA 34471

CHRISTOPHER J. HOWSON (LICENSE NO. LS6551)
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

## DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT COLEN BUILT DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY (THE "DEVELOPER"), THE FEE SIMPLE OWNER OF ALL LOTS, ALL OF TRACTS "B", "C", "D", "E", "F", "G", "H", "I", "J" AND "K", AND CALESA TOWNSHIP MASTER ASSOCIATION, INC. ("MASTER ASSOCIATION"), THE FEE SIMPLE OWNER OF TRACT "A" DESCRIBED AND PLATTED HEREIN AS "CALESA TOWNSHIP CHESTNUT GROVE PHASE 1" LOCATED IN MARION COUNTY, FLORIDA, HAVE CAUSED SAID LAND TO BE SURVEYED AND PLATTED AS SHOWN HEREON. THE DEVELOPER AND MASTER ASSOCIATION HEREBY DEDICATE SAID RESPECTIVE LANDS ON THIS PLAT FOR THE USES AND PURPOSES SET FORTH WITHIN THIS PLAT. ALL PUBLIC AUTHORITIES AND THEIR PERSONNEL PROVIDING SERVICES TO THIS SUBDIVISION ARE GRANTED A NON-EXCLUSIVE EASEMENT FOR ACCESS. THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY WHATSOEVER FOR PRIVATE STREETS LOCATED WITHIN THIS SUBDIVISION. MARION COUNTY IS GRANTED A NON-EXCLUSIVE EASEMENT FOR EMERGENCY MAINTENANCE IN THE EVENT OF A DECLARED 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. MARION COUNTY IS GRANTED THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON STORMWATER AND DRAINAGE FACILITIES WITHIN THE SUBDIVISION IN THE EVENT OF A DECLARED 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. THE RESERVATIONS AND EASEMENTS HEREIN GRANTED, AND THE LIMITATIONS HEREIN MADE, SHALL NOT CONSTITUTE A DEDICATION TO THE GENERAL PUBLIC OF MARION COUNTY, FLORIDA, AND NO OBLIGATION IS IMPOSED UPON THE COUNTY OR ANY OTHER PUBLIC BODY FOR IMPROVEMENT OR MAINTENANCE OF THE RIGHTS-OF-WAY, STORMWATER DRAINAGE FACILITIES OR EASEMENTS. THE DEVELOPER AND MASTER ASSOCIATION HEREBY ACKNOWLEDGE THAT ALL STORMWATER DRAINAGE FACILITIES SHALL BE OWNED, OPERATED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION, COMMUNITY DEVELOPMENT DISTRICT, OR OTHER CUSTODIAL AND MAINTENANCE ENTITY.

TRACT "A" IS SHOWN ON THE PLAT S.W. 67TH AVENUE ROAD, TRACT "C", IS SHOWN ON THE PLAT AS SW 73RD COURT ROAD AND S.W. 52ND STREET. TRACTS "A" AND "C" ARE HEREBY RESERVED AS A PRIVATE ROAD FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS. THE DEVELOPER AND MASTER ASSOCIATION, INC. HEREBY GRANT AND RESERVE A PERPETUAL, NON-EXCLUSIVE PRIVATE EASEMENT OVER AND ACROSS TRACTS "A" AND "C" FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN FAVOR OF THE FOLLOWING: (A) THE DEVELOPER AND ITS DESIGNATED SUCCESSORS AND ASSIGNS AND INVITEES; (B) ALL PRESENT AND FUTURE OWNERS OF THE LOTS AND TRACTS SHOWN ON THIS PLAT AND THEIR RESPECTIVE INVITEES; (C) EACH NOT-FOR PROFIT ASSOCIATION FROM TIME TO TIME GRANTED JURISDICTION OVER ANY OF THE LANDS DESCRIBED IN THE PLAT. THE MASTER ASSOCIATION IS THE OPERATIONAL AND MAINTENANCE ENTITY FOR TRACT "A" AND TRACT "C".

TRACT "B" SHOWN ON THE PLAT SHALL BE PRIVATE PROPERTY AND IS HEREBY RESERVED AS A PRIVATE ROAD FOR VEHICULAR, GOLF CART, AND PEDESTRIAN INGRESS AND EGRESS. TRACT "B" MAY ALSO BE USED FOR UTILITIES (SUBJECT TO NOTE 15 HEREIN), SECURITY IMPROVEMENTS SUCH AS SECURITY GATES, AND SIGNAGE. TRACT "B" AND ANY IMPROVEMENTS THEREON SHALL NOT BE PART OF THE MARION COUNTY, FLORIDA PUBLIC TRANSPORTATION SYSTEM. TRACT "B" IS HEREBY DEDICATED TO THE "THE GROVES OF CALESA HOMEOWNERS ASSOCIATION, INC." ESTABLISHED FOR THIS SUBDIVISION AND THE "THE GROVES OF CALESA HOMEOWNERS ASSOCIATION, INC." SHALL BE RESPONSIBLE FOR OPERATING AND MAINTAINING TRACT "B" AND ALL IMPROVEMENTS CONTAINED THEREIN. THE DEVELOPER RESERVES OWNERSHIP OF TRACT "B" AS PROVIDED IN NOTE 7.

TRACTS "D", "I", "G", "H", "I", "J" AND "K", SHALL BE PRIVATE PROPERTY AND ARE HEREBY RESERVED FOR INGRESS AND EGRESS, STORMWATER MANAGEMENT FACILITIES, STORMWATER MANAGEMENT, DRAINAGE RETENTION, WALLS, FENCES, BERMS, OPEN SPACE, AMENITIES, CLUB HOUSES, CABANAS, SWIMMING POOLS, PARK AND RECREATIONAL FACILITIES, LANDSCAPE, BUFFER, MULTIMODAL TRAILS, PATHS, SIDEWALKS, U.S. POSTAL MAIL COMMUNITY MAIL BOXES, VEHICULAR AND GOLF CART PARKING, SIGNAGE, ENTRY FEATURES, LIGHTING, IRRIGATION IMPROVEMENTS, WATER DISTRIBUTION SYSTEMS, WASTE WATER COLLECTION FACILITIES, RE-USE WATER DISTRIBUTION SYSTEMS, UTILITIES, PASSAGEWAYS FOR LOW-SPEED VEHICLES, GOLF CARS, GOLF CARTS, MOTORIZED DISABILITY ACCESS VEHICLES, UTILITY VEHICLES AND LANDSCAPE AND GOLF COURSE MAINTENANCE EQUIPMENT, AND FOR SUCH OTHER USES OR PURPOSES AS MAY BE AUTHORIZED IN WRITING BY THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS.

TRACTS "A", "C", "D", "G", "H", "I", AND "K", ARE HEREBY DEDICATED TO THE MASTER ASSOCIATION AND THE MASTER ASSOCIATION SHALL BE RESPONSIBLE FOR OPERATING AND MAINTAINING TRACTS "E", "G", "H", "I", "J" AND "K", AND ALL IMPROVEMENTS CONTAINED THEREIN. THE DEVELOPER RESERVES OWNERSHIP OF TRACTS "E", "G", "H", "I", "J" AND "K", AS PROVIDED IN NOTE 7.

TRACTS "F", AND "E" ARE DEDICATED TO THE "THE GROVES OF CALESA HOMEOWNERS ASSOCIATION, INC." SHALL BE RESPONSIBLE FOR OPERATING AND MAINTAINING TRACTS "F", AND "E" AND ALL IMPROVEMENTS CONTAINED THEREIN. THE DEVELOPER RESERVES OWNERSHIP OF TRACTS "F", AND "E" AS PROVIDED IN NOTE 7.

TRACT "J" SHALL BE PRIVATE PROPERTY AND IS HEREBY RESERVED FOR AMENITIES. THE DEVELOPER RESERVES OWNERSHIP OF TRACT "J", AS PROVIDED IN NOTE 7.

WITNESSES:
WITNESS SIGNATURE
PRINT NAME: _____
ADDRESS: _____

WITNESSES:
WITNESS SIGNATURE
PRINT NAME: _____
ADDRESS: _____

COLEN BUILT DEVELOPMENT, LLC., A FLORIDA LIMITED LIABILITY COMPANY
By: _____
KENNETH D. COLEN, PRESIDENT
DEVELOPER'S ADDRESS:
8445 SOUTHWEST 80TH STREET
OCALA, FLORIDA 34481

## NOTARY ACKNOWLEDGMENT:

THE FOREGOING DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE ☐ OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____ 2026 BY KENNETH D. COLEN, AS PRESIDENT OF COLEN BUILT DEVELOPMENT, LLC., A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

NOTARY SEAL:

☐ PERSONALLY KNOW
☐ PRODUCE IDENTIFICATION
TYPE OF IDENTIFICATION PRODUCE:

NOTARY PUBLIC
PRINT NAME:

## JOINDER AND CONSENT:

KNOW ALL MEN BY THESE PRESENTS: THAT CALESA TOWNSHIP MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION ("MASTER ASSOCIATION"), BEING THE OWNER OF TRACT "A" IN THE PLAT ENTITLED "CALESA TOWNSHIP CHESTNUT GROVE PHASE 1", JOINS IN SAID PLAT FOR THE PURPOSE OF EVIDENCING THE MASTER ASSOCIATION'S ACCEPTANCE OF THE SAME.

WITNESSES:
WITNESS SIGNATURE
PRINT NAME: _____
ADDRESS: _____

WITNESSES:
WITNESS SIGNATURE
PRINT NAME: _____
ADDRESS: _____

CALESA TOWNSHIP MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION
By: _____
C. GUY WOOLBRIGHT, VICE PRESIDENT
8445 SOUTHWEST 80TH STREET
OCALA, FLORIDA 34481

## NOTARY ACKNOWLEDGMENT:

THE FOREGOING JOINDER AND CONSENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE ☐ OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____ 2026 BY C. GUY WOOLBRIGHT, AS VICE PRESIDENT OF CALESA TOWNSHIP MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ON BEHALF OF THE CORPORATION.

NOTARY SEAL:

☐ PERSONALLY KNOW
☐ PRODUCE IDENTIFICATION
TYPE OF IDENTIFICATION PRODUCE:

NOTARY PUBLIC
PRINT NAME:

## APPROVAL BY COUNTY OFFICIALS-DEVELOPMENT REVIEW COMMITTEE:

BY: _____ COUNTY ENGINEERING

BY: _____ COUNTY FIRE SERVICES

BY: _____ COUNTY GROWTH SERVICES

BY: _____ COUNTY SURVEYOR

BY: _____ COUNTY UTILITIES

BY: _____ COUNTY BUILDING SAFETY

## APPROVAL BY ADMINISTRATIVE AUTHORITY:

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ 2026, THE FOREGOING PLAT WAS APPROVED BY THE COUNTY ADMINISTRATOR OR HIS OR HER DESIGNATED ADMINISTRATIVE OFFICIAL FOR MARION COUNTY, FLORIDA.

BY: _____
SIGNATURE
COUNTY ADMINISTRATOR, OR
DESIGNATED ADMINISTRATIVE OFFICIAL

## CLERK OF CIRCUIT COURT

I, CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THIS PLAT OF "CALESA TOWNSHIP CHESTNUT GROVE PHASE 1" FOR RECORDING. THIS PLAT FILED FOR RECORD THIS _____ DAY OF _____ AT _____ AM/PM AND RECORDED ON PAGE _____ OF PLAT BOOK _____ IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA.

BY: _____
GREGORY C. HARRELL
CLERK OF THE CIRCUIT COURT

CLERK SEAL:

PREPARED BY: JCH CONSULTING GROUP, INC., 426 SW 15TH STREET, OCALA, FL 34471

JCH CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
426 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 405-1462 FAX (866) 213-4339 www.JCHcg.com
CERTIFICATE OF AUTHORIZATION - LB 8071

JCH CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
436 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 405-1982 FAX (866) 272-8318 www.JCHgroup.com
CERTIFICATE OF AUTHORIZATION - L.B. 8071

# CALESA TOWNSHIP CHESTNUT GROVE PHASE 1



**A PLANNED UNIT DEVELOPMENT**

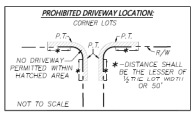
**A REPLAT OF A PORTION OF CIRCLE SQUARE WOODS, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK P, PAGES 30 THROUGH 103, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID LANDS LYING IN SECTIONS 5 AND 6, TOWNSHIP 16 SOUTH, RANGE 21 EAST, AND SECTIONS 31 AND 32, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA**

NOTES:

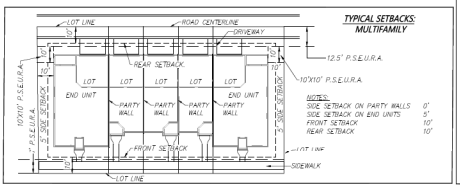
1. ADVISORY NOTICE – ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12083C0513E, MARION COUNTY, FLORIDA DATED APRIL 19, 2017, THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" – AN AREA OF MINIMAL FLOODING. THE FLOODING LIMITS HAVE BEEN IDENTIFIED HEREIN AS CURRENTLY ESTABLISHED AT THE TIME OF THE FINAL PLAT RECORDING. ALL PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREON SHOULD EVALUATE THE CURRENT FLOODPLAIN LIMITS AS THEY MAY BE AMENDED FROM TIME TO TIME AS DETERMINED BY FEMA.
2. A 5/8 INCH DIAMETER IRON ROD WITH CAP NO. LB 8071 WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN SUBSECTION 177.091(9), FLORIDA STATUTES.
3. ALL OF THE LAND DESCRIBED ON THIS PLAT IS SUBJECT TO THE MASTER DECLARATION FOR CALESA TOWNSHIP MASTER COMMUNITY RECORDED IN OFFICIAL RECORDS OF MARION COUNTY BOOK 7301, PAGE 959 AND SUPPLEMENT TO MASTER DECLARATION FOR CALESA TOWNSHIP MASTER COMMUNITY (CALESA TOWNSHIP CHESTNUT GROVE – MASTER ASSOCIATION) RECORDED IN OFFICIAL RECORDS OF MARION COUNTY BOOK _____ PAGE _____ (COLLECTIVELY, THE "MASTER DECLARATION") AND THE COMMUNITY DECLARATION FOR THE GROVES OF CALESA RECORDED IN OFFICIAL RECORDS OF MARION COUNTY BOOK 8575, PAGES 1–104 AND SUPPLEMENT TO THE COMMUNITY DECLARATION FOR THE GROVES OF CALESA (CHESTNUT GROVE – NEIGHBORHOOD ASSOCIATION) RECORDED IN OFFICIAL RECORDS OF MARION COUNTY BOOK _____ PAGE _____ (COLLECTIVELY THE "NEIGHBORHOOD DECLARATION" AND, COLLECTIVELY WITH THE MASTER DECLARATION, THE "DECLARATIONS").
4. NO MONUMENTATION WAS RECOVERED FOR THE UNDERLYING PLATS OF CIRCLE SQUARE WOODS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "P", PAGES 30 THROUGH 103 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
5. CURRENT ZONING IS PUD (PLANNED UNIT DEVELOPMENT), AND THE CURRENT LAND USE IS CSW VDR (VESTED DEVELOPMENT OF REGIONAL IMPACT).
6. BEARINGS ARE ASSUMED BASED ON NORTH BOUNDARY OF CALESA TOWNSHIP ROAN HILLS PHASE PER AS PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGES 184 THROUGH 190 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AS BEING N.89°35'30"W.
7. THE DEVELOPER OWNS THE RESIDENTIAL BUILDING LOTS AND ALL TRACTS AS SHOWN ON THIS PLAT EXCEPT FOR TRACT "A". THE DEVELOPER SHALL HAVE THE EXCLUSIVE AND UNRESTRICTED RIGHT AND OPTION (BUT NOT THE OBLIGATION) TO DO THE FOLLOWING WITH REGARD TO ANY OR ALL OF THE SAID RESIDENTIAL BUILDING LOTS AND TRACTS TO ANY PERSONS OR ENTITIES AS THE DEVELOPER SHALL DEEM APPROPRIATE OR DESIRABLE, INCLUDING BUT NOT LIMITED TO ANY AFFILIATES OF THE DEVELOPER, ANY PURCHASERS, ANY COMMUNITY DEVELOPMENT DISTRICTS AND/OR ANY NOT-FOR-PROFIT ENTITIES: (A) GRANT AND RESERVE EASEMENTS; (B) ASSIGN OPERATIONAL AND MAINTENANCE RESPONSIBILITIES; AND (C) ENCUMBER, SELL OR CONVEY.
8. THE DEVELOPER HEREBY GRANTS AND RESERVES PERPETUAL, NON-EXCLUSIVE AND PRIVATE EASEMENTS OVER, UNDER AND THROUGH ALL TRACTS SHOWN ON THIS PLAT FOR STORM WATER DRAINAGE PURPOSES, EXCEPT TRACT "A" AND TRACT "C". THE MASTER ASSOCIATION HEREBY GRANTS AND RESERVES PERPETUAL, NON-EXCLUSIVE AND PRIVATE EASEMENTS OVER, UNDER AND THROUGH TRACT "A" AND TRACT "C", SHOWN ON THIS PLAT FOR STORM WATER DRAINAGE PURPOSES. THE DRAINAGE EASEMENTS ARE PRIVATE AND SHALL RUN ONLY IN FAVOR OF THE FOLLOWING: (A) THE DEVELOPER, FOR THE USE AND BENEFIT OF, AND RUNNING WITH THE TITLE TO THE LANDS LYING OUTSIDE THE BOUNDARIES OF THIS PLAT, AS IMPROVED FROM TIME TO TIME, THAT RELY FROM TIME TO TIME ON SUCH DRAINAGE EASEMENTS TO DRAIN SUCH OTHER LANDS; AND (B) SUCH OTHER PERSONS, ENTITIES OR LANDS AS THE DEVELOPER OR ITS DESIGNATED SUCCESSORS AND ASSIGNS MAY HEREAFTER DESIGNATE FROM TIME TO TIME IN WRITING, INCLUDING BUT NOT LIMITED TO ANY COMMUNITY DEVELOPMENT DISTRICT OR NOT-FOR-PROFIT ENTITY.
9. THE DEVELOPER HEREBY RESERVES TO ITSELF AND ITS DESIGNATED SUCCESSORS AND ASSIGNS PERPETUAL, NON-EXCLUSIVE AND PRIVATE EASEMENTS FOR CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT AND USE OF PATHS AND PASSAGEWAYS FOR GOLF CARTS, LOW-SPEED VEHICLES, MOTORIZED DISABILITY ACCESS VEHICLES, UTILITY VEHICLES AND LANDSCAPE AND GOLF COURSE MAINTENANCE EQUIPMENT OVER AND ACROSS ALL TRACTS AS SHOWN ON THIS PLAT; PROVIDED, HOWEVER, NONE OF THE FOREGOING USES OR IMPROVEMENTS SHALL OBSTRUCT OR UNREASONABLY INTERFERE WITH STORM WATER CONVEYANCE OR WITH THE PURPOSE OF ANY DRAINAGE EASEMENT.
10. NO LOT SHALL BE DIVIDED OR RESUBDIVIDED EXCEPT FOR THE SOLE PURPOSE OF PROVIDING ADDITIONAL AREA TO ADJACENT LOTS OR UNTIL A REPLAT IS FILED WITH MARION COUNTY, FLORIDA, WHICH REPLAT COMPLIES WITH THE PROVISIONS OF THE LAND DEVELOPMENT CODE AND APPLICABLE STATUTE. VIOLATION OF THIS PROVISION MAY BE PUNISHABLE AS PROVIDED IN THE CODE OF MARION COUNTY, FLORIDA.
11. PERPETUAL NON-EXCLUSIVE EASEMENTS ARE HEREBY RESERVED TO THE DEVELOPER AND ITS DESIGNATED SUCCESSORS AND ASSIGNS OVER, UNDER AND THROUGH EACH PSE/URA (DEFINED IN NOTE 13 BELOW) THAT ABUTS EITHER A STREET INTERSECTION OR A OIL-OE-SAC SHOWN ON THIS PLAT FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND USING PAVING, CURBS, GUTTERS, SIDEWALKS AND OTHER PEDESTRIAN AND VEHICULAR TRANSPORTATION IMPROVEMENTS AND ASSOCIATED DRAINAGE IMPROVEMENTS.
12. OWNERSHIP OF ANY RESIDENTIAL BUILDING LOT OR ANY TRACT AS SHOWN ON THIS PLAT DOES NOT CONFER ANY OWNERSHIP, EASEMENT OR RIGHT OF USE IN OR TO ANY COMMUNITY AMENITY PROPERTY OR ANY LAND LYING WITHIN OR OUTSIDE THE BOUNDARIES OF THIS PLAT, OR IN, OR TO ANY FACILITIES LOCATED ON ANY COMMUNITY AMENITY PROPERTY OR ON ANY LAND LYING WITHIN OR OUTSIDE THE BOUNDARIES OF THIS PLAT.
13. DESPITE ANY REFERENCE ON THIS PLAT TO ANY IMPROVEMENT OR FACILITY, INCLUDING BUT NOT LIMITED TO ANY SIDEWALK, PATHS AND PASSAGEWAYS FOR LOW-SPEED VEHICLES, GOLF CARS, GOLF CARTS, MOTORIZED DISABILITY ACCESS VEHICLES, UTILITY VEHICLES AND LANDSCAPE AND GOLF COURSE MAINTENANCE EQUIPMENT, RECREATIONAL FACILITY, PARK FACILITY, SIGN, ENTRY FEATURE, WALL, FENCE, BERM, LANDSCAPING, LIGHTING, IRRIGATION, UTILITY OR DRAINAGE IMPROVEMENT, NO SUCH REFERENCE SHALL BE DEEMED TO BE A REPRESENTATION OR WARRANTY THAT ANY SUCH IMPROVEMENT OR FACILITY WILL BE CONSTRUCTED OR PROVIDED BY THE DEVELOPER OR ANY OF THE DEVELOPER'S SUCCESSORS OR ASSIGNS.
14. WHEREVER IN THIS PLAT REFERENCE IS MADE TO THE DEVELOPER'S "DESIGNATED SUCCESSORS AND ASSIGNS", SUCH REFERENCE SHALL MEAN AND REFER TO THOSE SUCCESSORS OR ASSIGNS OF THE DEVELOPER TO WHOM THE DEVELOPER HEREAFTER TRANSFERS IN WRITING A SPECIFIC RIGHT RESERVED TO THE DEVELOPER IN THIS PLAT, WHICH WRITING IS RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
15. EXCEPT AS OTHERWISE SHOWN ON THIS PLAT FOR SINGLE FAMILY RESIDENTIAL LOTS, THERE IS A 15' WIDE PRIVATE SPECIFIC EASEMENT UTILITY RESERVATION AREA ("PSE/URA") ALONG THE FRONT OF EACH SINGLE FAMILY RESIDENTIAL LOT WHICH EXTENDS TO INCLUDE TRACTS A 5' WIDE DRAINAGE EASEMENT ALONG SIDE OF EACH SINGLE FAMILY RESIDENTIAL AND 10' WIDE DRAINAGE AND LANDSCAPE EASEMENT ALONG THE REAR OF EACH SINGLE FAMILY RESIDENTIAL LOT, AS DEPICTED ON THE DETAIL OF TYPICAL PSE/URA'S & SETBACKS SHOWN ON SHEET 2 (THIS SHEET). EXCEPT AS OTHERWISE SHOWN ON THIS PLAT FOR MULTIFAMILY FAMILY RESIDENTIAL LOTS, THERE IS A MINIMUM 7' WIDE PSE/URA ALONG THE FRONT OF EACH MULTIFAMILY LOT AND A MINIMUM 12.5' WIDE PSE/URA ALONG THE REAR OF EACH MULTIFAMILY LOT. EACH PSE/URA SHOWN OR NOTED ON THIS PLAT IS OR WILL BE SUBJECT TO THE DEVELOPER, OR ASSIGNS OF THE DEVELOPER, SEPARATELY GRANTING OFF-PLAT EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND OPERATION OF UTILITY LINES, MAINS, PIPES, CONDUITS AND OTHER FACILITIES SOLELY AND EXCLUSIVELY FOR (A) ANY CABLE SYSTEM OR CABLE SERVICE, MULTICHANNEL VIDEO PROGRAMMING SERVICE, INFORMATION SERVICE OR OTHER TELECOMMUNICATION SERVICE, MONITORING SERVICE, OR OTHER FORM OF WIRELINE OR WIRELESS COMMUNICATION SYSTEM OR SERVICE THAT MAY BE PROVIDED FROM TIME TO TIME BY DIGITAL COMMUNICATION MEDIA, ITS SUCCESSORS OR ASSIGNS; (B) ANY WATER SERVICE, WASTEWATER SERVICE OR RE-USE WATER SERVICE THAT MAY BE PROVIDED FROM TIME TO TIME BY BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS; AND (C) ANY ELECTRIC SERVICE, GAS SERVICE OR OTHER UTILITY SERVICE PROVIDED BY ANY PUBLIC UTILITY COMPANY OR GOVERNMENTAL AGENCY THAT MAY BE AUTHORIZED FROM TIME TO TIME BY THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, TO INSTALL UTILITY SYSTEMS OR FACILITIES WITHIN ANY SUCH PSE/URA. THE DEVELOPER MAY, IN ITS SOLE AND ABSOLUTE DISCRETION, ASSIGN ITS RIGHTS TO GRANT SPECIFIC PRIVATE UTILITY EASEMENTS TO ANY ONE OR MORE PERSONS OR ENTITIES AND BY ANY ONE OR MORE SEPARATE WRITTEN INSTRUMENTS, IT BEING THE INTENT OF THE DEVELOPER THAT THE DEVELOPER MAY GRANT TO MULTIPLE UTILITY PROVIDERS CONCURRENT EASEMENTS FOR VARIOUS UTILITY SERVICES AS DEEMED DESIRABLE BY THE DEVELOPER IN THE EXERCISE OF THE DEVELOPER'S SOLE AND ABSOLUTE DISCRETION. NO "PLATTED UTILITY EASEMENTS" ARE GRANTED OR CREATED BY THIS PLAT.
16. THIS PLAT CONTAINS ONE HUNDRED TEN (110) LOTS, ELEVEN (11) TRACTS AND 2.48 MILES OF ROAD.

**NOTE:**
THIS PLAT IS 7 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DEDICATION AND ACKNOWLEDGEMENTS SEE SHEET 1, FOR NOTES SEE SHEET 2, FOR LEGAL DESCRIPTION AND BOUNDARY DETAIL SEE SHEET 3. FOR LOT DIMENSIONS SEE SHEETS 4, 5, 6 & 7.

**PROHIBITED DRIVEWAY LOCATION:**



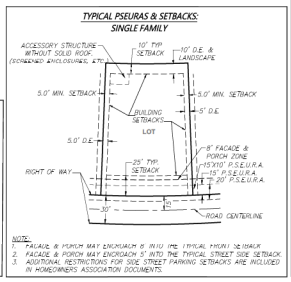

**TYPICAL SETBACKS: MULTIFAMILY**




NOTES:

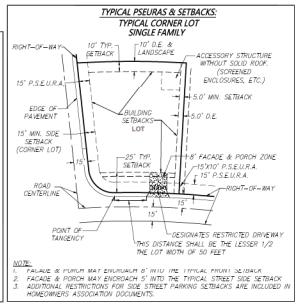
| | |
|---|---|
| SIDE SETBACK ON PARTY WALLS | 0' |
| SIDE SETBACK ON END UNITS | 5' |
| FRONT SETBACK | 10' |
| REAR SETBACK | 10' |

**TYPICAL PSE/URAS & SETBACKS: SINGLE FAMILY**




NOTE:
1. FACADE & PORCH MAY ENCROACH 5' INTO THE TYPICAL FRONT SETBACK.
2. FACADE & PORCH MAY ENCROACH 5' INTO THE TYPICAL STREET SIDE SETBACK.
3. ADDITIONAL RESTRICTIONS FOR SIDE STREET PARKING SETBACKS ARE INCLUDED IN HOMEOWNERS ASSOCIATION DOCUMENTS.

**TYPICAL PSE/URAS & SETBACKS: TYPICAL CORNER LOT SINGLE FAMILY**




NOTE:
1. FACADE & PORCH MAY ENCROACH 5' INTO THE TYPICAL FRONT SETBACK.
2. FACADE & PORCH MAY ENCROACH 5' INTO THE TYPICAL STREET SIDE SETBACK.
3. ADDITIONAL RESTRICTIONS FOR SIDE STREET PARKING SETBACKS ARE INCLUDED IN HOMEOWNERS ASSOCIATION DOCUMENTS.

17. THE PROJECT IS SUBJECT TO THE BINDING LETTER OF INTERPRETATION OF MODIFICATION APPROVED BY MARION COUNTY PURSUANT TO RESOLUTION 2018-R-507 FOR THE VESTED CIRCLE SQUARE SUBDIVISION DRI ("BLUM 2018-DMO5"), AS MAY BE AMENDED, INCLUDING ALL PREVIOUS BINDING LETTERS AS REFERENCED BY BLM 2018-DM-05, INCLUDING FINAL ORDER NO. DEO-14-097 (APPLICATION NO. BLM-05-2014-007), DCA FINAL ORDER NO. 10-BL-119 (APPLICATION NO. BLM-05-2009-005), DCA FINAL ORDER NO. 08-BL-097 (APPLICATION NO. BLM 05-2007-012), DCA FINAL ORDER NO. 01-BL-222 (APPLICATION NO. BLM 500-003), BLM 578-002, BLM# 577-016 AND BLM#-574-016, INCLUDING THE PROVISION OF VESTED RIGHTS RELATED TO THE CONCURRENCY OF PUBLIC FACILITIES. TO THE EXTENT CONSISTENT WITH THE APPLICABLE FUTURE LAND USE DESIGNATION AND ZONING DISTRICT, THE PROJECT IS AUTHORIZED FOR ALL ALLOWABLE LAND USES UNDER BLM 2018-DM-05, SUBJECT TO THE EQUIVALENCY MATRIX FOR PROPOSED LAND USE EXCHANGES.
18. ALL LOTS/TRACTS SHALL USE THIS SUBDIVISION'S INTERNAL ROADWAYS FOR VEHICLE/DRIVEWAY ACCESS. NO LOT SHALL HAVE DIRECT ACCESS TO S.W. 67TH AVENUE ROAD.
19. ALL DISTANCES SHOWN HEREON ARE GROUND.
20. THIS PLAT IS 7 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DEDICATION AND ACKNOWLEDGEMENTS SEE SHEET 1, FOR NOTES SEE SHEET 2, FOR LEGAL DESCRIPTION AND BOUNDARY DETAIL SEE SHEET 3. FOR LOT DIMENSIONS SEE SHEETS 4, 5, 6 & 7.
21. PROPERTY IS LOCATED WITHIN THE SECONDARY ZONE OF THE SPRINGS PROTECTION ZONE.
22. WATER AND SEWER SERVICE ARE BEING PROVIDED BY, AND REUSE WATER SERVICE MAY BE PROVIDED BY, THE BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT.
23. DRIVEWAY ACCESS TO ALL CORNER LOTS SHALL BE 50' OR 1/2 THE LOT WIDTH FROM PAVEMENT P.T., WHICHEVER IS LESS. SEE DETAIL ON SHEET 2 (THIS SHEET).
24. FIRE PROTECTION IN ACCORDANCE WITH THE MARION COUNTY L.D.C. WILL BE PROVIDED VIA THE CENTRAL POTABLE WATER SYSTEM FOR THIS PROJECT.
25. TO THE EXTENT NOT INCONSISTENT WITH APPLICABLE LAW, THE DEVELOPER HEREBY RESERVES TO ITSELF AND ITS DESIGNATED SUCCESSORS AND ASSIGNS, FOR A PERIOD OF EIGHTY NINE (89) YEARS AFTER THIS PLAT IS RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THE EXCLUSIVE RIGHT, POWER AND AUTHORITY TO GRANT BY SEPARATE, WRITTEN INSTRUMENTS RECORDED FROM TIME TO TIME SUBSEQUENT TO THE RECORDATION OF THIS PLAT ONE OR MORE EXCLUSIVE OR NON-EXCLUSIVE PRIVATE EASEMENTS OVER, UNDER, UPON AND THROUGH EACH AREA LABELED ON THIS PLAT AS A "PSE/URA" FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT AND USE OF UTILITY LINES, MAINS, PIPES, CONDUITS AND OTHER UTILITY FACILITIES BY THOSE SPECIFIC UTILITY SERVICE PROVIDERS TO WHOM THE DEVELOPER HEREAFTER ELECTS TO GRANT FROM TIME TO TIME SPECIFIC PRIVATE UTILITY EASEMENTS; NEITHER THIS PLAT NOR THIS RESERVATION CREATES ANY UTILITY EASEMENT OR DEDICATION, WHETHER PRIVATE, PUBLIC, GENERAL OR SPECIFIC, NOR DOES THIS PLAT OR THIS RESERVATION GRANT ANY RIGHT TO THE PUBLIC OR TO ANY UTILITY SERVICE PROVIDER TO UTILIZE ANY PSE/URA FOR ANY PURPOSE.
26. NO IMPROVEMENTS ON OR WITHIN ANY PSE/URA LYING WITHIN ANY PLATTED RESIDENTIAL BUILDING LOT (OTHER THAN BERMS, LANDSCAPING, IRRIGATION, DRAINAGE, PAVING, CURBS, GUTTERS, SIDEWALKS AND DRIVEWAYS), AND NO IMPROVEMENTS ON OR WITHIN ANY PSE/URA LYING WITHIN ANY OF THE TRACTS SHOWN ON THIS PLAT (OTHER THAN BERMS, LANDSCAPING, IRRIGATION, DRAINAGE, PAVING, CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS, PATHS OR PATHWAYS FOR LOW-SPEED VEHICLES, GOLF CARS, GOLF CARTS, MOTORIZED DISABILITY ACCESS VEHICLES, UTILITY VEHICLES AND LANDSCAPE AND GOLF COURSE MAINTENANCE EQUIPMENT, AND RECREATIONAL AND PARK FACILITIES, SIGNS, ENTRY FEATURES, WALLS AND FENCES), MAY BE INSTALLED, CONSTRUCTED OR MAINTAINED BY THE OWNER OF THE LOT OR TRACT OR ANYONE ELSE WITHOUT THE PRIOR WRITTEN CONSENT OF THE DEVELOPER OR ITS DESIGNATED SUCCESSORS AND ASSIGNS, AND, IF AND TO THE EXTENT REQUIRED BY THE APPLICABLE EASEMENT DOCUMENT, ANY UTILITY SERVICE PROVIDER TO WHOM THE DEVELOPER HEREAFTER GRANTS A UTILITY EASEMENT OVER THE RELEVANT PSE/URA. A LOT OR TRACT OWNER (OTHER THAN THE DEVELOPER AND ITS DESIGNATED SUCCESSORS AND ASSIGNS) SHALL HAVE NO RIGHT, POWER OR AUTHORITY TO GRANT TO ANY UTILITY SERVICE PROVIDER ANY EASEMENT, LICENSE OR OTHER RIGHT OVER, UNDER, UPON OR THROUGH ANY PSE/URA LYING WITHIN THAT OWNER'S LOT OR TRACT FOR UTILITY PURPOSES.
27. ALTHOUGH IT SHALL NOT BE NECESSARY THAT THE OWNER OF ANY LOT OR TRACT SIGN OR CONSENT TO ANY EASEMENT HEREAFTER GRANTED BY THE DEVELOPER OR ITS DESIGNATED SUCCESSORS AND ASSIGNS PURSUANT TO THIS RESERVATION IN ORDER FOR SUCH EASEMENT TO TAKE EFFECT AND BIND THE OWNER AND THAT OWNER'S LOT OR TRACT, AND ANY PERSON OR ENTITY THAT CLAIMS ANY INTEREST IN THAT LOT OR TRACT BY OR THROUGH SUCH OWNER, INCLUDING BUT NOT LIMITED TO ANY MORTGAGEE OR OTHER LIENHOLDER, EACH OWNER OF EACH LOT OR TRACT AFFECTED BY A PSE/URA SHOWN ON THIS PLAT, BY HEREAFTER ACCEPTING OR RECEIVING A DEED TO SUCH LOT OR TRACT, SHALL BE DEEMED CONCLUSIVELY AND AUTOMATICALLY TO HAVE GRANTED TO THE DEVELOPER AND ITS DESIGNATED SUCCESSORS AND ASSIGNS AN IRREVOCABLE AND TRANSFERABLE POWER OF ATTORNEY, COUPLED WITH AN INTEREST IN THE SUBJECT MATTER, AUTHORIZING THE DEVELOPER OR ITS SUCCESSORS AND ASSIGNS TO SIGN AND RECORD IN THE MARION COUNTY PUBLIC RECORDS ANY DOCUMENT DEEMED BY ANY OF THEM, IN ITS OR THEIR SOLE AND ABSOLUTE DISCRETION, TO BE DESIRABLE FOR THE PURPOSE OF EVIDENCING OR ESTABLISHING SUCH EASEMENT. THE POWER OF ATTORNEY SHALL REMAIN EFFECTIVE FOR A PERIOD OF EIGHTY NINE (89) YEARS AFTER THIS PLAT IS RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND IT SHALL NOT BE AFFECTED BY THE DEATH OR DISABILITY OF ANY PRINCIPAL.
28. PORTIONS OF TRACTS "D", "E", "F", "G", "H", "I", "J" AND "K", ARE DESIGNATED AS MARION FRIENDLY LANDSCAPE AREAS AS IDENTIFIED ON THE IMPROVEMENT PLANS AS APPROVED BY MARION COUNTY FOR THE DEVELOPMENT OF THIS SUBDIVISION. MARION FRIENDLY LANDSCAPE AREAS ARE DEFINED AS THAT PORTION OF A NEW OR EXPANDED DEVELOPMENT THAT THROUGH THE APPROVED DEVELOPMENT PLANS, DOCUMENTS, AND DEED RESTRICTIONS, IS IDENTIFIED TO BE MAINTAINED AS MARION-FRIENDLY LANDSCAPING AND WHERE THE USE OF HIGH VOLUME IRRIGATION, NON-DROUGHT TOLERANT PLANTS, AND LAWN CHEMICALS (FERTILIZERS AND PESTICIDES) ON TURFGRASS IS PROHIBITED.
29. THE SUBJECT PROPERTY WILL DEFER TREE REPLACEMENT REQUIREMENTS UNTIL TIME OF DEVELOPMENT. AT SUCH TIME SAID PROPERTY WILL COMPLY WITH WAIVER GRANTED BY MARION COUNTY TO ALLOW A MINIMUM OF ONE 2" CALIPER TREE TO BE PLANTED FOR EACH RESIDENTIAL LOT, TO BE INSTALLED AS THE DESIGNER PREFERS THROUGHOUT THE SUBDIVISION.
30. FOR THE PURPOSES OF THIS PLAT: (A) "UTILITY" SHALL MEAN AND REFER TO EACH FORM OF UTILITY SERVICE NOW EXISTING OR HEREAFTER DEVELOPED, INCLUDING, BUT NOT LIMITED TO, EACH SEWER, STORMWATER, REUSE WATER, ELECTRIC AND GAS SERVICE, EACH CABLE SYSTEM OR CABLE SERVICE, MULTICHANNEL VIDEO PROGRAMMING SERVICE (WHETHER FRANCHISED OR UNFRANCHISED), INFORMATION SERVICE OR OTHER TELECOMMUNICATIONS SERVICE, AS SAID TERMS ARE DEFINED IN THE COMMUNICATIONS ACT OF 1934 (47 U.S.C. §151, ET SEQ.), AS AMENDED THROUGH THE DATE HEREOF, EACH MONITORING SERVICE, AND EACH OTHER FORM OF WIRELINE OR WIRELESS COMMUNICATION SYSTEM OR SERVICE; AND (B) "UTILITY SERVICE PROVIDER" SHALL MEAN AND REFER TO EACH OPERATOR OR PROVIDER OF ANY FORM OF UTILITY SERVICE NOW EXISTING OR HEREAFTER DEVELOPED, INCLUDING, BUT NOT LIMITED TO, EACH OPERATOR OR PROVIDER OF ANY SEWER, WATER, REUSE WATER, ELECTRIC OR GAS SERVICE, EACH OPERATOR OR PROVIDER OF ANY CABLE SYSTEM OR CABLE SERVICE, MULTICHANNEL VIDEO PROGRAMMING SERVICE (WHETHER FRANCHISED OR UNFRANCHISED), INFORMATION SERVICE OR OTHER TELECOMMUNICATIONS SERVICE, AS SAID TERMS ARE DEFINED IN THE COMMUNICATIONS ACT OF 1934 (47 U.S.C. § 151, ET SEQ.), AS AMENDED THROUGH THE DATE HEREOF, EACH OPERATOR OR PROVIDER OF A MONITORING SERVICE, AND EACH OPERATOR OR PROVIDER OF ANY OTHER FORM OF WIRELINE OR WIRELESS COMMUNICATION SYSTEM OR SERVICE.

PREPARED BY: JCH CONSULTING GROUP, INC. 436 SW 15TH STREET, OCALA, FL 34471

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CERTIFICATE OF AUTHORIZATION - L.B. 8071

# CALESA TOWNSHIP CHESTNUT GROVE PHASE 1

PLAT BOOK ___ PAGE ___
SHEET 3 OF 7

**A PLANNED UNIT DEVELOPMENT**

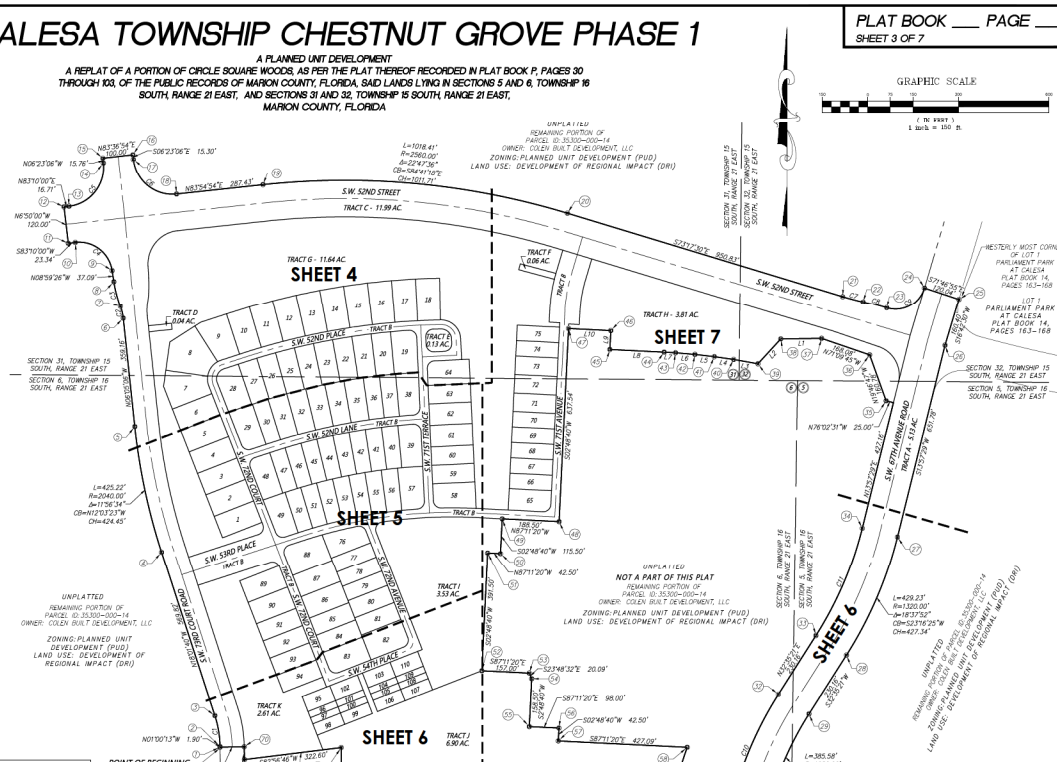
**A REPLAT OF A PORTION OF CIRCLE SQUARE WOODS, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK P, PAGES 30 THROUGH 103, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID LANDS LYING IN SECTIONS 5 AND 6, TOWNSHIP 16 SOUTH, RANGE 21 EAST, AND SECTIONS 31 AND 32, TOWNSHIP 15 SOUTH, RANGE 21 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**
**MARION COUNTY, FLORIDA**

GRAPHIC SCALE
( IN FEET )
1 inch = 150 ft.

## LEGAL DESCRIPTION:

A PORTION OF CIRCLE SQUARE WOODS, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK P, PAGES 30 THROUGH 103, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID LANDS LYING IN SECTIONS 5 AND 6, TOWNSHIP 16 SOUTH, RANGE 21 EAST, AND SECTIONS 31 AND 32, TOWNSHIP 15 SOUTH, RANGE 21 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWESTERLY MOST CORNER OF CALESA TOWNSHIP PERLINO GROVE, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 16 , PAGES 152 THROUGH 160, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE N.01°00'13"W., 1.90 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 17°01'27", AND A CHORD BEARING AND DISTANCE OF N.09°30'56"W., 103.61 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 103.99 FEET TO THE END OF SAID CURVE; THENCE N.18°01'40"W., 569.82 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2,040.00 FEET, A CENTRAL ANGLE OF 11°56'34", AND A CHORD BEARING AND DISTANCE OF N.12°02'23"W., 424.45 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 425.22 FEET TO THE END OF SAID CURVE; THENCE N.06°05'06"W., 359.16 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 165.00 FEET, A CENTRAL ANGLE OF 14°49'50", AND A CHORD BEARING AND DISTANCE OF N.11°14'31"W., 41.11 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 41.22 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 430.00 FEET, A CENTRAL ANGLE OF 11°24'31", AND A CHORD BEARING AND DISTANCE OF N.14°41'47"W., 85.48 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 85.62 FEET TO THE END OF SAID CURVE; THENCE N.08°59'26"W., 37.09 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 110.00 FEET, A CENTRAL ANGLE OF 87°50'34", AND A CHORD BEARING AND DISTANCE OF N.52°54'43"W., 152.61 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 168.65 FEET TO THE END OF SAID CURVE; THENCE S.83°10'00"W., 23.34 FEET; THENCE N.06°50'00"W., 120.00 FEET; THENCE N.83°10'00"E., 16.71 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 89°33'06", AND A CHORD BEARING AND DISTANCE OF N.38°23'23"E., 183.13 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 203.19 FEET TO THE END OF SAID CURVE ; THENCE N.06°23'06"W., 15.76 FEET; THENCE N.83°36'54"E., 100.00 FEET; THENCE S.06°23'06"E., 15.30 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 89°42'00", AND A CHORD BEARING AND DISTANCE OF S.51°14'06"E., 183.37 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 203.52 FEET TO THE END OF SAID CURVE ; THENCE N.83°54'54"E., 287.43 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,560.00 FEET, A CENTRAL ANGLE OF 22°47'36", AND A CHORD BEARING AND DISTANCE OF S.84°41'18"E., 1,011.71 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,018.41 FEET TO THE END OF SAID CURVE; THENCE S.73°17'30"E., 950.83 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,000.00 FEET, A CENTRAL ANGLE OF 04°00'44", AND A CHORD BEARING AND DISTANCE OF S.75°17'52"E., 70.01 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 70.03 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,050.00 FEET, A CENTRAL ANGLE OF 04°23'40", AND A CHORD BEARING AND DISTANCE OF S.75°06'24"E., 80.52 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 80.53 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 90°22'57", AND A CHORD BEARING AND DISTANCE OF N.61°53'58"E., 141.89 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 157.75 FEET TO THE END OF SAID CURVE; THENCE S.71°46'55"E., 120.04 FEET TO THE WESTERLY MOST CORNER OF LOT 1, PARLIAMENT PARK AT CALESA, PER PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGES 163 THROUGH 168 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE S.16°42'30"W., 160.40 FEET; THENCE S.13°57'29"W., 651.78 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,320.00 FEET, A CENTRAL ANGLE OF 18°37'52", AND A CHORD BEARING AND DISTANCE OF S.23°16'25"W., 427.34 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 429.23 FEET TO THE END OF SAID CURVE; THENCE S.32°35'21"W., 230.16 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,080.00 FEET, A CENTRAL ANGLE OF 20°27'20", AND A CHORD BEARING AND DISTANCE OF S.22°21'42"E., 383.53 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 385.58 FEET TO THE END OF SAID CURVE ON THE NORTH BOUNDARY OF THE AFORESAID CALESA TOWNSHIP PERLINO GROVE; THENCE ALONG SAID NORTH BOUNDARY, N.77°59'58"W., 130.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,200.00 FEET, A CENTRAL ANGLE OF 20°27'20", AND A CHORD BEARING AND DISTANCE OF N.22°21'42"E., 426.13 FEET; THENCE DEPARTING SAID NORTH BOUNDARY, NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 428.42 FEET TO THE END OF SAID CURVE; THENCE N.32°35'21"E., 230.16 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,200.00 FEET, A CENTRAL ANGLE OF 18°37'52", AND A CHORD BEARING AND DISTANCE OF N.23°16'25"E., 388.48 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 390.21 FEET TO THE END OF SAID CURVE; THENCE N.13°57'29"E., 427.18 FEET; THENCE N.76°02'31"W., 25.00 FEET; THENCE N.19°46'47"W., 160.78 FEET; THENCE N.71°09'45"W., 168.08 FEET; THENCE S.89°15'16"W., 134.97 FEET; THENCE S.42°42'36"W., 111.46 FEET; THENCE N.80°02'28"W., 81.61 FEET; THENCE N.81°45'31"W., 64.60 FEET; THENCE N.78°38'13"W., 64.60 FEET; THENCE N.85°11'36"W., 64.60 FEET; THENCE N.86°54'38"W., 37.53 FEET; THENCE N.87°11'20"W., 179.83 FEET; THENCE N.02°48'40"E., 62.50 FEET; THENCE N.87°11'20"W., 140.00 FEET; THENCE S.02°48'40"W., 637.54 FEET; THENCE N.87°11'20"W., 188.50 FEET; THENCE S.02°48'40"W., 115.50 FEET; THENCE N.87°11'20"W., 42.50 FEET; THENCE S.02°48'40"W., 391.50 FEET; THENCE S.87°11'20"E., 157.00 FEET; THENCE S.23°48'32"E., 20.09 FEET; THENCE S.02°48'40"W., 158.50 FEET; THENCE S.87°11'20"E., 98.00 FEET; THENCE S.02°48'40"W., 42.50 FEET; THENCE S.87°11'20"E., 427.09 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,395.00 FEET, A CENTRAL ANGLE OF 07°36'38", AND A CHORD BEARING AND DISTANCE OF S.15°55'54"W., 185.97 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 186.11 FEET TO THE END OF SAID CURVE ON THE AFORESAID NORTH BOUNDARY OF CALESA TOWNSHIP PERLINO GROVE; THENCE ALONG SAID NORTH BOUNDARY THE FOLLOWING TWELVE (12) COURSES: (1) THENCE N.78°43'57"W., 10.00 FEET; (2) THENCE N.85°37'52"W., 313.33 FEET; (3) THENCE N.04°42'08"E., 30.00 FEET; (4) THENCE N.85°37'52"W., 60.20 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,811.00 FEET, A CENTRAL ANGLE OF 13°19'23", AND A CHORD BEARING AND DISTANCE OF S.88°02'26"W., 420.17 FEET; (5) THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 421.11 FEET TO THE END OF SAID CURVE; (6) THENCE S.08°37'16"E., 29.83 FEET; (7) THENCE S.81°22'44"W., 85.83 FEET; (8) THENCE S.77°23'11"W., 217.18 FEET; (9) THENCE N.00°30'08"E., 219.66 FEET; (10) THENCE S.82°56'40"W., 322.60 FEET; (11) THENCE N.01°00'13"W., 42.28 FEET; (12) THENCE S.88°59'47"W., 80.00 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 72.27 ACRES, MORE OR LESS.


S.W. 52ND STREET
TRACT C - 11.99 AC.
TRACT G - 11.64 AC.
SHEET 4
TRACT F 0.06 AC.
TRACT H - 3.81 AC.
SHEET 7
TRACT D 0.04 AC.
TRACT E 0.13 AC.
S.W. 52ND PLACE
S.W. 52ND LANE
S.W. 51ST TERRACE
S.W. 51ST AVENUE
S.W. 52ND AVENUE
SHEET 5
S.W. 53RD PLACE
S.W. 54TH PLACE
TRACT K 2.61 AC.
TRACT I 3.53 AC.
TRACT J 6.90 AC.
SHEET 6
S.W. 57TH AVENUE
S.W. 57TH TERRACE
S.W. 58TH AVENUE
S.W. 59TH AVENUE
S.W. 60TH AVENUE
S.W. 61ST AVENUE
S.W. 62ND AVENUE
S.W. 63RD AVENUE
S.W. 64TH AVENUE
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S.W. 69TH AVENUE
S.W. 70TH AVENUE
S.W. 71ST AVENUE
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# CALESA TOWNSHIP CHESTNUT GROVE PHASE 1

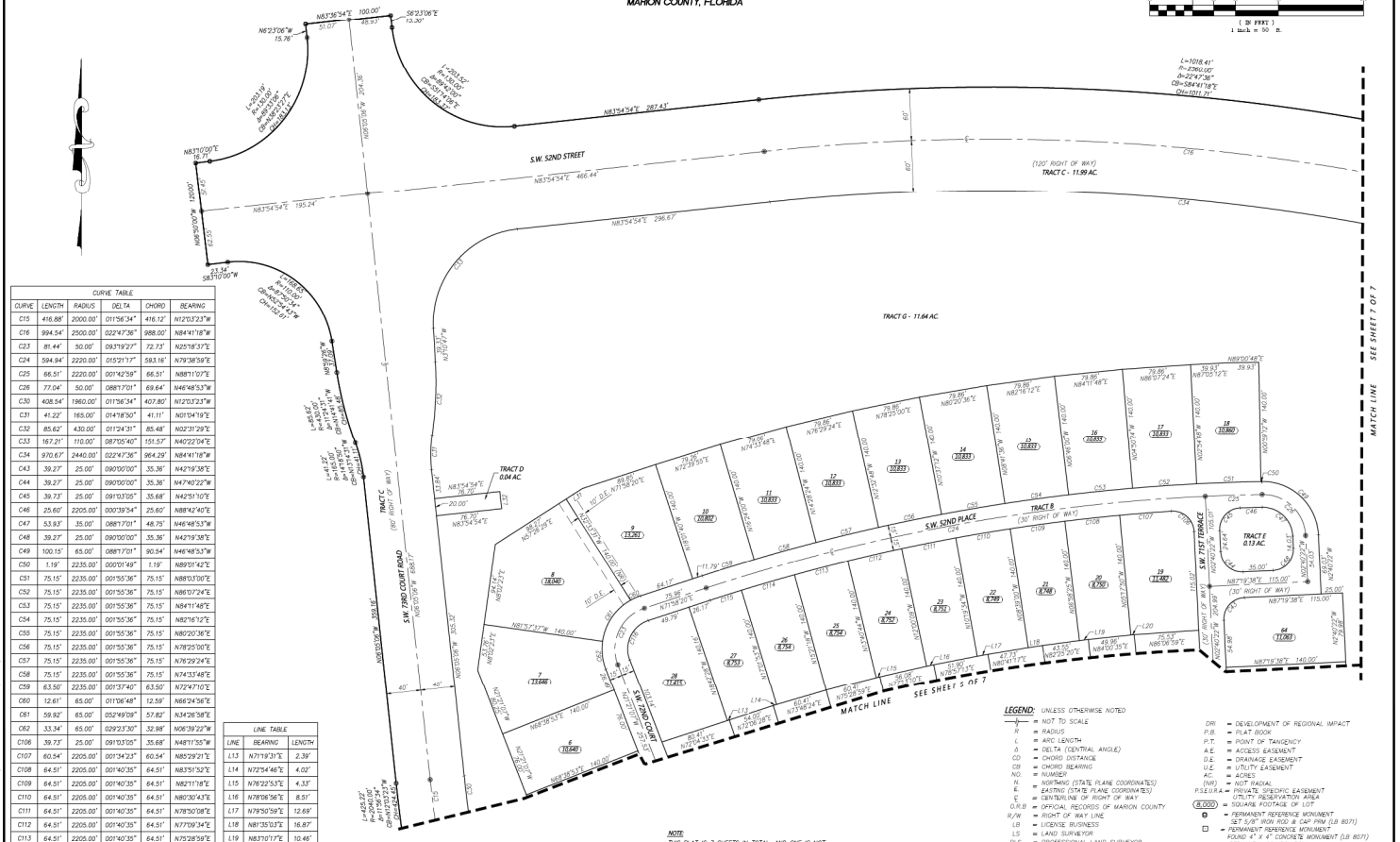
PLAT BOOK ___ PAGE ___
SHEET 4 OF 7

A PLANNED UNIT DEVELOPMENT

A REPLAT OF A PORTION OF CIRCLE SQUARE WOODS, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK P, PAGES 30 THROUGH 103, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID LANDS LYING IN SECTIONS 5 AND 6, TOWNSHIP 16 SOUTH, RANGE 21 EAST, AND SECTIONS 31 AND 32, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA


J C H
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PLANNING • ENVIRONMENTAL • G.I.S.
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CERTIFICATE OF AUTHORIZATION : L.B. 8071


GRAPHIC SCALE
( IN FEET )
1 inch = 50 ft.




| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | DELTA | CHORD | BEARING |
| C15 | 416.88' | 2000.00' | 011°56'34" | 416.12' | N12°03'23"W |
| C16 | 994.54' | 2500.00' | 022°47'36" | 988.00' | N84°41'18"W |
| C23 | 81.44' | 50.00' | 093°19'27" | 72.73' | N25°18'37"E |
| C24 | 594.94' | 2220.00' | 015°21'17" | 593.16' | N79°38'59"E |
| C25 | 66.51' | 2220.00' | 001°42'59" | 66.51' | N88°11'07"E |
| C26 | 77.04' | 50.00' | 088°17'01" | 69.64' | N46°48'53"W |
| C30 | 408.54' | 1960.00' | 011°56'34" | 407.80' | N12°03'23"W |
| C31 | 41.22' | 165.00' | 014°18'50" | 41.11' | N01°04'19"E |
| C32 | 85.62' | 430.00' | 011°24'31" | 85.48' | N02°31'29"E |
| C33 | 167.21' | 110.00' | 087°05'40" | 151.57' | N40°22'04"E |
| C34 | 970.67' | 2440.00' | 022°47'36" | 964.29' | N84°41'18"W |
| C43 | 39.27' | 25.00' | 090°00'00" | 35.36' | N42°19'38"E |
| C44 | 39.27' | 25.00' | 090°00'00" | 35.36' | N47°40'22"W |
| C45 | 39.73' | 25.00' | 091°03'05" | 35.68' | N42°51'10"E |
| C46 | 25.60' | 2205.00' | 000°39'54" | 25.60' | N88°42'40"E |
| C47 | 53.93' | 35.00' | 088°17'01" | 48.75' | N46°48'53"W |
| C48 | 39.27' | 25.00' | 090°00'00" | 35.36' | N42°19'38"E |
| C49 | 100.15' | 65.00' | 088°17'01" | 90.54' | N46°48'53"W |
| C50 | 1.19' | 2235.00' | 000°01'49" | 1.19' | N89°01'42"E |
| C51 | 75.15' | 2235.00' | 001°55'36" | 75.15' | N88°03'00"E |
| C52 | 75.15' | 2235.00' | 001°55'36" | 75.15' | N86°07'24"E |
| C53 | 75.15' | 2235.00' | 001°55'36" | 75.15' | N84°11'48"E |
| C54 | 75.15' | 2235.00' | 001°55'36" | 75.15' | N82°16'12"E |
| C55 | 75.15' | 2235.00' | 001°55'36" | 75.15' | N80°20'36"E |
| C56 | 75.15' | 2235.00' | 001°55'36" | 75.15' | N78°25'00"E |
| C57 | 75.15' | 2235.00' | 001°55'36" | 75.15' | N76°29'24"E |
| C58 | 75.15' | 2235.00' | 001°55'36" | 75.15' | N74°33'48"E |
| C59 | 63.50' | 2235.00' | 001°37'40" | 63.50' | N72°47'10"E |
| C60 | 12.61' | 65.00' | 011°06'48" | 12.59' | N66°24'56"E |
| C61 | 59.92' | 65.00' | 052°49'09" | 57.82' | N34°26'58"E |
| C62 | 33.34' | 65.00' | 029°23'30" | 32.98' | N06°39'22"W |
| C106 | 39.73' | 25.00' | 091°03'05" | 35.68' | N48°11'55"W |
| C107 | 60.54' | 2205.00' | 001°34'23" | 60.54' | N85°29'21"E |
| C108 | 64.51' | 2205.00' | 001°40'35" | 64.51' | N83°51'52"E |
| C109 | 64.51' | 2205.00' | 001°40'35" | 64.51' | N82°11'18"E |
| C110 | 64.51' | 2205.00' | 001°40'35" | 64.51' | N80°30'43"E |
| C111 | 64.51' | 2205.00' | 001°40'35" | 64.51' | N78°50'08"E |
| C112 | 64.51' | 2205.00' | 001°40'35" | 64.51' | N77°09'34"E |
| C113 | 64.51' | 2205.00' | 001°40'35" | 64.51' | N75°28'59"E |
| C114 | 64.51' | 2205.00' | 001°40'35" | 64.51' | N73°48'24"E |
| C115 | 38.34' | 2205.00' | 000°59'47" | 38.34' | N72°28'14"E |
| C116 | 57.01' | 35.00' | 093°19'27" | 50.91' | N25°18'37"E |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L13 | N71°19'31"E | 2.39' |
| L14 | N72°54'46"E | 4.02' |
| L15 | N76°22'53"E | 4.33' |
| L16 | N78°06'56"E | 8.51' |
| L17 | N79°50'59"E | 12.69' |
| L18 | N81°35'03"E | 16.87' |
| L19 | N83°10'17"E | 10.46' |
| L20 | N84°45'32"E | 4.05' |
| L31 | S57°26'29"W | 22.71' |
| L32 | N6°05'06"W | 20.00' |

**LEGEND:** UNLESS OTHERWISE NOTED

| | | | |
|---|---|---|---|
| N.T.S. | = NOT TO SCALE | DRI | = DEVELOPMENT OF REGIONAL IMPACT |
| R | = RADIUS | P.B. | = PLAT BOOK |
| L | = ARC LENGTH | P.T. | = POINT OF TANGENCY |
| Δ | = DELTA (CENTRAL ANGLE) | A.E. | = ACCESS EASEMENT |
| CD | = CHORD DISTANCE | D.E. | = DRAINAGE EASEMENT |
| CB | = CHORD BEARING | U.E. | = UTILITY EASEMENT |
| NO. | = NUMBER | AC. | = ACRES |
| N. | = NORTHING (STATE PLANE COORDINATES) | (NR) | = NOT RADIAL |
| E. | = EASTING (STATE PLANE COORDINATES) | P.S.E.U.R.A. | = PRIVATE SPECIFIC EASEMENT UTILITY RESERVATION AREA |
| ℄ | = CENTERLINE OF RIGHT OF WAY | (R.000) | = SQUARE FOOTAGE OF LOT |
| O.R.B. | = OFFICIAL RECORDS OF MARION COUNTY | ⊙ | = PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & CAP PRM (LB 8071) |
| R/W | = RIGHT OF WAY LINE | □ | = PERMANENT REFERENCE MONUMENT FOUND 4" X 4" CONCRETE MONUMENT (LB 8071) |
| LB | = LICENSE BUSINESS | ◎ | = PERMANENT CONTROL POINT SET NAIL & DISC NO. LB 8071 |
| LS | = LAND SURVEYOR | ◉ | = PERMANENT CONTROL POINT FOUND NAIL & DISC NO. LB 8071 |
| PLS | = PROFESSIONAL LAND SURVEYOR | | |
| P.G. | = PAGE | | |
| PUD | = PLANNED UNIT DEVELOPMENT | | |

**NOTE**
THIS PLAT IS 7 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DEDICATION AND ACKNOWLEDGEMENTS SEE SHEET 1, FOR NOTES SEE SHEET 2, FOR LEGAL DESCRIPTION AND BOUNDARY DETAIL SEE SHEET 3. FOR LOT DIMENSIONS SEE SHEETS 4, 5, 6 & 7.

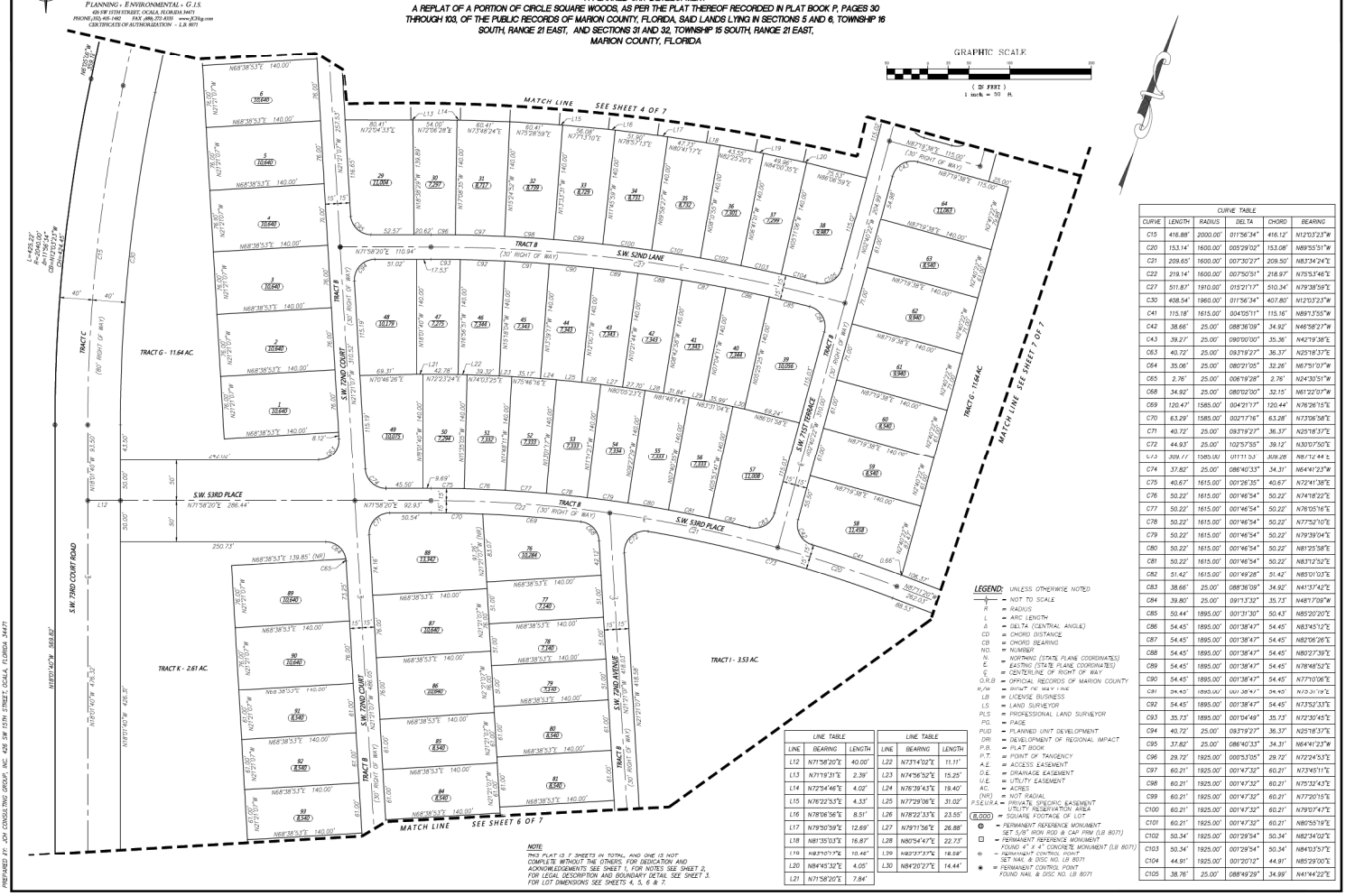
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PHONE (352) 405-1982 FAX (866) 272-8330 www.JCHgc.com
CERTIFICATE OF AUTHORIZATION - LB 8071

# CALESA TOWNSHIP CHESTNUT GROVE PHASE 1

PLAT BOOK ___ PAGE ___
SHEET 5 OF 7

A PLANNED UNIT DEVELOPMENT
A REPLAT OF A PORTION OF CIRCLE SQUARE WOODS, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK P, PAGES 30 THROUGH 103, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID LANDS LYING IN SECTIONS 5 AND 6, TOWNSHIP 16 SOUTH, RANGE 21 EAST, AND SECTIONS 31 AND 32, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA





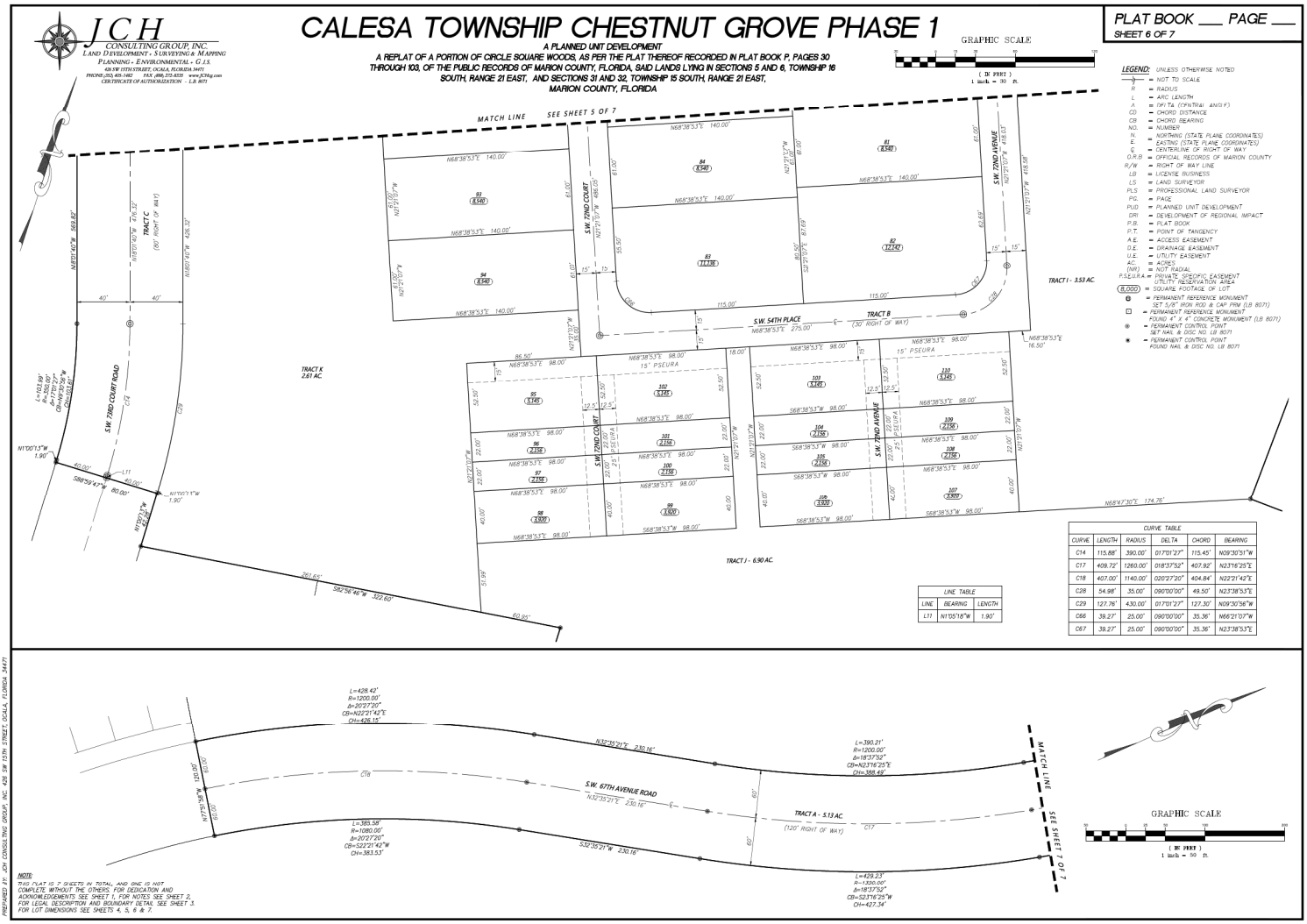

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | DELTA | CHORD | BEARING |
| C15 | 416.88' | 2000.00' | 011°56'34" | 416.12' | N12°03'23"W |
| C20 | 153.14' | 1600.00' | 005°29'02" | 153.08' | N89°55'51"W |
| C21 | 209.63' | 1600.00' | 007°30'27" | 209.50' | N83°34'24"E |
| C22 | 219.14' | 1600.00' | 007°50'51" | 218.97' | N75°53'46"E |
| C27 | 511.87' | 1910.00' | 015°21'17" | 510.34' | N79°38'59"E |
| C30 | 408.54' | 1960.00' | 011°56'34" | 407.80' | N12°03'23"W |
| C41 | 115.18' | 1615.00' | 004°05'11" | 115.16' | N89°13'35"W |
| C42 | 38.66' | 25.00' | 088°36'09" | 34.92' | N46°58'27"W |
| C43 | 39.27' | 25.00' | 090°00'00" | 35.36' | N42°19'38"E |
| C63 | 40.72' | 25.00' | 093°19'27" | 36.33' | N25°18'37"E |
| C64 | 35.06' | 25.00' | 080°21'05" | 32.26' | N67°51'07"W |
| C65 | 2.76' | 25.00' | 006°19'28" | 2.76' | N24°30'51"W |
| C68 | 34.92' | 25.00' | 080°02'00" | 32.15' | N61°22'07"W |
| C69 | 120.47' | 1585.00' | 004°21'17" | 120.44' | N76°26'15"E |
| C70 | 63.29' | 1585.00' | 002°17'16" | 63.28' | N73°06'58"E |
| C71 | 40.72' | 25.00' | 093°19'27" | 36.33' | N25°18'37"E |
| C72 | 44.93' | 25.00' | 102°57'55" | 39.12' | N30°07'50"E |
| C73 | 39.27' | 25.00' | 090°00'00" | 35.36' | N79°19'38"E |
| C74 | 37.82' | 25.00' | 086°40'33" | 34.31' | N64°41'23"W |
| C75 | 40.67' | 1615.00' | 001°26'35" | 40.67' | N72°41'38"E |
| C76 | 50.22' | 1615.00' | 001°46'54" | 50.22' | N74°18'22"E |
| C77 | 50.22' | 1615.00' | 001°46'54" | 50.22' | N76°05'16"E |
| C78 | 50.22' | 1615.00' | 001°46'54" | 50.22' | N77°52'10"E |
| C79 | 50.22' | 1615.00' | 001°46'54" | 50.22' | N79°39'04"E |
| C80 | 50.22' | 1615.00' | 001°46'54" | 50.22' | N81°25'58"E |
| C81 | 50.22' | 1615.00' | 001°46'54" | 50.22' | N83°12'52"E |
| C82 | 51.42' | 1615.00' | 001°49'28" | 51.42' | N85°01'03"E |
| C83 | 38.66' | 25.00' | 088°36'09" | 34.92' | N41°37'42"E |
| C84 | 39.80' | 25.00' | 091°13'32" | 35.73' | N48°17'09"W |
| C85 | 50.44' | 1895.00' | 001°31'30" | 50.43' | N85°20'20"E |
| C86 | 54.45' | 1895.00' | 001°38'47" | 54.45' | N83°45'12"E |
| C87 | 54.45' | 1895.00' | 001°38'47" | 54.45' | N82°06'26"E |
| C88 | 54.45' | 1895.00' | 001°38'47" | 54.45' | N80°27'39"E |
| C89 | 54.45' | 1895.00' | 001°38'47" | 54.45' | N78°48'52"E |
| C90 | 54.45' | 1895.00' | 001°38'47" | 54.45' | N77°10'06"E |
| C91 | 54.45' | 1895.00' | 001°38'47" | 54.45' | N75°31'19"E |
| C92 | 54.45' | 1895.00' | 001°38'47" | 54.45' | N73°52'33"E |
| C93 | 35.73' | 1895.00' | 001°04'49" | 35.73' | N72°30'45"E |
| C94 | 40.72' | 25.00' | 093°19'27" | 36.33' | N25°18'37"E |
| C95 | 37.82' | 25.00' | 086°40'33" | 34.31' | N64°41'23"W |
| C96 | 29.72' | 1925.00' | 000°53'05" | 29.72' | N72°24'53"E |
| C97 | 60.21' | 1925.00' | 001°47'32" | 60.21' | N73°45'11"E |
| C98 | 60.21' | 1925.00' | 001°47'32" | 60.21' | N75°32'43"E |
| C99 | 60.21' | 1925.00' | 001°47'32" | 60.21' | N77°20'15"E |
| C100 | 60.21' | 1925.00' | 001°47'32" | 60.21' | N79°07'47"E |
| C101 | 60.21' | 1925.00' | 001°47'32" | 60.21' | N80°55'19"E |
| C102 | 50.34' | 1925.00' | 001°29'54" | 50.34' | N82°34'02"E |
| C103 | 50.34' | 1925.00' | 001°29'54" | 50.34' | N84°03'57"E |
| C104 | 44.91' | 1925.00' | 001°20'12" | 44.91' | N85°29'00"E |
| C105 | 38.76' | 25.00' | 088°49'29" | 34.99' | N41°44'22"E |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L12 | N71°58'20"E | 40.00' |
| L13 | N71°19'31"E | 2.39' |
| L14 | N72°54'46"E | 4.02' |
| L15 | N76°22'53"E | 4.33' |
| L16 | N78°06'56"E | 8.51' |
| L17 | N79°50'59"E | 12.69' |
| L18 | N81°35'03"E | 16.87' |
| L19 | N83°07'37"E | 10.46' |
| L20 | N84°45'32"E | 4.05' |
| L21 | N71°58'20"E | 7.84' |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L22 | N73°14'02"E | 11.11' |
| L23 | N74°56'52"E | 15.25' |
| L24 | N76°39'43"E | 19.40' |
| L25 | N77°29'06"E | 31.02' |
| L26 | N78°22'33"E | 23.55' |
| L27 | N79°71'56"E | 26.88' |
| L28 | N80°54'47"E | 22.73' |
| L29 | N82°37'37"E | 18.58' |
| L30 | N84°20'27"E | 14.44' |

NOTE:
THIS PLAT IS 7 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DEDICATION AND ACKNOWLEDGEMENTS SEE SHEET 1. FOR NOTES SEE SHEET 2. FOR LEGAL DESCRIPTION AND BOUNDARY DETAIL SEE SHEET 3. FOR LOT DIMENSIONS SEE SHEETS 4, 5, 6 & 7.

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PHONE (352) 405-1382 FAX (866) 272-8335 www.JCHgc.com
CERTIFICATE OF AUTHORIZATION - LB 8071
CALESA TOWNSHIP CHESTNUT GROVE PHASE 1
A PLANNED UNIT DEVELOPMENT
A REPLAT OF A PORTION OF CIRCLE SQUARE WOODS, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK P, PAGES 30 THROUGH 103, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID LANDS LYING IN SECTIONS 5 AND 6, TOWNSHIP 16 SOUTH, RANGE 21 EAST, AND SECTIONS 31 AND 32, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA
PLAT BOOK ___ PAGE ___
SHEET 6 OF 7
GRAPHIC SCALE
( IN FEET )
1 inch = 30 ft.
MATCH LINE
SEE SHEET 5 OF 7
S.W. 72ND COURT
S.W. 72ND AVENUE
S.W. 54TH PLACE
(30' RIGHT OF WAY)
TRACT B
TRACT C
(50' RIGHT OF WAY)
TRACT I - 3.53 AC.
TRACT K
2.61 AC.
TRACT J - 6.90 AC.
15' PSEURA
LEGEND:
UNLESS OTHERWISE NOTED
= NOT TO SCALE
R = RADIUS
L = ARC LENGTH
Δ = DELTA (CENTRAL ANGLE)
CD = CHORD DISTANCE
CB = CHORD BEARING
NO. = NUMBER
N. = NORTHING (STATE PLANE COORDINATES)
E. = EASTING (STATE PLANE COORDINATES)
℄ = CENTERLINE OF RIGHT OF WAY
O.R.B. = OFFICIAL RECORDS OF MARION COUNTY
R/W = RIGHT OF WAY LINE
LB = LICENSE BUSINESS
LS = LAND SURVEYOR
PLS = PROFESSIONAL LAND SURVEYOR
PG. = PAGE
PUD = PLANNED UNIT DEVELOPMENT
DRI = DEVELOPMENT OF REGIONAL IMPACT
P.B. = PLAT BOOK
P.T. = POINT OF TANGENCY
A.E. = ACCESS EASEMENT
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
AC. = ACRES
(NR) = NOT RADIAL
P.S.E.U.R.A. = PRIVATE SPECIFIC EASEMENT (UTILITY RESERVATION AREA)
(8,000) = SQUARE FOOTAGE OF LOT
= PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & CAP PRM (LB 8071)
= PERMANENT REFERENCE MONUMENT FOUND 4" x 4" CONCRETE MONUMENT (LB 8071)
= PERMANENT CONTROL POINT SET NAIL & DISC NO. LB 8071
= PERMANENT CONTROL POINT FOUND NAIL & DISC NO. LB 8071
LINE TABLE
LINE | BEARING | LENGTH
L11 | N15°51'18"W | 1.90'
CURVE TABLE
CURVE | LENGTH | RADIUS | DELTA | CHORD | BEARING
C14 | 115.88' | 390.00' | 017°01'27" | 115.45' | N09°30'51"W
C17 | 409.72' | 1260.00' | 018°37'52" | 407.92' | N23°16'25"E
C18 | 407.00' | 1140.00' | 020°27'20" | 404.84' | N22°21'42"E
C28 | 54.98' | 35.00' | 090°00'00" | 49.50' | N23°38'53"E
C29 | 127.76' | 430.00' | 017°01'27" | 127.30' | N09°30'56"W
C66 | 39.27' | 25.00' | 090°00'00" | 35.36' | N66°21'07"W
C67 | 39.27' | 25.00' | 090°00'00" | 35.36' | N23°38'53"E
L=428.42'
R=1200.00'
Δ=20°27'20"
CB=N22°21'42"E
CH=426.15'
L=385.58'
R=1080.00'
Δ=20°27'20"
CB=S22°21'42"W
CH=383.53'
S.W. 67TH AVENUE ROAD
TRACT A - 5.13 AC.
(120' RIGHT OF WAY)
L=390.21'
R=1200.00'
Δ=18°37'52"
CB=N23°16'25"E
CH=388.49'
L=429.23'
R=1320.00'
Δ=18°37'52"
CB=S23°16'25"W
CH=427.34'
MATCH LINE
SEE SHEET 7 OF 7
GRAPHIC SCALE
( IN FEET )
1 inch = 60 ft.
NOTE:
THIS PLAT IS 7 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DEDICATION AND ACKNOWLEDGEMENTS SEE SHEET 1. FOR NOTES SEE SHEET 2. FOR LEGAL DESCRIPTION AND BOUNDARY DETAIL SEE SHEET 3. FOR LOT DIMENSIONS SEE SHEETS 4, 5, 6 & 7.
PREPARED BY: JCH CONSULTING GROUP, INC. 420 SW 15TH STREET OCALA, FLORIDA 34471

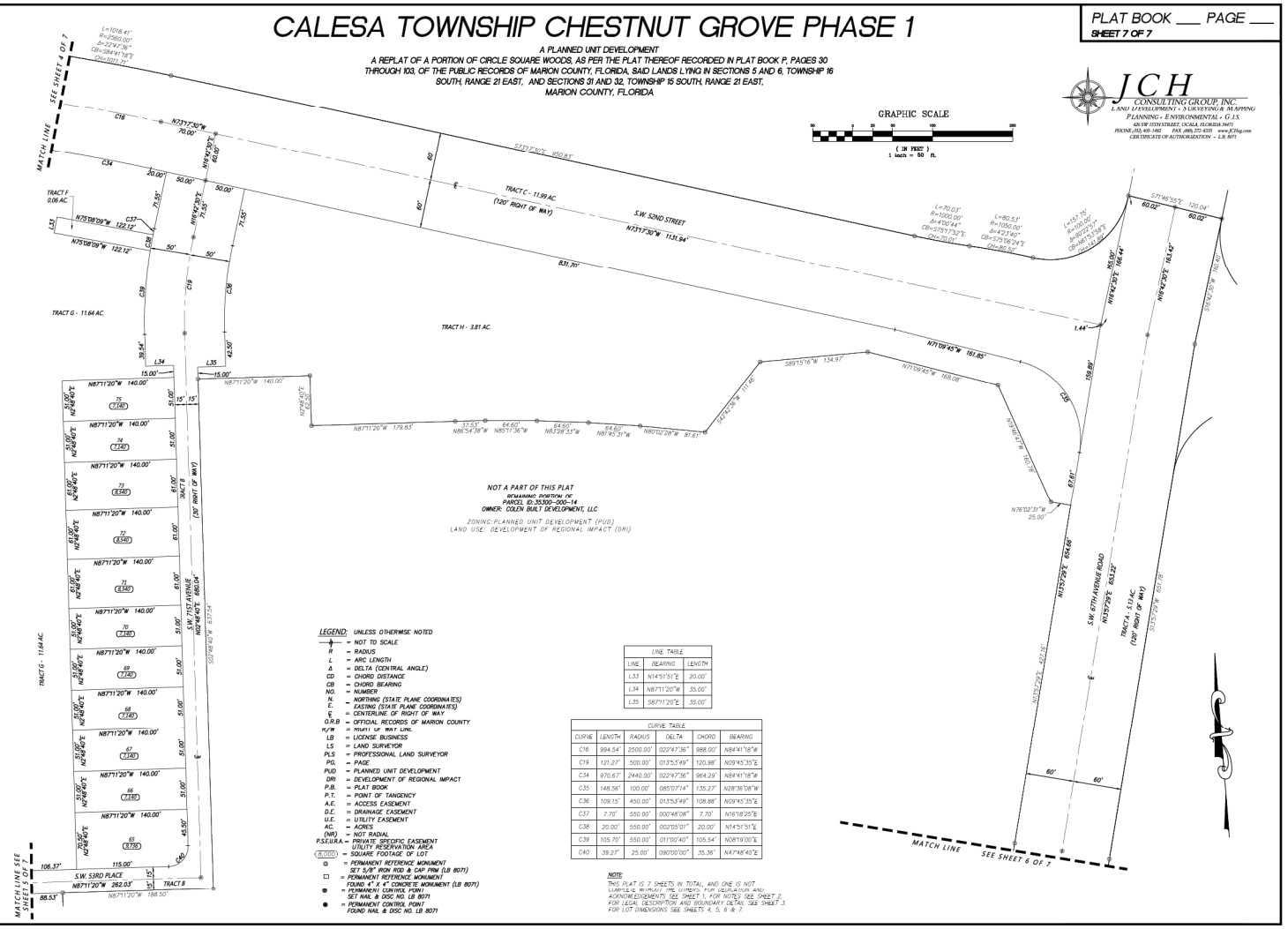
# CALESA TOWNSHIP CHESTNUT GROVE PHASE 1

PLAT BOOK ___ PAGE ___
SHEET 7 OF 7

A PLANNED UNIT DEVELOPMENT
A REPLAT OF A PORTION OF CIRCLE SQUARE WOODS, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK P, PAGES 30 THROUGH 103, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID LANDS LYING IN SECTIONS 5 AND 6, TOWNSHIP 16 SOUTH, RANGE 21 EAST, AND SECTIONS 31 AND 32, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA

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CERTIFICATE OF AUTHORIZATION - L.B. 8071

GRAPHIC SCALE
1 inch = 50 ft.
( IN FEET )




NOT A PART OF THIS PLAT
REMAINING PORTION OF PARCEL ID 35300-000-14
OWNER: COLEN BUILT DEVELOPMENT, LLC
ZONING: PLANNED UNIT DEVELOPMENT (PUD)
LAND USE: DEVELOPMENT OF REGIONAL IMPACT (DRI)

LEGEND: UNLESS OTHERWISE NOTED

| | |
|---|---|
| | = NOT TO SCALE |
| R | = RADIUS |
| L | = ARC LENGTH |
| Δ | = DELTA (CENTRAL ANGLE) |
| CD | = CHORD DISTANCE |
| CB | = CHORD BEARING |
| NO. | = NUMBER |
| N, | = NORTHING (STATE PLANE COORDINATES) |
| E. | = EASTING (STATE PLANE COORDINATES) |
| ℄ | = CENTERLINE OF RIGHT OF WAY |
| O.R.B | = OFFICIAL RECORDS OF MARION COUNTY |
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| LB | = LICENSE BUSINESS |
| LS | = LAND SURVEYOR |
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| PG. | = PAGE |
| PUD | = PLANNED UNIT DEVELOPMENT |
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| U.E. | = UTILITY EASEMENT |
| AC. | = ACRES |
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| P.S.E.U.R.A. | = PRIVATE SPECIFIC EASEMENT UTILITY RESERVATION AREA |
| (S.000) | = SQUARE FOOTAGE OF LOT |
| ⊙ | = PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & CAP PRM (LB 8071) |
| □ | = PERMANENT REFERENCE MONUMENT FOUND 4" X 4" CONCRETE MONUMENT (LB 8071) |
| ● | = PERMANENT CONTROL POINT SET NAIL & DISC NO. LB 8071 |
| ● | = PERMANENT CONTROL POINT FOUND NAIL & DISC NO. LB 8071 |

LINE TABLE

| LINE | BEARING | LENGTH |
|---|---|---|
| L33 | N14°51'51"E | 20.00' |
| L34 | N8711'20"W | 35.00' |
| L35 | S8711'20"E | 35.00' |

CURVE TABLE

| CURVE | LENGTH | RADIUS | DELTA | CHORD | BEARING |
|---|---|---|---|---|---|
| C16 | 994.54' | 2500.00' | 022°47'36" | 988.00' | N84°41'18"W |
| C19 | 121.27' | 500.00' | 013°53'49" | 120.98' | N09°45'35"E |
| C34 | 970.67' | 2440.00' | 022°47'36" | 964.29' | N84°41'18"W |
| C35 | 148.56' | 100.00' | 085°07'14" | 135.27' | N28°36'08"W |
| C36 | 109.15' | 450.00' | 013°53'49" | 108.88' | N09°45'35"E |
| C37 | 7.70' | 550.00' | 000°48'08" | 7.70' | N16°18'25"E |
| C38 | 20.00' | 550.00' | 002°05'01" | 20.00' | N14°51'51"E |
| C39 | 105.70' | 550.00' | 011°00'40" | 105.54' | N08°19'05"E |
| C40 | 39.27' | 25.00' | 090°00'00" | 35.36' | N47°48'40"E |

NOTE:
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PREPARED BY: JCH CONSULTING GROUP, INC. 420 SW 19TH STREET OCALA, FLORIDA 34471

# Marion County

## Development Review Committee

### Agenda Item

**File No.:** 2026-23706 **Agenda Date:** 7/20/2026 **Agenda No.:** 5.2.

**SUBJECT:**
**Calesa Equine Amenity - Major Site Plan**
**Parcel #: 35300-000-45 # MajorSite-000106-2025**
**Kimley-Horn and Associates**

# SUBMITTAL SUMMARY REPORT
# MajorSite-000106-2025

**PLAN NAME:** Calesa Equine Amenity
**LOCATION:**
**APPLICATION DATE:** 12/04/2025
**PARCEL:** 35300-000-45
**DESCRIPTION:** This project consists of the construction of five barns, four arenas, paddock areas, and associated stormwater improvements.

| CONTACTS | NAME | COMPANY |
|---|---|---|
| Applicant | Kimley Horn | KIMLEY-HORN AND ASSOCIATES, INC |
| Applicant | Kimley Horn | KIMLEY-HORN AND ASSOCIATES, INC |
| Engineer of Record | Kimley Horn | KIMLEY-HORN AND ASSOCIATES, INC |
| Engineer of Record | Kimley Horn | KIMLEY-HORN AND ASSOCIATES, INC |

| SUBMITTAL | STARTED | DUE | COMPLETE | STATUS |
|---|---|---|---|---|
| OCE: Plan Review (DR) v.4 | 06/04/2026 | 06/11/2026 | 07/09/2026 | Approved |
| OCE: Plan Review (DR) v.3 | 04/24/2026 | 05/01/2026 | 06/04/2026 | Requires Re-submit |
| OCE: Plan Review (DR) v.2 | 02/26/2026 | 03/05/2026 | 03/11/2026 | Requires Re-submit |
| OCE: Plan Review (DR) v.1 | 12/08/2025 | 12/22/2025 | 01/20/2026 | Requires Re-submit |

## SUBMITTAL DETAILS

### OCE: Plan Review (DR) v.4

| ITEM REVIEW NAME (DEPARTMENT) | ASSIGNED TO | DUE | COMPLETE | STATUS |
|---|---|---|---|---|
| 911 Management (DR) (911 Management) | Jamie Waldron | 06/11/2026 | 06/05/2026 | Approved |
| *Corrections* | 2.12.8 - Legal description matches (**Resolved**) - **Corrective Action:** Please update on future resubmittals. - 2.12.8 - Legal description matches: 2.12.8 - Legal description matches boundary on plan - On Sheet C01.00 under General Notes / Land Use Development Data the Parcel Identification Number should be Portion of 35300-000-45. | | | |
| *Corrections* | Additional 911 Comments (**Resolved**) - **Corrective Action:** Please update on future submittals. - On Sheets C01.02, C01.03, and C06.05 SW 67th Avenue Road is labeled incorrectly as SW 67th Ave. | | | |
| Environmental Health (Plans) (Environmental Health) | Evan Searcy | 06/11/2026 | 06/05/2026 | Approved |
| Fire Marshal (Plans) (Fire) | Jonathan Kenning | 06/11/2026 | 06/05/2026 | Approved |
| Growth Services Planning & Zoning (DR) (GS Planning and Zoning) | Kathleen Brugnoli | 06/11/2026 | 06/05/2026 | Approved |
| Landscape (Plans) (Parks and Recreation) | Susan Heyen | 06/11/2026 | 06/05/2026 | Approved |
| OCE Design (Plans) (Office of the County Engineer) | Gerald Koch | 06/11/2026 | 06/10/2026 | Approved |
| *Corrections* | 2.12.3 - Title block (**Resolved**) - **Corrective Action:** Title block on ALL sheets denoting type of application; project name, location, county, and state; and date of original and all revisions - 2.12.3 - Title block: Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions | | | |
| *Corrections* | 2.12.4 - Front page of the plan (**Resolved**) - **Corrective Action:** Missing application - 2.12.4 - Front page of the plan: Front page of the plan shall minimally include A through L of this section of the LDC. | | | |

# SUBMITTAL SUMMARY REPORT (MajorSite-000106-2025)

| ITEM REVIEW NAME (DEPARTMENT) | ASSIGNED TO | DUE | COMPLETE | STATUS |
|---|---|---|---|---|
| OCE Property Management (Plans) (Office of the County Engineer) | Delenie Roman | 06/11/2026 | 06/11/2026 | Informational |

*Comments*

Road Project Map checked.
Map shows Parcel next to Road Project C16 from SW 80th Ave to SW 38th/40th St STC073891 - In Progress
And a portion also alongside Road Project C20 from SW 90th St to SW 80th Ave - Segment 1 STC073815 - In Progress
---
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]."
- DR 6/11/26

| | | | | |
|---|---|---|---|---|
| OCE Stormwater (Permits & Plans) (Office of the County Engineer) | Alexander Turnipseed | 06/11/2026 | 07/08/2026 | Informational |

*Comments*

Conditional Approval dependent on the approval by the BCC for the drainage agreement/easement. Please provide a copy of the NPDES permit or NOI as well as the district permit prior to construction.

| | | | | |
|---|---|---|---|---|
| OCE Survey (Plans) (Office of the County Engineer) | Theresa Smail | 06/11/2026 | 06/09/2026 | Approved |

*Corrections* 6.2.1.A. - Licensed Professional (**Resolved**) - 6.2.1.A. - Licensed Professional: Plans shall be prepared by a professional licensed by the State of Florida. The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet. The same shall be provided on the cover page of any supporting documents and calculations.

*Corrections* 6.2.1.E - Drawing legend (**Resolved**) - 6.2.1.E - Drawing legend: Provide a drawing legend as needed.

*Corrections* Major Site Plan (**Resolved**) - Major Site Plan

*Corrections* 6.4.7. Construction Plans - Survey Requirements (**Resolved**) - 6.4.7. Construction Plans - Survey Requirements: Survey information to support construction plans, including but not limited to Mass Grading, Improvement, or Major Site plans, shall meet requirements as set forth in Ch. 5J-17 FAC in addition to the following as identified in Section 6.4.7.A. through H. of the LDC.

*Corrections* 2.12.8. - Current boundary and topographic survey (**Resolved**) - 2.12.8. - Current boundary and topographic survey: Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.

*Corrections* 6.2.1.F - North Arrow (**Resolved**) - 6.2.1.F - North Arrow: Provide north arrow and graphic drawing and written scale

*Corrections* 2.12.10 - Easement or land reservation (**Resolved**) - **Corrective Action:** Please provide - 2.12.10 - Easement or land reservation: Show any known existing or proposed easement or land reservation

*Corrections* Additional Survey Comments (**Resolved**) - Additional Survey Comments

| | | | | |
|---|---|---|---|---|
| OCE Traffic (Permits & Plans) (Office of the County Engineer) | Chris Zeigler | 06/11/2026 | 06/05/2026 | Approved |

*Corrections* 6.11.5 - Driveway access (**Resolved**) - **Corrective Action:** INFORMATIONAL - SW 38th Street is planned to be widened to a four lane divided roadway. The proposed driveway connection to SW 38th Street will be converted into a right-in/right-out driveway at that time. - 6.11.5 - Driveway access: The driveways must meet the requirements of section 6.11.5.

# SUBMITTAL SUMMARY REPORT (MajorSite-000106-2025)

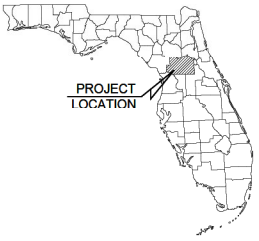
| ITEM REVIEW NAME (DEPARTMENT) | ASSIGNED TO | DUE | COMPLETE | STATUS |
|---|---|---|---|---|
| OCE Traffic (Permits & Plans) (Office of the County Engineer) | Chris Zeigler | 06/11/2026 | 06/05/2026 | Approved |
| *Corrections* | 6.11.3 - Traffic Impact Analysis (**Resolved**) - **Corrective Action:** Provide a traffic impact statement on the cover sheet including a statement confirming that this is an internal amenity for the Calesa Development and will only serve residents of Calesa. - 6.11.3 - Traffic Impact Analysis: Provide a Traffic Impact Analysis | | | |
| Utilities (OCE Plans) (Utilities) | Heather Proctor | 06/11/2026 | 06/08/2026 | Approved |
| *Corrections* | 6.14.2 - Connection Requirements (**Resolved**) - **Corrective Action:** Parcel is within the Bay Laurel Center Community Development District and shows proposed water and sewer infrastructure. - 6.14.2 - Connection Requirements: | | | |
| *Corrections* | 6.14.2.A(1) - Letter from utility provider (**Resolved**) - **Corrective Action:** Letter received/ uploaded from utility provider 4/9/2026 - 6.14.2.A(1) - Letter from utility provider: Letter of availability and capacity from service area's utility provider, including map of water and sewer mains with distances shown to determine if connection is required. | | | |
| *Corrections* | Review Fee as applicable (per Resolution) (**Resolved**) - **Corrective Action:** No fee for re-submittal - Review Fee as applicable (per Resolution): MCU review fee for this submittal | | | |
| *Comments* | Previously approved. Site to be served by Bay Laurel. Letter stating availability and capacity has been received. | | | |

# SITE PLAN FOR

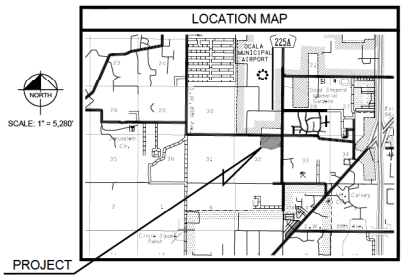
# CALESA EQUINE AMENITY

## MARION COUNTY, FLORIDA

### SECTION 32, TOWNSHIP 15 SOUTH, RANGE 21 EAST




## JUNE 2026




## GENERAL NOTES

**LAND USE DEVELOPMENT DATA**

PARCEL IDENTIFICATION NUMBER/PORTION OF 35300-000-00

PRESENT ZONING: PUD

ABUTTING ZONING: NORTH- PUD
EAST- PUD
SOUTH- PUD
WEST- PUD

LAND USE: OTOW DRI

AREA: 76.49 ACRES (3,331,364 SF)

EXISTING PERVIOUS AREA: 76.49 ACRES (3,331,364 SF)

EXISTING IMPERVIOUS AREA: 0.00 ACRES (0 SF, 0.00%)

IMPERVIOUS AREA ADDED: 16.47 AC (536,576 SF, 21.53%)

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.

ALL IMPROVEMENTS SHOWN ON THESE PLANS, INCLUDING ALL ROADS AND DRAS ARE PRIVATELY OWNED AND SHALL BE MAINTAINED BY THE OWNER.

MARION COUNTY SPRINGS PROTECTION ZONE:
SECONDARY ZONE

FEMA DESIGNATION:
THE PROJECT LIES WITHIN FEMA FLOOD ZONE "X", AS PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NOS. 12083C0513E, EFFECTIVE APRIL 15, 2017.

LOCAL BENCHMARK:
VERTICAL DATUM BASED ON BENCHMARK STAMPED "WOOLPERT TRAVERSE", NGVD 1929, CONVERT FROM NGVD TO NAVD 1988 SUBTRACT 0.975 FEET.

DEVELOPMENT OF THE PROPERTY WITHIN THE OTOW DRI, AS SHOWN ON THIS MASTER PLAN, IS SUBJECT TO THE TERMS AND CONDITIONS OF THE AMENDED AND RESTATED DEVELOPMENT ORDER FOR ON TOP OF THE WORLD DEVELOPMENT OF REGIONAL IMPACT (ARDO) AS MAY BE AMENDED FRO TIME TO TIME, INCLUDING PROVISIONS REGARDING CONCURRENCY OF PUBLIC FACILITIES; REFERENCE MARION COUNTY OFFICIAL RECORD BOOK/PAGES 4445/1350-1429, AND 4990/4647-697. ALL PROPERTY WITHIN THIS PUD MASTER PLAN SHALL BE ELIGIBLE TO USE TRANSPORTATION CONCURRENCY CREDITS PROVIDED THE ENTITLEMENTS ARE DRAWN DOWN FROM THE VESTED OTOW DRI DATED DECEMBER

CONCURRENCY
THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY CAPACITY FOR ANY PUBLIC FACILITIES. THE APPROVAL OF THIS PUD MASTER PLAN DOES NOT CONSTITUTE A DEFINITIVE 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 THE PUD AND IMPROVEMENT PLANS.

TRAFFIC IMPACT STATEMENT
THE PROPOSED DEVELOPMENT IS WITHIN THE VESTED DRI LANDS OF OTOW AND IS CONSIDERED ANCILLARY TO THE RESIDENTIAL DEVELOPMENT. THE SITE HAS VESTED DEVELOPMENT RIGHTS THAT EXEMPT IT FROM TRANSPORTATION CONCURRENCY REQUIREMENTS.

## UTILITY CONTACT LISTING

WATER & SEWER:
EAST LAUREL CENTER CDD
8475 SW 60TH AVENUE ROAD
OCALA, FL 34476
(352) 414-0454, EXT. 4105

ELECTRIC:
DUKE ENERGY
JEFF VANDER
(352)401-6555

GAS:
TECO
SIGNA JARO
330 S US HIGHWAY 301
SUMTERVILLE, FL 33585
(352) 569-9699

## PROJECT OWNER AND CONSULTANTS

OWNER/APPLICANT:
ON TOP OF THE WORLD COMMUNITY L.L.C.
8436 SW 80TH STREET, SUITE 3
OCALA, FL 34481
(352) 387-7480

CIVIL ENGINEERING CONSULTANT:
KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200
OCALA, FLORIDA 34471
(352) 438-3000

SURVEYOR:
JOY CONSULTING GROUP, INC.
3126 NW BUTCHTON ROAD
OCALA, FLORIDA 34475
(352) 495-1482

GEOTECHNICAL ENGINEER:
GEOTECH, INC.
1016 SE 3RD AVENUE
OCALA, FLORIDA 34471
(352) 694-7711

ENVIRONMENTAL:
EHA, INC.
330 W CANTON AVE
WINTER PARK, FLORIDA 32789
(407)949-9069

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW!
DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

## DRAWING INDEX

SHEET


C01.00 - COVER SHEET
C01.01 - GENERAL NOTES
C01.02 - MASTER DEVELOPMENT PLAN
C01.03 - EXISTING CONDITIONS AND DEMOLITION PLAN
C02.01 - EROSION CONTROL PLAN
C02.02 - EROSION CONTROL DETAILS
C02.03 - EROSION CONTROL NOTES
C03.01 - C03.04 - GEOMETRY MASTER PLAN
C04.01 - C04.04 - STORM DRAINAGE MASTER PLAN
C05.01 - C05.04 - SANITARY SEWER MASTER PLAN
C06.01 - C06.04 - WATER DISTRIBUTION MASTER PLAN
C06.05 - OFF-SITE IMPROVEMENTS
C07.01 - SW 42ND STREET PLAN AND PROFILE
C07.02 - SW 42ND STREET PLAN AND PROFILE
C07.03 - SW 42ND STREET PLAN AND PROFILE
C08.01 - C08.04 - SIGNING & MARKING PLAN
C09.01 - C09.04 - GRADING MASTER PLAN
C09.05 - POND DETAILS
C10.01 - CONSTRUCTION DETAILS
C11.01 - C11.03 - UTILITY DETAILS
C12.01 - LIFT STATION DETAILS


I HEREBY CERTIFY THAT I, MY SUCCESSORS AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN ON THIS PLAN.

TITLE

KENNETH D. COLEN
PRESIDENT
ON TOP OF THE WORLD COMMUNITIES L.L.C.

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

LICENSED PROFESSIONAL
GENE BRUNO, LDSFO, P.E.
75547

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA, 34471
PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM REGISTRY NO.35169

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| - | - | - | - |

KHA PROJECT 242240003
DATE JUNE 2026
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY WRC
CHECKED BY KHA DATE

COVER SHEET

CALESA EQUINE AMENITY
PREPARED FOR
ON TOP OF THE WORLD COMMUNITIES L.L.C.
MARION COUNTY FLORIDA

SHEET NUMBER
C01.00

GENERAL NOTES:

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH ALL RELATIVE MARION COUNTY LAND DEVELOPMENT CODES, BLCCDD SPECIFICATIONS, FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), AND FDEP REGULATIONS, EXCEPT AS MODIFIED HEREIN.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE REQUIRED FOR THE WORK.
3. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION INSPECTION OF THE SITE PRIOR TO THE BEGINNING OF THE WORK. CONTRACTOR SHALL INFORM THE OWNER, COMPANY REPRESENTATIVE, UTILITY AUTHORITY AND INTERESTED COUNTY AGENCIES AT LEAST 48 HOURS PRIOR TO THE SCHEDULED INSPECTION.
4. THE LOCATION OF UTILITIES SHOWN ON THE DRAWINGS ARE FROM THE SURVEY PROVIDED BY JCH CONSULTING GROUP, INC. ON XXXXXXXX XX, 202X. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM, IN THE FIELD, THE LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. SHOULD CONDITIONS VARY FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER PRIOR TO CONTINUING CONSTRUCTION.
5. CONTRACTOR SHALL LOCATE, VERIFY AND IDENTIFY ALL EXISTING UNDERGROUND UTILITIES SHOWN, OR NOT SHOWN, ON THE PLANS PRIOR TO ANY EXCAVATING ACTIVITIES.
6. CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT EXISTING AND NEWLY CONSTRUCTED UTILITIES DURING THE CONSTRUCTION. SHOULD ANY UTILITY LINE OR COMPONENT BECOME DAMAGED OR REQUIRE RELOCATION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE RESPONSIBLE UTILITY COMPANY AND THE ENGINEER.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES CAUSED BY HIS OPERATIONS.
8. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH OTHER WORK WHICH MAY BE ONGOING ADJACENT TO, OR AFFECTING, THIS CONSTRUCTION. CONTRACTOR SHALL COOPERATE WITH OTHER CONTRACTORS AND ALL AFFECTED UTILITY COMPANIES.
9. CONTRACTOR SHALL NOTIFY ALL APPLICABLE UTILITY COMPANIES AND THE ENGINEER 48 HOURS PRIOR TO THE INITIATING OF ANY EXCAVATION ACTIVITIES, OR AS SPECIFIED BY THE UTILITY COMPANY AND ANY PERMITS REQUIRED FOR THE WORK.
10. CONTRACTOR SHALL PROTECT EXISTING SURVEY MARKERS, MONUMENTS, ETC. DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE/REPLACE ANY SURVEY MARKERS DAMAGED DURING CONSTRUCTION ACTIVITIES.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL/DISPOSAL OF ANY UNSUITABLE MATERIAL FROM THE CONSTRUCTION OPERATION, FURNISHING AND COMPACTING SUITABLE REPLACEMENT BACKFILL MATERIAL. DISPOSAL OF UNSUITABLE MATERIAL SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.
12. CONSTRUCTION WARNING SIGNS SHALL BE MOUNTED AND ERECTED BEFORE CONSTRUCTION CAN COMMENCE. THESE, AND ALL TRAFFIC CONTROL DEVICES, SHALL FOLLOW THE STANDARDS SET FORTH BY THE MANUAL OF UNIFORM TRAFFIC DEVICES (MUTCD) AND FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD INDEX.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARLY IDENTIFYING THE AREA OF CONSTRUCTION AND SAFELY ROUTING ALL VEHICULAR AND PEDESTRIAN TRAFFIC AROUND THE CONSTRUCTION AREA. THE CONSTRUCTION AREA SHALL BE CLEARLY MARKED AT ALL TIMES.
14. CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE EROSION AND TURBIDITY CONTROLS IN ACCORDANCE WITH FDEP DURING AND FOLLOWING CONSTRUCTION, UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED TO AVOID ADVERSE ENVIRONMENTAL IMPACTS TO OFF-SITE PROPERTY AND DRAINAGE SYSTEMS.
15. CONTRACTOR SHALL SEED AND MULCH (OR SOD AS APPLICABLE) ALL AREAS DISTURBED BY THE CONSTRUCTION OF THIS PROJECT ACCORDING TO LOCAL REGULATIONS.
16. CONTRACTOR SHALL GIVE THE ENGINEER AND BLCCDD A MINIMUM OF 48 HOURS NOTICE OF ALL MEETINGS OR TESTING MEASURES REQUIRED TO BE WITNESSED BY THE CONSTRUCTION ACTIVITIES RELATED TO THE WORK.
17. THE CONTRACTOR SHALL SUBMIT THREE (3) SETS OF STANDARD SHOP DRAWINGS AND MANUFACTURER'S CATALOGS WITH THE MODEL NUMBER OR TYPE OF THE ITEM ENCIRCLED OR OTHERWISE DESIGNATED. THE SUBMITTALS SHALL BEAR THE APPROVAL OF THE UNDERGROUND UTILITY CONTRACTOR. ALL UTILITY SHOP DRAWINGS WILL NEED TO BE APPROVED BY THE ENGINEER OF RECORD AND BLCCDD PRIOR TO CONSTRUCTION.
18. THE CONTRACTOR SHALL SUBMIT THREE (3) SETS OF COMPLETE DETAILED SHOP DRAWINGS FOR ALL SANITARY MANHOLES, WET WELLS, OTHER CASTINGS, AND PUMPS. THE SUBMITTALS SHALL BEAR THE APPROVAL OF THE UNDERGROUND UTILITY CONTRACTOR ON EACH SHEET. A COMPLETE SET OF THE LIFT STATION ELECTRICAL SHOP DRAWINGS IS ALSO REQUIRED IF APPLICABLE. ALL UTILITY SHOP DRAWINGS WILL NEED TO BE APPROVED BY THE ENGINEER OF RECORD AND BLCCDD PRIOR TO CONSTRUCTION.

GENERAL UTILITY NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE MARION COUNTY LAND DEVELOPMENT CODE AND BLCCDD DETAILS AND SPECIFICATIONS, AS WELL AS ALL APPLICABLE STATE AND LOCAL REGULATIONS, EXCEPT AS MODIFIED HEREIN.
2. IF SOLVENT CONTAMINATION IS FOUND IN ANY TRENCH, WORK WILL BE STOPPED AND THE PROPER AUTHORITIES NOTIFIED. THE MARION COUNTY HEALTH DEPARTMENT MAY GRANT APPROVAL OF THE USE OF DUCTILE IRON PIPE, FITTINGS AND APPROVED SOLVENT RESISTANT GASKET MATERIAL IN THE CONTAMINATED AREA. DUCTILE IRON PIPE SHALL EXTEND AT LEAST 100 FEET BEYOND ANY CONTAMINATED AREA.
3. VERTICAL LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLAN AND PROFILE SHEETS HAVE BEEN ASSUMED. CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION NEAR EXISTING UTILITIES SHOWN ON THE PLANS AND NOTIFY THE ENGINEER IF THE LOCATION DIFFERS FROM THAT SHOWN BEFORE CONTINUING WITH THE CONSTRUCTION.
4. UNSUITABLE MATERIALS UNDER PROPOSED PIPING SHALL BE REMOVED AND REPLACED WITH SELECT BACKFILL, PROPERLY COMPACTED TO 95% OF MAXIMUM DENSITY PER AASHTO T-180.
5. FITTINGS SHALL BE USED AT LOCATIONS INDICATED ON THE PLANS, UNLESS OTHERWISE APPROVED BY THE ENGINEER.
6. THE LENGTH OF TRENCH OPEN AT ANY ONE TIME SHALL BE CONTROLLED BY THE PARTICULAR SURROUNDING CONDITIONS, BUT SHALL BE LIMITED TO 300 LINEAR FEET UNLESS APPROVED BY THE ENGINEER IN WRITING.
7. NO CONNECTIONS TO EXISTING POTABLE WATER SYSTEMS SHALL BE ALLOWED UNTIL ALL PROPOSED WATER LINES HAVE BEEN PRESSURE TESTED, DISINFECTED, CLEARED FOR SERVICE AND ACCEPTED BY THE BLCCDD AND FDEP.
8. THE BACTERIOLOGICAL SAMPLE POINTS SHALL BE INDICATED IN RED ON THE "AS BUILT" DRAWINGS PRIOR TO THE REQUEST FOR A LETTER OF RELEASE TO PLACE THE CONSTRUCTION INTO SERVICE. THE SAMPLE NUMBERS WILL CORRESPOND TO THOSE ON THE BACTERIOLOGICAL SAMPLE LAB SHEETS.

WATER / SEWER SEPARATION:

1. PURSUANT TO F.A.C. 62-555.314, SANITARY SEWERS (INCLUDING LATERALS), FORCE MAINS, AND STORM SEWERS SHALL CROSS UNDER WATER MAINS WHENEVER POSSIBLE. FORCE MAINS AND STORM SEWERS CROSSING WATER MAINS SHALL BE INSTALLED TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE. GRAVITY SEWERS CROSSING WATER MAINS SHALL BE INSTALLED TO PROVIDE A MINIMUM VERTICAL CLEARANCE OF 6" BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE.
2. PURSUANT TO F.A.C. 62-555.314, WHERE SANITARY SEWERS, FORCE MAINS AND STORM SEWERS MUST CROSS A WATER MAIN THE LENGTH OF PVC OR DUCTILE IRON PIPE BEING CROSSED SHALL BE A MINIMUM OF 18 FEET. THE POINT OF CROSSING SHALL BE CENTERED SO THAT THE JOINTS WILL BE EQUAL DISTANCE AND FAR AS POSSIBLE FROM WATER MAIN.
3. PURSUANT TO F.A.C. 62-555.314, WATER MAINS SHALL BE LOCATED AT LEAST 6 FEET (PREFERABLY 10 FEET) HORIZONTALLY FROM PIPES CARRYING RAW WASTEWATER, AND 3 FEET HORIZONTALLY FROM PIPES CARRYING RECLAIMED WATER, UNLESS OTHERWISE SPECIFICALLY SHOWN ON THE PLANS. THE DISTANCE SHALL BE MEASURED FROM INSIDE EDGE OF PIPE TO INSIDE EDGE OF PIPE.

WASTEWATER COLLECTION SYSTEMS:

1. MATERIALS AND INSTALLATION FOR WASTEWATER COLLECTION SYSTEM INCLUDING, BUT NOT LIMITED TO, GRAVITY SEWERS, MANHOLES, SERVICE LATERALS, FORCEMAINS, LIFT STATIONS, AND TESTING REQUIREMENTS SHALL CONFORM TO SECTIONS 7.2 AND 7.3 OF THE MARION COUNTY LAND DEVELOPMENT CODE AND ALL APPLICABLE FDEP REGULATIONS. ALL PVC GRAVITY SEWER SHALL BE SDR-26.

WATER DISTRIBUTION SYSTEMS:

1. MATERIALS AND INSTALLATION FOR WATER DISTRIBUTION SYSTEM INCLUDING, BUT NOT LIMITED TO, PIPE FITTINGS, VALVES, JOINT RESTRAINTS, FIRE HYDRANTS, SERVICE LINES, TESTING, AND DISINFECTION SHALL CONFORM TO SECTIONS 7.2 AND 7.3 OF THE MARION COUNTY LAND DEVELOPMENT CODE AND ALL APPLICABLE FDEP REGULATIONS. ALL PVC PIPE SHALL BE DR-18 UNLESS SPECIFIED OTHERWISE.

AS-BUILT NOTES:

1. CONTRACTOR SHALL MAINTAIN "AS-BUILT" INFORMATION ON A REGULAR BASIS. CONTRACTOR SHALL EMPLOY THE SERVICES OF A SURVEYOR REGISTERED IN THE STATE OF FLORIDA TO DETERMINE ALL "AS-BUILT" INFORMATION. WITHIN 14 DAYS OF THE COMPLETION OF THE WORK, CONTRACTOR SHALL PROVIDE SIGNED AND SEALED COPIES AND THE DIGITAL CAD FILE OF THE "AS-BUILT" DRAWINGS AND SUPPORTING SURVEY RECORDS TO THE ENGINEER.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PRODUCE, AS BUILT DRAWINGS FOR ANY JURISDICTIONAL AGENCIES AS MAY BE REQUIRED FOR PROJECT CERTIFICATION.
3. AS-BUILT LAYERING SHALL FOLLOW BLCCDD STANDARDS AS SHOWN BELOW:

WATER
- SYSTEM VALVES (MAIN VALVES, PLUG'S, ETC.)
- CONTROL VALVES (ARV'S, PRV'S, ETC.)
- FITTINGS
- HYDRANTS
- WATER SERVICE (SIZES 3/4", 1", 1-1/2", 2", ETC./MATERIAL, ETC.)
- WATER MAIN (SIZES 3/4", 1", 1-1/2", 2", ETC./MATERIAL, ETC.)

WASTEWATER
- CLEAN OUTS
- SYSTEM VALVES (MAIN VALVES, PLUG'S, ETC.)
- CONTROL VALVES (ARV'S, PRV'S, ETC.)
- FITTINGS
- MANHOLES (INVERT ELEVATIONS, RIM ELEVATIONS, ETC.)
- SEWER LATERALS (SIZES 3/4", 1", 1-1/2", 2", ETC./MATERIAL, ETC.)
- GRAVITY SEWER MAIN (SIZES 3/4", 1", 1-1/2", 2", ETC./MATERIAL, ETC.)
- FORCE MAINS (SIZES 3/4", 1", 1-1/2", 2", ETC./MATERIAL, ETC.)

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| 2 | - | - | - |

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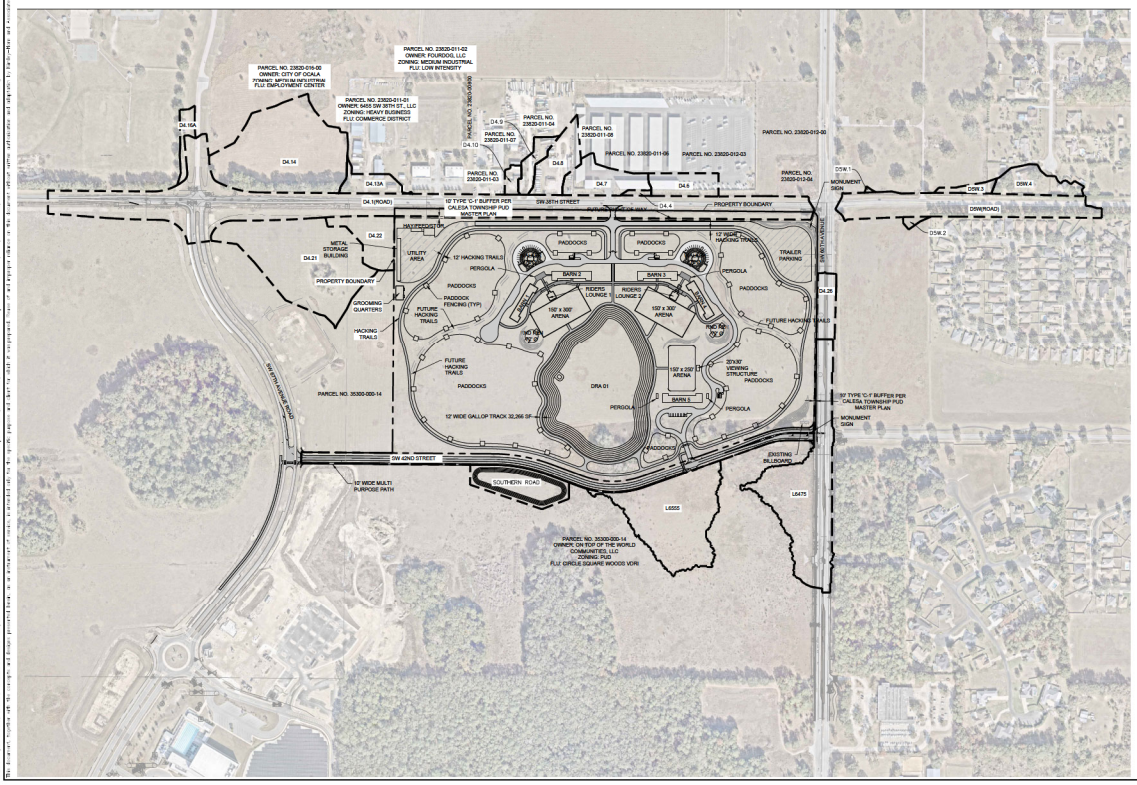
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GENE BRUNO, JOSEFO, P.E.
75547
DATE:

KHA PROJECT 242240003
DATE JUNE 2026
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY WRC
CHECKED BY KHA

CALESA EQUINE AMENITY
PREPARED FOR
ON TOP OF THE WORLD COMMUNITIES L.L.C.
MARION COUNTY FLORIDA

GENERAL NOTES

SHEET NUMBER
C01.01




LEGEND:

- PROPERTY BOUNDARY
- POST DEVELOPMENT BASIN LINES

PARKING REQUIREMENTS:

| | |
|---|---|
| EQUESTRIAN AMENITY CENTER | 1 SPACE / 2 STALLS |
| TOTAL STALLS PROPOSED | 80 STALLS |
| TOTAL REQUIRED PARKING | 40 SPACES (ADA=2) |
| TOTAL PROVIDED PARKING | 47 SPACES (STANDARD=42,ADA=5) |

SITE DATA:

| | |
|---|---|
| ONSITE AREA | 76.49 ACRES (3,331,904 SF) |
| ONSITE IMPERVIOUS AREA | 16.47 ACRES (717,430 SF, 21.5%) |
| PADDOCK AREA | 23.15 ACRES (1,008,414 SF, 30.3%) |
| OFFSITE AREA | 56.00 ACRES (2,441,536 SF) |
| OFFSITE IMPERVIOUS AREA | 22.3 ACRES (971,388 SF, 39.8%) |
| MAXIMUM BUILDING HEIGHT | 40 FT |
| PROPOSED BARN HEIGHT | 29.6 FT |
| PROPOSED RIDES LOUNGE HEIGHT | 20 FT |
| BARN 1 AREA | 0.21 ACRES (9,275 SF) |
| BARN 2 AREA | 0.21 ACRES (9,275 SF) |
| BARN 3 AREA | 0.21 ACRES (9,275 SF) |
| BARN 4 AREA | 0.21 ACRES (9,275 SF) |
| BARN 5 AREA | 0.21 ACRES (9,275 SF) |
| RIDERS LOUNGE 1 AREA | 0.04 ACRES (1,701 SF) |
| RIDERS LOUNGE 2 AREA | 0.05 ACRES (2,128 SF) |
| TOTAL BUILDING AREA | 1.14 ACRES (50,284 SF) |
| FAR | 1.5% |

SETBACKS:

| | |
|---|---|
| FRONT (MIN) | 10 FT |
| SIDE STREET (MIN) | 5 FT |
| SIDE (MIN) | 0 FT |
| REAR (MIN) | 10 FT |

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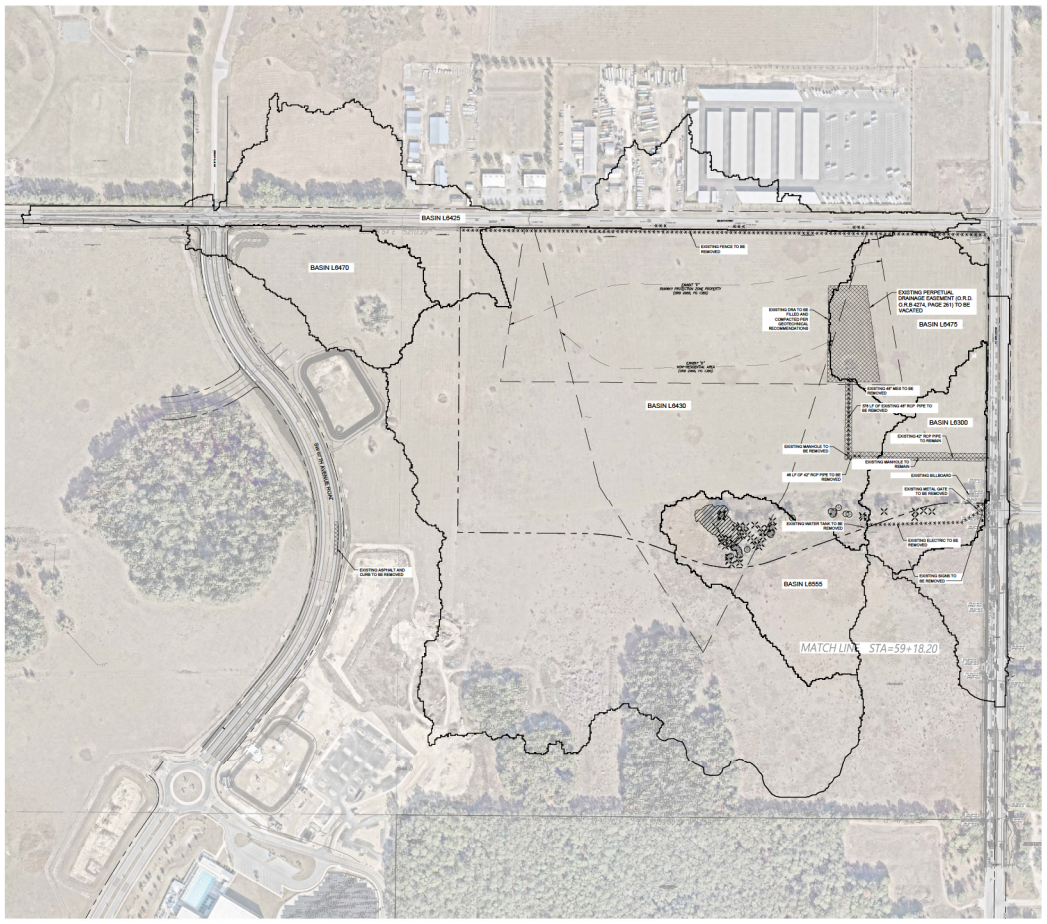
# MASTER DEVELOPMENT PLAN

# CALESA EQUINE AMENITY

PREPARED FOR
ON TOP OF THE WORLD COMMUNITIES L.L.C.

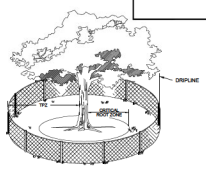
MARION COUNTY FLORIDA

SHEET NUMBER
C01.02




NORTH

GRAPHIC SCALE IN FEET
0 100 200 400
SCALE: 1" = 200'




TREE PROTECTION DETAIL

TREE PROTECTION NOTES:

1. TREE PROTECTION BARRICADES SHALL BE INSTALLED AROUND ALL PROTECTED TREES AND GROUPS OF TREES PRIOR TO ANY CLEARING OR GRADING OPERATIONS, INCLUDING THE REMOVAL OF OTHER TREES.
2. FOR LARGE GROUPS OF TREES, BARRICADES MAY BE PLACED BETWEEN THE PROTECTED TREES AND THE CONSTRUCTION ACTIVITY AREA.
3. BARRICADES SHALL BE MADE OF RIGID MATERIAL CAPABLE OF SURVIVING FOR THE DURATION OF THE CONSTRUCTION.
4. BARRICADES SHALL BE INSPECTED WEEKLY DURING THE DURATION OF CONSTRUCTION AND REPAIRED/REINSTALLED AS REQUIRED.
5. CLEANING OF EQUIPMENT OR MATERIAL OR THE DISPOSAL OF WASTE MATERIALS, INCLUDING BUT NOT LIMITED TO, PAINT, OIL, SOLVENT, ASPHALT, CONCRETE, AND MORTAR WITHIN THE TREE PROTECTION ZONE (TPZ) OF ANY TREE IS NOT ALLOWED.
6. THE MOVEMENT OF EQUIPMENT OR STORAGE OF EQUIPMENT, MATERIALS, DEBRIS, OR FILL WITHIN THE TPZ OF ANY TREE IS NOT ALLOWED.

LEGEND

- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE PRESERVED
- EXISTING IMPROVEMENT TO BE REMOVED
- EXISTING FEATURED TO BE REMOVED
- PROPERTY BOUNDARY
- PRE-DEVELOPMENT BASIN LINES

TREE PRESERVATION NOTE:
TREE PRESERVATION MEASURES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY DEMOLITION ACTIVITIES.

DEMOLITION NOTES

1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THIS TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
3. THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN FOR DEMOLITION AND/OR PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.

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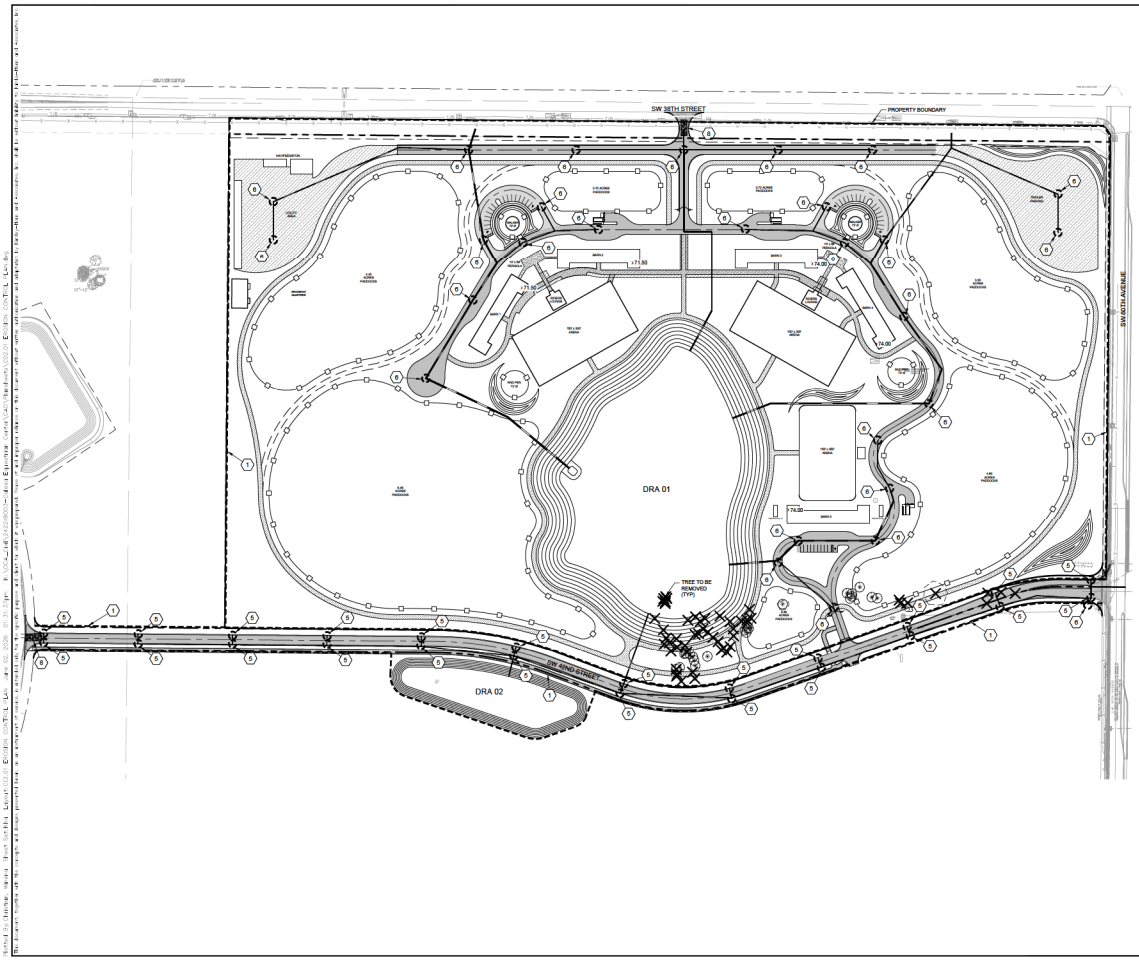
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75547

KHA PROJECT NO. 242240003
DATE JUNE 2026
SCALE AS SHOWN
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# EXISTING CONDITIONS AND DEMOLITION PLAN

CALESA EQUINE AMENITY
PREPARED FOR
ON TOP OF THE WORLD COMMUNITIES L.L.C.
MARION COUNTY FLORIDA

SHEET NUMBER
C01.03




LEGEND:

- EXISTING TREE TO BE PRESERVED
- SILT FENCE
- EROSION CONTROL DETAIL SEE SHEET C02.02

TREE PRESERVATION NOTE:
TREE PRESERVATION MEASURES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY DEMOLITION ACTIVITIES.

NOTES:

1. CONTRACTOR SHALL DEVELOP AND IMPLEMENT A PLAN TO ASSURE THAT ALL WASTE, SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASH-OUT, CHEMICALS, LITTER AND SANITARY WASTE, ARE PROPERLY CONTROLLED WHILE ON-SITE AND TRANSPORTED AND DISPOSED OF (OFF-SITE) IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. NO WASTE MATERIALS OF ANY KIND ARE PERMITTED TO BE BURIED ON-SITE OR DISCHARGED TO SURFACE WATERS OF THE STATE OR TO THE CITY STORM WATER SYSTEM. LDR 102-312, 122-217 (3) (C).
2. CONTRACTOR SHALL PERIODICALLY SWEEP EXISTING ON-SITE PAVED SURFACES AS WELL AS ALL ADJOINING CITY STREETS, COUNTY ROADS AND STATE HIGHWAYS (AS APPROPRIATE FOR THE PARTICULAR PROJECT) TO KEEP THOSE SURFACES IN A SUBSTANTIALLY SEDIMENT-FREE CONDITION. SWEEPING SHALL BE DONE ON A PERIODIC, AS-NEEDED BASIS THROUGHTOUT THE WORK WEEK INCLUDING, MOST IMPORTANTLY, AFTER EVERY RAIN EVENT AND EVERY FRIDAY AFTERNOON PRIOR TO CEASING WORK FOR THE WEEK.

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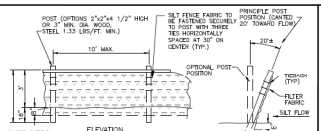
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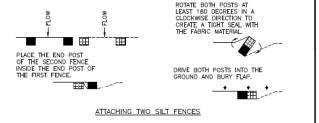
EROSION CONTROL PLAN

CALESA EQUINE AMENITY
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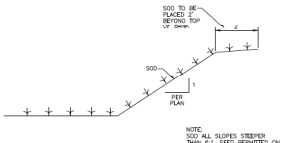



TYPICAL SILT FENCE
N.T.S.



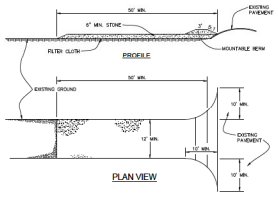

ATTACHING TWO SILT FENCES

FIGURE 1




TYPICAL DRY DRAINAGE RETENTION AREA SECTION
N.T.S.

FIGURE 2

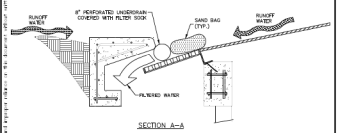



STABILIZED CONSTRUCTION ENTRANCE

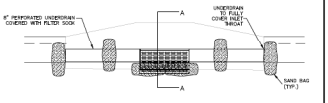
1. STONE SIZE – USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

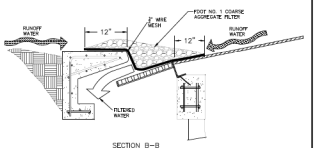
FIGURE 8




SECTION A–A

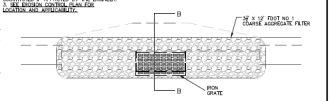



OPTION 1 UNDERDRAIN FILTER




SECTION B–B

NOTES:
1. DIMENSIONS OF SEDIMENT FILTER DETAILS MAY BE ADJUSTED FOR TYPE "S" CURB INLET TOP.
2. FILTER FABRIC/FITTED INLET SOCK MAY BE CUSTOM-MADE ON SITE IF NECESSARY.
3. SEE EROSION CONTROL PLAN FOR LOCATION AND APPLICABILITY.

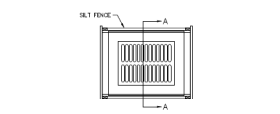



OPTION 2 GRAVEL AND WIRE MESH

CURB INLET SEDIMENT FILTER DETAIL
N.T.S.

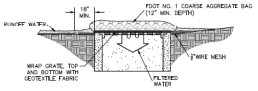
FIGURE 5

NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%).
2. USE 2"x4" WOOD OR EQUIVALENT METAL STAKES (3 FT. MIN. LENGTH).
3. INSTALL 2"x4" WOOD FRAME TO INSURE STABILITY.
4. SEE EROSION CONTROL PLAN FOR LOCATIONS AND APPLICABILITY.




SECTION A–A

OPTION 1 SILT FENCE BARRIER




OPTION 2 GRAVEL AND WIRE MESH FILTER

DROP INLET SEDIMENT FILTER DETAIL
N.T.S.

FIGURE 6

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DATE

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TASK
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CHECKED BY KHA

EROSION CONTROL DETAILS

CALESA EQUINE AMENITY
PREPARED FOR
ON TOP OF THE WORLD COMMUNITIES L.L.C.
MARION COUNTY FLORIDA

SHEET NUMBER
C02.02

Kimley-Horn and Associates, Inc. 2020 EROSION CONTROL DETAILS.dwg

**TIMING OF SEDIMENT - CONTROL PRACTICES:**

SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL THROUGHOUT EARTH-DISTURBING ACTIVITY.

SETTLING FACILITIES, PERIMETER CONTROLS, AND OTHER PRACTICES INTENDED TO TRAP SEDIMENT SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING AND WITHIN SEVEN DAYS FROM THE START OF GRUBBING. THEY SHALL CONTINUE TO FUNCTION UNTIL THE UPSLOPE DEVELOPMENT AREA IS RE-STABILIZED.

**STABILIZATION OF NON STRUCTURAL PRACTICES:**

CONTROL PRACTICES SHALL PRESERVE EXISTING VEGETATION WHERE ATTAINABLE AND DISTURBED AREAS SHALL BE RE-VEGETATED AS SOON AS PRACTICAL AFTER GRADING OR CONSTRUCTION.

DENUDED AREAS SHALL HAVE SOIL STABILIZATION APPLIED WITHIN FOURTEEN DAYS IF THEY ARE TO REMAIN DORMANT FOR MORE THAN FORTY-FIVE DAYS. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN FOURTEEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE, AND SHALL ALSO BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS WHICH MAY NOT BE AT FINAL GRADE, BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN FORTY-FIVE DAYS.

**SEDIMENT BARRIERS:**

SHEET FLOW RUNOFF FROM DENUDED AREAS SHALL BE INTERCEPTED BY SEDIMENT BARRIERS.

SEDIMENT BARRIERS SUCH AS SEDIMENT FENCE OR DIVERSIONS TO SETTLING FACILITIES SHALL PROTECT ADJACENT PROPERTIES AND WATER RESOURCES FROM SEDIMENT TRANSPORTED BY SHEET FLOW.

**INLET PROTECTION:**

ALL STORM SEWER INLETS WHICH ACCEPT WATER RUNOFF FROM THE DEVELOPMENT AREA SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER WILL NOT ENTER THE STORM SYSTEM WITHOUT FIRST BEING PONDED AND FILTERED.

**MAINTENANCE:**

TEMPORARY EROSION CONTROL FEATURES SHALL BE ACCEPTABLY MAINTAINED AND SHALL BE REMOVED OR REPLACED WHEN DIRECTED BY THE ENGINEER AT NO COST TO THE OWNER. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS.

**STOCKPILES:**

ALL SOIL STOCKPILES SHALL BE PROTECTED FROM EROSION BY PERIMETER CONTROL DEVICES SUCH AS STRAW BALE DIKES OR FILTER FABRIC FENCES, AND THESE PERIMETER CONTROL DEVICES SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.

**PERMANENT VEGETATION:**

PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL GROUND COVER IS ACHIEVED WHICH, IN THE OPINION OF THE ENGINEER, PROVIDES ADEQUATE COVER AND IS MATURE ENOUGH TO CONTROL SOIL EROSION SATISFACTORILY AND TO SURVIVE ADVERSE WEATHER CONDITIONS.

**CONSTRUCTION ACCESS ROUTES:**

MEASURES SHALL BE TAKEN TO PREVENT SOIL TRANSPORT ONTO SURFACES OR PUBLIC ROADS WHERE RUNOFF IS NOT CHECKED.

**INSPECTION SCHEDULE:**

1. DIVERSION SWALE AND STRUCTURAL PROTECTION – INSPECT EVERY 7 DAYS OR AFTER EACH RAINSTORM PRODUCING RUNOFF. REPAIR AS REQUIRED.
2. INLET PROTECTION – INSPECT FOR SEDIMENT ACCUMULATION AFTER EACH RAINFALL AND DAILY DURING CONTINUED RAINFALL. REPAIR OR REPLACE WHEN WATER FLOW IS RESTRICTED BY SEDIMENT.
3. VEGETATIVE PLANTING – INSPECT AFTER SPROUTING OCCURS AND REPLANT BARE AREAS. INSPECT ESTABLISHED COVER EVERY 15 DAYS FOR DAMAGE; REPLANT AS REQUIRED. MAINTAIN ESTABLISHED COVER AT MAXIMUM 6" HEIGHT. IRRIGATE AS REQUIRED DURING DRY PERIODS TO MAINTAIN LIVE VEGETATION.

**CONSTRUCTION SEQUENCE:**

1. INSTALL SEDIMENT CONTROL MEASURES
2. PERFORM DEMOLITION ACTIVITIES.
3. STABILIZE SITE WITH TEMPORARY VEGETATION AS NEEDED.
4. PERFORM IRRIGATION AND UNDERGROUND UTILITY CONSTRUCTION ACTIVITIES.
5. CONSTRUCT NEW TRAILS AND INSTALL LANDSCAPING.
6. PERFORM FINAL GRADING.
7. INSTALL PERMANENT VEGETATION.
8. PERFORM CONTINUING MAINTENANCE THROUGHOUT ALL CONSTRUCTION OPERATIONS.

**DITCH BARRIERS:**

BALES SHALL BE PLACED IN A SINGLE ROW, LENGTHWISE, ORIENTED PERPENDICULAR TO THE CONTOUR, WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER.

THE REMAINING STEPS FOR INSTALLING A STRAW BALE BARRIER FOR SHEET FLOW APPLICATIONS APPLY HERE, WITH THE FOLLOWING ADDITION: THE STRAW BALES SHALL BE INSTALLED SUCH THAT UNDERCUTTING BENEATH THE BALES IS MINIMIZED BY THE USE OF ROCK CHECK DAMS PLACED ADJACENT TO THE STRAW BALES.

THE BARRIER SHALL BE EXTENDED TO SUCH A LENGTH THAT THE BOTTOMS OF THE END BALES ARE HIGHER IN ELEVATION THAN THE TOP OF THE LOWEST MIDDLE BALE TO ASSURE THAT SEDIMENT-LADEN RUNOFF WILL FLOW EITHER THROUGH OR OVER THE BARRIER BUT NOT AROUND IT.

MAINTENANCE:

STRAW BALES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, END RUNS AND UNDERCUTTING BENEATH BALES.

NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BALES SHALL BE ACCOMPLISHED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE STRAW BALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

**SEDIMENT FENCE:**

THIS SEDIMENT BARRIER UTILIZES STANDARD STRENGTH OR EXTRA STRENGTH SYNTHETIC FILTER FABRICS. IT IS DESIGNED FOR SITUATIONS IN WHICH ONLY SHEET OR OVERLAND FLOWS ARE EXPECTED.

1. THE HEIGHT OF A SEDIMENT FENCE SHALL NOT EXCEED 36-INCHES (HIGHER FENCES MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE).
2. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND SECURELY SEALED.
3. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12 INCHES). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET.
4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 4 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
5. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1-INCH LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
6. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8-INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
7. WHEN EXTRA STRENGTH FILTER FABRIC AND CLOSURE POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF ITEM NO. 6 APPLYING.
8. THE TRENCH SHALL BE BACKFILLED AND SOIL COMPACTED OVER THE FILTER FABRIC.
9. SEDIMENT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.

MAINTENANCE:

SEDIMENT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

SHOULD THE FABRIC ON A SEDIMENT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER.

ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SEDIMENT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED, AND SEEDED.

**ADDITIONAL MEASURES:**

THIS PLAN AND NARRATIVE REPRESENTS THE MINIMUM AMOUNT OF EROSION AND SEDIMENT CONTROL MEASURES, IN THE OPINION OF THE ENGINEER, THAT MAY BE NECESSARY UNDER FAVORABLE WEATHER CONDITIONS. THE CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL MEASURES OR PRACTICES THAT MAY BE NECESSARY TO CONTROL EROSION, TURBID DISCHARGE, FUGITIVE PARTICULATES, ETC. TO FULLY COMPLY WITH ALL GOVERNMENTAL RULES AND/OR PERMIT REQUIREMENTS.

**EROSION AND SEDIMENT CONTROL NARRATIVE**

PLAN DESIGNER: KIMLEY-HORN AND ASSOCIATES INC.
1700 SE 17TH STREET,SUITE 200
OCALA, FLORIDA 34471
PHONE: 352-438-3000

OWNER/ DEVELOPER: KENNETH D. COLEN,/ON TOP OF THE WORLD COMMUNITIES, L.L.C.
8445 SW 80TH STREET
OCALA, FLORIDA 34481

ADJACENT AREAS: NORTH: MARION COUNTY R/W
SOUTH: FUTURE DEVELOPMENT
EAST: MARION COUNTY R/W
WEST: FUTURE DEVELOPMENT

EROSION CONTROL MEASURE: EROSION AND SITE RUNOFF WILL BE CONTROLLED BY THE USE OF SEDIMENT FENCE AND STABILIZED VEGETATION WHERE NEEDED.

SITE CONTACT: BLAKE WALDREN
COLEN BUILT DEVELOPMENT, LLC
8435 SW 80TH STREET, SUITE 3
OCALA, FLORIDA 34481
(352) 387-7480

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1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471
PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM REGISTRY NO.35106

LICENSED PROFESSIONAL
GENE BRUNO, JOSEPH, P.E.
75547
DATE:

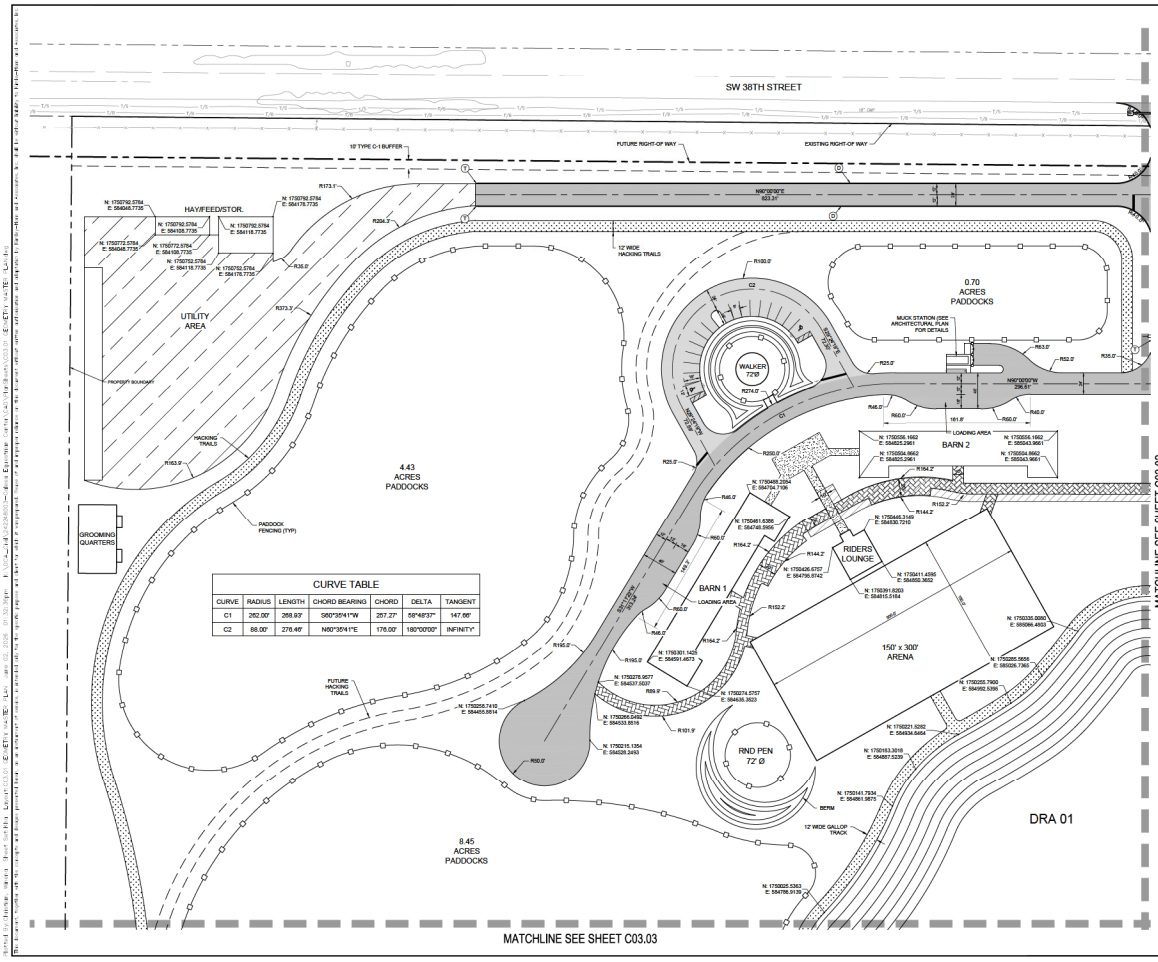
KHA PROJECT 242240003
DATE JUNE 2026
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY WRC
CHECKED BY KHA

# EROSION CONTROL NOTES

CALESA EQUINE AMENITY
PREPARED FOR
ON TOP OF THE WORLD COMMUNITIES L.L.C.
MARION COUNTY FLORIDA

SHEET NUMBER
C02.03

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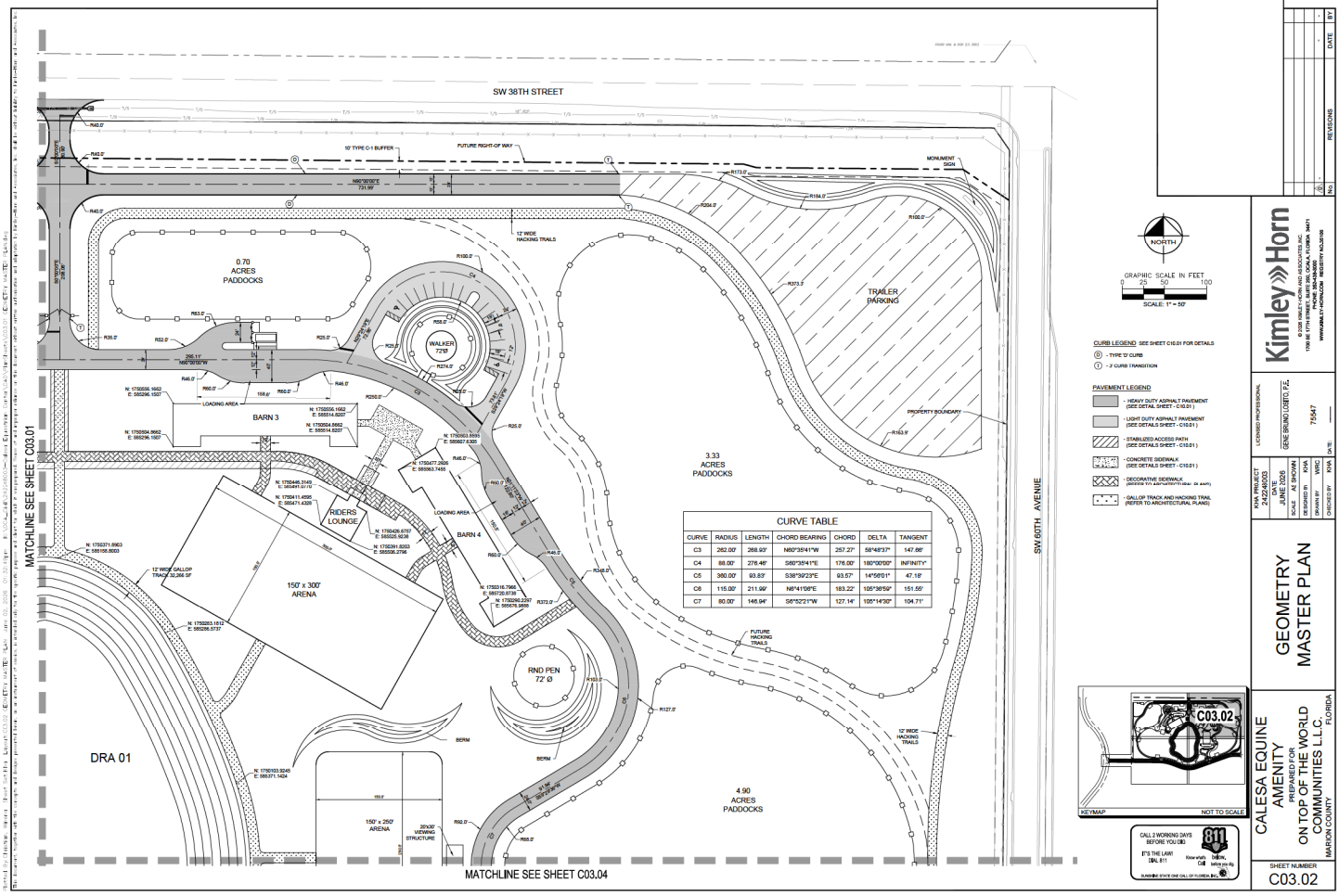
LICENSED PROFESSIONAL
GENE BRUNO, LDSFD, P.E.
75547

| | |
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| KHA PROJECT | 242240003 |
| DATE | JUNE 2026 |
| SCALE | AS SHOWN |
| DESIGNED BY | KHA |
| DRAWN BY | WRC |
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GEOMETRY MASTER PLAN

CALESA EQUINE AMENITY
PREPARED FOR
ON TOP OF THE WORLD COMMUNITIES L.L.C.
MARION COUNTY FLORIDA

SHEET NUMBER
C03.01




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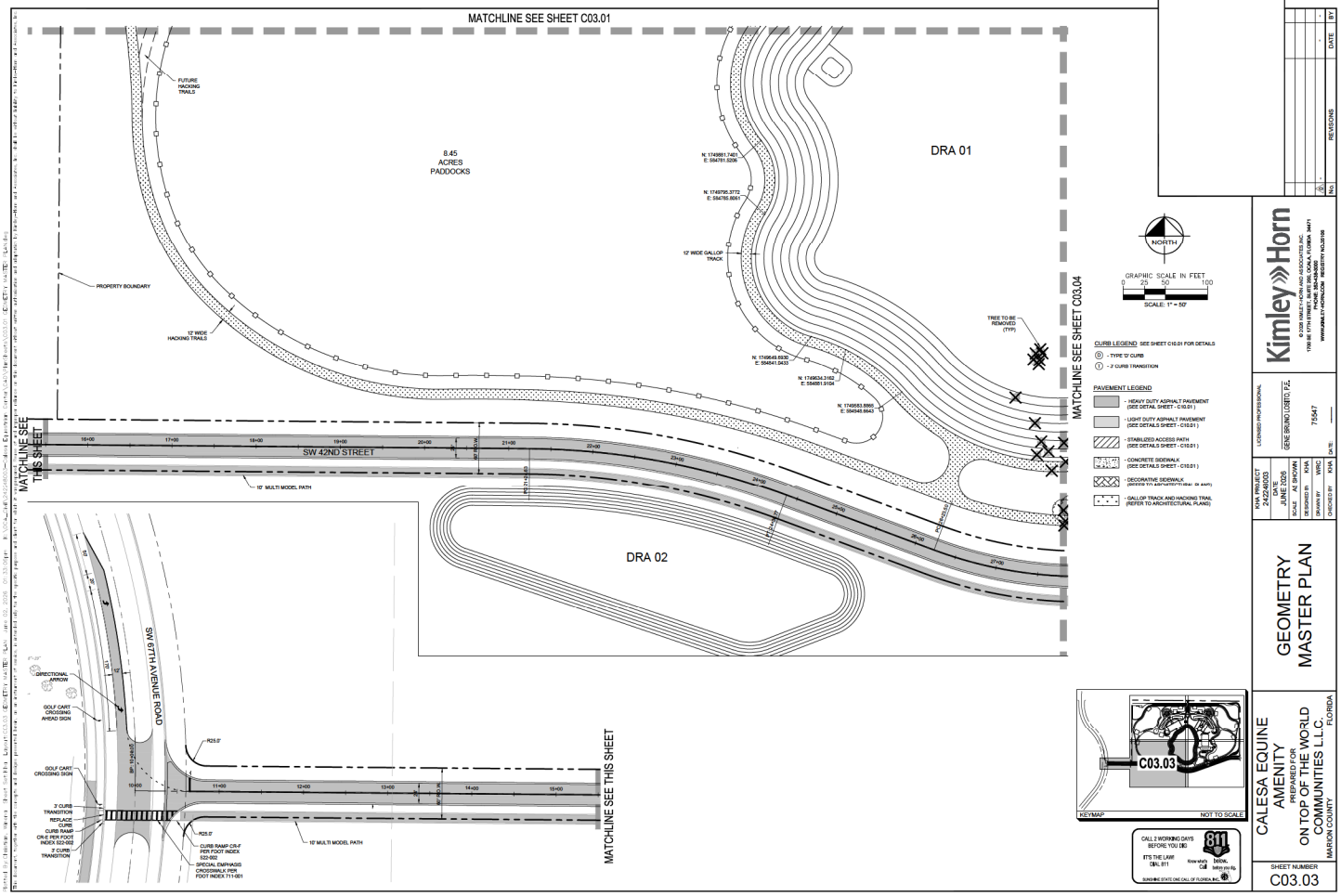
LICENSED PROFESSIONAL
GENE BRUNO, DSFD, P.E.
75547

KHA PROJECT 242240003
JUNE 2026
SCALE AS SHOWN
DESIGNED BY KHA
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CHECKED BY KHA

# GEOMETRY MASTER PLAN

CALESA EQUINE AMENITY
PREPARED FOR
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MARION COUNTY FLORIDA

SHEET NUMBER
C03.02




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| - | - | - | - |

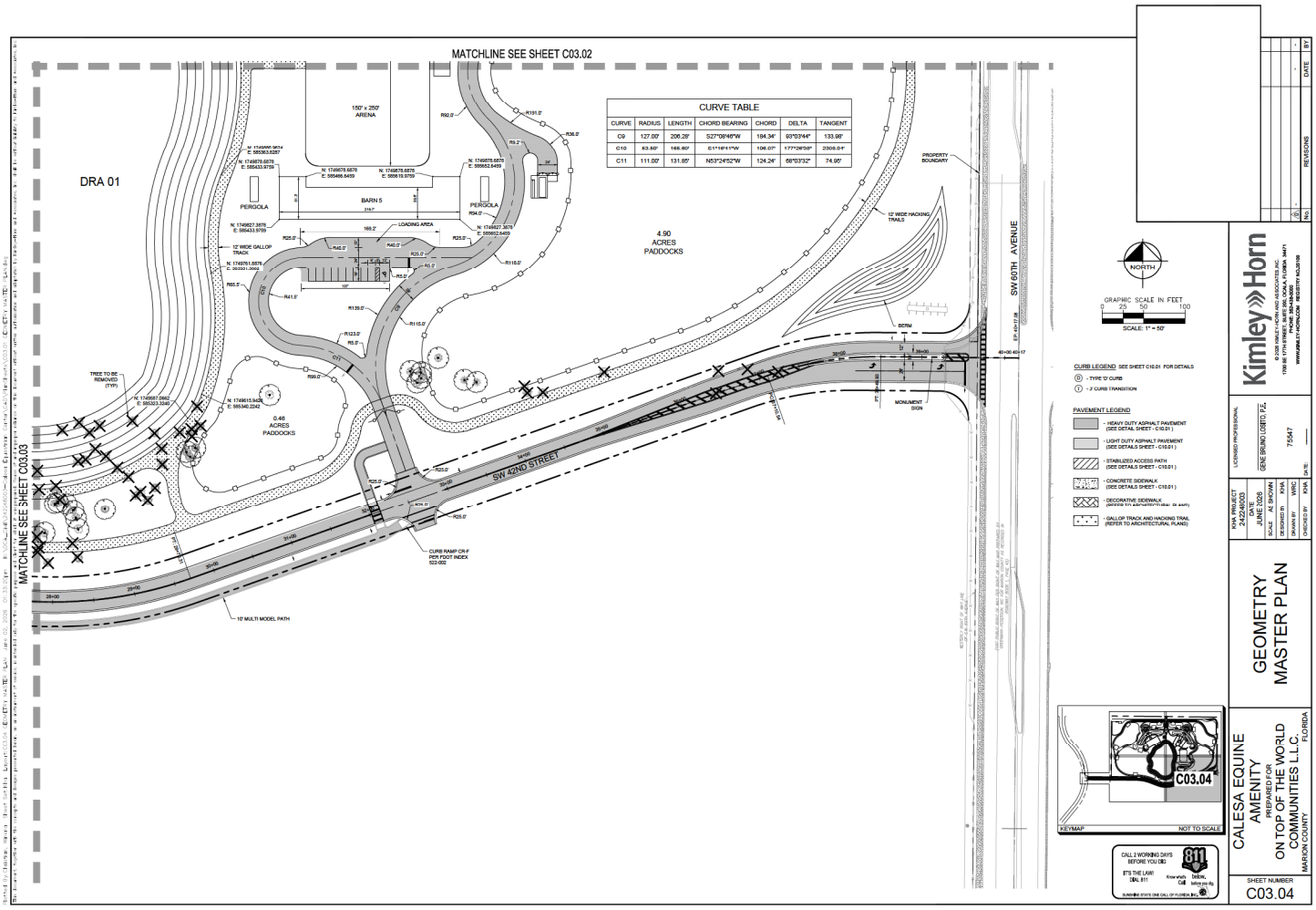
LICENSED PROFESSIONAL
GENE BRUNO, USPTO, P.E.
75547

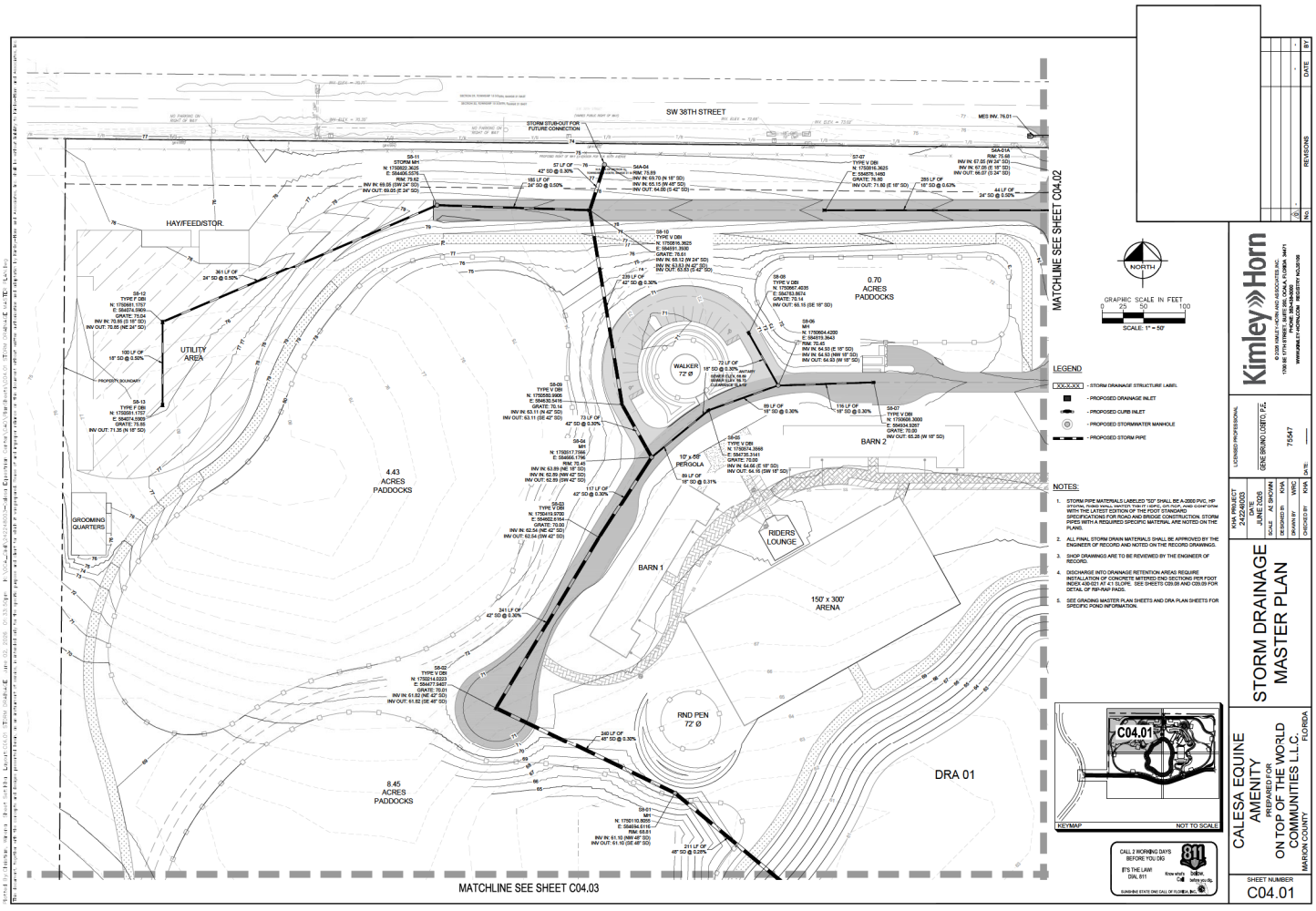
KHA PROJECT 242240003
DATE JUNE 2026
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY WRC
CHECKED BY KHA

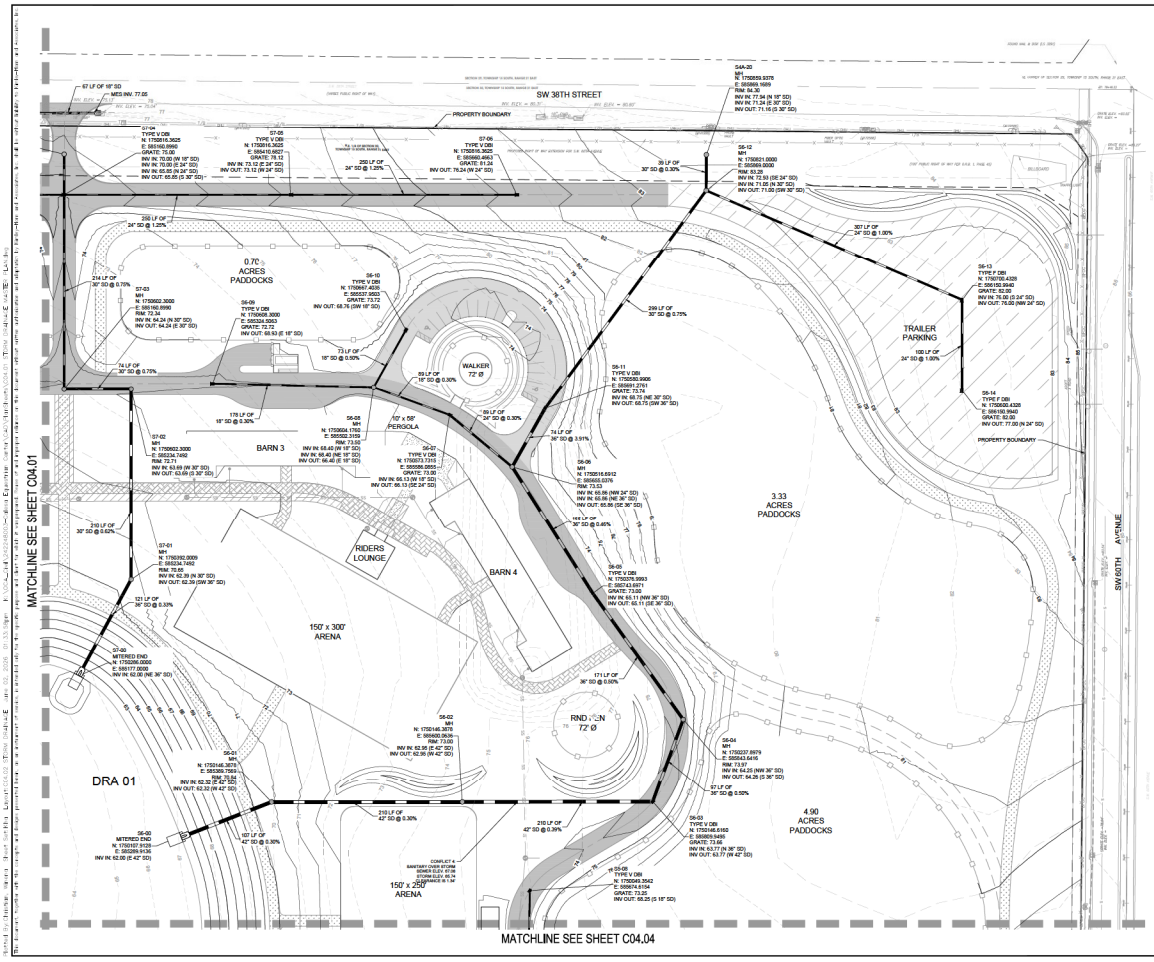
# GEOMETRY MASTER PLAN

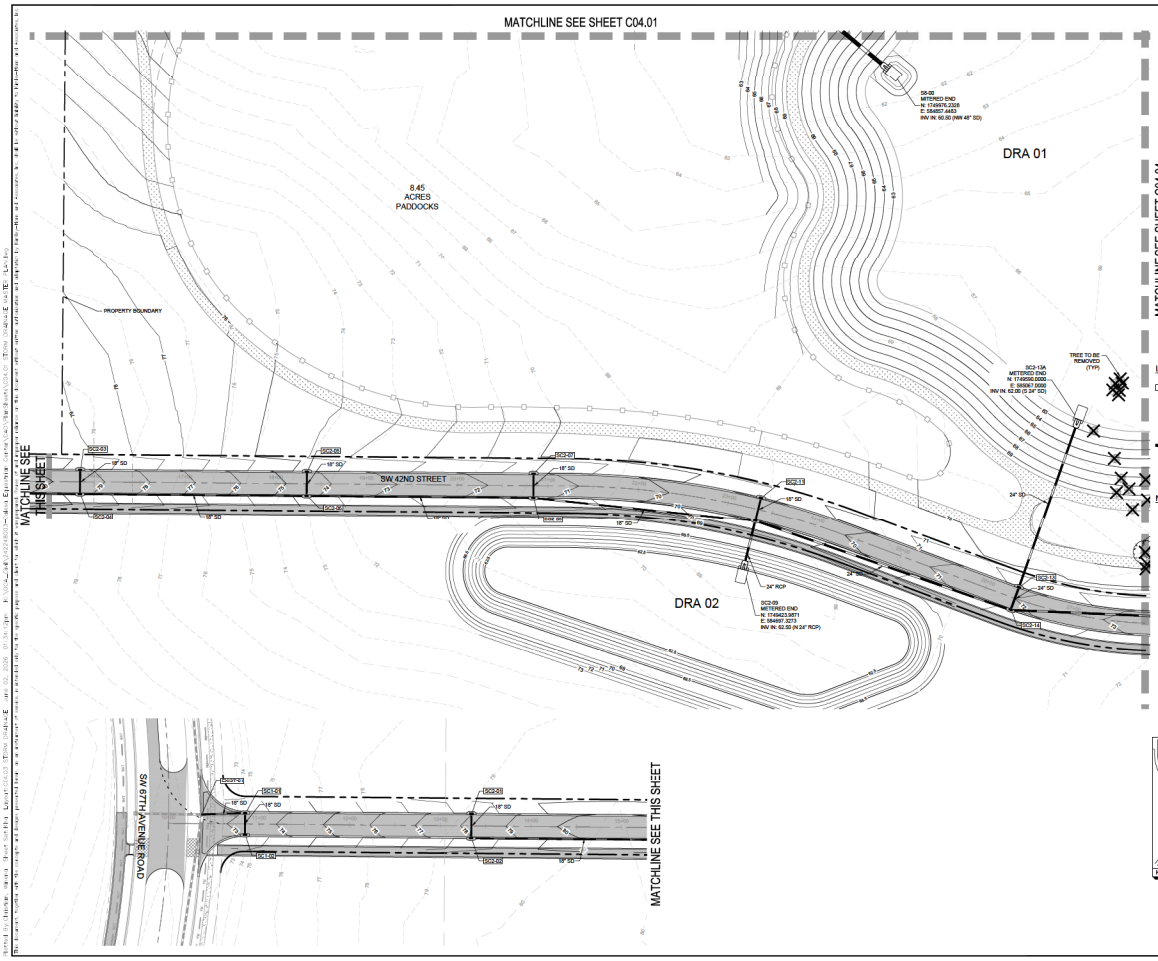
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MARION COUNTY FLORIDA

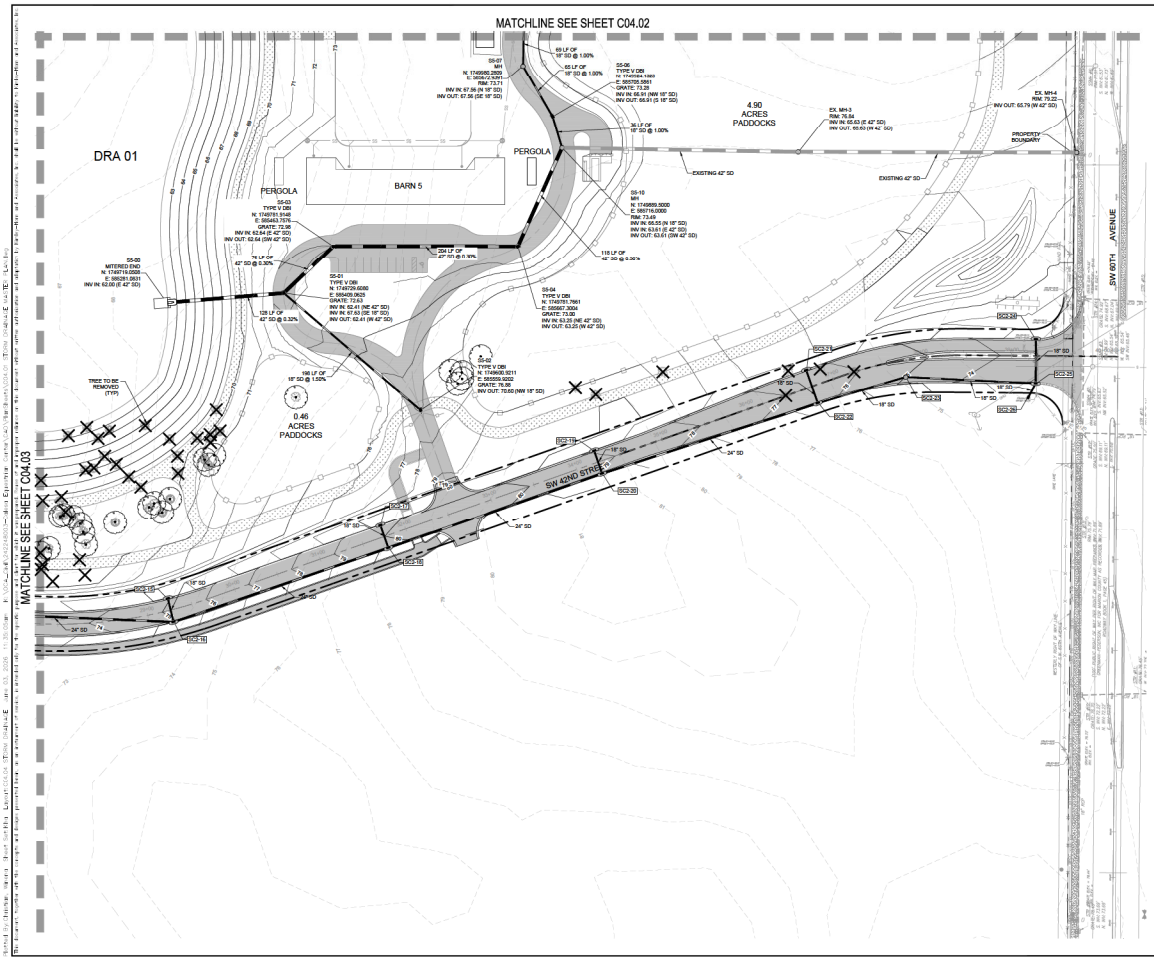
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C03.03

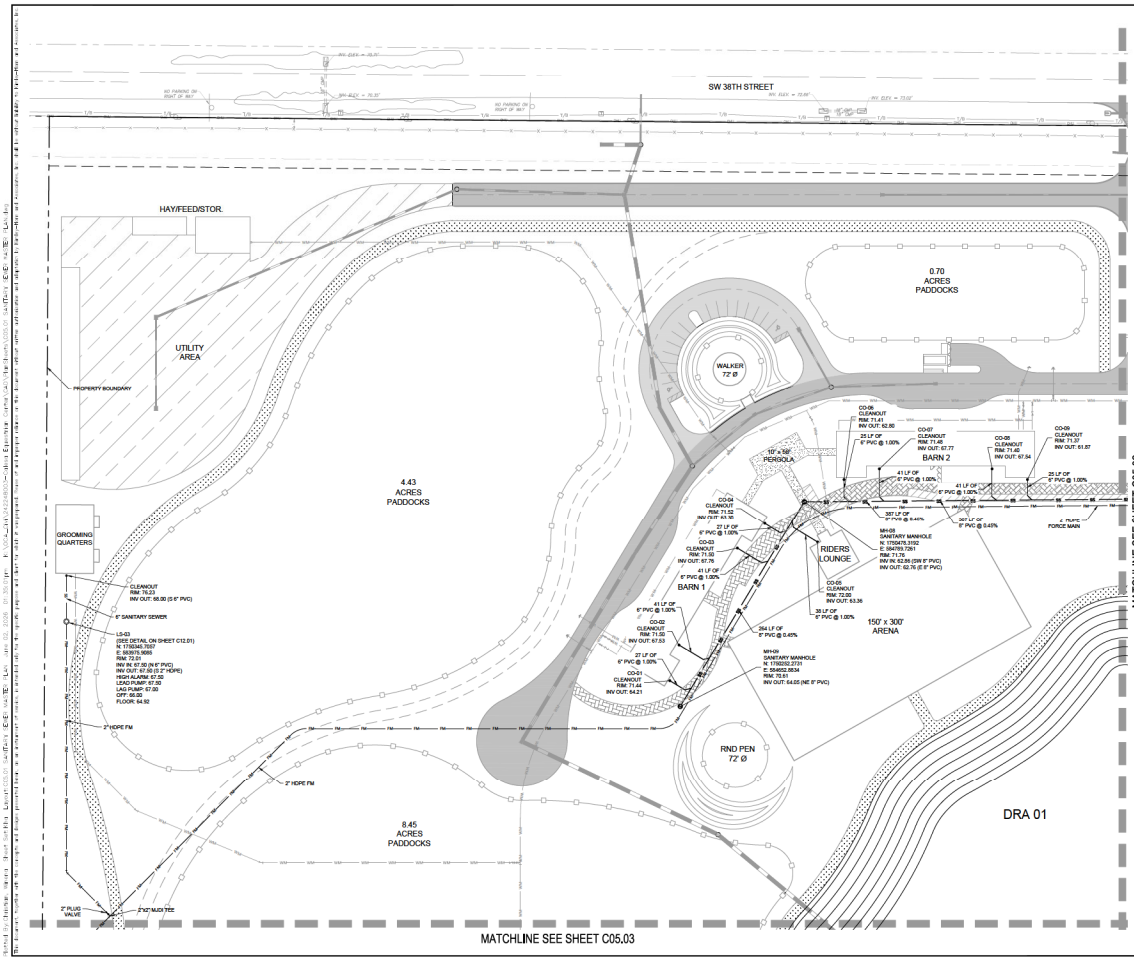

MATCHLINE SEE SHEET C03.02
MATCHLINE SEE SHEET C03.03
DRA 01
150' x 250' ARENA
BARN 5
PERGOLA
PERGOLA
LOADING AREA
12' WIDE GALLOP TRACK
TREE TO BE REMOVED (TYP.)
0.40 ACRES PADDOCKS
4.90 ACRES PADDOCKS
PROPERTY BOUNDARY
12' WIDE HACKING TRAILS
SW 60TH AVENUE
SW 42ND STREET
BERM
MONUMENT SIGN
CURB RAMP CR-F PER FDOT INDEX 523-020
10' MULTI MODEL PATH
CURVE TABLE
CURVE | RADIUS | LENGTH | CHORD BEARING | CHORD | DELTA | TANGENT
C9 | 127.00' | 206.28' | S27°08'46"W | 184.34' | 93°03'44" | 133.98'
C10 | 83.60' | 166.60' | S11°16'41"W | 106.07' | 177°26'59" | 2308.04'
C11 | 111.00' | 131.85' | N53°24'52"W | 124.24' | 68°03'32" | 74.95'
NORTH
GRAPHIC SCALE IN FEET
0 25 50 100
SCALE: 1" = 50'
CURB LEGEND SEE SHEET C10.01 FOR DETAILS
D - TYPE 'D' CURB
T - 2 CURB TRANSITION
PAVEMENT LEGEND
- HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL SHEET - C10.01)
- LIGHT DUTY ASPHALT PAVEMENT (SEE DETAILS SHEET - C10.01)
- STABILIZED ACCESS PATH (SEE DETAILS SHEET - C10.01)
- CONCRETE SIDEWALK (SEE DETAILS SHEET - C10.01)
- DECORATIVE SIDEWALK
- GALLOP TRACK AND HACKING TRAIL (REFER TO ARCHITECTURAL PLANS)
C03.04
KEYMAP
NOT TO SCALE
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811
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LICENSED PROFESSIONAL
75547
KHA PROJECT 242240003
JUNE 2026
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY WRC
CHECKED BY KHA
DATE
GEOMETRY MASTER PLAN
CALESA EQUINE AMENITY
PREPARED FOR
ON TOP OF THE WORLD COMMUNITIES L.L.C.
MARION COUNTY FLORIDA
SHEET NUMBER
C03.04
REVISIONS
No. DATE BY


SW 38TH STREET
MATCHLINE SEE SHEET C04.02
MATCHLINE SEE SHEET C04.03
HAY/FEED/STOR.
UTILITY AREA
GROOMING QUARTERS
4.43 ACRES PADDOCKS
8.45 ACRES PADDOCKS
0.70 ACRES PADDOCKS
WALKER 72' Ø
RND PEN 72' Ø
10' x 55' PERGOLA
BARN 1
BARN 2
RIDERS LOUNGE
150' x 300' ARENA
DRA 01
NORTH
GRAPHIC SCALE IN FEET
0 25 50 100
SCALE: 1" = 50'
LEGEND
XX-X-XX - STORM DRAINAGE STRUCTURE LABEL
- PROPOSED DRAINAGE INLET
- PROPOSED CURB INLET
- PROPOSED STORMWATER MANHOLE
- PROPOSED STORM PIPE
NOTES:
1. STORM PIPE MATERIALS LABELED "SD" SHALL BE A-2000 PVC, HP STORM, RIBBED WALL, WATER TIGHT JOINTS, SIX INCH, AND CONFORM WITH THE LATEST EDITION OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. STORM PIPES WITH A REQUIRED SPECIFIC MATERIAL ARE NOTED ON THE PLANS.
2. ALL FINAL STORM DRAIN MATERIALS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND NOTED ON THE RECORD DRAWINGS.
3. SHOP DRAWINGS ARE TO BE REVIEWED BY THE ENGINEER OF RECORD.
4. DISCHARGE INTO DRAINAGE RETENTION AREAS REQUIRE INSTALLATION OF CONCRETE MITERED END SECTIONS PER FDOT INDEX 430-021 AT 4:1 SLOPE. SEE SHEETS C05.00 AND C05.01 FOR DETAIL OF RIP-RAP PADS.
5. SEE GRADING MASTER PLAN SHEETS AND DRA PLAN SHEETS FOR SPECIFIC POND INFORMATION.
KEYMAP
NOT TO SCALE
C04.01
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REVISIONS
No. DATE BY
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1700 SE 17TH STREET, SUITE 300, OCALA, FLORIDA 34471
PHONE: 352 438 3000
WWW.KIMLEY-HORN.COM REGISTRY NO.35169
LICENSED PROFESSIONAL ENGINEER
GENE BRUNO, JOSEPH, P.E.
75547
KHA PROJECT 242240003
DATE JUNE 2026
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY WRC
CHECKED BY KHA
DATE:
STORM DRAINAGE MASTER PLAN
CALESA EQUINE AMENITY
PREPARED FOR
ON TOP OF THE WORLD COMMUNITIES L.L.C.
MARION COUNTY FLORIDA
SHEET NUMBER
C04.01


SW 38TH STREET
PROPERTY BOUNDARY
MATCHLINE SEE SHEET C04.01
MATCHLINE SEE SHEET C04.04
0.70 ACRES PADDOCKS
BARN 3
BARN 4
WALKER 72' Ø
70' x 156' PERGOLA
RIDERS LOUNGE
150' x 300' ARENA
150' x 250' ARENA
RND PEN 72' Ø
TRAILER PARKING
3.33 ACRES PADDOCKS
4.90 ACRES PADDOCKS
DRA 01
SW 60TH AVENUE
NORTH
GRAPHIC SCALE IN FEET
0 25 50 100
SCALE: 1" = 50'
LEGEND
XX-X-XX - STORM DRAINAGE STRUCTURE LABEL
- PROPOSED DRAINAGE INLET
- PROPOSED CURB INLET
- PROPOSED STORMWATER MANHOLE
- PROPOSED STORM PIPE
PROPERTY BOUNDARY
NOTES:
1. STORM PIPE MATERIALS LABELED "SD" SHALL BE A-2000 PVC, HP STORM, RIBBED WALL, WATER TIGHT JOINTS, SOLID, AND CONFORM WITH THE LATEST EDITION OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. STORM PIPES WITH A REQUIRED SPECIFIC MATERIAL ARE NOTED ON THE PLANS.
2. ALL FINAL STORM DRAIN MATERIALS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND NOTED ON THE RECORD DRAWINGS.
3. SHOP DRAWINGS ARE TO BE REVIEWED BY THE ENGINEER OF RECORD.
4. DISCHARGE INTO DRAINAGE RETENTION AREAS REQUIRE INSTALLATION OF CONCRETE MITERED END SECTIONS PER FDOT INDEX 430-021 AT 4:1 SLOPE. SEE SHEETS C05.06 AND C05.09 FOR DETAIL OF RIP-RAP PADS.
5. SEE GRADING MASTER PLAN SHEETS AND DRA PLAN SHEETS FOR SPECIFIC POND INFORMATION.
KEYMAP
C04.02
NOT TO SCALE
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LICENSED PROFESSIONAL
GENE BOLNO, JOSEFO, P.E.
75547
KHA PROJECT 242240003
DATE JUNE 2026
SCALE AS SHOWN
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DRAWN BY WRC
CHECKED BY KHA
STORM DRAINAGE MASTER PLAN
CALESA EQUINE AMENITY
PREPARED FOR
ON TOP OF THE WORLD COMMUNITIES L.L.C.
MARION COUNTY FLORIDA
SHEET NUMBER
C04.02


MATCHLINE SEE SHEET C04.01
MATCHLINE SEE SHEET C04.04
MATCHLINE SEE THIS SHEET
MATCHLINE SEE THIS SHEET
DRA 01
DRA 02
8.45
ACRES
PADDOCKS
PROPERTY BOUNDARY
SW 42ND STREET
SW 6TH AVENUE ROAD
TREE TO BE REMOVED (TYP)
SD-00
METERED END
N: 1749875.2328
E: 594857.4493
INV IN: 60.50 (NW 45° SD)
SC2-13A
METERED END
N: 1749590.0000
E: 595067.0000
INV IN: 62.00 (S 24" SD)
SCD-09
METERED END
N: 1749423.9571
E: 594997.9273
INV IN: 62.50 (N 24" RCP)
24" RCP
18" SD
24" SD
GRAPHIC SCALE IN FEET
0 25 50 100
SCALE: 1" = 50'
NORTH
LEGEND
XX-X-XX - STORM DRAINAGE STRUCTURE LABEL
- PROPOSED DRAINAGE INLET
- PROPOSED CURB INLET
- PROPOSED STORMWATER MANHOLE
- PROPOSED STORM PIPE
NOTES:
1. STORM PIPE MATERIALS LABELED "SD" SHALL BE A-2000 PVC, HP STORM, RIBBED WALL, WATER TIGHT JOINTS, (SPLASH, AND CONFORM WITH THE LATEST EDITION OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. STORM PIPES WITH A REQUIRED SPECIFIC MATERIAL ARE NOTED ON THE PLANS.
2. ALL FINAL STORM DRAIN MATERIALS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND NOTED ON THE RECORD DRAWINGS.
3. SHOP DRAWINGS ARE TO BE REVIEWED BY THE ENGINEER OF RECORD.
4. DISCHARGE INTO DRAINAGE RETENTION AREAS REQUIRE INSTALLATION OF CONCRETE MITERED END SECTIONS PER FDOT INDEX 430-021 AT 4:1 SLOPE. SEE SHEETS C09.08 AND C09.09 FOR DETAIL OF RIP-RAP PADS.
5. SEE GRADING MASTER PLAN SHEETS AND DRA PLAN SHEETS FOR SPECIFIC POND INFORMATION.
C03.03
KEYMAP
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PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM REGISTRY NO.35169
LICENSED PROFESSIONAL
GENE BEUNO, JOSEPH, P.E.
75547
KHA PROJECT
242240003
DATE
JUNE 2026
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY WRC
CHECKED BY KHA
DATE
No. REVISIONS DATE BY
- - -
STORM DRAINAGE MASTER PLAN
CALESA EQUINE AMENITY
PREPARED FOR
ON TOP OF THE WORLD COMMUNITIES L.L.C.
MARION COUNTY FLORIDA
SHEET NUMBER
C04.03


MATCHLINE SEE SHEET C04.02
MATCHLINE SEE SHEET C04.03
DRA 01
PERGOLA
BARN 5
PERGOLA
4.90 ACRES PADDOCKS
0.46 ACRES PADDOCKS
SW 60TH AVENUE
SW 42ND STREET
PROPERTY BOUNDARY
EXISTING 42" SD
TREE TO BE REMOVED (TYP)
SS-01 TYPE V DBI N: 1749729.6586 E: 585409.0625 GRATE: 72.63 INV IN: 62.41 (NE 42" SD) INV IN: 61.93 (SE 18" SD) INV OUT: 62.41 (W 42" SD)
SS-02 TYPE V DBI N: 1749600.9211 E: 585559.9202 GRATE: 75.26 INV OUT: 70.60 (NW 18" SD)
SS-03 TYPE V DBI N: 1749781.9148 E: 585463.7576 GRATE: 72.96 INV IN: 62.84 (E 42" SD) INV OUT: 62.64 (SW 42" SD)
SS-04 TYPE V DBI N: 1749781.7661 E: 585667.3004 GRATE: 73.50 INV IN: 63.35 (NE 42" SD) INV OUT: 63.25 (W 42" SD)
SS-05 MITERED END N: 1749716.0505 E: 585281.0631 INV IN: 62.00 (E 42" SD)
SS-06 TYPE V DBI N: 1749729.6586 E: 585758.5661 GRATE: 73.28 INV IN: 66.91 (NW 18" SD) INV OUT: 66.91 (S 18" SD)
SS-07 MH N: 1749980.2929 E: 585612.7491 RIM: 73.71 INV IN: 67.56 (N 18" SD) INV OUT: 67.56 (SE 18" SD)
SS-10 MH N: 1749889.5000 E: 585716.0000 RIM: 73.49 INV IN: 65.55 (N 18" SD) INV IN: 63.61 (E 42" SD) INV OUT: 63.51 (SW 42" SD)
EX. MH-3 RIM: 76.54 INV IN: 65.63 (E 42" SD) INV OUT: 65.63 (W 42" SD)
EX. MH-4 RIM: 75.22 INV OUT: 65.79 (W 42" SD)
69 LF OF 18" SD @ 1.00%
65 LF OF 18" SD @ 1.00%
36 LF OF 18" SD @ 1.00%
204 LF OF 42" SD @ 0.30%
118 LF OF 42" SD @ 0.30%
74 LF OF 42" SD @ 0.30%
125 LF OF 42" SD @ 0.32%
196 LF OF 18" SD @ 1.50%
NORTH
GRAPHIC SCALE IN FEET
0 25 50 100
SCALE: 1" = 50'
LEGEND
XX-X-XX - STORM DRAINAGE STRUCTURE LABEL
- PROPOSED DRAINAGE INLET
- PROPOSED CURB INLET
- PROPOSED STORMWATER MANHOLE
- PROPOSED STORM PIPE
NOTES:
1. STORM PIPE MATERIALS LABELED "SD" SHALL BE A-2000 PVC, HP STORM, RIBBED WALL, WATCH, TYPE III (SDFC, DIT, TSCP, AND CONFORM WITH THE LATEST EDITION OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. STORM PIPES WITH A REQUIRED SPECIFIC MATERIAL ARE NOTED ON THE PLANS.
2. ALL FINAL STORM DRAIN MATERIALS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND NOTED ON THE RECORD DRAWINGS.
3. SHOP DRAWINGS ARE TO BE REVIEWED BY THE ENGINEER OF RECORD.
4. DISCHARGE INTO DRAINAGE RETENTION AREAS REQUIRE INSTALLATION OF CONCRETE MITERED END SECTIONS PER FDOT INDEX 430-021 AT 4:1 SLOPE. SEE SHEETS C09.08 AND C09.09 FOR DETAIL OF RIP-RAP PADS.
5. SEE GRADING MASTER PLAN SHEETS AND DRA PLAN SHEETS FOR SPECIFIC POND INFORMATION.
C04.04
KEYMAP NOT TO SCALE
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WWW.KIMLEY-HORN.COM REGISTRY NO.35169
LICENSED PROFESSIONAL
GENE BRUNO, PE
75547
KHA PROJECT 242246003
DATE JUNE 2026
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY WRC
CHECKED BY KHA
DATE
STORM DRAINAGE MASTER PLAN
CALESA EQUINE AMENITY
PREPARED FOR
ON TOP OF THE WORLD COMMUNITIES L.L.C.
MARION COUNTY FLORIDA
SHEET NUMBER
C04.04
No. REVISIONS DATE BY
1 - -




LEGEND

- PROPOSED SANITARY SEWER PIPE
- PROPOSED SANITARY FORCE MAIN
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT

SEE SHEETS C11.01 FOR DETAILS

NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER NOTIFICATION OF INSPECTING AUTHORITIES BEFORE AND DURING CONSTRUCTION.
2. FOR ALL UTILITY INFORMATION WITHIN 5' OF THE BUILDING, REFER TO ARCHITECTURAL PLANS. THE CONTRACTOR SHALL COORDINATE WITH THE BUILDING CONSTRUCTION AND ADJUST FINAL CONNECTION POINTS FOR SERVICE LINES, CLEANOUT LOCATIONS, ROOF DRAINS, ETC. SUCH THAT ALL BUILDINGS ARE SERVED TO THE SATISFACTION OF THE BUILDING ARCHITECT.
3. ALL SANITARY SEWER MAINS SHALL BE POLYVINYL CHLORIDE (PVC), ASTM D-3034, SDR-26, UNLESS OTHERWISE NOTED.
4. ALL VALVE BOXES TO BE CONSTRUCTED PER MARION COUNTY STANDARD DETAIL SECTIONS.
5. UTILITY AS-BUILT DRAWINGS MEETING BLCCOD AS-BUILT REQUIREMENTS, ARE TO BE SUPPLIED TO THE DISTRICT PRIOR TO ISSUANCE OF THE C.O.
6. THE DISTRICTS POINT OF RESPONSIBILITY SHALL BEGIN AT THE FORCE MAIN CONNECTION POINTS ON SW 42ND STREET. ALL SANITARY SEWER AND FORCE MAIN PIPING AND APPURTENANCES BEYOND THIS POINT SHALL BE OWNED AND MAINTAINED BY OTHERS.

KEYMAP NOT TO SCALE

CALL 2 WORKING DAYS BEFORE YOU DIG (TO THE LAW) DIAL 811 — Know what's below. Call before you dig.

811 SUNSHINE STATE ONE CALL OF FLORIDA, INC.

| No. | REVISIONS | DATE | BY |
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PHONE: 352 438 3000
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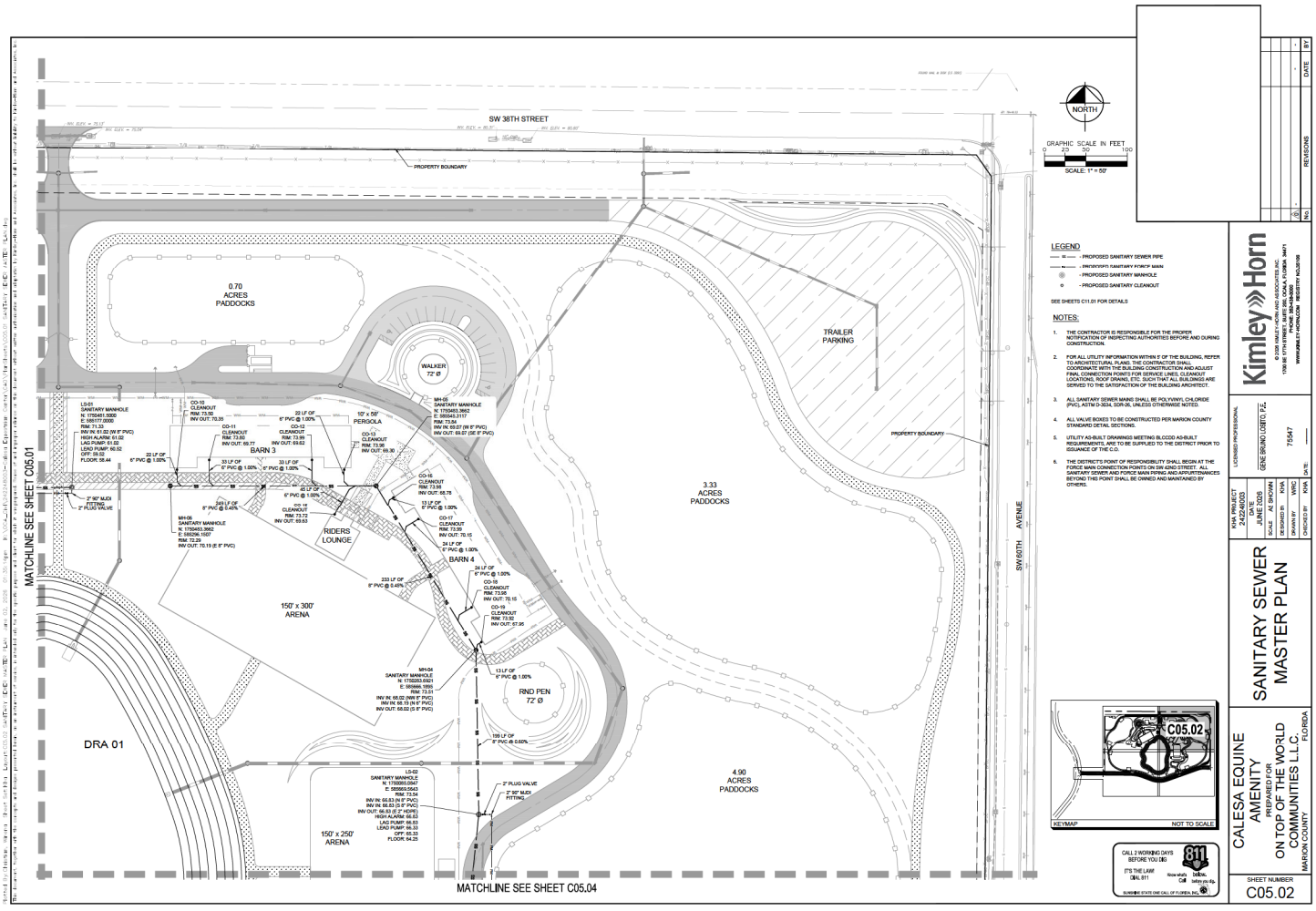
LICENSED PROFESSIONAL
GENE BRUNO, PE
75547

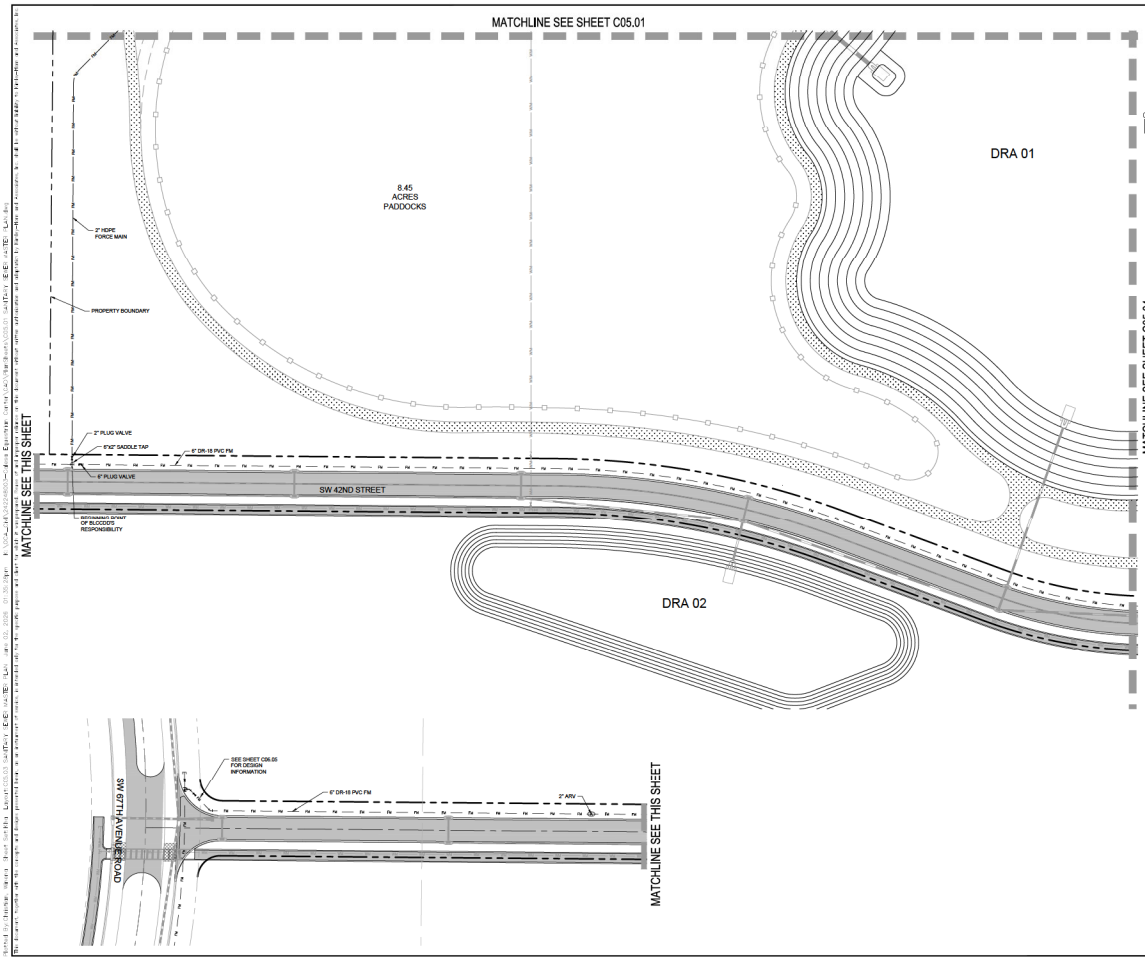
KHA PROJECT 242240003
DATE JUNE 2026
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY WRC
CHECKED BY KHA

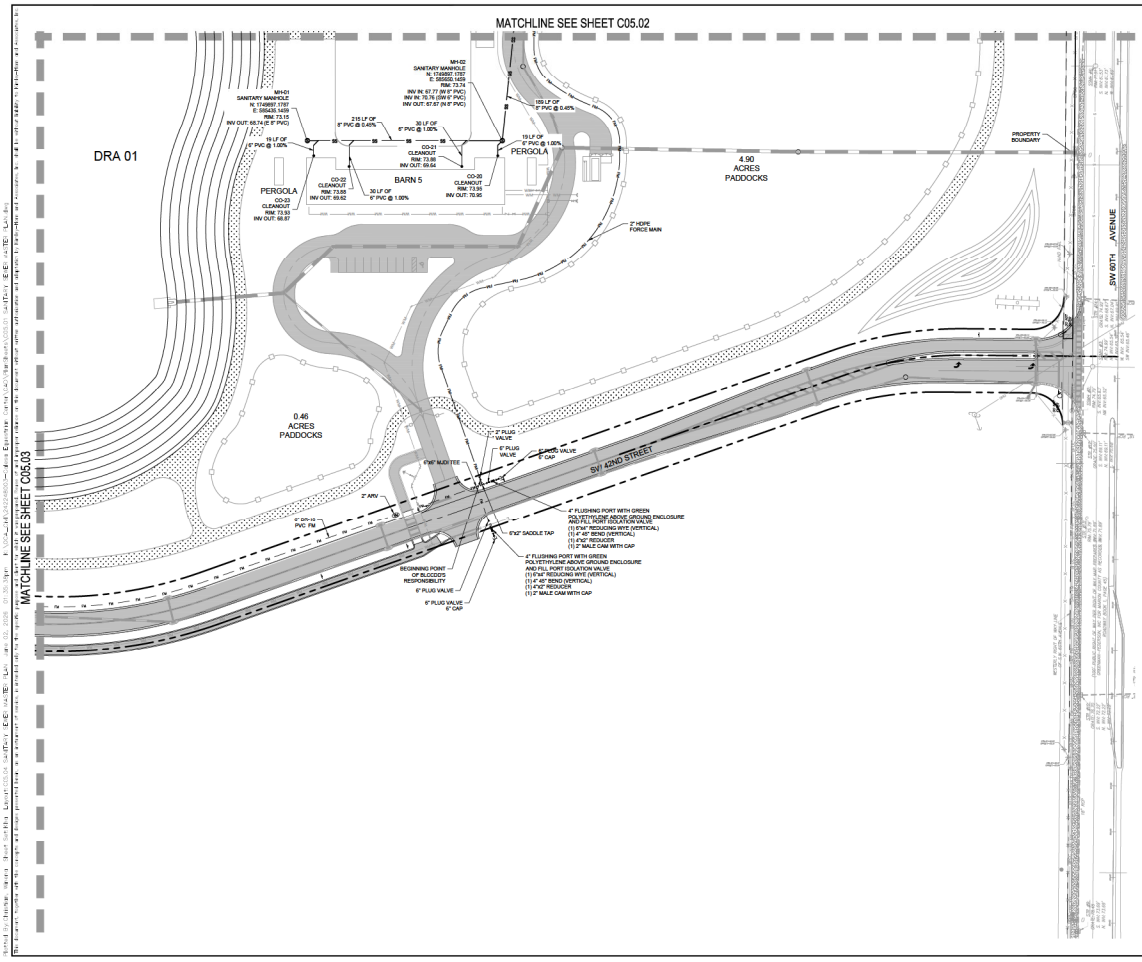
# SANITARY SEWER MASTER PLAN

CALESA EQUINE AMENITY
PREPARED FOR
ON TOP OF THE WORLD COMMUNITIES L.L.C.
MARION COUNTY FLORIDA

SHEET NUMBER
C05.01


SW 38TH STREET
PROPERTY BOUNDARY
NORTH
GRAPHIC SCALE IN FEET
0 25 50 100
SCALE: 1" = 50'
0.70 ACRES PADDOCKS
WALKER 72' Ø
TRAILER PARKING
PROPERTY BOUNDARY
3.33 ACRES PADDOCKS
SW 60TH AVENUE
BARN 3
BARN 4
RIDERS LOUNGE
150' x 300' ARENA
RND PEN 72' Ø
DRA 01
150' x 250' ARENA
4.90 ACRES PADDOCKS
MATCHLINE SEE SHEET C05.01
MATCHLINE SEE SHEET C05.04
LEGEND
- PROPOSED SANITARY SEWER PIPE
- PROPOSED SANITARY FORCE MAIN
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
SEE SHEETS C11.01 FOR DETAILS
NOTES:
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2. FOR ALL UTILITY INFORMATION WITHIN 5' OF THE BUILDING, REFER TO ARCHITECTURAL PLANS. THE CONTRACTOR SHALL COORDINATE WITH THE BUILDING CONSTRUCTION AND ADJUST FINAL CONNECTION POINTS FOR SERVICE LINES, CLEANOUT LOCATIONS, ROOF DRAINS, ETC. SUCH THAT ALL BUILDINGS ARE SERVED TO THE SATISFACTION OF THE BUILDING ARCHITECT.
3. ALL SANITARY SEWER MAINS SHALL BE POLYVINYL CHLORIDE (PVC), ASTM D-3034, SDR-26, UNLESS OTHERWISE NOTED.
4. ALL VALVE BOXES TO BE CONSTRUCTED PER MARION COUNTY STANDARD DETAIL SECTIONS.
5. UTILITY AS-BUILT DRAWINGS MEETING BLOCDD AS-BUILT REQUIREMENTS, ARE TO BE SUPPLIED TO THE DISTRICT PRIOR TO ISSUANCE OF THE C.O.
6. THE DISTRICT'S POINT OF RESPONSIBILITY SHALL BEGIN AT THE FORCE MAIN CONNECTION POINTS ON SW 42ND STREET. ALL SANITARY SEWER AND FORCE MAIN PIPING AND APPURTENANCES BEYOND THIS POINT SHALL BE OWNED AND MAINTAINED BY OTHERS.
KEYMAP
NOT TO SCALE
CALL 2 WORKING DAYS BEFORE YOU DIG
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SUNSHINE STATE ONE CALL OF FLORIDA, INC.
No. REVISIONS DATE BY
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PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM REGISTRY NO.35169
LICENSED PROFESSIONAL
GENE BOLNO, JOSEFO, P.E.
75547
DATE:
KHA PROJECT 242240003
DATE JUNE 2026
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY WRC
CHECKED BY KHA
SANITARY SEWER MASTER PLAN
CALESA EQUINE AMENITY
PREPARED FOR
ON TOP OF THE WORLD COMMUNITIES L.L.C.
MARION COUNTY FLORIDA
SHEET NUMBER
C05.02


MATCHLINE SEE SHEET C05.01
MATCHLINE SEE THIS SHEET
8.45
ACRES
PADDOCKS
DRA 01
DRA 02
2" HDPE
FORCE MAIN
PROPERTY BOUNDARY
2" PLUG VALVE
6"x2" SADDLE TAP
6" DR-18 PVC FM
6" PLUG VALVE
SW 42ND STREET
INFORMATIONAL DEPICTION OF BLOCKED SYMBOL RESPONSIBILITY
MATCHLINE SEE SHEET C05.04
NORTH
GRAPHIC SCALE IN FEET
0 25 50 100
SCALE: 1" = 50'
LEGEND
- PROPOSED SANITARY SEWER PIPE
- PROPOSED SANITARY FORCE MAIN
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
SEE SHEETS C11.01 FOR DETAILS
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SW 97TH AVENUE ROAD
SEE SHEET C06.05 FOR DESIGN INFORMATION
6" DR-18 PVC FM
2" ARV
MATCHLINE SEE THIS SHEET
C05.03
KEYMAP
NOT TO SCALE
CALL 2 WORKING DAYS BEFORE YOU DIG
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DIAL 811
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LICENSED PROFESSIONAL
GENE BEUNO, JOSEFO, P.E.
75547
DATE:
SANITARY SEWER MASTER PLAN
CALESA EQUINE AMENITY
PREPARED FOR
ON TOP OF THE WORLD COMMUNITIES L.L.C.
MARION COUNTY FLORIDA
SHEET NUMBER
C05.03




LEGEND

- PROPOSED SANITARY SEWER PIPE
- PROPOSED SANITARY FORCE MAIN
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT

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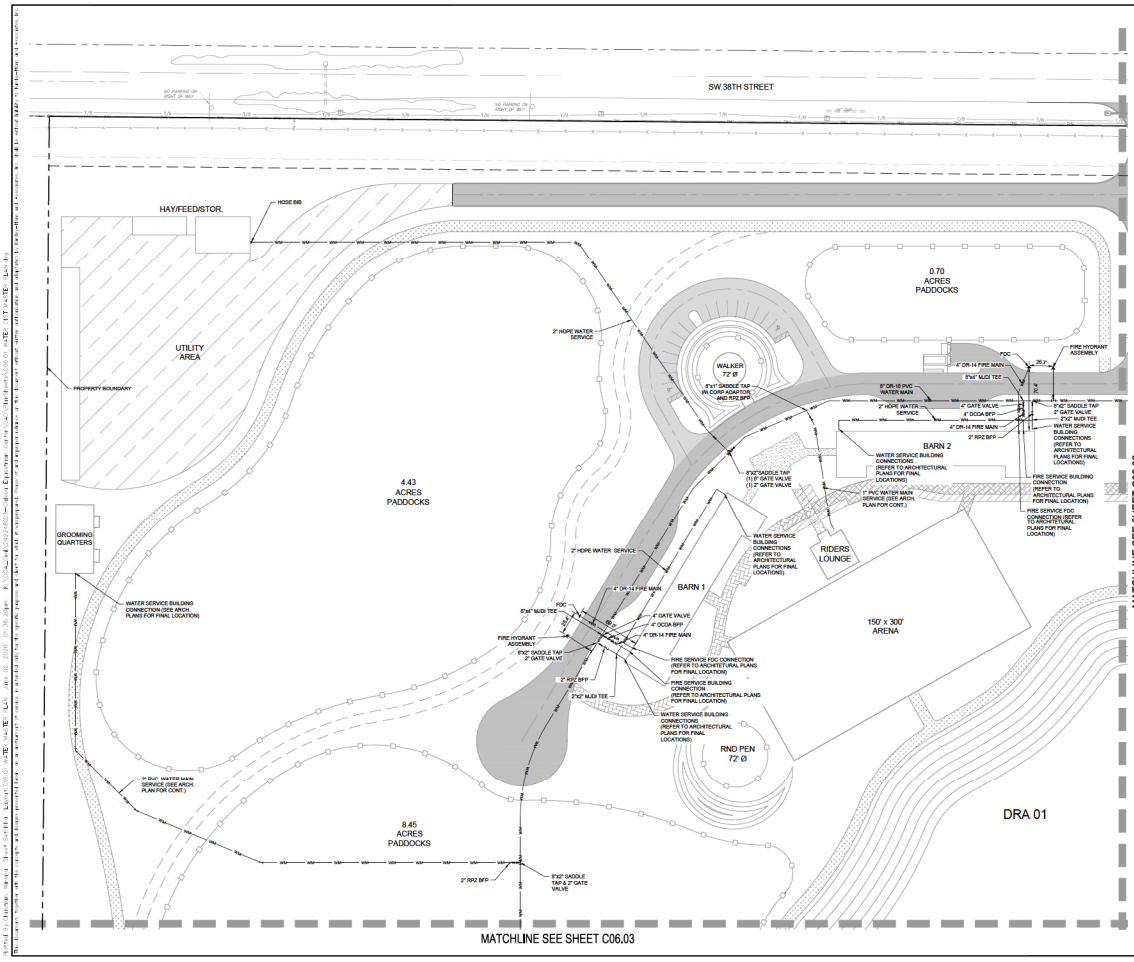
LICENSED PROFESSIONAL
GENE BOLNO, JOSEPH, P.E.
75547
DATE:

KHA PROJECT 242240003
DATE JUNE 2026
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY WRC
CHECKED BY KHA

SANITARY SEWER MASTER PLAN

CALESA EQUINE AMENITY
PREPARED FOR
ON TOP OF THE WORLD COMMUNITIES L.L.C.
MARION COUNTY FLORIDA

SHEET NUMBER
C05.04




NORTH

GRAPHIC SCALE IN FEET
0 25 50 100
SCALE: 1" = 50'

LEGEND
- PROPOSED WATERMAIN
- FIRE HYDRANT ASSEMBLY
- GATE VALVE
- TEE
- BENDS
- FIRE LINE DOUBLE CHECK DETECTOR
- WATER METER
- BACT. SAMPLE POINT
- LIGHT POLE (DESIGN BY OTHERS)
- ELECTRIC TRANSFORMER (DESIGN BY OTHERS)
- ELECTRIC PULL BOX (DESIGN BY OTHERS)

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7. WATER MAINS SHALL BE DR-18 UNLESS THEY ARE BEING INSTALLED ON FIRE LINES.
8. THE DISTRICTS POINT OF RESPONSIBILITY SHALL BE DIRECTLY AFTER THE HY PROTECTUS III ON SW 42ND STREET. ALL WATER MAIN PIPING AND APPURTENANCES BEYOND THIS POINT SHALL BE OWNED AND MAINTAINED BY OTHERS.

KEYMAP C06.01 NOT TO SCALE

CALL 2 WORKING DAYS BEFORE YOU DIG
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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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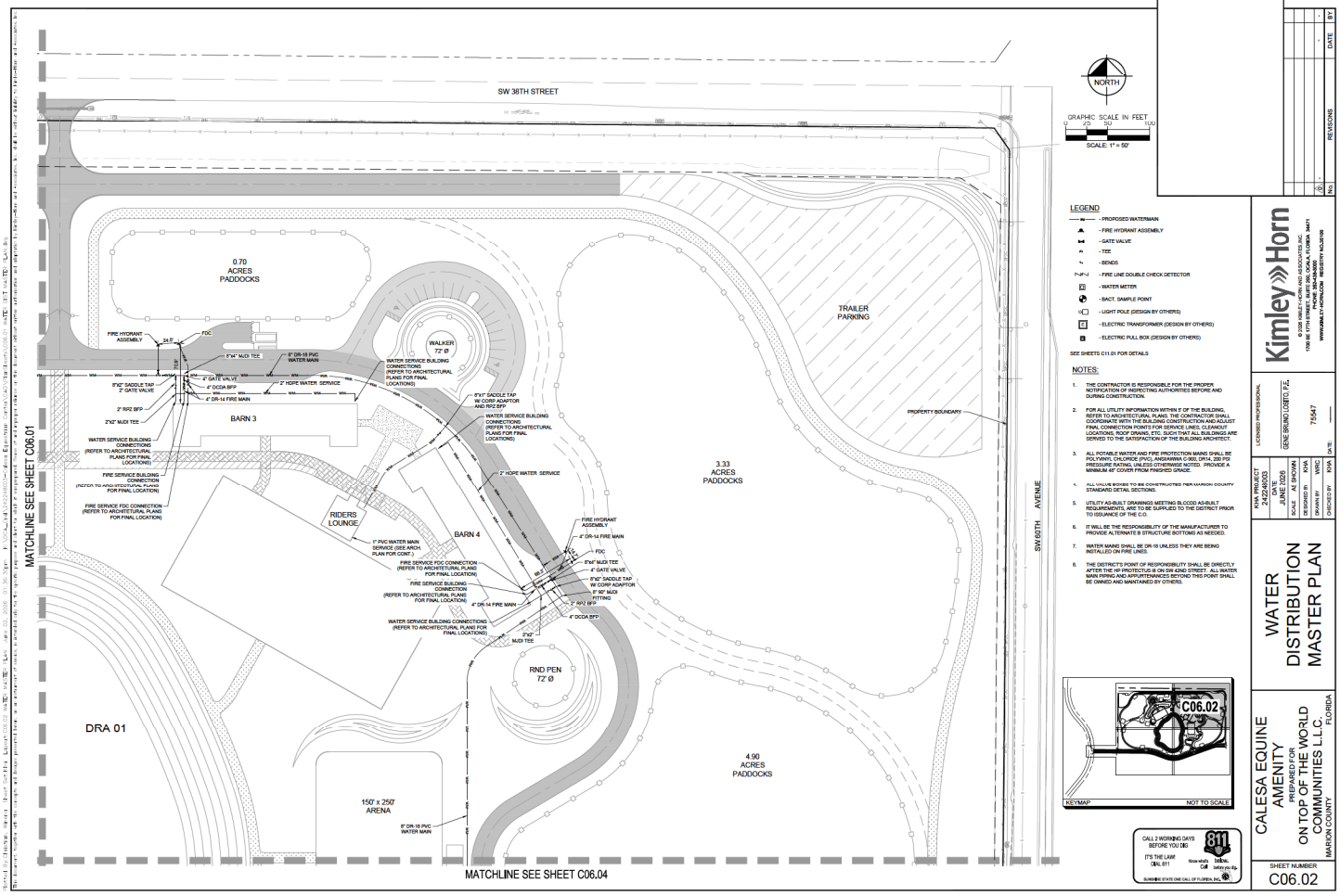
LICENSED PROFESSIONAL
GENE BRUNO, LEED, P.E.
75547
DATE:

KHA PROJECT 242240003
DATE JUNE 2026
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY WRC
CHECKED BY KHA

# WATER DISTRIBUTION MASTER PLAN

CALESA EQUINE AMENITY
PREPARED FOR
ON TOP OF THE WORLD COMMUNITIES L.L.C.
MARION COUNTY FLORIDA

SHEET NUMBER
C06.01




LEGEND

- PROPOSED WATERMAIN
- FIRE HYDRANT ASSEMBLY
- GATE VALVE
- TEE
- BENDS
- FIRE LINE DOUBLE CHECK DETECTOR
- WATER METER
- BACT. SAMPLE POINT
- LIGHT POLE (DESIGN BY OTHERS)
- ELECTRIC TRANSFORMER (DESIGN BY OTHERS)
- ELECTRIC PULL BOX (DESIGN BY OTHERS)

SEE SHEETS C11.01 FOR DETAILS

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3. ALL POTABLE WATER AND FIRE PROTECTION MAINS SHALL BE POLYVINYL CHLORIDE (PVC), ANSI/AWWA C-900, DR14, 200 PSI PRESSURE RATING, UNLESS OTHERWISE NOTED. PROVIDE A MINIMUM 48" COVER FROM FINISHED GRADE.
4. ALL VALVE BOXES TO BE CONSTRUCTED PER MARION COUNTY STANDARD DETAIL SECTIONS.
5. UTILITY AS-BUILT DRAWINGS MEETING BLOCDD AS-BUILT REQUIREMENTS, ARE TO BE SUPPLIED TO THE DISTRICT PRIOR TO ISSUANCE OF THE C.O.
6. IT WILL BE THE RESPONSIBILITY OF THE MANUFACTURER TO PROVIDE ALTERNATE B STRUCTURE BOTTOMS AS NEEDED.
7. WATER MAINS SHALL BE DR-18 UNLESS THEY ARE BEING INSTALLED ON FIRE LINES.
8. THE DISTRICT'S POINT OF RESPONSIBILITY SHALL BE DIRECTLY AFTER THE HP PROTECTUS IS ON SW 42ND STREET. ALL WATER MAIN PIPING AND APPURTENANCES BEYOND THIS POINT SHALL BE OWNED AND MAINTAINED BY OTHERS.

CALL 2 WORKING DAYS BEFORE YOU DIG (TO THE LAW) DIAL 811 — Know what's below. Call before you dig. — SUNSHINE STATE ONE CALL OF FLORIDA, INC.

| No. | REVISIONS | DATE | BY |
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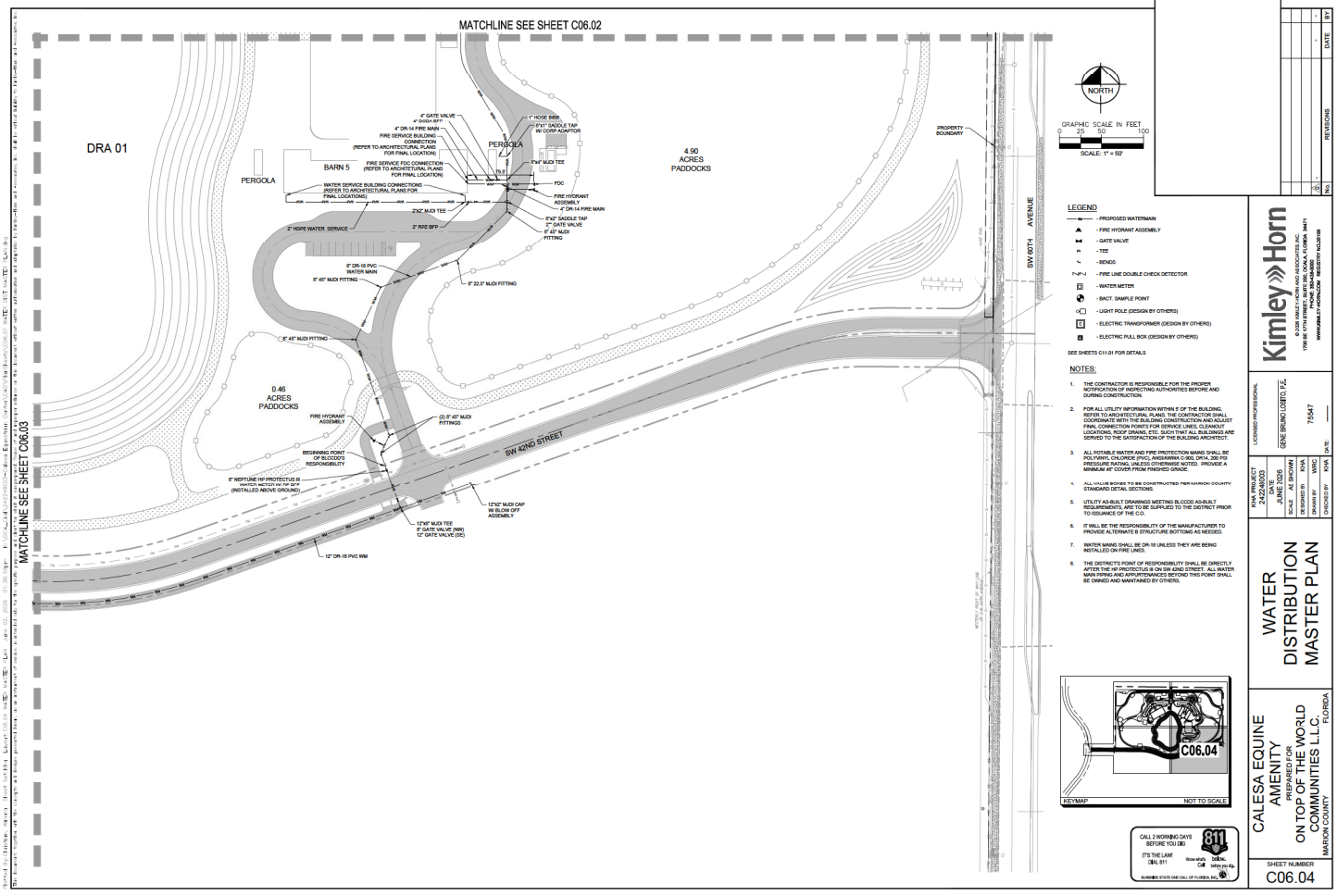
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| KHA PROJECT | 242240003 |
| DATE | JUNE 2026 |
| SCALE | AS SHOWN |
| DESIGNED BY | KHA |
| DRAWN BY | WRC |
| CHECKED BY | KHA |

# WATER DISTRIBUTION MASTER PLAN

CALESA EQUINE AMENITY
PREPARED FOR
ON TOP OF THE WORLD COMMUNITIES L.L.C.
MARION COUNTY FLORIDA

SHEET NUMBER
C06.02

MATCHLINE SEE SHEET C06.01
MATCHLINE SEE THIS SHEET
MATCHLINE SEE SHEET C06.04
NORTH
GRAPHIC SCALE IN FEET
0 25 50 100
SCALE: 1" = 50'
DRA 01
DRA 02
8.45
ACRES
PADDOCKS
SECURITY
LIVING
QUARTERS
PROPERTY BOUNDARY
SW 42ND STREET
8" NEPTUNE HP PROTECTUS III
WATER METER W/ RP BFP
(INSTALLED ABOVE GROUND)
12" DR-18
PVC WM
12"MF MJ/X TEE
8" GATE VALVE (N)
12" GATE VALVE (E)
BEGINNING POINT OF
BLOCCO'S RESPONSIBILITY
SW 67TH AVENUE ROAD
SEE SHEET
C06.02 FOR
DETAIL
INFORMATION
LEGEND
- PROPOSED WATERMAIN
- FIRE HYDRANT ASSEMBLY
- GATE VALVE
- TEE
- BENDS
- FIRE LINE DOUBLE CHECK DETECTOR
- WATER METER
- BACT. SAMPLE POINT
- LIGHT POLE (DESIGN BY OTHERS)
- ELECTRIC TRANSFORMER (DESIGN BY OTHERS)
- ELECTRIC PULL BOX (DESIGN BY OTHERS)
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3. ALL POTABLE WATER AND FIRE PROTECTION MAINS SHALL BE POLYVINYL CHLORIDE (PVC), ANSI/AWWA C-900, DR14, 305 PSI PRESSURE RATING, UNLESS OTHERWISE NOTED. PROVIDE A MINIMUM 48" COVER FROM FINISHED GRADE.
4. ALL VALVE BOXES TO BE LOCKED ROLLED FOR MARION COUNTY STANDARD DETAIL SECTIONS.
5. UTILITY AS-BUILT DRAWINGS MEETING BLOCCO AS-BUILT REQUIREMENTS, ARE TO BE SUPPLIED TO THE DISTRICT PRIOR TO ISSUANCE OF THE C.O.
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C06.03
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No. REVISIONS DATE BY
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WATER
DISTRIBUTION
MASTER PLAN
CALESA EQUINE
AMENITY
PREPARED FOR
ON TOP OF THE WORLD
COMMUNITIES L.L.C.
MARION COUNTY FLORIDA
SHEET NUMBER
C06.03




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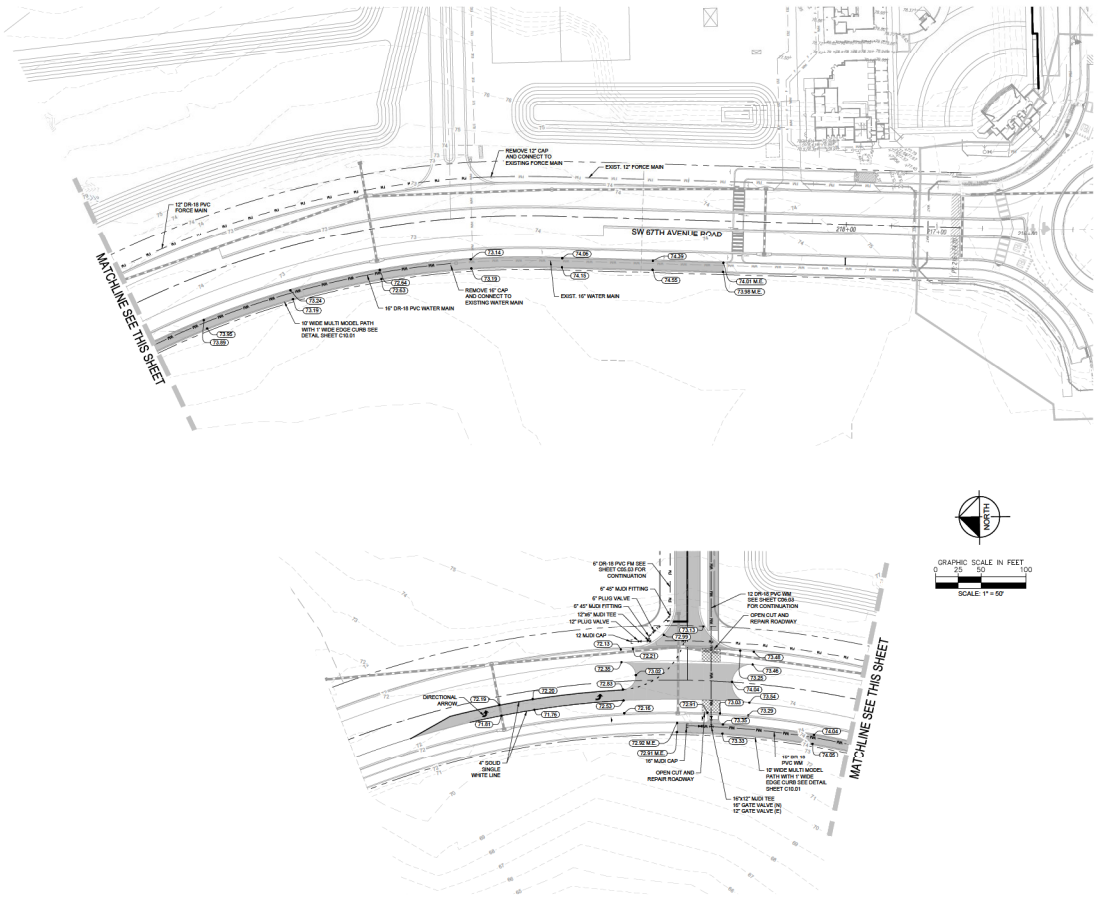
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# WATER DISTRIBUTION MASTER PLAN

CALESA EQUINE AMENITY
PREPARED FOR
ON TOP OF THE WORLD COMMUNITIES L.L.C.
MARION COUNTY FLORIDA

SHEET NUMBER
C06.04




GRAPHIC SCALE IN FEET
0 25 50 100
SCALE: 1" = 50'

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100
SCALE: 1" = 50'

LEGEND

- PROPOSED WATERMAIN
- FIRE HYDRANT ASSEMBLY
- GATE VALVE
- TEE
- BENDS
- FIRE LINE DOUBLE CHECK DETECTOR
- WATER METER
- BACT. SAMPLE POINT
- LIGHT POLE (DESIGN BY OTHERS)
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6. IT WILL BE THE RESPONSIBILITY OF THE MANUFACTURER TO PROVIDE ALTERNATE B STRUCTURE BOTTOMS AS NEEDED.
7. WATER MAINS SHALL BE DR-18 UNLESS THEY ARE BEING INSTALLED ON FIRE LINES.
8. THE DISTRICT'S POINT OF RESPONSIBILITY SHALL BE DIRECTLY AFTER THE HF PROTECTUS III ON SW 42ND STREET. ALL WATER MAIN PIPING AND APPURTENANCES BEYOND THIS POINT SHALL BE OWNED AND MAINTAINED BY OTHERS.

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| No. | REVISIONS | DATE | BY |
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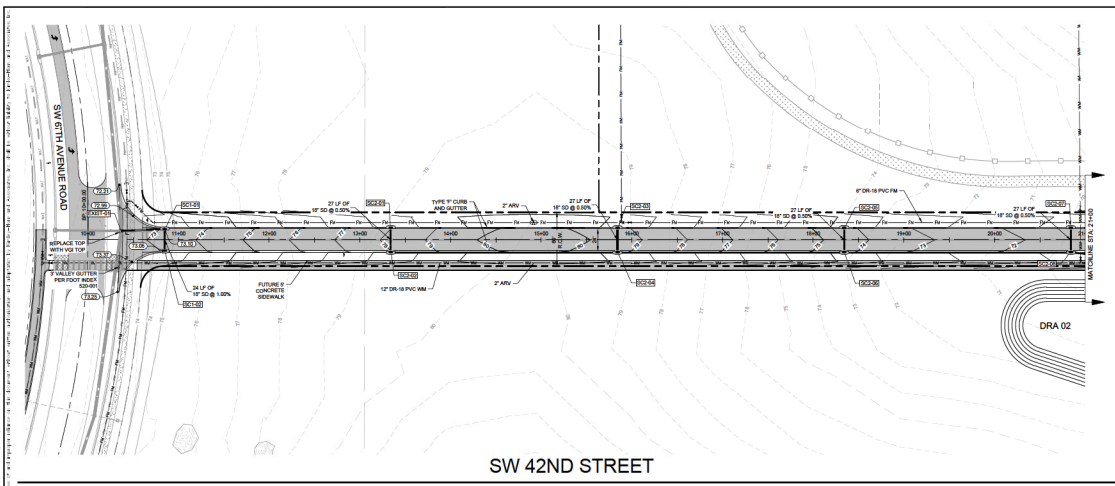
LICENSED PROFESSIONAL
GENE BEUNO, JOSEFO, P.E.
75547
DATE:

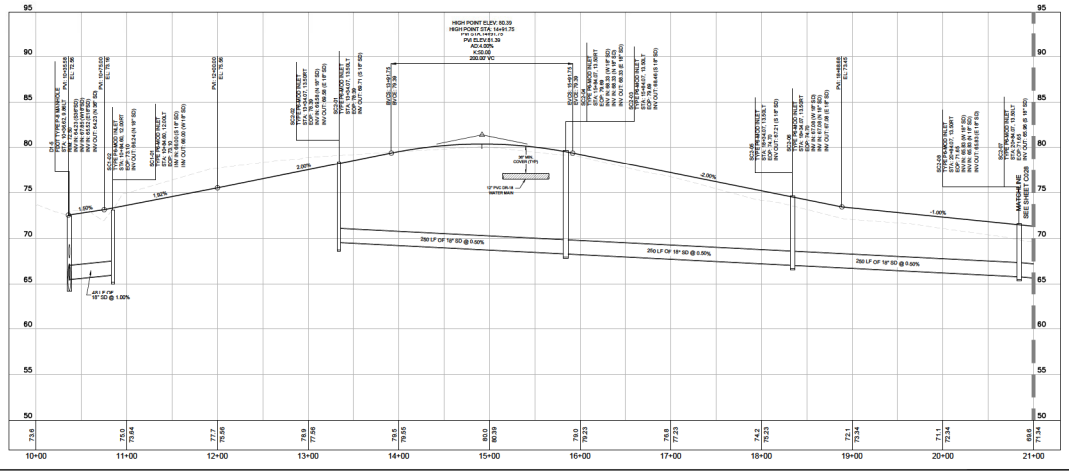
KHA PROJECT 242240003
DATE JUNE 2026
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY WRC
CHECKED BY KHA

# OFF-SITE IMPROVEMENTS

CALESA EQUINE AMENITY
PREPARED FOR
ON TOP OF THE WORLD COMMUNITIES L.L.C.
MARION COUNTY FLORIDA

SHEET NUMBER
C06.05




NOTE:
INSTALL DROP CURB AND DETECTABLE WARNING (BLACK IN COLOR) AT ALL SIDEWALK CROSSINGS NOTED ON THESE PLANS WITH (D) DESIGNATION.

REFER TO F.D.O.T. INDEX 522-002 FOR CURB RAMP CONSTRUCTION.

SEE SHEET C10.01 FOR DROP CURB DETAIL.

DRAINAGE STRUCTURE REFERENCE

| STRUCTURE TYPE | SPECIFICATIONS |
|---|---|
| P-6 MOD. INLET | DETAIL SHEET C10.03 |
| VGI INLET | DETAIL SHEET C10.03 |
| C INLET | FDOT INDEX 425-001 & 425-052 |
| MES | FDOT INDEX 430-021 |
| P-8 MANHOLE | FDOT INDEX 425-001 & 425-010 |

| No. | REVISIONS | DATE | BY |
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SW 42ND STREET
PLAN AND PROFILE

CALESA EQUINE AMENITY
PREPARED FOR
ON TOP OF THE WORLD COMMUNITIES L.L.C.
MARION COUNTY FLORIDA

SHEET NUMBER
C07.01

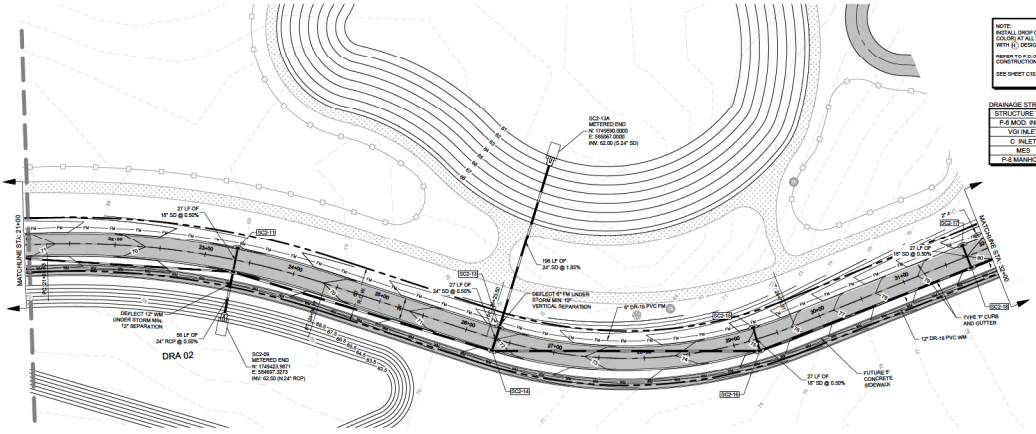
NOTE:
INSTALL DROP CURB AND DETECTABLE WARNING (BLACK IN COLOR) AT ALL SIDEWALK CROSSINGS NOTED ON THESE PLANS WITH (•) DESIGNATION.

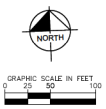
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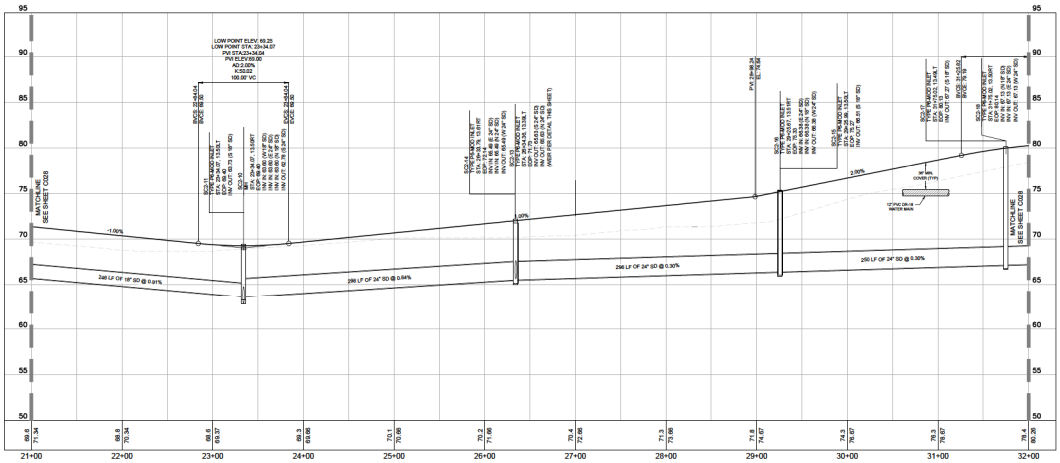
SEE SHEET C10.01 FOR DROP CURB DETAIL

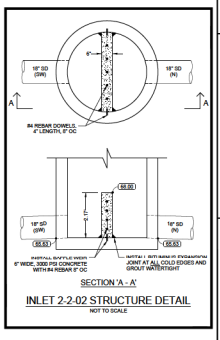
DRAINAGE STRUCTURE REFERENCE

| STRUCTURE TYPE | SPECIFICATIONS |
|---|---|
| P-6 MOD. INLET | DETAIL SHEET C10.03 |
| VGI INLET | DETAIL SHEET C10.03 |
| C INLET | FDOT INDEX 425-001 & 425-052 |
| MES | FDOT INDEX 430-021 |
| P-8 MANHOLE | FDOT INDEX 425-001 & 425-010 |




SECTION 'A - A'

INLET 2-2-02 STRUCTURE DETAIL

NOT TO SCALE

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LICENSED PROFESSIONAL
GENE BRUNO, PE
75547

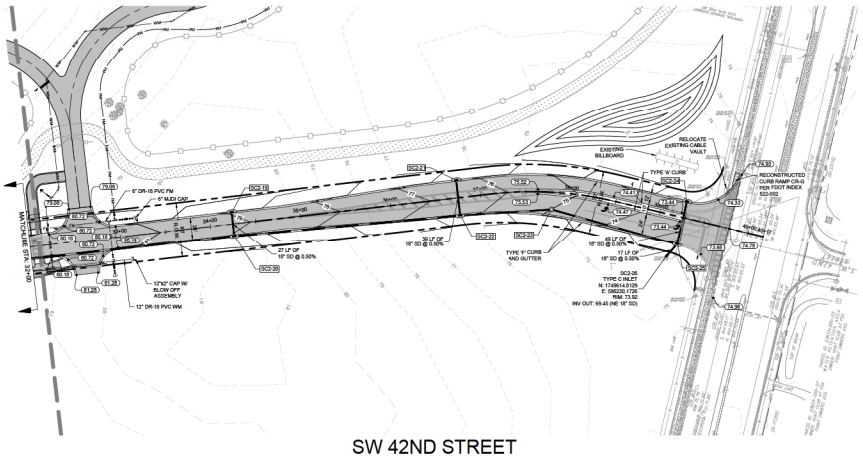
KHA PROJECT 242240003
DATE JUNE 2026
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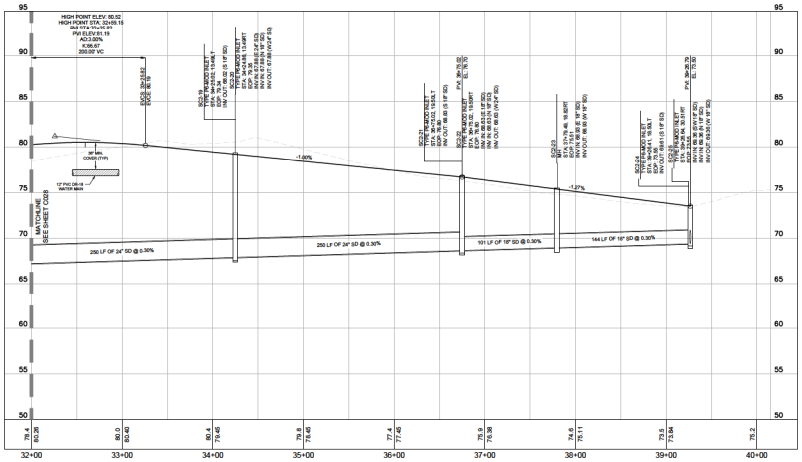
SW 42ND STREET
PLAN AND PROFILE

CALESA EQUINE AMENITY
PREPARED FOR
ON TOP OF THE WORLD COMMUNITIES L.L.C.
MARION COUNTY FLORIDA

SHEET NUMBER
C07.02

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NOTE:
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REFER TO F.D.O.T. INDEX 522-002 FOR CURB RAMP CONSTRUCTION.

SEE SHEET C10.01 FOR DROP CURB DETAIL.

DRAINAGE STRUCTURE REFERENCE

| STRUCTURE TYPE | SPECIFICATIONS |
|---|---|
| P-8 MOD. INLET | DETAIL SHEET C10.03 |
| VOI INLET | DETAIL SHEET C10.03 |
| C INLET | FDOT INDEX 425-001 & 425-052 |
| MES | FDOT INDEX 430-021 |
| P-8 MANHOLE | FDOT INDEX 425-001 & 425-010 |

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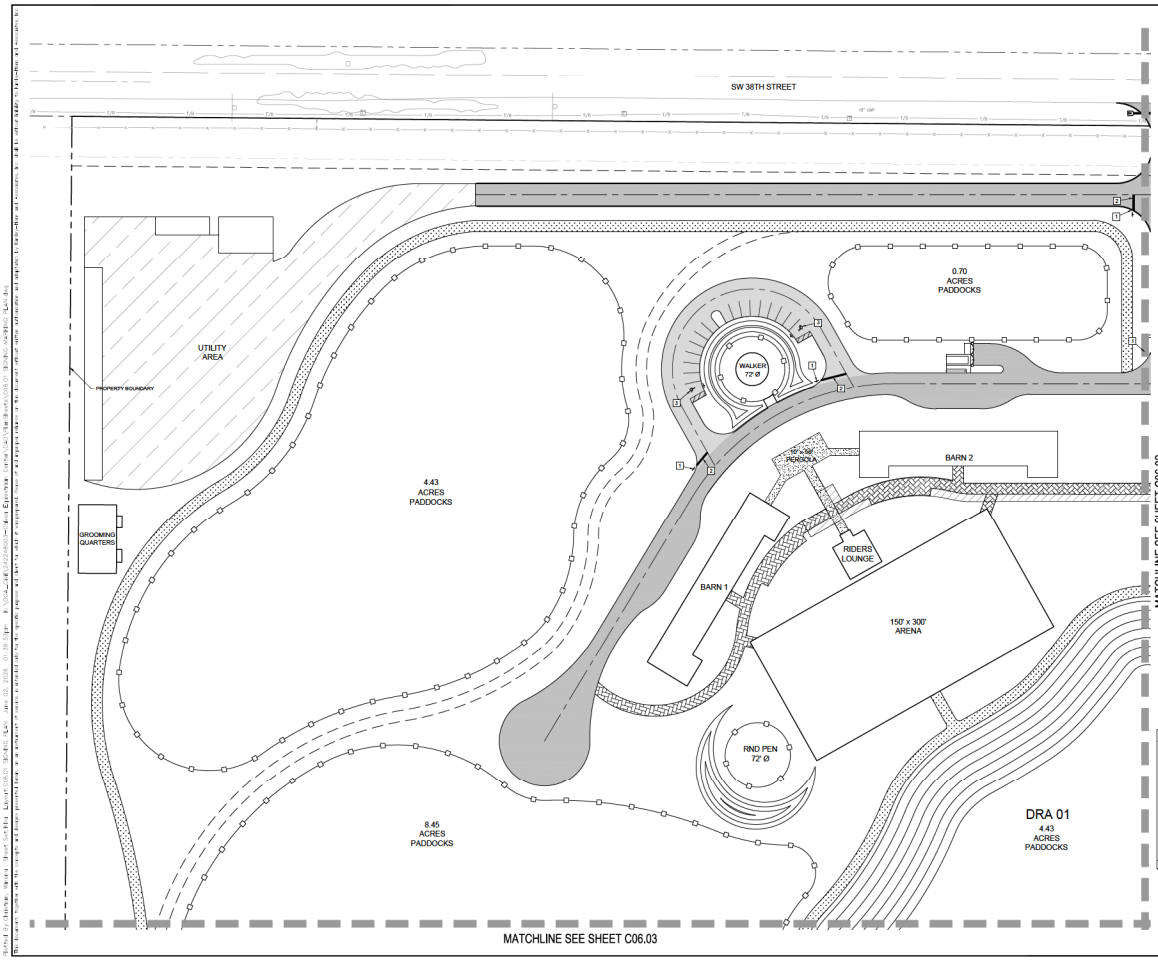
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GENE (BEAU) LISEFO, P.E.
75547

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JUNE 2026
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SW 42ND STREET
PLAN AND PROFILE

CALESA EQUINE AMENITY
PREPARED FOR
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MARION COUNTY FLORIDA

SHEET NUMBER
C07.03

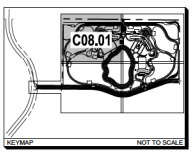



NORTH

GRAPHIC SCALE IN FEET
0 25 50 100
SCALE: 1" = 50'

SIGN AND PAVEMENT MARKING LEGEND

1 - 30" STOP SIGN (R1-1)
2 - 24" WHITE STOP BAR
3 - HANDICAP SPACES PER FLORIDA'S ACCESSIBILITY CODE WITH SIGNS. (SEE SHEET C10.01 FOR DETAILS)
4 - 4" SOLID DOUBLE YELLOW LINES
5 - 4" SOLID SINGLE WHITE LINE
6 - 18" SOLID YELLOW GORE STRIPING
7 - DIRECTIONAL ARROW
8 - [illegible]
9 - GOLF CART CROSSING AHEAD
10 - GOLF CART CROSSING




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| No. | REVISIONS | DATE | BY |
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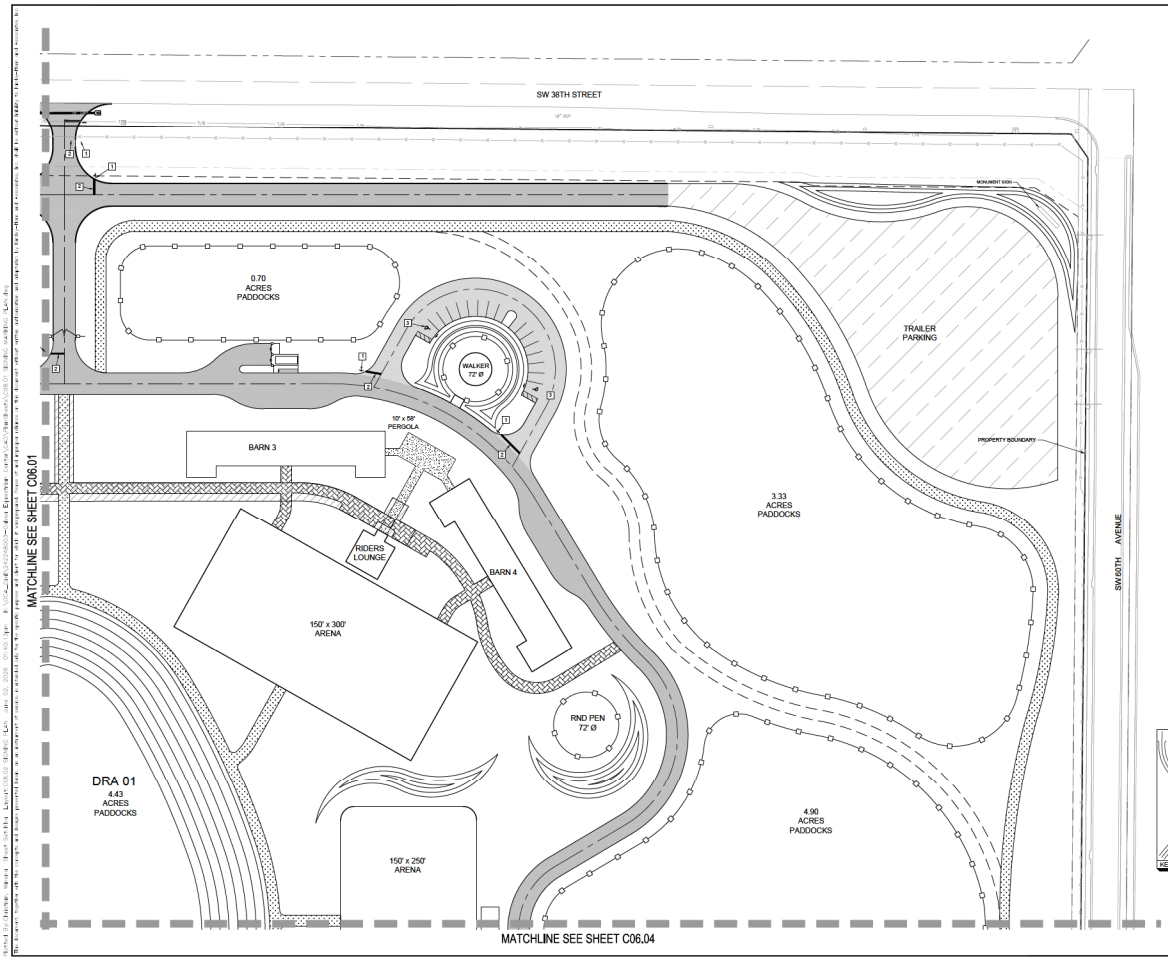
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KHA PROJECT 242240003
DATE JUNE 2026
SCALE AS SHOWN
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SIGNING & MARKING PLAN

CALESA EQUINE AMENITY
PREPARED FOR
ON TOP OF THE WORLD COMMUNITIES L.L.C.
MARION COUNTY FLORIDA

SHEET NUMBER
C08.01

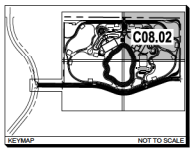



NORTH

GRAPHIC SCALE IN FEET
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SCALE: 1" = 50'

SIGN AND PAVEMENT MARKING LEGEND

1 - 30" STOP SIGN (R1-1)
2 - 24" WHITE STOP BAR
3 - HANDICAP SPACES PER FLORIDA'S ACCESSIBILITY CODE WITH SIGNS. (SEE SHEET C10.01 FOR DETAILS)
4 - 4" SOLID DOUBLE YELLOW LINES
5 - 4" SOLID SINGLE WHITE LINE
6 - 18" SOLID YELLOW GORE STRIPING
7 - DIRECTIONAL ARROW
8 - [illegible]
9 - GOLF CART CROSSING AHEAD
10 - GOLF CART CROSSING




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75547
DATE:

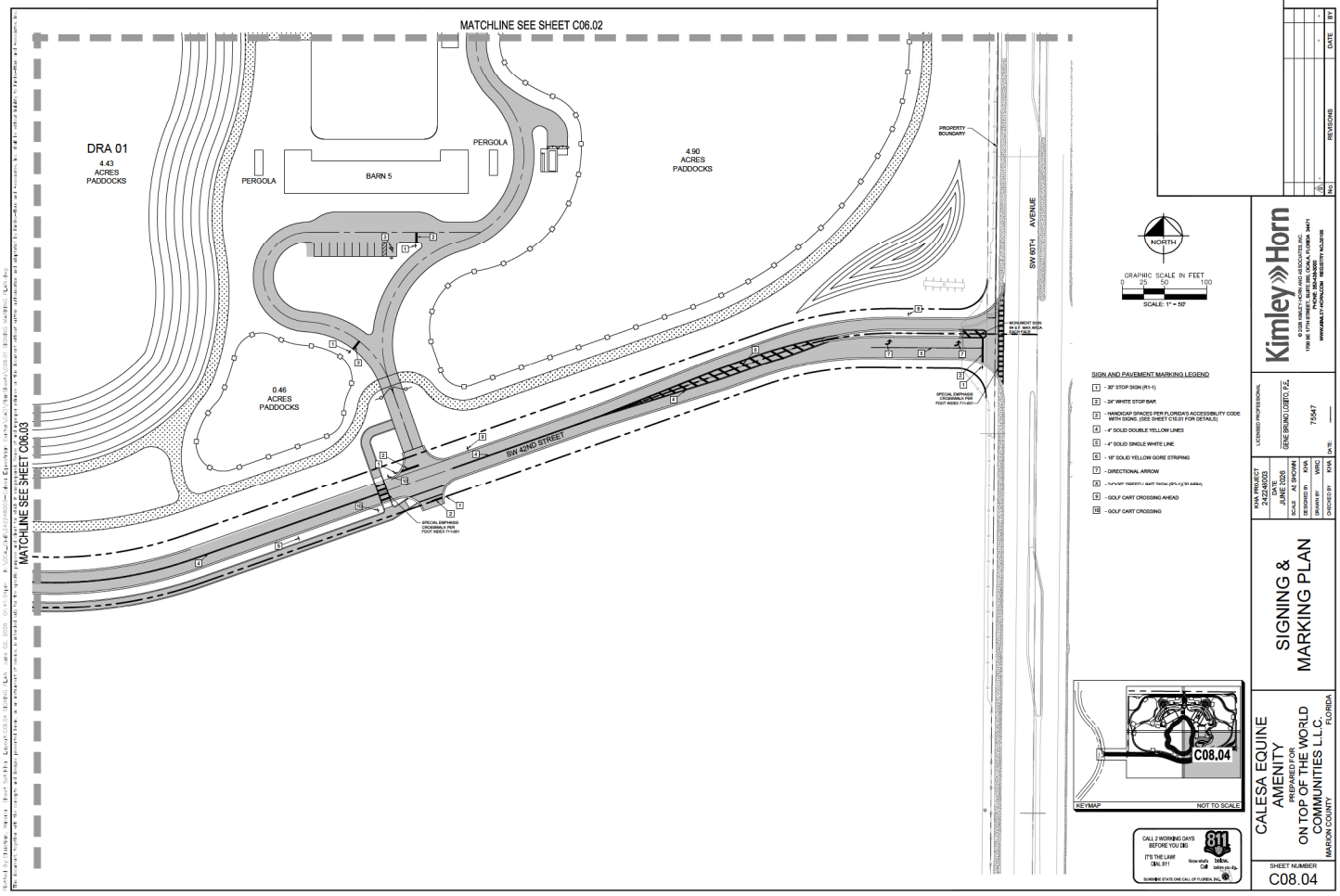
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242240003
JUNE 2026
SCALE AS SHOWN
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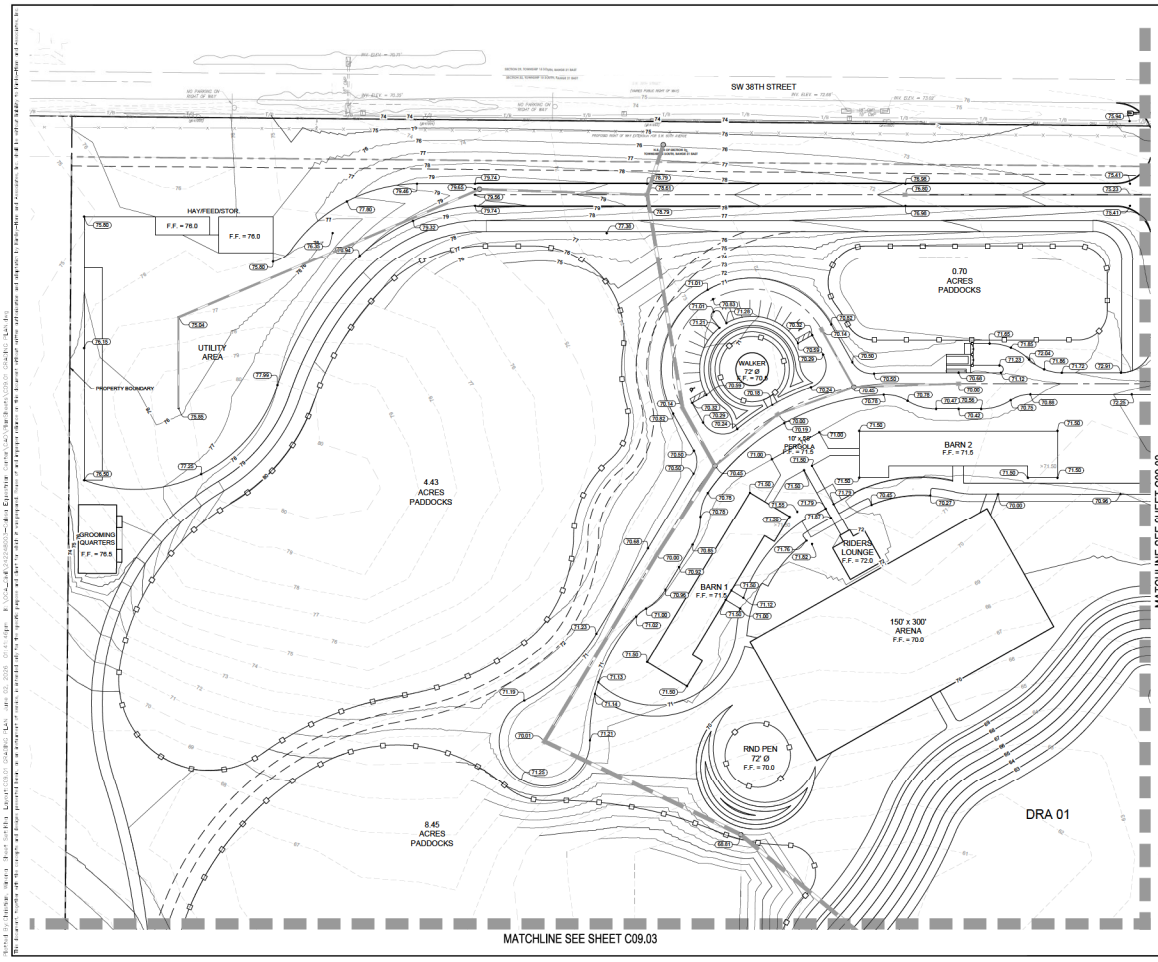
SIGNING & MARKING PLAN

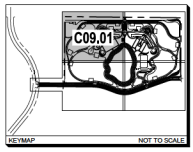
CALESA EQUINE AMENITY
PREPARED FOR
ON TOP OF THE WORLD COMMUNITIES L.L.C.
MARION COUNTY FLORIDA

SHEET NUMBER
C08.02

MATCHLINE SEE SHEET C06.01
DRA 01
4.43
ACRES
PADDOCKS
8.45
ACRES
PADDOCKS
PROPERTY BOUNDARY
SECURITY
LIVING
QUARTERS
SW 42ND STREET
DRA 02
MATCHLINE SEE SHEET C06.04
MATCHLINE SEE THIS SHEET
NORTH
GRAPHIC SCALE IN FEET
0 25 50 100
SCALE: 1" = 50'
SIGN AND PAVEMENT MARKING LEGEND
1 - 30" STOP SIGN (R1-1)
2 - 24" WHITE STOP BAR
3 - HANDICAP SPACES PER FLORIDA'S ACCESSIBILITY CODE WITH SIGNS. (SEE SHEET C10.01 FOR DETAILS)
4 - 4" SOLID DOUBLE YELLOW LINES
5 - 4" SOLID SINGLE WHITE LINE
6 - 18" SOLID YELLOW GORE STRIPING
7 - DIRECTIONAL ARROW
8 - [illegible]
9 - GOLF CART CROSSING AHEAD
10 - GOLF CART CROSSING
C08.03
KEYMAP
NOT TO SCALE
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75547
KHA PROJECT
242240003
DATE
JUNE 2026
SCALE AS SHOWN
DESIGNED BY KHA
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SIGNING & MARKING PLAN
CALESA EQUINE AMENITY
PREPARED FOR
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MARION COUNTY FLORIDA
SHEET NUMBER
C08.03
No. REVISIONS DATE BY
- - -


MATCHLINE SEE SHEET C06.02
MATCHLINE SEE SHEET C06.03
DRA 01
4.43 ACRES PADDOCKS
PERGOLA
BARN 5
PERGOLA
4.90 ACRES PADDOCKS
0.46 ACRES PADDOCKS
PROPERTY BOUNDARY
SW 60TH AVENUE
SW 42ND STREET
SPECIAL EMPHASIS CROSSWALK PER FDOT INDEX 711-001
MONUMENT SIGN IN E.F. MAX AREA 100.0 SF
SPECIAL EMPHASIS CROSSWALK PER FDOT INDEX 711-001
NORTH
GRAPHIC SCALE IN FEET
0 25 50 100
SCALE: 1" = 50'
SIGN AND PAVEMENT MARKING LEGEND
1 - 30" STOP SIGN (R1-1)
2 - 24" WHITE STOP BAR
3 - HANDICAP SPACES PER FLORIDA'S ACCESSIBILITY CODE WITH SIGNS. (SEE SHEET C10.01 FOR DETAILS)
4 - 4" SOLID DOUBLE YELLOW LINES
5 - 4" SOLID SINGLE WHITE LINE
6 - 18" SOLID YELLOW GORE STRIPING
7 - DIRECTIONAL ARROW
8 - 12"X36" INVERTED BAR TYPE (R5-1)(W1-6RA)
9 - GOLF CART CROSSING AHEAD
10 - GOLF CART CROSSING
C08.04
KEYMAP
NOT TO SCALE
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LICENSED PROFESSIONAL
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75547
KHA PROJECT 242240003
DATE JUNE 2026
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DATE
SIGNING & MARKING PLAN
CALESA EQUINE AMENITY
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MARION COUNTY FLORIDA
SHEET NUMBER
C08.04
No. REVISIONS DATE BY




NORTH

GRAPHIC SCALE IN FEET
0 25 50 100
SCALE: 1" = 50'

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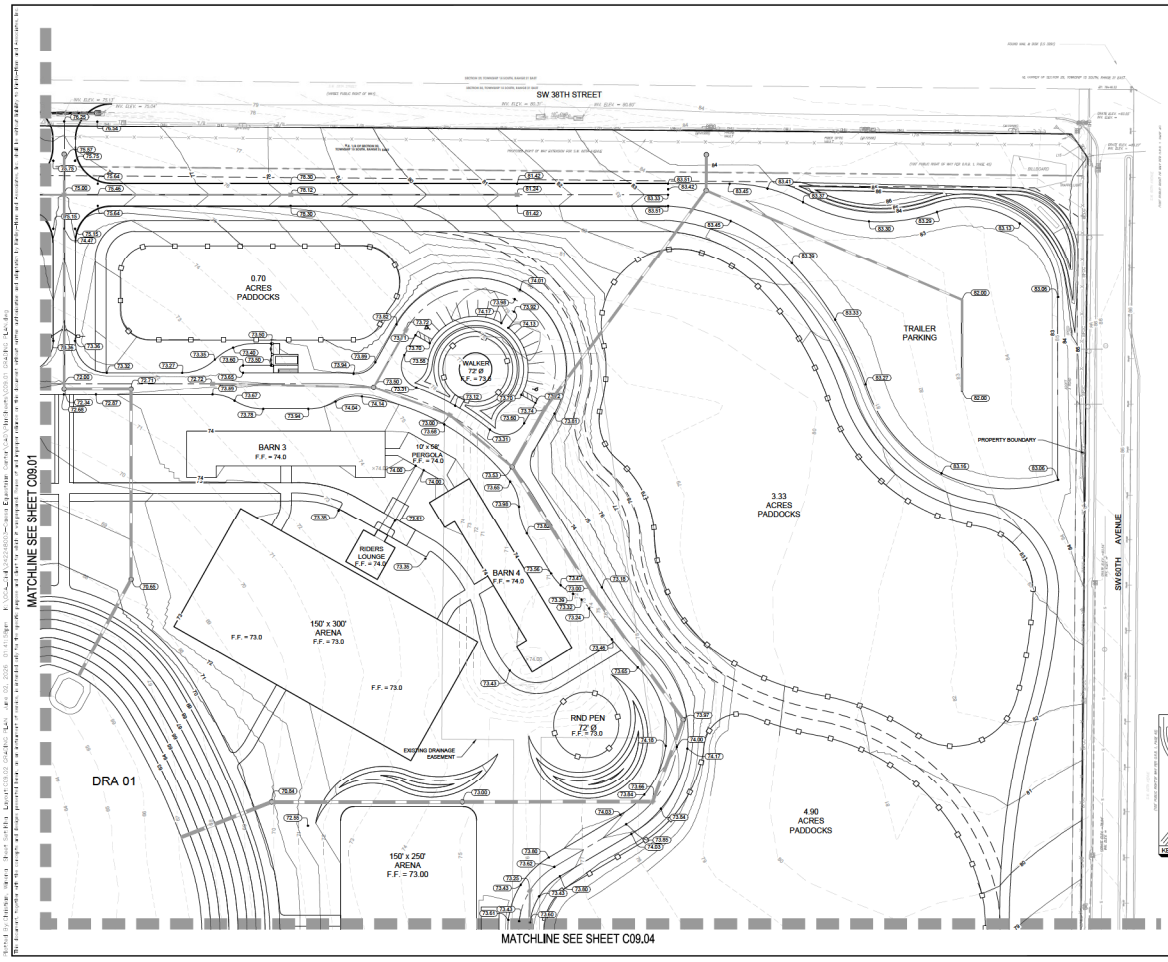
LICENSED PROFESSIONAL
GENE BRUNO, P.E.
75547

KHA PROJECT 242240003
DATE JUNE 2026
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY WRC
CHECKED BY KHA

# GRADING MASTER PLAN

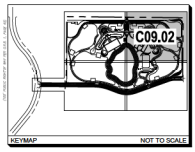
CALESA EQUINE AMENITY
PREPARED FOR
ON TOP OF THE WORLD COMMUNITIES L.L.C.
MARION COUNTY FLORIDA

SHEET NUMBER
C09.01




NORTH

GRAPHIC SCALE IN FEET
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SCALE: 1" = 50'




| No. | REVISIONS | DATE | BY |
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| - | - | - | - |

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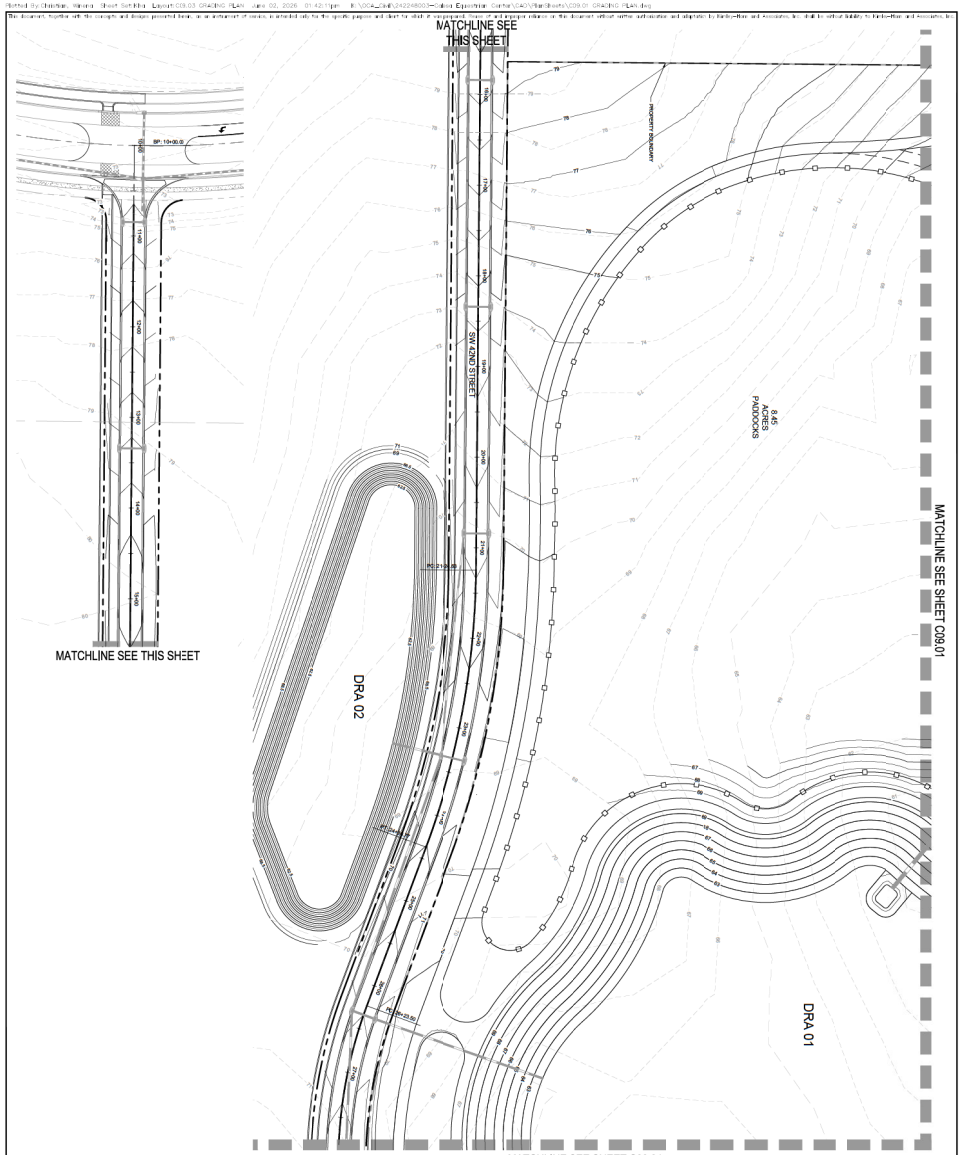
LICENSED PROFESSIONAL
GENE (BEAU) OSTEEN, P.E.
75547

KHA PROJECT 242240003
JUNE 2026
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY WRC
CHECKED BY KHA

# GRADING MASTER PLAN

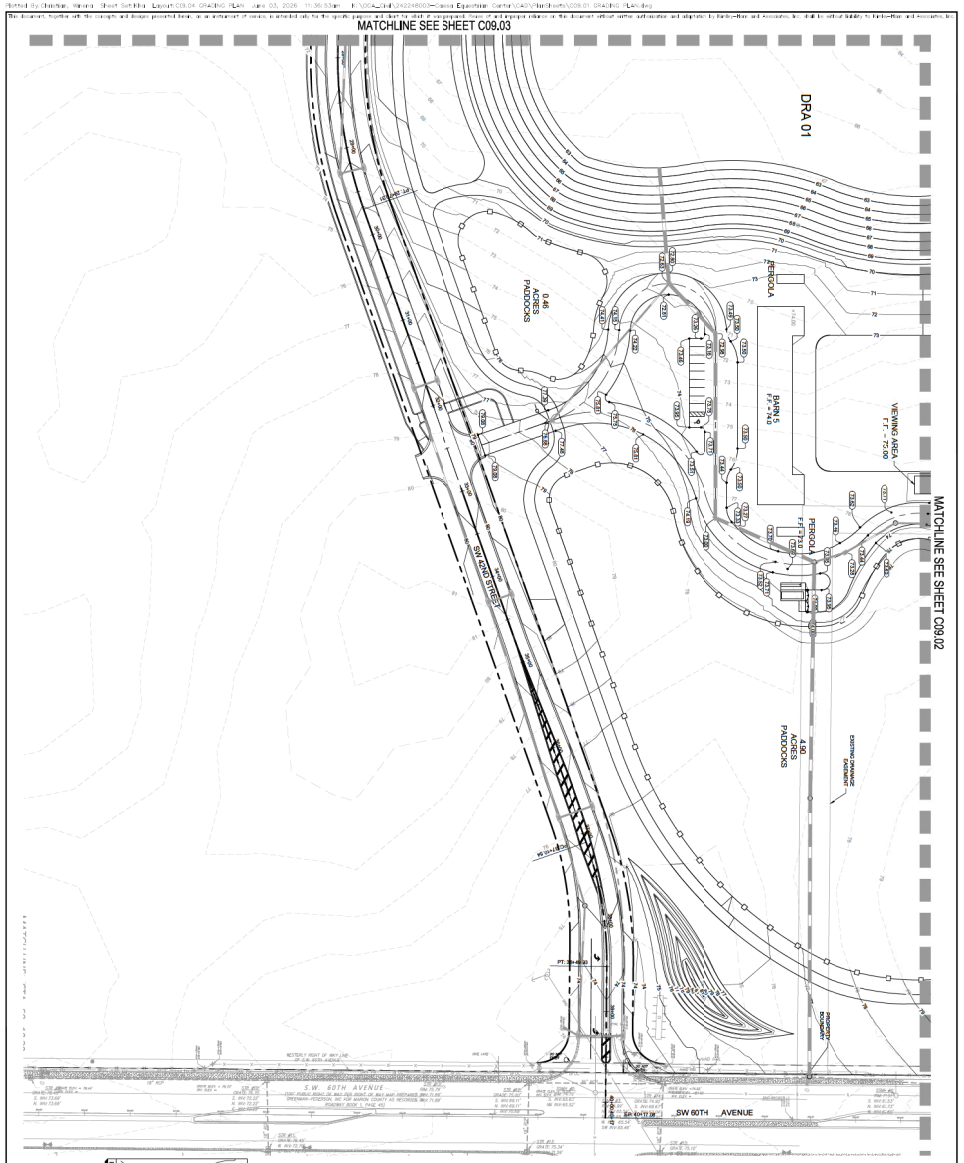
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PREPARED FOR
ON TOP OF THE WORLD COMMUNITIES L.L.C.
MARION COUNTY FLORIDA

SHEET NUMBER
C09.02



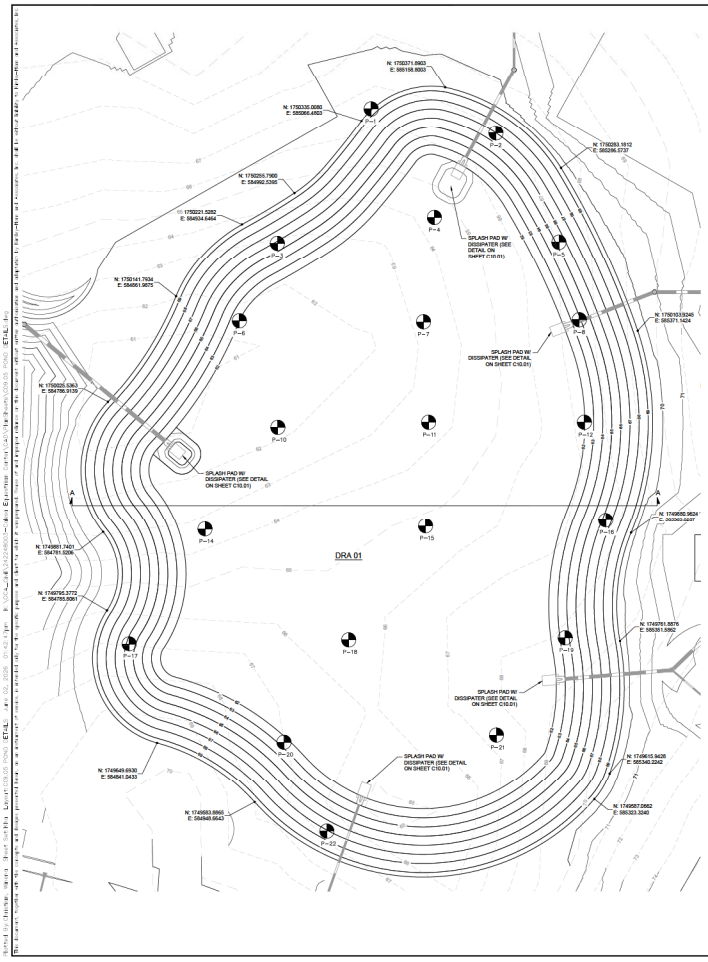

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| SHEET NUMBER C09.03 | CALESA EQUINE AMENITY<br>PREPARED FOR<br>ON TOP OF THE WORLD COMMUNITIES L.L.C.<br>MARION COUNTY FLORIDA | GRADING MASTER PLAN | KHA PROJECT 242249003<br>DATE JUNE 2026<br>SCALE AS SHOWN<br>DESIGNED BY KHA<br>DRAWN BY WRC<br>CHECKED BY KHA | LICENSED PROFESSIONAL<br>GENE BRUNO LOSITO, P.E.<br>75547<br>DATE: —— | Kimley»Horn<br>© 2026 KIMLEY-HORN AND ASSOCIATES, INC.<br>1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471<br>PHONE: 352-438-3000<br>WWW.KIMLEY-HORN.COM REGISTRY NO.35106 |

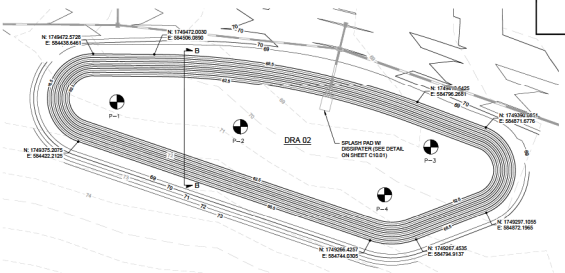
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| SHEET NUMBER C09.04 | CALESA EQUINE AMENITY<br>PREPARED FOR<br>ON TOP OF THE WORLD COMMUNITIES L.L.C.<br>MARION COUNTY FLORIDA | GRADING MASTER PLAN | KHA PROJECT 242249003<br>DATE JUNE 2026<br>SCALE AS SHOWN<br>DESIGNED BY KHA<br>DRAWN BY WRC<br>CHECKED BY KHA | LICENSED PROFESSIONAL<br>GENE BRUNO LOSITO, P.E.<br>75547<br>DATE: —— | Kimley»Horn<br>© 2026 KIMLEY-HORN AND ASSOCIATES, INC.<br>1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471<br>PHONE: 352-438-3000<br>WWW.KIMLEY-HORN.COM REGISTRY NO.35106 |

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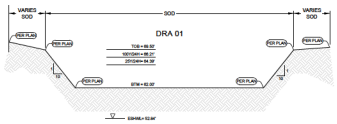

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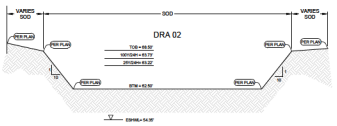
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DRAINAGE SUMMARY:
ALL STORMWATER DRAINAGE RUNOFF FROM THE CALESA EQUINE AMENITY PROJECT WILL BE DIRECTED TO THE STORMWATER RETENTION POND DRA-02. THE POND IS A DRY RETENTION FACILITY THAT WILL TREAT AND RETAIN ALL STORMWATER RUNOFF FROM ITS BASIN AREA. RECOVERY WILL BE PROVIDED BY PERCOLATION AND EVAPORATION. DISCHARGE OFFSITE IS PROPOSED. THE STORMWATER SYSTEM WILL BE PRIVATELY OWNED AND MAINTAINED. THE STORMWATER SYSTEM SHALL OPERATE UNDER SWFWMD ERP NO. TBD.

OPERATION AND MAINTENANCE PROCEDURES AND SCHEDULE SHALL BE IN ACCORDANCE WITH THE "STORMWATER SYSTEM OPERATION AND MAINTENANCE MANUAL FOR THE CALESA EQUINE AMENITY" PREPARED FOR ON TOP OF THE WORLD COMMUNITIES L.L.C. BY KIMLEY-HORN AND ASSOCIATES, INC.

NOTES:
1. STORMWATER RETENTION POND DRA-02, IS DESIGNED TO INFILTRATE STORMWATER. THE POND IS SUSCEPTIBLE TO CLOGGING FROM CONSTRUCTION SEDIMENTS. THEREFORE, REQUIRES A SPECIAL EXCAVATION PROCEDURE AS FOLLOWS:
   a) INITIALLY EXCAVATE RETENTION POND TO AN ELEVATION THAT IS APPROXIMATELY 1 FOOT HIGHER THAN THE FINAL POND BOTTOM ELEVATION.
   b) AFTER THE DRAINAGE AREA CONTRIBUTING TO THE POND IS STABILIZED, EXCAVATE THE REMAINING 1 FOOT OF THE POND BOTTOM AND POND BOTTOM TO THE SPECIFIED ELEVATION. THIS EXCAVATION MUST BE ACCOMPLISHED IN A MANNER TO ENSURE THAT THE SILT, CLAY, ORGANIC AND OTHER FINE SEDIMENTS THAT HAVE WASHED INTO THE POND DURING CONSTRUCTION ARE REMOVED.
   c) ALL BACKFILL FILL MATERIAL PLACED IN RETENTION AREAS MUST BE CLEAN FREE DRAINING SAND (FREE OF SILT, CLAY, ORGANIC, AND OTHER FINE SEDIMENTS) WITH A MINIMUM PERMEABILITY OF 15 FT/DAY. CONTRACTOR SHALL NOT OVER COMPACT BACKFILL.
   d) FINISH GRADE POND SLOPES AND SOD ALL DISTURBED AREAS.
2. RIP-RAP PADS SHALL BE PLACED A MINIMUM OF 30" THICK TO THE DIMENSIONS SHOWN ON THE PLANS AND FLUSH WITH THE ADJACENT GRADE. SEE DETAIL THIS SHEET.
3. SHOULD ANY LIMEROCK BE ENCOUNTERED, SEE TYPICAL SINK CHIMNEY REPAIR DETAIL ON SHEET C10.01.




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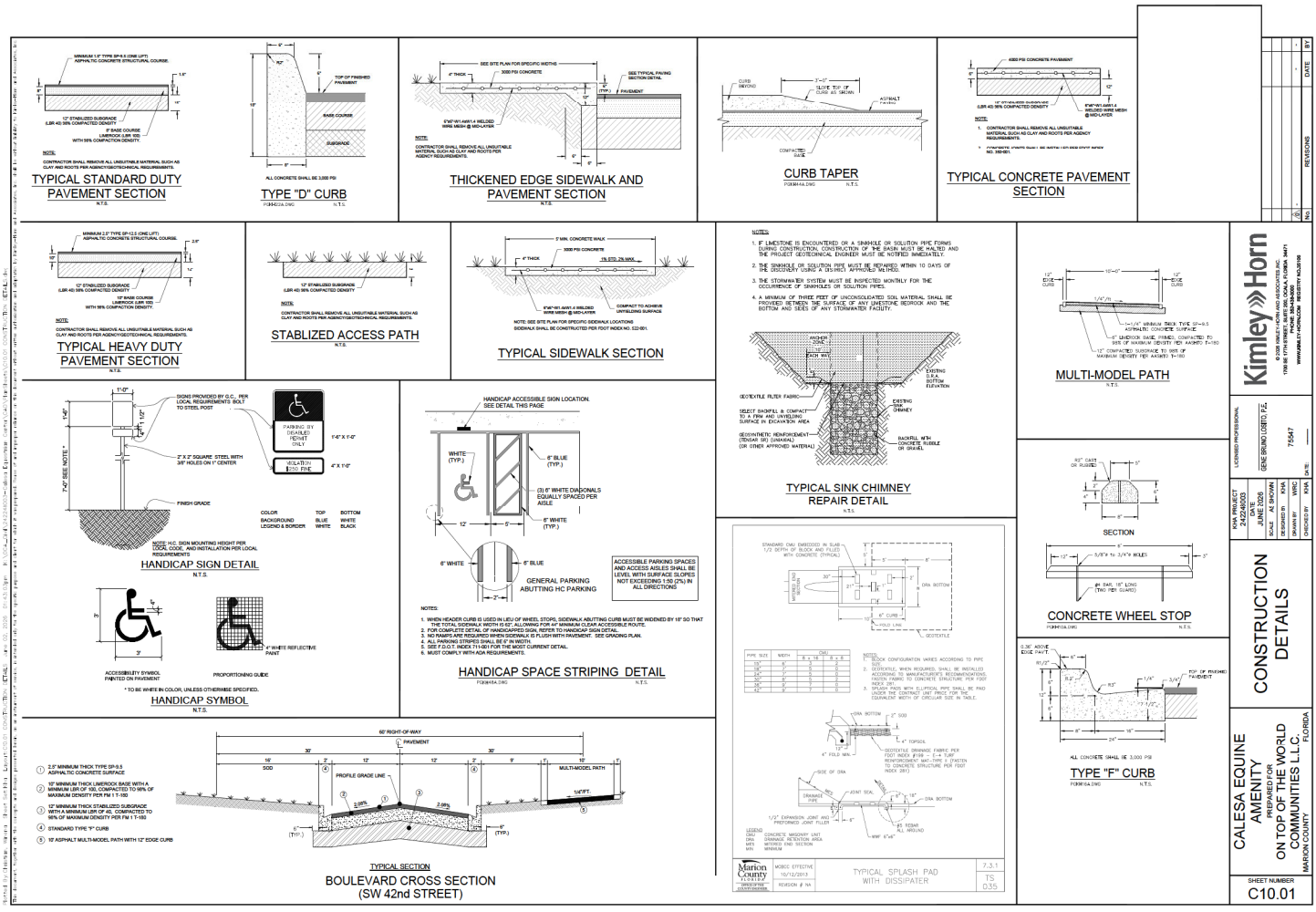
LICENSED PROFESSIONAL
GENE BEUNO, JOSEPH, P.E.
75547

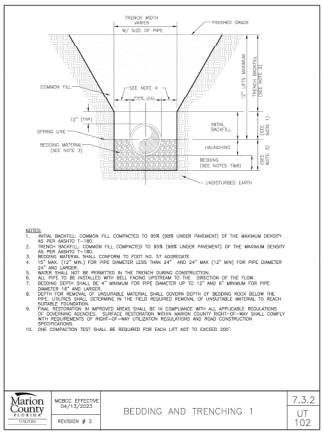
KHA PROJECT 242240003
JUNE 2026
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY WRC
CHECKED BY KHA
DATE

POND DETAILS

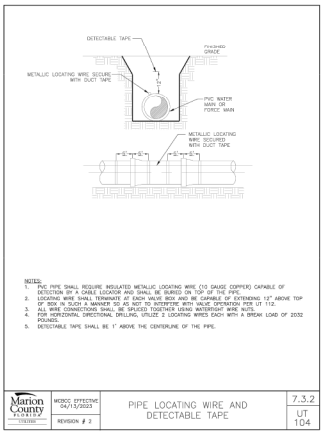
CALESA EQUINE AMENITY
PREPARED FOR
ON TOP OF THE WORLD COMMUNITIES L.L.C.
MARION COUNTY FLORIDA

SHEET NUMBER
C09.05

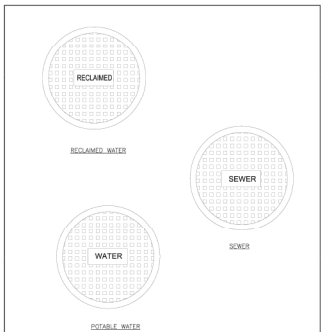

TYPICAL STANDARD DUTY PAVEMENT SECTION
TYPE "D" CURB
THICKENED EDGE SIDEWALK AND PAVEMENT SECTION
CURB TAPER
TYPICAL CONCRETE PAVEMENT SECTION
TYPICAL HEAVY DUTY PAVEMENT SECTION
STABLIZED ACCESS PATH
TYPICAL SIDEWALK SECTION
TYPICAL SINK CHIMNEY REPAIR DETAIL
MULTI-MODEL PATH
HANDICAP SIGN DETAIL
HANDICAP SPACE STRIPING DETAIL
HANDICAP SYMBOL
CONCRETE WHEEL STOP
TYPE "F" CURB
BOULEVARD CROSS SECTION (SW 42nd STREET)
TYPICAL SECTION
TYPICAL SPLASH PAD WITH DISSIPATER
Kimley»Horn
CONSTRUCTION DETAILS
CALESA EQUINE AMENITY
PREPARED FOR
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FLORIDA
SHEET NUMBER
C10.01



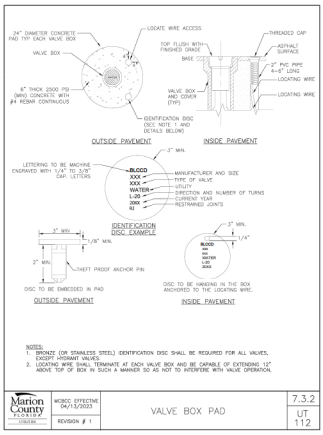

| Marion County FLORIDA | MCBCC EFFECTIVE 04/13/2023 | BEDDING AND TRENCHING 1 | 7.3.2 UT 102 |
|---|---|---|---|
| | REVISION # 2 | | |



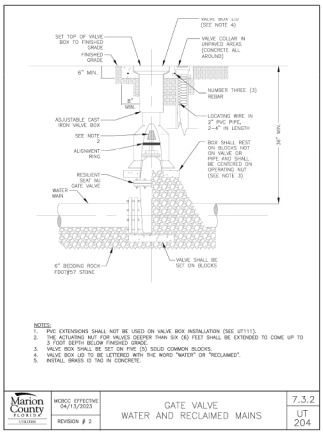

| Marion County FLORIDA | MCBCC EFFECTIVE 04/13/2023 | PIPE LOCATING WIRE AND DETECTABLE TAPE | 7.3.2 UT 104 |
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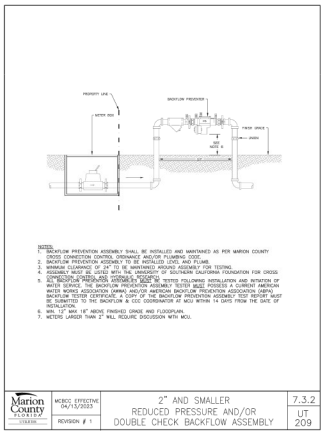

| Marion County FLORIDA | MCBCC EFFECTIVE 04/13/2023 | TYPICAL VALVE BOX COVER | 7.3.2 UT 110 |
|---|---|---|---|
| | REVISION # NA | | |




| Marion County FLORIDA | MCBCC EFFECTIVE 04/13/2023 | VALVE BOX PAD | 7.3.2 UT 112 |
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| Marion County FLORIDA | MCBCC EFFECTIVE 04/13/2023 | GATE VALVE WATER AND RECLAIMED MAINS | 7.3.2 UT 204 |
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| | REVISION # 2 | | |




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

The Contractor shall verify and be responsible for all dimensions and conditions on the job. This office must be notified of any variations from the dimensions and conditions shown on these plans. Any use which is made of these plans or any damages resulting from any changes made from the original design without the written consent of Kimley»Horn and Associates, Inc. will be the responsibility of the user.

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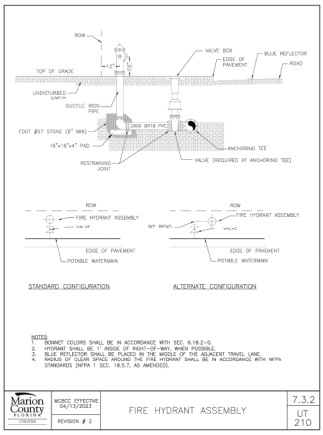
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75547
STATE OF FLORIDA

KHA PROJECT 242240003
DATE JUNE 2026
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY WRC
CHECKED BY KHA
DATE:

UTILITY DETAILS

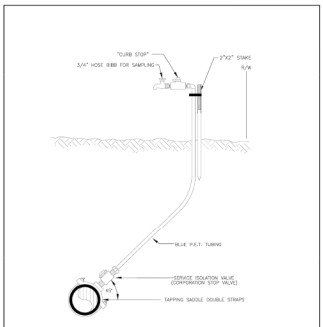
CALESA EQUINE AMENITY
PREPARED FOR
ON TOP OF THE WORLD COMMUNITIES L.L.C.
MARION COUNTY FLORIDA

SHEET NUMBER
C11.01



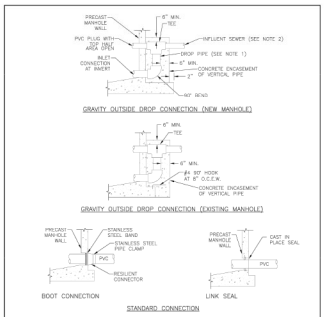

NOTES:
1. BONNET COLORS SHALL BE IN ACCORDANCE WITH SEC. 6.18.2-G.
2. HYDRANT SHALL BE 7' INSIDE OF RIGHT-OF-WAY, WHEN POSSIBLE.
3. BLUE REFLECTOR SHALL BE PLACED IN THE MIDDLE OF THE ADJACENT TRAVEL LANE.
4. FIRE HYDRANT ASSEMBLY SHALL BE INSTALLED AND PAINTED IN ACCORDANCE WITH NFPA STANDARDS (NFPA 1 SEC. 18.5.7, AS AMENDED).

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



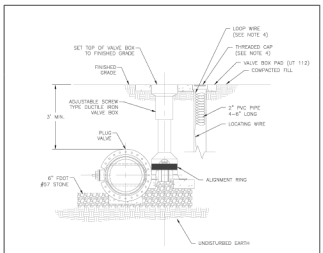

NOTE: POLY IS TO BE REMOVED AND CORPORATION STOP CLOSED AND CAPPED OFF AFTER WATER SAMPLES ARE COLLECTED AND SYSTEM IS PLACED INTO SERVICE BY FDEP.

| Marion County Florida | MCBCC EFFECTIVE 04/13/2023 | TEMPORARY SAMPLE POINT | 7.3.2 UT 211 |
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| | REVISION # 1 | | |



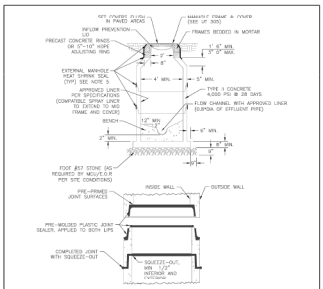

NOTES:
1. DROP PIPE AND FITTINGS SHALL BE OF EQUAL SIZE AND MATERIAL AS THE INFLUENT SEWER.
2. AN OUTSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT LINES WHICH HAVE AN INVERT ELEVATION OF 24" OR MORE ABOVE MANHOLE INVERT. ALL MANHOLES WITH DROP CONNECTIONS MUST BE LINED AND HAVE COMPOSITE RING AND COVER.
3. CONTRACTOR TO COORDINATE THE PRESENCE OF MCU INSPECTOR DURING CORING AND CONNECTIONS TO EXISTING MANHOLES.
4. POUR NEW BENCH FOR CONNECTION PER UT 302.

| Marion County Florida | MCBCC EFFECTIVE 04/13/2023 | GRAVITY MANHOLE CONNECTION | 7.3.2 UT 303 |
|---|---|---|---|
| | REVISION # 2 | | |



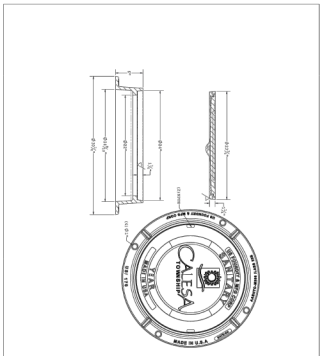

NOTES:
1. VALVE BOX INSTALLATION SHALL COMPLY WITH UT 111.
2. THE VALVE ACTUATING NUT SHALL BE EXTENDED UP TO BE WITHIN 3' OF FINISHED GRADE.
3. VALVE BOX SHALL BE PLACED OVER THE VALVE ACTUATING NUT WHICH INSTALLS BELOW THE VALVE ACTUATING NUT. THIS SHALL SHALL CENTER THE RISER PIPE BOX OVER THE ACTUATING NUT AND MINIMIZE INFILTRATION.
4. LOCATING WIRE SHALL BE CONTINUOUS WITH NO SPLICES AND SHALL EXTEND 12" ABOVE TOP OF COLLAR. WIRE SHALL BE COLOR CODED TO MATCH THE UTILITY INSTALLED.
5. AFTER FINAL CONSTRUCTION, THE VALVE BOX SHALL BE ADJUSTED TO MORMANCE TO ALLOW FOR FUTURE BOX ADJUSTMENTS.
6. VALVE BOX SHALL BE SET ON SOLID COMMON BLOCKS

| Marion County Florida | MCBCC EFFECTIVE 04/13/2023 | PLUG VALVE AND BOX | 7.3.2 UT 304 |
|---|---|---|---|
| | REVISION # 2 | | |




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

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




| CALESA | EFFECTIVE 06/30/22 | CALESA STANDARD SEWER MANHOLE FRAME AND COVER | - |
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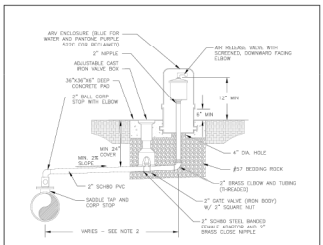
LICENSED PROFESSIONAL
GENE BRUNO, JOSEFO, P.E.
75547

| KHA PROJECT | 242240003 |
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| DATE | JUNE 2026 |
| SCALE | AS SHOWN |
| DESIGNED BY | KHA |
| DRAWN BY | WRC |
| CHECKED BY | KHA |
| DATE | |

# UTILITY DETAILS

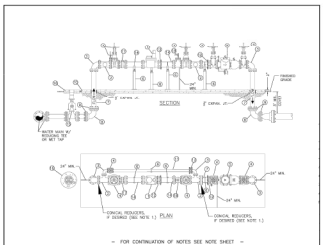
CALESA EQUINE AMENITY
PREPARED FOR
ON TOP OF THE WORLD COMMUNITIES L.L.C.
MARION COUNTY FLORIDA

SHEET NUMBER
C11.02




NOTES:
1. FOR WATER OR RECLAIM USE ONLY.
2. OFFSET DISTANCE TO BE FIELD DETERMINED AND AS CLOSE TO THE RIGHT-OF-WAY AS POSSIBLE.
3. ADJUST HORIZONTAL POSITION OF SIDEWALK AS REQUIRED TO AVOID ARV ENCLOSURE.
4. ARV AND CONCRETE PAD SHALL NOT BE INSTALLED DIRECTLY OVER THE WATER MAIN. LOCATE MAIN SHALL TERMINATE AT VALVE BOX AND BE CAPABLE OF EXTENDING 12" ABOVE TOP OF BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION (SEE ST 113.)
5. NO MALE ADAPTERS ALLOWED AT VALVE; SHALL BE A BRASS NIPPLE WITH 2" SCH80 FEMALE STEEL BANDED ADAPTER.

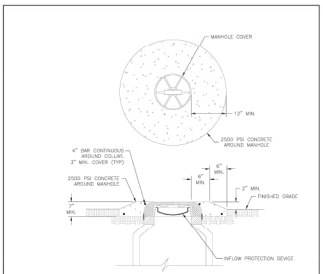
| Marion County FLORIDA | MCBCC EFFECTIVE 04/13/2023 | ABOVEGROUND OFFSET WATER OR RECLAIM AIR RELEASE VALVE | 7.3.2 UT 206 |
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| | REVISION # 2 | | |




MATERIALS

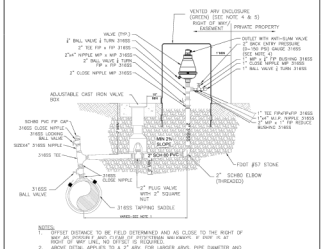
| ITEM | QUANT. | DESCRIPTION |
|---|---|---|
| 1 | 1 | WATER METER 3" FMM 12" w/ORMER (NEPTUNE) |
| 2 | 2 | BOND WIRE #4 SOLID COPPER |
| 3 | 2 | BOND WIRE #18 x #18 COPPER |
| 4 | 4 | VALVE, GATE FLG x FLG RESILIENT SEAT 3, 5 & 7 |
| 5 | 1 | BACK FLOW PREVENTER DEVICE – W/C PRINCIPLE |
| 6 | 1 | SPOOL PIECE FLG x PE DLP |
| 7 | 2 | SPOOL PIECE FLG x PE DLP |
| 8 | 2 | BOND WIRE #7 x 40 |
| 9 | 2 | RESTRAINED JOINT MJ MEGALUG OR EQUAL |
| 10 | 1 | 45° FLANGE ADAPTER FLG x PE DLP, CLOW M.W., OR TYDONFLEX REINFORCING |
| 11 | 1 | 45°-FLANGE ADAPTER FLG x PE |
| 12 | 1 | FLANGE ADAPTER EBBA IRON 2000 MEGAFLANGE, DRESSER SIR, SLIDE |
| 13 | 1 | SPOOL PIECE FLG x PE – LENGTH TO BE 3 FT FOR 3" METER & 5' STRAINER IF NEED |
| 14 | 1 | SPOOL PIECE FLG x PE – LENGTH TO BE 4 FT FOR 5" METER |
| 15 | 1 | BRUSH GRADE ISOLATION GATE VALVE W/ VAULT BOX |
| 16 | 1 | VALVE BOX |
| 17 | 1 | BLIND FLANGE PLATE STRAINER |
| 18 | 1 | SIZE PIPE |

| Marion County FLORIDA | MCBCC EFFECTIVE 04/13/2023 | COMMERCIAL METERS 3" AND ABOVE W/ SINGLE BACKFLOW PREVENTER | 7.3.2 UT 215A |
|---|---|---|---|
| | REVISION # NA | | |



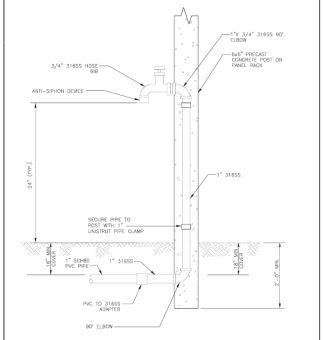

NOTES:
1. CLEARANCE OF 30" FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. AREAS SUPPORTING CONCRETE COLLAR OR SLAB SHALL BE PROPERLY COMPACTED.
3. TOP OF MANHOLE SHALL BE 2" ABOVE FINISHED GRADE, CROWN OF ADJACENT ROADWAY, OR 100 YEAR FLOOD ELEVATION, WHICHEVER IS GREATER.

| Marion County FLORIDA | MCBCC EFFECTIVE 04/13/2023 | MANHOLE IN NON–PAVED AREA | 7.3.2 UT 309 |
|---|---|---|---|
| | REVISION # 1 | | |




NOTES:
1. OFFSET DISTANCE TO BE FIELD DETERMINED AND AS CLOSE TO THE RIGHT OF WAY (R.O.W.)/UTILITY AND FLUME OF PEDESTRIAN WALKWAYS, IF SWP IS AT RIGHT OF WAY LINE, NO OFFSET IS REQUIRED.
2. SIZE OF ARV SHALL BE 2" OR 3" AS THE LARGER ARVS. PIPE DIAMETER AND VALVES SHALL BE EQUAL TO THE SIZE OF THE ARV. VALVE SIZES TO BE DETERMINED BY THE ENGINEER AND APPROVED BY MCU PRIOR TO INSTALLATION. ENGINEER SHALL PROVIDE ARV SIZING CALCULATION & SPECIFICATIONS FOR ARVS AND APPURTENANCES TO BE 31655 EXCEPT WHERE SPECIFIED OTHERWISE.
3. THE ENCLOSURE VENTS MUST BE CAPABLE OF ALLOWING AT LEAST THE SAME AMOUNT OF AIRFLOW AS THE VALVE AND SHALL BE SIZED PER THE MANUFACTURER.
4. PROVIDE DOOR CONTROL ENCLOSURE AS REQUIRED BY MCU.
5. ARV INLET AND OUTLET SHALL BE SAME SIZE.
6. FOR FORCEMAINS 10" AND LARGER, A 4" TAPPING SADDLE AND PLUG VALVE SHALL BE USED.

| Marion County FLORIDA | MCBCC EFFECTIVE 04/13/2023 | ABOVE GROUND AIR OR COMBINATION AIR RELEASE VALVE AND ENCLOSURE ASSEMBLY | 7.3.2 UT 316 |
|---|---|---|---|
| | REVISION # NA | | |




| Marion County FLORIDA | MCBCC EFFECTIVE 04/13/2023 | HOSE BIBB ASSEMBLY | 7.3.2 UT 508 |
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Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471
PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM REGISTRY NO.35169

LICENSED PROFESSIONAL
GENE BRUNO, JOSEFO, P.E.
75547
DATE:

KHA PROJECT 242240003
DATE JUNE 2026
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY WRC
CHECKED BY KHA

UTILITY DETAILS

CALESA EQUINE AMENITY
PREPARED FOR
ON TOP OF THE WORLD COMMUNITIES L.L.C.
MARION COUNTY FLORIDA

SHEET NUMBER
C11.03

The Drawings, Specifications and Designs contained herein are the property of Kimley-Horn and Associates, Inc. and are not to be used in whole or in part for any other project without the written authorization of Kimley-Horn and Associates, Inc.

# D3600-SERIES

Duplex Grinder Package

Liberty Pumps

A Family and Employee Owned Company

**Factory Assembled**
**2 hp Grinder Pumps**
**36" Diameter System**
**2" Discharge**




**Features**

- Integral check valves
- QuickTrip® pre-mounted float switch system for pump control and alarm
- 4" Inlet hub with rubber pipe seal
- Factory pre-assembled guide rail system
- Galvanized guide rail piping (stainless optional)
- Factory pre-assembled Schedule 80 PVC discharge piping with ball valves
- Fiberglass basin with anti-flotation collar
- Standard green fiberglass cover, solid (optional black steel, solid)
- All stainless steel supports and brackets pre-mounted
- NEMA 4X junction box for electrical connections, pre-mounted
- Stainless steel chain for pump lift-out

*Other custom basin sizes available, consult factory

Omnivore Series | Omnivore X2 Series

Available with LSG or LSGX-Series

SSPMA | CSA | SWPA MEMBER

innovate. evolve.

# D3600-Series

**Features**

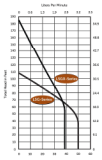
- 2 hp Grinder pumps
- Choose from single stage LSG or 2-stage LSGX-Series pumps
- Available in a wide range of voltages
- 7' Discharge
- 75' Power cable length for standard systems (35' power cable length for "-C" models)

See LSG or LSGX-Series literature for complete pump specifications.

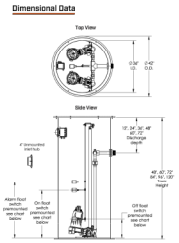
Omnivore Series

**Performance Curves**

60 Hz, 3450 RPM




**Dimensional Data**




Galvanized guide rails standard. For stainless steel rail, add "S" to model number. Example: Sized: D3615LSG2S12-0-5
For sized power options see "SCC" suffix to model number. Example Sized: D3615LSG2S12-0-5-PC

**Factory Set Control Levels**

| MODEL | OFF LEVEL | ON LEVEL | ALARM LEVEL | VOLUME PER PUMP CYCLE | TOTAL BASIN CAPACITY |
|---|---|---|---|---|---|
| D3648 | 13" (33 cm) | 25" (64 cm) | 31" (79 cm) | 53 gal (201 L) | 211 gal (799 L) |
| D3660 | 13" (33 cm) | 28" (71 cm) | 34" (86 cm) | 66 gal (250 L) | 264 gal (999 L) |
| D3672 | 13" (33 cm) | 31" (79 cm) | 37" (94 cm) | 79 gal (299 L) | 317 gal (1200 L) |
| D3684 | 13" (33 cm) | 34" (86 cm) | 40" (102 cm) | 92 gal (348 L) | 370 gal (1400 L) |
| D3696 | 13" (33 cm) | 37" (94 cm) | 43" (109 cm) | 106 gal (401 L) | 423 gal (1601 L) |
| D36105 | 13" (33 cm) | 43" (109 cm) | 49" (124 cm) | 132 gal (500 L) | 529 gal (2002 L) |

# Choice of Panel... AE-Series or IP-Series




**AE-Series Panels (Standard)**

Provides reliable alternating operation.

**Features**

- HOA switch offer manual operation of pumps bin circuit board
- NEMA 4X enclosure for outdoor use
- Circuit breakers provide pump disconnect and branch circuit protection
- Alarm beacon and horn provide audio/visual warning of alarm condition
- Pump run indicator lights
- Auxiliary contacts
- Three level control float switches

For the complete AE-Series specifications, see AE-Series literature sheet.

**IP-Series Panels (Optional)**

IP-Series control panels incorporate the latest programmable pump features through a simple, easy-to-use touchpad on the inner door. Now pump programming and system monitoring is easier than ever.



**Features**

- NEMA 4X weatherproof enclosure for indoor or outdoor mounting
- Floatless level sensor is compact and eliminates multiple wide angle float switches for controlling pump
- Redundant "ALARM" float switch included for added security
- Easy-to-use touchpad for programming pump on/off levels and alarm level in inches or centimeters
- Inner panel door provides increased safety
- Separate control and alarm fuses
- Digital display board for system monitoring
- Alarm beacon and horn provide audio/visual warning of alarm condition
- Test/Normal/Silence switch
- Auxiliary contacts
- Panel is field convertible for either demand dose or time dose applications

For the complete IP-Series specifications, see IP-Series literature sheet.

**NOTE:** To order the IP-Series panel option, add "-P" suffix to the system model number. Example: D3648LSG2S12-P



Floatless Level Sensor

LIFT STATION
8435 SW 80TH STREET
IN CASE OF EMERGENCY
PLEASE CALL
352-387-7480

SIGN SHALL BE 24" x 18", ON .080 ALUMINUM WITH WHITE HIGH INTENSITY REFLECTIVE SHEETING AND GREEN VINYL LETTERS. INFORMATION IN IMAGE IS INTENDED ONLY AS A REPRESENTATION OF SIGN LAYOUT. LIFT STATION IDENTIFICATION NUMBER, ADDRESS, AND STATION EMERGENCY PHONE NUMBER WILL BE PROVIDED BY THE DISTRICT UPON REQUEST.

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | - | - | - |

Kimley»Horn

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1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA, 34471
PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM REGISTRY NO.35106

LICENSED PROFESSIONAL
GENE BRUNO, JOSEPH, P.E.
75547

| | |
|---|---|
| KHA PROJECT | 242240003 |
| DATE | JUNE 2026 |
| SCALE | AS SHOWN |
| DESIGNED BY | KHA |
| DRAWN BY | WRC |
| CHECKED BY | KHA |

LIFT STATION DETAILS

CALESA EQUINE AMENITY
PREPARED FOR
ON TOP OF THE WORLD COMMUNITIES L.L.C.
MARION COUNTY FLORIDA

SHEET NUMBER
C12.01

The Drawings, Specifications and other documents prepared by Kimley-Horn and Associates, Inc. for this project are instruments of service for this project only and are not to be used for other projects or additions to this project, except by agreement in writing and with appropriate compensation to Kimley-Horn and Associates, Inc. All rights reserved.

# Marion County

## Development Review Committee

### Agenda Item

**File No.:** 2026-23707 **Agenda Date:** 7/20/2026 **Agenda No.:** 6.1.

**SUBJECT:**
**Newton Recycling Center - Agricultural Lot-Split - 001039 - Waiver Request to County MSBU**
**Parcel #: 12844-000-01 #WaiverPIR-001040-2026**
**Kimley-Horn and Associates**

**LDC 2.16.1.B(8)(g) Division of Land - Applicability**
CODE states A County MSBU shall be established for the maintenance of the improvements created by this division prior to final approval and recordation. A waiver to this provision may only be granted by the Board upon review and recommendation by the DRC.
**APPLICANT** requests waiver to the County MSBU requirement. The proposed driveway easement is 60 feet x 40 feet in size and will require minimal intervention by landowners to maintain.

# SUBMITTAL SUMMARY REPORT
# WaiverPIR-001040-2026

| | | | |
|---|---|---|---|
| **PLAN NAME:** | Newton Recycling Center Expansion | **LOCATION:** | 0 NW 100TH ST<br>OCALA, |
| **APPLICATION DATE:** | 07/07/2026 | **PARCEL:** | 12844-000-01 |
| **DESCRIPTION:** | Request to split existing parcel 12844-000-01 into a +/- 12.06-acre and +/- 17.53-acre lot. This ag-lot split serves to aid in adjacent property negotiations and seeks to be the first step in acquiring monitoring wells next to the existing Newton Recycling Center. | | |

| CONTACTS | NAME | COMPANY |
|---|---|---|
| Applicant | Andres Alvarado | Marion County Solid Waste |
| Applicant | Kimley Horn | KIMLEY-HORN AND ASSOCIATES, INC |
| Applicant | Kimley Horn | KIMLEY-HORN AND ASSOCIATES, INC |

| SUBMITTAL | STARTED | DUE | COMPLETE | STATUS |
|---|---|---|---|---|
| OCE: Waiver Request Review v.1 | 07/07/2026 | 07/16/2026 | 07/16/2026 | Requires Re-submit |

## SUBMITTAL DETAILS

### OCE: Waiver Request Review v.1

| ITEM REVIEW NAME (DEPARTMENT) | ASSIGNED TO | DUE | COMPLETE | STATUS |
|---|---|---|---|---|
| Environmental Health (Plans) (Environmental Health) | Evan Searcy | 07/16/2026 | 07/15/2026 | Approved |
| *Comments* | Protect all existing wells. | | | |
| Fire Marshal (Plans) (Fire) | Amanda Ramage | 07/16/2026 | 07/07/2026 | Approved |
| *Comments* | Resubmittal for other departments | | | |
| Growth Services Planning & Zoning (DR) (GS Planning and Zoning) | Kathleen Brugnoli | 07/16/2026 | 07/07/2026 | Approved |
| *Comments* | Defer to MSBU | | | |
| Landscape (Plans) (Parks and Recreation) | Susan Heyen | 07/16/2026 | 07/07/2026 | Informational |
| *Comments* | no comment | | | |
| OCE Design (Plans) (Office of the County Engineer) | Gerald Koch | 07/16/2026 | 07/08/2026 | Approved |
| OCE Property Management (Plans) (Office of the County Engineer) | | 07/16/2026 | 07/09/2026 | Not Required |
| *Comments* | ROW is not a reviewer for this type of plan.<br>- DR 7/9/26 | | | |
| OCE Stormwater (Permits & Plans) (Office of the County Engineer) | Alexander Turnipseed | 07/16/2026 | 07/07/2026 | Requires Re-submit |
| *Corrections* | 2.16.1.(8)(a) thru (g) - Agricultural Lot Split (**Not Resolved**) - No. An Easement Agreement that include provisions for the construction and maintenance of the common area improvements (i.e. the roads and stormwater controls) instead of the MSBU has not been provided and a mitigation credit application has not been provided. | | | |
| OCE Survey (Plans) (Office of the County Engineer) | Theresa Smail | 07/16/2026 | 07/16/2026 | Not Required |
| OCE Traffic (Permits & Plans) (Office of the County Engineer) | | 07/16/2026 | 07/07/2026 | Not Required |
| Utilities (OCE Plans) (Utilities) | Heather Proctor | 07/16/2026 | 07/07/2026 | Approved |

# SUBMITTAL SUMMARY REPORT
# AgLotSplit-001039-2026

| | | | |
|---|---|---|---|
| **PLAN NAME:** | Newton Recycling Center Expansion | **LOCATION:** | 0 NW 100TH ST<br>OCALA, |
| **APPLICATION DATE:** | 07/07/2026 | **PARCEL:** | 12844-000-01 |
| **DESCRIPTION:** | Request to split existing parcel 12844-000-01 into a +/- 12.06-acre and +/- 17.53-acre lot. This ag-lot split serves to aid in adjacent property negotiations and seeks to be the first step in acquiring monitoring wells next to the existing Newton Recycling Center. | | |

| CONTACTS | NAME | COMPANY |
|---|---|---|
| Applicant | Andres Alvarado | Marion County Solid Waste |
| Applicant | Kimley Horn | KIMLEY-HORN AND ASSOCIATES, INC |
| Applicant | Kimley Horn | KIMLEY-HORN AND ASSOCIATES, INC |

| CONDITION | DESCRIPTION | CREATED BY | CREATED ON | COMMENTS | SATISFIED? |
|---|---|---|---|---|---|
| Conditional Comment(s) | | Kathleen Brugnoli | 07/07/2026 | Conditional approval - Subject to approval of MSBU waiver and OCE Traffic approving proposed access easement. -KB (352) 438-2686 | No |

| SUBMITTAL | STARTED | DUE | COMPLETE | STATUS |
|---|---|---|---|---|
| OCE: Plan Review (DR) v.1 | 07/07/2026 | 07/21/2026 | | In Review |

## SUBMITTAL DETAILS

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

| ITEM REVIEW NAME (DEPARTMENT) | ASSIGNED TO | DUE | COMPLETE | STATUS |
|---|---|---|---|---|
| 911 Management (DR) (911 Management) | Sarah Gurczynski | 07/21/2026 | 07/09/2026 | Approved |
| Environmental Health (Plans) (Environmental Health) | | 07/21/2026 | | Pending Assignment |
| Fire Marshal (Plans) (Fire) | Amanda Ramage | 07/21/2026 | 07/07/2026 | Approved |
| *Comments* | Approved for Ag Lot split | | | |
| Growth Services Planning & Zoning (DR) (GS Planning and Zoning) | Kathleen Brugnoli | 07/21/2026 | 07/07/2026 | Approved |
| *Corrections* | 2.16.1.B(8)(f)7 - Easements, flag lots (**Resolved**) - **Corrective Action:** 7/7/26 - Site is A-1 zoned RL and eligible for ag lot split. Waiver has been submitted for MSBU. Defer to OCE. - 7/7/26 - Site is A-1 zoned RL and eligible for ag lot split. Waiver has been submitted for MSBU. Defer to OCE. | | | |
| *Comments* | Conditional Approval | | | |
| Landscape (Plans) (Parks and Recreation) | Susan Heyen | 07/21/2026 | 07/07/2026 | Informational |
| *Comments* | no Comment | | | |
| OCE Design (Plans) (Office of the County Engineer) | Gerald Koch | 07/21/2026 | 07/08/2026 | Approved |

# SUBMITTAL SUMMARY REPORT (AgLotSplit-001039-2026)

| ITEM REVIEW NAME (DEPARTMENT) | ASSIGNED TO | DUE | COMPLETE | STATUS |
|---|---|---|---|---|
| OCE Property Management (Plans) (Office of the County Engineer) | Elizabeth Woods | 07/21/2026 | 07/15/2026 | Informational |

*Comments*

Title Opinion Acceptable. -EMW 07.15.26

2.16.1.B(8) - Agricultural lot splits outside of the Urban Growth Boundary: (INFO)
2.16.1.B(8)(f) - If an easement is utilized the following requirements shall apply: (INFO)
2.16.1.B(8)(f)2 - The easement shall be a private, non-exclusive easement for ingress and egress, allowing public use for emergency, utility and drainage purposes (PROVIDED)
2.16.1.B(8)(g) - A County MSBU shall be established for the maintenance of the improvements created by this division prior to final approval and recordation (Not provided at this time--If not provided, required MSBU waiver with maintenance requirements outlined through covenants)
2.16.4.C - Agricultural lot splits. Prior to DRC approval, in addition to other requirements, the following shall be required: C(1) & C(2) (INFO)
2.16.4.C(1) - Legal descriptions, acreage and square footage of the original and proposed lots together with the legal description of any existing or proposed easements shall be shown on a boundary survey prepared by a professional surveyor and mapper registered in the State of Florida. The survey must show all structures, easements, surface water bodies, the one percent (100-year) flood plain with base elevation, wetland and amount of acreage inside and outside of the flood plain and/or wetland.
2.16.4.C(2) - Title opinion of an attorney licensed in Florida or a certificate by a licensed title company dated through the date of final approval, showing all persons or entities with an interest of record in the property, including but not limited to, the record fee owners, easement holders, and mortgage and lien holders. The report shall include the tax identification number(s) for the property and copies of all documents such as vesting deeds, existing mortgages and any other documents evidencing an interest in the property which are referenced in the title opinion.

| | | | | |
|---|---|---|---|---|
| OCE Stormwater (Permits & Plans) (Office of the County Engineer) | Alexander Turnipseed | 07/21/2026 | 07/07/2026 | Requires Re-submit |

*Corrections*

2.16.1.(8)(a) thru (g) - Agricultural Lot Split (**Not Resolved**) - 1) NO: A MSBU is required to be established for the subdivision. Alternatively, a waiver to the MSBU would be supported if the applicant provides POA/HOA documents, or an Easement Agreement that include provisions for the construction and maintenance of the common area improvements (i.e. the roads and stormwater controls). A Mitigation credit application must be provided if a waiver to the MSBU is pursued.
2) NO: Identify the boundaries of the Flood Prone Areas on parcel 12844-000-01
3) INFO: Please be advised that each lot will require a Major Site Plan or waiver when the existing and proposed impervious coverage exceeds 9,000 square feet. Several Ag Lot Splits will address the common elements (the shared driveway) with stormwater controls, and then each lot is responsible for its own stormwater

| | | | | |
|---|---|---|---|---|
| OCE Survey (Plans) (Office of the County Engineer) | Theresa Smail | 07/21/2026 | 07/07/2026 | Informational |

*Comments*

Sec. 2.16.1. (8) Agricultural lot splits outside of the Urban Growth Boundary
(f) If an easement is utilized the following requirements shall apply:
4. Have a minimum width of 60 feet.
Sec. 2.16.4. - Completion and closeout
C. Agricultural lot splits. Prior to DRC approval, in addition to other requirements, the following shall be required:
(1) Legal descriptions, acreage and square footage of the original and proposed lots together with the legal description of any existing or proposed easements shall be shown on a boundary survey prepared by a professional surveyor and mapper registered in the State of Florida. The survey must show all structures, easements, surface water bodies, the one percent (100-year) flood plain with base elevation, wetland and amount of acreage inside and outside of the flood plain and/or wetland.
(2) Title opinion of an attorney licensed in Florida or a certificate by a licensed title company dated through the date of final approval, showing all persons or entities with an interest of record in the property, including but not limited to, the record fee owners, easement holders, and mortgage and lien holders. The report shall include the tax identification number(s) for the property and copies of all documents such as vesting deeds, existing mortgages and any other documents evidencing an interest in the property which are referenced in the title opinion.

| | | | | |
|---|---|---|---|---|
| OCE Traffic (Permits & Plans) (Office of the County Engineer) | Chris Zeigler | 07/21/2026 | 07/14/2026 | Approved |
| Utilities (OCE Plans) (Utilities) | | 07/21/2026 | 07/07/2026 | Informational |

*Comments*

The project parcels are located within the Marion County Utilities service area. With the proposed agricultural lot split, each parcel can be served by Marion County Utilities water and sewer from the adjacent public right-of-way, if utility service is required in the future.

**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: 7/7/2026 Parcel Number(s): 12844-000-01 Permit Number: _____

**A. PROJECT INFORMATION:** Fill in below as applicable:

Project Name: Newton Recycling 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): Peggy Follin
Signature: _____
Mailing Address: 3798 NW 100th St. City: Ocala
State: FL Zip Code: 34475 Phone # _____
Email address: _____

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

Firm Name (if applicable): Marion County Contact Name: Andres Alvarado
Mailing Address: 5601 SE 66th Street City: Ocala
State: FL Zip Code: 34480 Phone # 352-671-8498
Email address: andres.alvarado@marionfl.org

**D. WAIVER INFORMATION:**
Section & Title of Code (be specific): Section 2.16.1.B(8)(g)
Reason/Justification for Request (be specific): Waiver to the County MSBU requirement. The proposed shared driveway easement is 60'x40' in size and will require minimal intervention by landowners to maintain.

---

**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): _____




NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| | | | |

Kimley»Horn
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1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471
PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM CERTIFICATE NO. 00196

LICENSED PROFESSIONAL
JAMES A. FREDRICK, P.E.
FLORIDA LICENSE NUMBER
81405
DATE: ——

KHA PROJECT 043997209
DATE JUNE 2026
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY TEF
CHECKED BY JAF

# AGRICULTURAL LOT SPLIT PLAN

NEWTON LAND ACQUISITION
PREPARED FOR
MARION COUNTY
MARION COUNTY FLORIDA

SHEET NUMBER
1 OF 1

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

# SKETCH OF DESCRIPTION FOR:
# PEGGY J. FOLLIN

**DESCRIPTION:**

**60' X 40' DRIVEWAY EASEMENT:**

*BEING A PORTION OF THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 12, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:*

*COMMENCE AT THE N.E. CORNER OF THE N.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 12; THENCE ALONG THE EAST BOUNDARY OF THE N.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 12, S.00°20'09"W., A DISTANCE OF 25.87 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF N.W. 100TH STREET (RIGHT OF WAY WIDTH VARIES); THENCE DEPARTING SAID EAST BOUNDARY, ALONG SAID SOUTH RIGHT OF WAY LINE, N.89°47'32"W., A DISTANCE OF 558.37 FEET TO THE POINT OF BEGINNING. THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, S.00°12'28"W., A DISTANCE OF 40.00 FEET; THENCE N.89°47'32"W., A DISTANCE OF 60.00 FEET; THENCE N.00°12'28"E., A DISTANCE OF 40.00 FEET TO A POINT ON THE AFOREMENTIONED SOUTH RIGHT OF WAY LINE OF N.W. 100TH STREET; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, S.89°47'32"E., A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.*

**SHEET 1 OF 2**
**ONE IS NOT COMPLETE WITHOUT THE OTHER**

**SEE SHEET 2 OF 2**
**FOR SKETCH OF DESCRIPTION**

**NOTES:**

1. *DATE OF SKETCH: APRIL 28, 2026.*
2. *SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.*
3. *PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.*
4. *BEARINGS DEPICTED HEREON ARE GRID, WEST FLORIDA ZONE, NAD-83 (CORS96) EPOCH:2002.0000), BASED ON TRIMBLE VIRTUAL REFERENCE STATION NETWORK.*
5. *ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.*
6. *THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM R.M. BARRINEAU & ASSOCIATES, INC.*

***NOTE* ~ THIS IS NOT A SURVEY!**

**SURVEYOR'S CERTIFICATION:**

*I HEREBY CERTIFY THAT THE SKETCH REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.*

4/29/2026
SIGNATURE DATE

TRAVIS P. BARRINEAU, P.S.M. – LS 6897
OF R.M. BARRINEAU & ASSOCIATES, INC.

TRAVIS@RMBARRINEAU.COM

*NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER*

**LEGEND** *UNLESS OTHERWISE NOTED*

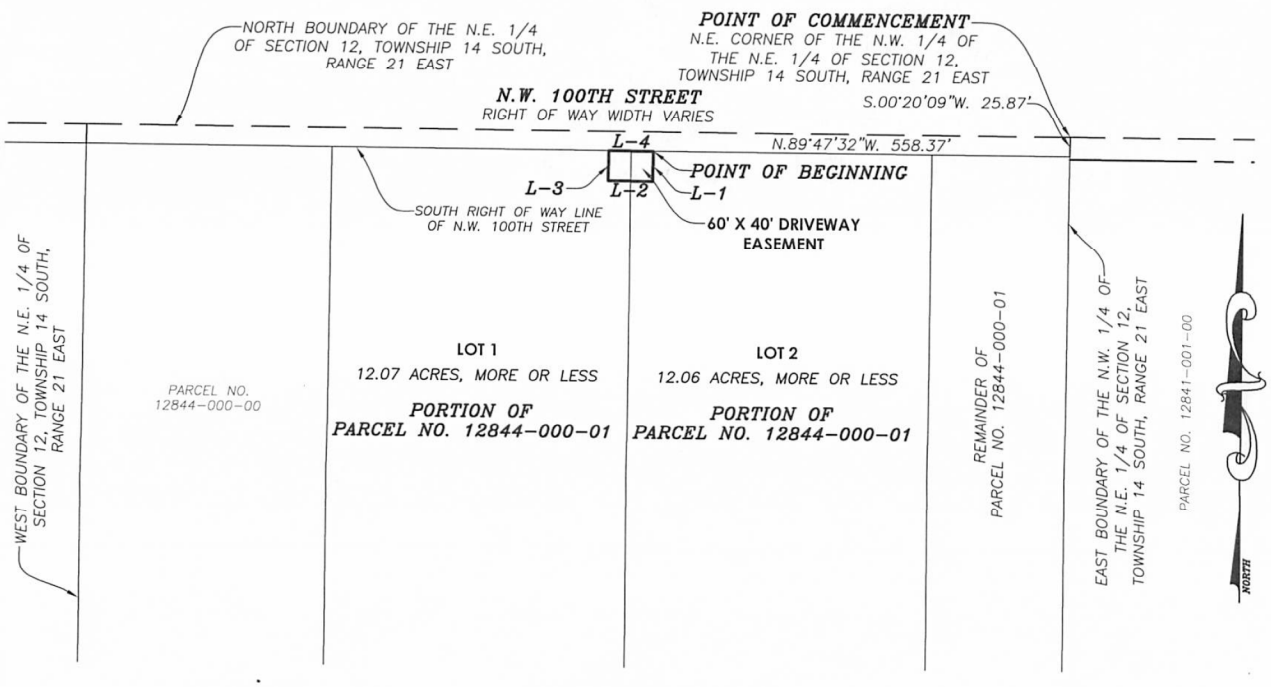
℄ = CENTERLINE OF RIGHT OF WAY
O.R. = OFFICIAL RECORDS OF MARION COUNTY
C.B. = CHORD BEARING
⌐√⌐ = BROKEN LINE; NOT DRAWN TO SCALE

**R.M. BARRINEAU AND ASSOCIATES** EST 1988
PROFESSIONAL SURVEYORS & MAPPERS
Oakhurst Professional Park + 1309 S.E. 25th Loop+Suite 103+Ocala, FLORIDA 34471
PHONE (352) 622-3133 + FAX (352) 369-3771 + www.rmBarrineau.com
REGINALD M. BARRINEAU, P.S.M.- FOUNDER + CERTIFICATE OF AUTHORIZATION NO. LB 5091
TRAVIS P. BARRINEAU, P.S.M. - LS 6897

| | | |
|---|---|---|
| DRAWN: | S.W.M. | J.O.# 02222 |
| REVISED: | | DWG.# 02222ADD ESMT SK |
| CHECKED: | T.P.B. | SHEET 1 OF 2 |
| APPROVED: | T.P.B. | |
| SCALE: 1" = 200' | | |

COPYRIGHT © APRIL, 2026

# SKETCH OF DESCRIPTION FOR:
# PEGGY J. FOLLIN




***NOTE* ~ THIS IS NOT A SURVEY!**

| LINE TABLE | |
|---|---|
| LINE | BEARING & DISTANCE |
| L-1 | S.00°12'28"W. 40.00' |
| L-2 | N.89°47'32"W. 60.00' |
| L-3 | N.00°12'28"E. 40.00' |
| L-4 | S.89°47'32"E. 60.00' |

**SHEET 2 OF 2**
**ONE IS NOT COMPLETE WITHOUT THE OTHER**
**SEE SHEET 1 OF 2**
**FOR DESCRIPTION, NOTES & SURVEYOR'S CERTIFICATION**

| | |
|---|---|
| DRAWN: | S.W.M |
| REVISED: | |
| CHECKED: | T.P.B. |
| APPROVED: | T.P.B. |
| SCALE: 1" = 200' | |

J.O.# 02222ADD
DWG.# 02222ADD ESMT SK
SHEET 2 OF 2
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R.M. BARRINEAU AND ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS
Oakhurst Professional Park • 1309 S.E. 25th Loop•Suite 103•Ocala, FLORIDA 34471
PHONE (352) 622-3133 • FAX (352) 369-3771 • www.rmBarrineau.com
REGINALD M. BARRINEAU, P.S.M. - FOUNDER • CERTIFICATE OF AUTHORIZATION NO. LB 5091
TRAVIS P. BARRINEAU, P.S.M. - LS 6897

# SKETCH OF DESCRIPTION FOR:
# PEGGY J. FOLLIN

**DESCRIPTION:**

**ADDITIONAL RIGHT OF WAY:**

*BEING A PORTION OF THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 12, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:*

*BEGIN AT THE N.E. CORNER OF THE N.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 12; THENCE ALONG THE EAST BOUNDARY OF THE N.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 12, S.00°20'09"W., A DISTANCE OF 25.87 FEET; THENCE DEPARTING SAID EAST BOUNDARY, N.89°47'32"W., A DISTANCE OF 1319.49 FEET TO A POINT ON THE WEST BOUNDARY OF THE N.E. 1/4 OF SAID SECTION 12; THENCE ALONG SAID WEST BOUNDARY, N.00°24'38"E., A DISTANCE OF 25.72 FEET TO THE N.W. CORNER OF THE N.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 12; THENCE DEPARTING SAID WEST BOUNDARY, ALONG THE NORTH BOUNDARY OF THE N.E. 1/4 OF SAID SECTION 12, S.89°47'57"E., A DISTANCE OF 1319.46 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 0.78 ACRES, MORE OR LESS.*

**SHEET 1 OF 2**
**ONE IS NOT COMPLETE WITHOUT THE OTHER**

**SEE SHEET 2 OF 2**
**FOR SKETCH OF DESCRIPTION**

**NOTES:**

1. *DATE OF SKETCH: MARCH 24, 2026.*
2. *SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.*
3. *PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.*
4. *BEARINGS DEPICTED HEREON ARE GRID, WEST FLORIDA ZONE, NAD-83 (CORS96) EPOCH:2002.0000), BASED ON TRIMBLE VIRTUAL REFERENCE STATION NETWORK.*
5. *ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.*
6. *THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM R.M. BARRINEAU & ASSOCIATES, INC.*

***NOTE* ~ THIS IS NOT A SURVEY!**

**SURVEYOR'S CERTIFICATION:**

*I HEREBY CERTIFY THAT THE SKETCH REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.*

3/27/2026
*SIGNATURE DATE*

*TRAVIS@RMBARRINEAU.COM*

TRAVIS P. BARRINEAU, P.S.M. – LS 6897
OF R.M. BARRINEAU & ASSOCIATES, INC.

*NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER*

**LEGEND** *UNLESS OTHERWISE NOTED*

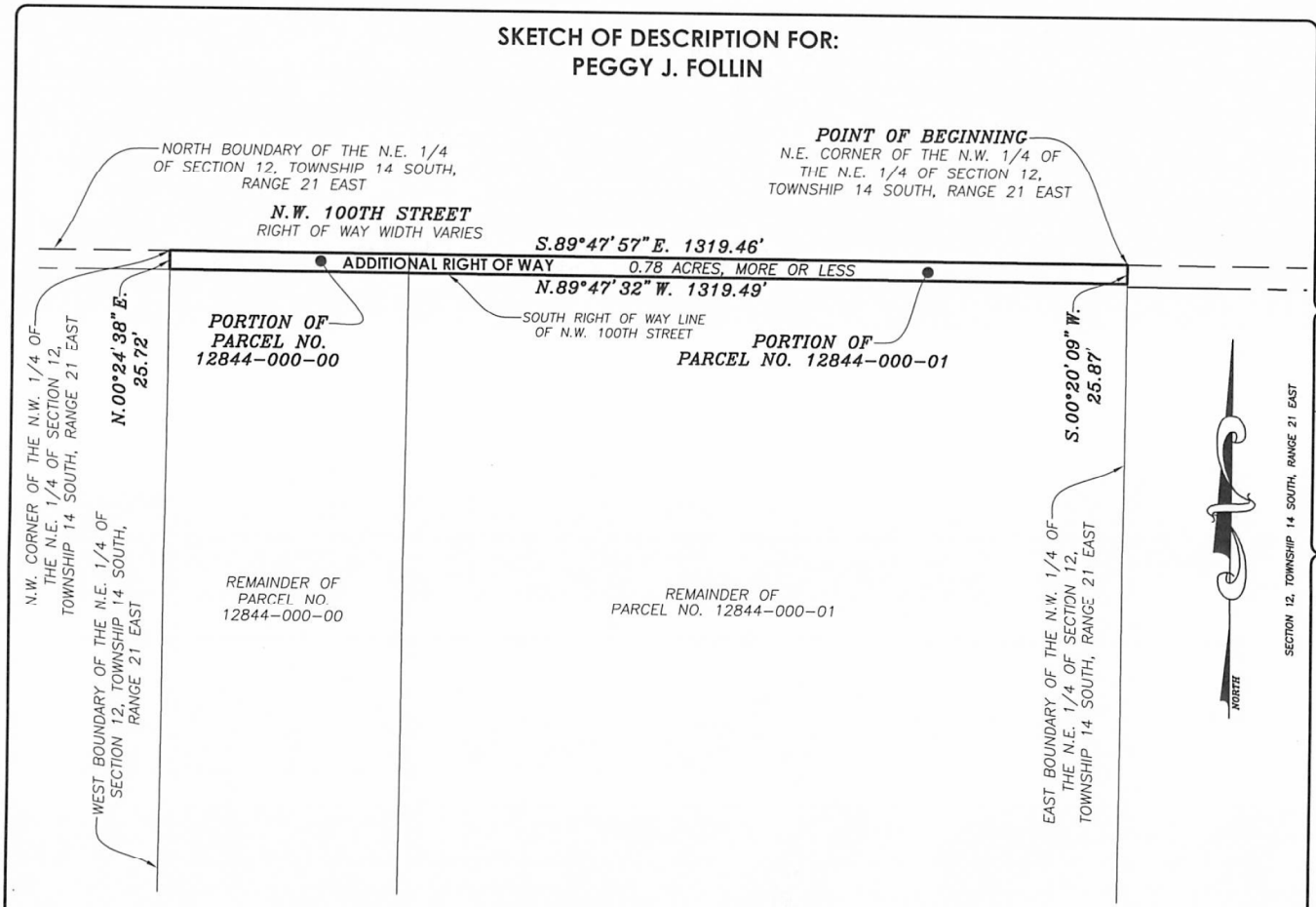
℄ = *CENTERLINE OF RIGHT OF WAY*
O.R. = *OFFICIAL RECORDS OF MARION COUNTY*
C.B. = *CHORD BEARING*
—√— = *BROKEN LINE; NOT DRAWN TO SCALE*

**R.M. BARRINEAU AND ASSOCIATES** EST 1988
PROFESSIONAL SURVEYORS & MAPPERS
Oakhurst Professional Park + 1309 S.E. 25th Loop+Suite 103+Ocala, FLORIDA 34471
PHONE (352) 622-3133 + FAX (352) 369-3771 + www.rmBarrineau.com
REGINALD M. BARRINEAU, P.S.M.- FOUNDER + CERTIFICATE OF AUTHORIZATION NO. LB 5091
TRAVIS P. BARRINEAU, P.S.M. - LS 6897

| | | |
|---|---|---|
| DRAWN: | S.W.M. | J.O.# 02222 |
| REVISED: | | DWG.# 02222ADD RW SK |
| CHECKED: | T.P.B. | SHEET 1 OF 2 |
| APPROVED: | T.P.B. | |
| SCALE: 1" = 200' | | |

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## SKETCH OF DESCRIPTION FOR:
## PEGGY J. FOLLIN




**SHEET 2 OF 2**
**ONE IS NOT COMPLETE WITHOUT THE OTHER**
**SEE SHEET 1 OF 2**
**FOR DESCRIPTION, NOTES & SURVEYOR'S CERTIFICATION**

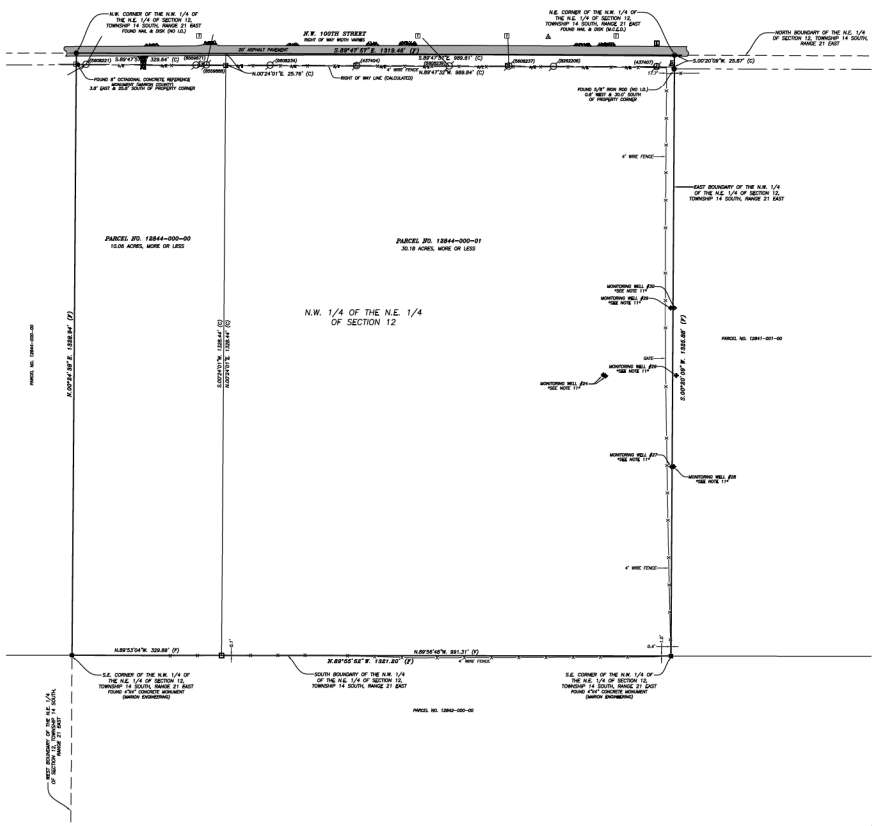
***NOTE* ~ THIS IS NOT A SURVEY!**

| | |
|---|---|
| J.O.# | 02222ADD |
| DWG.# | 02222ADD RW SK |
| SHEET | 2 OF 2 |
| DRAWN: | S.W.M |
| REVISED: | |
| CHECKED: | T.P.B. |
| APPROVED: | T.P.B. |
| SCALE: | 1" = 200' |

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Oakhurst Professional Park • 1309 S.E. 25th Loop•Suite 103•Ocala, FLORIDA 34471
PHONE ( 352) 622-3133 • FAX ( 352) 369-3771 • www.rmBarrineau.com
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TRAVIS P. BARRINEAU, P.S.M. - LS 6897

## SECTION 12, TOWNSHIP 14 SOUTH, RANGE 21 EAST
## MARION COUNTY, FLORIDA







GRAPHIC SCALE

100 0 50 100 200 400

( IN FEET )

1 INCH = 100 FT.

**LEGEND** UNLESS OTHERWISE NOTED

- ℄ = CENTERLINE OF RIGHT OF WAY
- C.B. = CHORD BEARING
- O.R. = OFFICIAL RECORDS OF MARION COUNTY
- ● = FOUND 5/8" IRON ROD & CAP
- ○ = SET 5/8" IRON ROD & CAP – LB 5091
- ■ = FOUND 4" x 4" CONCRETE MONUMENT
- □ = FOUND 4" x 4" CONCRETE MONUMENT – LS 5969
- ⊠ = SET 4" x 4" CONCRETE MONUMENT – LB 5091
- ⊗ = FOUND NAIL & DISC
- (F) = FIELD MEASUREMENT
- (D) = DEED DIMENSION
- (C) = CALCULATED DIMENSION
- Ⓓ = DRAINAGE MANHOLE
- = STORM DRAINAGE GRATE
- = CURB INLET GRATE
- Ⓢ = SANITARY MANHOLE
- Ⓒ = SANITARY CLEANOUT
- = SEWER VALVE
- = WOOD POWER POLE
- = ELECTRIC TRANSFORMER
- = ELECTRIC BOX
- = ELECTRIC METER
- = GUY ANCHOR
- = TELEPHONE VAULT
- = TELEPHONE BOX
- = TELEPHONE CABLE MARKER
- Ⓣ = TELEPHONE MANHOLE
- Ⓒ = CABLE BOX
- = FIBER OPTIC CABLE MARKER
- = FYRE HYDRANT
- = WATER VALVE
- = WATER METER
- = BACKFLOW PREVENTOR
- = IRRIGATION CONTROL VALVE
- = WELL
- = AIR CONDITIONER PAD
- = METAL REFLECTOR POST
- = BOLLARD
- = KEY PAD
- = MAILBOX
- = SIGN
- R.C.P. = REINFORCED CONCRETE PIPE
- C.M.P. = CORRUGATED METAL PIPE
- OHU = OVERHEAD UTILITY
- = BROKEN LINE: NOT DRAWN TO SCALE
- = DENOTES CONCRETE
- = DENOTES ASPHALT

**NOTES:**

1. DATE OF FIELD SURVEY: FEBRUARY 2, 2026.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.
4. PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
5. BEARINGS DEPICTED HEREON ARE GRID, WEST FLORIDA ZONE, NAD-83 (CORS96) EPOCH:2002.0000), BASED ON TRIMBLE VIRTUAL REFERENCE STATION NETWORK.
6. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
9. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM R.M. BARRINEAU & ASSOCIATES, INC.
10. THERE IS 0.59 ACRES MORE OR LESS OF FEE SIMPLE OWNERSHIP OF PARCEL NO. 12844-000-01 LOCATED WITHIN THE RIGHT OF WAY FOR N.W. 100TH STREET.
11. MONITORING WELL LOCATIONS SHOWN HEREON WERE PREVIOUSLY LOCATED BY THIS FIRM JOB# 02222, DWG# 02222WELLS 5, DATED OCTOBER 9, 2014.

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**DESCRIPTION:** (AS FURNISHED)

**PARENT PARCEL:**

PER WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 8180, PAGE 1278 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND THAT THE SURVEY IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE.

SIGNATURE DATE

TRAVIS P. BARRINEAU, P.S.M. – LS 6897
OF R.M. BARRINEAU & ASSOCIATES, INC.

TRAVIS@RMBARRINEAU.COM

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

| NO. | REVISIONS | BY | DATE |
|---|---|---|---|
| | | | |

DRAWN: S.M.M.
REVISED:
REVISED:
CHECKED: T.P.B.
APPROVED: T.P.B.
SCALE: 1" = 100'

R.M. BARRINEAU AND ASSOCIATES
PROFESSIONAL LAND SURVEYORS
3905 NW 63rd Terrace, Gainesville, Florida 32653 (352) 371-1579 FAX (352) 371-2275
CERTIFICATE OF AUTHORIZATION #LB 5091

**BOUNDARY SURVEY FOR:**
**MARION COUNTY**
**NEWTON RECYCLING CENTER**

REFERENCES:
F.B. 663, PG. 78

FILE: 512-714-621

J.O.# 02222 ADD
DWG.# 02222WEST ADD

SHT 1 OF 1

ESSENT™
ESSENT TITLE INSURANCE, INC.

# ALTA COMMITMENT FOR TITLE INSURANCE
issued by
ESSENT TITLE INSURANCE, INC.

## NOTICE

**IMPORTANT – READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

## COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I – Requirements; Schedule B, Part II – Exceptions; and the Commitment Conditions, Essent Title Insurance, Inc., a Pennsylvania corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I – Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

**ESSENT TITLE INSURANCE, INC.**
Two Radnor Corporate Center 100 Matsonford Road,
Radnor, PA 19087

Essent Title Insurance, Inc. CORPORATE SEAL 2025 COMMONWEALTH OF PENNSYLVANIA

By:_____
William P. Higgins

By:_____
Mary Gibbons

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Essent Title Insurance, Inc.. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*



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## COMMITMENT CONDITIONS

**1.** DEFINITIONS

a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.

b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.

c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.

e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.

g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.

i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.

j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

**2.** If all of the Schedule B, Part I – Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

**3.** The Company's liability and obligation is limited by and this Commitment is not valid without:

a. the Notice;
b. the Commitment to Issue Policy;
c. the Commitment Conditions;
d. Schedule A;
e. Schedule B, Part I – Requirements;
f. Schedule B, Part II – Exceptions; and
g. a counter-signature by the Company or its issuing agent that may be in electronic form.

**4.** COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.



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**5.** LIMITATIONS OF LIABILITY

a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
   i. comply with the Schedule B, Part I – Requirements;
   ii. eliminate, with the Company's written consent, any Schedule B, Part II – Exceptions; or
   iii. acquire the Title or create the Mortgage covered by this Commitment.

b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.

e. The Company is not liable for the content of the Transaction Identification Data, if any.

f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I – Requirements have been met to the satisfaction of the Company.

g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

**6.** LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

d. The deletion or modification of any Schedule B, Part II – Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

**7.** IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

**8.** PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

**9.** CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.



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**10.** ARBITRATION

The Policy contains an arbitration clause as follows:

a. All claims and disputes arising out of or relating to this policy, including any service or other matter in connection with issuing this policy, any breach of a policy provision, or any other claim or dispute arising out of or relating to the transaction giving rise to this policy, may be submitted to binding arbitration only when agreed to by both the Company and the Insured. Arbitration must be conducted pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("ALTA Rules"). The ALTA Rules are available online at www.alta.org/arbitration. The ALTA Rules incorporate, as appropriate to a particular dispute, the Consumer Arbitration Rules and Commercial Arbitration Rules of the American Arbitration Association ("AAA Rules"). The AAA Rules are available online at www.adr.org.

b. *If there is a final judicial determination that a request for particular relief cannot be arbitrated in accordance with this Condition 18 (Condition 17 of the Loan Policy), then only that request for particular relief may be brought in court. All other requests for relief remain subject to this Condition 18 (Condition 17 of the Loan Policy).*

c. Fees will be allocated in accordance with the applicable AAA Rules. The results of arbitration will be binding upon the parties. The arbitrator may consider, but is not bound by, rulings in prior arbitrations involving different parties. The arbitrator is bound by rulings in prior arbitrations involving the same parties to the extent required by law. The arbitrator must issue a written decision sufficient to explain the findings and conclusions on which the award is based. Judgment upon the award rendered by the arbitrator may be entered in any State or federal court having jurisdiction.



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**Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:**
Issuing Agent: True Title of Central Florida, LLC
Issuing Office: 2010 Northeast 14th Street, Building 500
Ocala, FL 34470
Issuing Office's ALTA® Registry ID:
Loan ID Number:
Commitment Number: Pre-26-9013
Issuing Office File Number: Pre-26-9013
Property Address: TBD Northwest 100th Street, Ocala, FL 34475
Revision Number:

## SCHEDULE A

1. Commitment Date: July 6, 2026 at 8:00AM

**2.** Policy to be issued:
(a) 2021 ALTA Homeowner's Policy with Florida Modifications
Proposed Insured: **Unknown Unknown**
Proposed Amount of Insurance: **$5.00**
The estate or interest to be insured: **Fee Simple**

**3.** The estate or interest in the Land at the Commitment Date is:
Fee Simple

**4.** The Title is, at the Commitment Date, vested in**:**
Peggy J. Follin

**5.** The Land is described as follows:
Property description set forth in Exhibit A attached hereto and made a part hereof.

**TRUE TITLE OF CENTRAL FLORIDA, LLC**
2010 Northeast 14th Street, Building 500, Ocala, FL 34470
Telephone: (352) 388-2062

Countersigned by:

_____
Helen Bronson, License #W556018
True Title of Central Florida, LLC, License #W737604

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Essent Title Insurance, Inc.. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*



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## SCHEDULE B, PART I – Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

   - Warranty Deed from Peggy J. Follin to TBD conveying the property as described in Schedule A of this Commitment. NOTE: If the property is homestead property, the spouse of said party must join in the execution of the deed. If the individual(s) in title are unmarried, then indicate this on the deed. If the property is not homestead, then a statement to that effect must be reflected on the deed.

5. NOTE: Because the land appears of record to be unencumbered, the Company requires that the affirmative declarations of the title affidavit, which includes a representation that there are no mortgages or other liens against the land whether recorded or not recorded, be properly emphasized before execution. Just as in all transactions, every seller/borrower must be encouraged to disclose any off record encumbrance, lien, or other matter that may affect title before the Company is willing to rely upon the representations contained within the title affidavit.

6. Unimproved land and other property with an absentee owner poses an elevated risk of fraud. The title agent must use due diligence to verify the identity of the seller(s) by following the guidelines set forth in the Florida Underwriting Bulletin - Fraudulent Land Sale Schemes / Transaction Confirmation Letters. A copy is available upon request.

7. Payment of all taxes levied and assessed against subject premises, which are currently due and payable. Note: The following is for informational purposes only and is given without assurance or guarantee: 2025 taxes show PAID in the amount $97.10; Gross amount $101.15; Tax Identification No. 12844-000-01. Note: Includes additional lands

8. Payment of all water, sewer, gas, and waste removal charges due and payable to the county or municipality.

9. Affidavit(s) properly executed by the seller(s) and/or mortgagor(s) evidencing no other parties in possession, no claims or rights to a lien for services, labor or materials in connection with any repairs, alterations or improvements on the subject property, any adverse claims, no pending claims or court cases, or other matters. As to matters which may be disclosed by said Affidavit(s), the Company reserves the right to make such further requirements and/or exceptions as it may deem necessary.

   NOTE: The following conveyances have been recorded within the last 24 months:
   No deeds recorded in 24 month chain



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## SCHEDULE B, PART II – Exceptions

**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.**

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I— Requirements are met.

2. Rights or claims of parties in possession not shown by the Public Records.

3. Any encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment (including an encroachment of an improvement across the boundary lines of the Land) that would be disclosed by an accurate and complete land survey of the Land.

4. Easements, or claims of easements, not shown by the Public Records.

5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

6. Any lien provided by Chapter 159, F.S. in favor of any city, town, village or port authority, for unpaid service charges for service by any water systems, sewer systems, or gas systems serving the land; and any lien for waste fees in favor of any county or municipality.

7. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled, and artificially exposed lands and lands accreted to such land.

8. Taxes or special assessments which are not shown as existing liens by the Public Records.

9. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.

10. All taxes for the year 2026 and subsequent years, not yet due and payable.

11. Title to any portion of said lands lying within the road right of way of NW 100 Street is not insured.

12. Rights of the lessees under unrecorded leases.

    Note: All of the recording information contained herein refers to the Public Records of Marion County, Florida, unless otherwise indicated. Any reference herein to a Book and Page is a reference to the Official Record Books of said county, unless indicated to the contrary.

    INFORMATIONAL NOTE :
    Effective March 1, 2026, the U.S. Department of Treasury's Financial Crimes Enforcement Network ("FinCEN") requires that a Real Estate Report ("FinCEN Report") be filed with FinCEN for certain residential real estate transfers, including purchases with all cash or without institutional lender financing, where at least one buyer or transferee is a legal entity, limited liability



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company, corporation, partnership, trust, trustee or other non-natural person. If the proposed transaction involves a reportable transfer, the buyer(s) and seller(s) must, prior to closing, provide all information and documentation necessary to complete and file the FinCEN Report. The collection of this information and documentation is required to comply with the rule's federal reporting requirements. Should these requirements not be fully and timely complied with, the title agent reserves the right to withdraw from further participation in the proposed transaction.

This notice is provided for informational purposes only and does not constitute legal advice. You are encouraged to consult with your own independent legal counsel if you have questions about how the FinCEN Anti-Money Laundering Rule affects your transaction and whether your transaction is reportable.



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## EXHIBIT "A"

The Land referred to herein below is situated in the County of Marion, State of Florida and is described as follows:

The Northwest 1/4 of the Northeast 1/4 of Section 12, Township 14 South, Range 21 East, Marion County, Florida.
LESS and EXCEPT PID 12844-000-00 being described as follows: Begin at the SW corner of the NW 1/4 of the NE 1/4 of Section 12 thence N 00°29'44" E 1329 feet; thence S 89°43'33" E 329.97 feet; thence S 00°29'14" W 1328.38 feet thence N 89°49'59" W 330.17 feet to the point of beginning.
Also
LESS and EXCEPT that portion conveyed to Marion County by Deed recorded 6/26/2026 in Book 8946, Page 1042, Public Records of Marion County, Florida.



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# SKETCH OF DESCRIPTION FOR:
# PEGGY J. FOLLIN

**DESCRIPTION:**

**ADDITIONAL RIGHT OF WAY:**

*BEING A PORTION OF THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 12, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:*

*BEGIN AT THE N.E. CORNER OF THE N.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 12; THENCE ALONG THE EAST BOUNDARY OF THE N.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 12, S.00°20'09"W., A DISTANCE OF 25.87 FEET; THENCE DEPARTING SAID EAST BOUNDARY, N.89°47'32"W., A DISTANCE OF 1319.49 FEET TO A POINT ON THE WEST BOUNDARY OF THE N.E. 1/4 OF SAID SECTION 12; THENCE ALONG SAID WEST BOUNDARY, N.00°24'38"E., A DISTANCE OF 25.72 FEET TO THE N.W. CORNER OF THE N.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 12; THENCE DEPARTING SAID WEST BOUNDARY, ALONG THE NORTH BOUNDARY OF THE N.E. 1/4 OF SAID SECTION 12, S.89°47'57"E., A DISTANCE OF 1319.46 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 0.78 ACRES, MORE OR LESS.*

**SHEET 1 OF 2**
**ONE IS NOT COMPLETE WITHOUT THE OTHER**

**SEE SHEET 2 OF 2**
**FOR SKETCH OF DESCRIPTION**

**NOTES:**

1. *DATE OF SKETCH: MARCH 24, 2026.*
2. *SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.*
3. *PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.*
4. *BEARINGS DEPICTED HEREON ARE GRID, WEST FLORIDA ZONE, NAD-83 (CORS96) EPOCH:2002.0000), BASED ON TRIMBLE VIRTUAL REFERENCE STATION NETWORK.*
5. *ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.*
6. *THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM R.M. BARRINEAU & ASSOCIATES, INC.*

***NOTE* ~ THIS IS NOT A SURVEY!**

**SURVEYOR'S CERTIFICATION:**

*I HEREBY CERTIFY THAT THE SKETCH REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.*

3/27/2026
*SIGNATURE DATE*

*TRAVIS@RMBARRINEAU.COM*

TRAVIS P. BARRINEAU, P.S.M. – LS 6897
OF R.M. BARRINEAU & ASSOCIATES, INC.

*NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER*

**LEGEND** *UNLESS OTHERWISE NOTED*

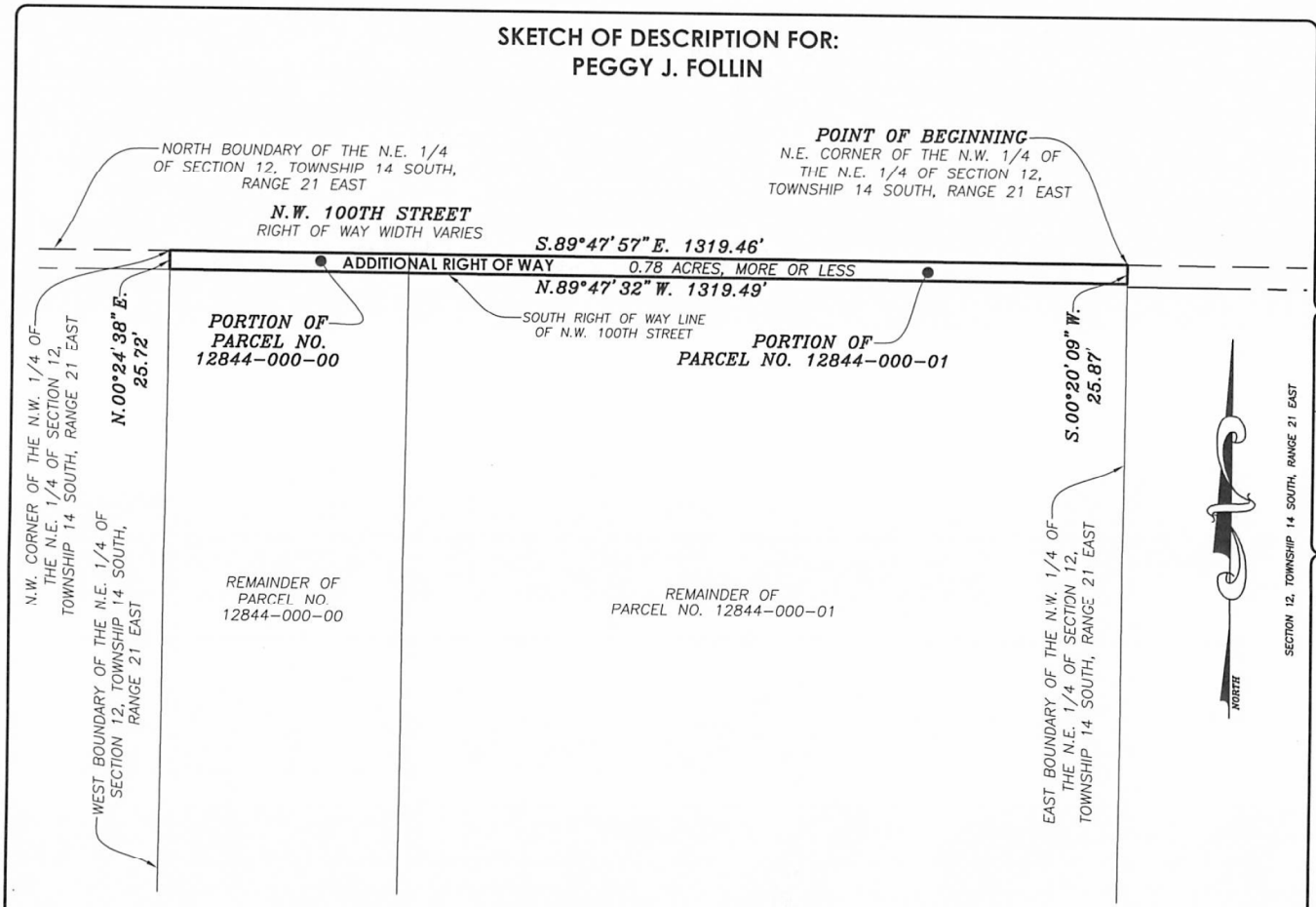
℄ = *CENTERLINE OF RIGHT OF WAY*
O.R. = *OFFICIAL RECORDS OF MARION COUNTY*
C.B. = *CHORD BEARING*
—√— = *BROKEN LINE; NOT DRAWN TO SCALE*

**R.M. BARRINEAU AND ASSOCIATES** EST 1988
PROFESSIONAL SURVEYORS & MAPPERS
Oakhurst Professional Park + 1309 S.E. 25th Loop+Suite 103+Ocala, FLORIDA 34471
PHONE (352) 622-3133 + FAX (352) 369-3771 + www.rmBarrineau.com
REGINALD M. BARRINEAU, P.S.M.- FOUNDER + CERTIFICATE OF AUTHORIZATION NO. LB 5091
TRAVIS P. BARRINEAU, P.S.M. - LS 6897

| | | |
|---|---|---|
| DRAWN: | S.W.M. | J.O.# 02222 |
| REVISED: | | DWG.# 02222ADD RW SK |
| CHECKED: | T.P.B. | SHEET 1 OF 2 |
| APPROVED: | T.P.B. | |
| SCALE: 1" = 200' | | |

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# SKETCH OF DESCRIPTION FOR:
# PEGGY J. FOLLIN




**SHEET 2 OF 2**
**ONE IS NOT COMPLETE WITHOUT THE OTHER**

**SEE SHEET 1 OF 2**
**FOR DESCRIPTION, NOTES & SURVEYOR'S CERTIFICATION**

***NOTE* ~ THIS IS NOT A SURVEY!**

| | | | |
|---|---|---|---|
| DRAWN: | S.W.M | J.O.# 02222ADD | |
| REVISED: | | DWG.# 02222ADD RW SK | |
| CHECKED: | T.P.B. | SHEET 2 OF 2 | |
| APPROVED: | T.P.B. | | |
| SCALE: 1" = 200' | | | COPYRIGHT © MARCH, 2026 |


R.M. BARRINEAU AND ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS
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PHONE ( 352) 622-3133 • FAX ( 352) 369-3771 • www.rmBarrineau.com
REGINALD M. BARRINEAU, P.S.M. - FOUNDER • CERTIFICATE OF AUTHORIZATION NO. LB 5091
TRAVIS P. BARRINEAU, P.S.M. - LS 6897

# Marion County

## Development Review Committee

### Agenda Item

**File No.:** 2026-23708 **Agenda Date:** 7/20/2026 **Agenda No.:** 6.2.

**SUBJECT:**
**Martel Paved Training Course - Major Site Plan 30313 - Waiver Request to Major Site Plan in Review**
**Parcel #: 23306-001-00 #WaiverPIR-001058-2026**
**Kimley-Horn and Associates**

**LDC 2.12.8. - Current Boundary and Topographic Survey**
CODE states Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.
**APPLICANT** requests to use the previously approved survey from 2023 for the design and permitting of this project. This underlying major site plan was recently constructed and closed out in March 2026.

# SUBMITTAL SUMMARY REPORT
# 30313

| | | | |
|---|---|---|---|
| **PLAN NAME:** | MARTEL PAVED TRAINING COURSE (REVISION TO 28841) | **LOCATION:** | 296 N SW 67th Avenue Rd OCALA, |
| **APPLICATION DATE:** | 06/19/2023 | **PARCEL:** | 23306-001-00 |
| **DESCRIPTION:** | | | |

| CONTACTS | NAME | COMPANY |
|---|---|---|
| Applicant | | MARION COUNTY UTILITIES |
| Applicant | Joseph London | Kimley-Horn & Associates |
| Applicant | Kimley Horn | KIMLEY-HORN AND ASSOCIATES, INC |
| Applicant | Kimley Horn | KIMLEY-HORN AND ASSOCIATES, INC |
| Engineer of Record | Joseph London | Kimley-Horn & Associates |
| Engineer of Record | Kimley Horn | KIMLEY-HORN AND ASSOCIATES, INC |
| Engineer of Record | Kimley Horn | KIMLEY-HORN AND ASSOCIATES, INC |

| SUBMITTAL | STARTED | DUE | COMPLETE | STATUS |
|---|---|---|---|---|
| OCE: Plan Review Revision (DR) v.1 | 05/21/2026 | 06/05/2026 | 06/05/2026 | Requires Re-submit |
| OCE: Plan Review (DR) v.1 | 06/26/2023 | 07/10/2023 | 11/18/2025 | Approved |
| OCE: Plan Review Revision (DR) v.2 | | | | Not Received |

## SUBMITTAL DETAILS

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

| ITEM REVIEW NAME (DEPARTMENT) | ASSIGNED TO | DUE | COMPLETE | STATUS |
|---|---|---|---|---|
| 911 Management (DR) (911 Management) | Janet Warbach | 06/05/2026 | 05/27/2026 | Approved |
| Environmental Health (Plans) (Environmental Health) | Evan Searcy | 06/05/2026 | 05/29/2026 | Approved |
| Fire Marshal (Plans) (Fire) | Jonathan Kenning | 06/05/2026 | 05/22/2026 | Requires Re-submit |
| *Comments* | 1) With the addition of the two 1500 square foot structures, there shall now be required a fire department water supply provided within 400' of the buildings. | | | |
| Growth Services Planning & Zoning (DR) (GS Planning and Zoning) | sarah wells | 06/05/2026 | 05/26/2026 | Approved |
| Landscape (Plans) (Parks and Recreation) | Susan Heyen | 06/05/2026 | 06/03/2026 | Approved |
| *Comments* | no landscape revisions this submittal | | | |
| OCE Design (Plans) (Office of the County Engineer) | Gerald Koch | 06/05/2026 | 06/04/2026 | Approved |

# SUBMITTAL SUMMARY REPORT (30313)

| ITEM REVIEW NAME (DEPARTMENT) | ASSIGNED TO | DUE | COMPLETE | STATUS |
|---|---|---|---|---|
| OCE Property Management (Plans) (Office of the County Engineer) | Delenie Roman | 06/05/2026 | 06/05/2026 | Informational |

*Comments* Checked Map.
---
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]."
---
- DR 6/5/26

| | | | | |
|---|---|---|---|---|
| OCE Stormwater (Permits & Plans) (Office of the County Engineer) | Kevin Vickers | 06/05/2026 | 05/26/2026 | Approved |
| OCE Survey (Plans) (Office of the County Engineer) | Theresa Smail | 06/05/2026 | 06/02/2026 | Requires Re-submit |

*Corrections* 2.12.10 - Easement or land reservation (**Not Resolved**) - **Corrective Action:** Please provide - 2.12.10 - Easement or land reservation: Show any known existing or proposed easement or land reservation

*Corrections* 6.2.1.A. - Licensed Professional (**Not Resolved**) - 6.2.1.A. - Licensed Professional: Plans shall be prepared by a professional licensed by the State of Florida. The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet. The same shall be provided on the cover page of any supporting documents and calculations.

*Corrections* 6.4.7. Construction Plans - Survey Requirements (**Not Resolved**) - 6.4.7. Construction Plans - Survey Requirements: Survey information to support construction plans, including but not limited to Mass Grading, Improvement, or Major Site plans, shall meet requirements as set forth in Ch. 5J-17 FAC in addition to the following as identified in Section 6.4.7.A. through H. of the LDC.

*Corrections* 6.2.1.F - North Arrow (**Not Resolved**) - 6.2.1.F - North Arrow: Provide north arrow and graphic drawing and written scale

*Corrections* 2.12.8. - Current boundary and topographic survey (**Not Resolved**) - 2.12.8. - Current boundary and topographic survey: Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.

*Corrections* 6.2.1.E - Drawing legend (**Not Resolved**) - 6.2.1.E - Drawing legend: Provide a drawing legend as needed.

| | | | | |
|---|---|---|---|---|
| OCE Traffic (Permits & Plans) (Office of the County Engineer) | Chris Zeigler | 06/05/2026 | 05/22/2026 | Approved |
| Utilities (OCE Plans) (Utilities) | Heather Proctor | 06/05/2026 | 05/27/2026 | Requires Re-submit |

*Corrections* 6.14.2.A(1) - Letter from utility provider (**Not Resolved**) - **Corrective Action:** Parcel is within The City of Ocala's Service Area. A letter from the City of Ocala stating service availability and connection requirements shall be submitted prior to building permit issuance. Ensure the City of Ocala has seen and approved the revised utility connections, as they are not part of MCU's review process. - 6.14.2.A(1) - Letter from utility provider: Letter of availability and capacity from service area's utility provider, including map of water and sewer mains with distances shown to determine if connection is required.

*Comments* Project is within the City of Ocala utility service area. Please see the Corrections comments.

**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: 07/10/2026 Parcel Number(s): 23306-001-00 Permit Number: 30313

**A. PROJECT INFORMATION:** Fill in below as applicable:

Project Name: Martel Paved Training Course 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 County
Signature: _____
Mailing Address: 2602 SE 8th Street City: Ocala
State: FL Zip Code: 34471 Phone # 352-671-8750
Email address: _____

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

Firm Name (if applicable): Kimley-Horn & Associates, Inc. Contact Name: Thomas W. Trexler, P.E.
Mailing Address: 1700 SE 17th Street, Suite 200 City: Ocala
State: FL Zip Code: 34471 Phone # 352-438-3000
Email address: Thomas.trexler@kimley-horn.com

**D. WAIVER INFORMATION:**
Section & Title of Code (be specific): 2.12.8. - Current Boundary and Topographic Survey
Reason/Justification for Request (be specific): Request to use the previously approved survey from 2023 for the design and permitting of this project. This underlying major site plan was recently constructed and closed out in March 2026.

---

**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): _____

# MARTEL PAVED TRAINING COURSE
# MAJOR SITE PLAN

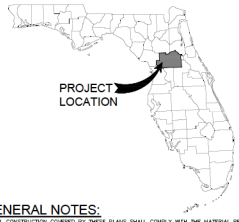
## FOR

## MARION COUNTY SHERIFF'S OFFICE

## MARION COUNTY, FLORIDA

### SECTION 18, TOWNSHIP 15 SOUTH, RANGE 21 EAST

## MAY 2026




## GENERAL NOTES:

1. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY "LAND DEVELOPMENT CODE" AND "UTILITY MANUAL" AS APPLICABLE. THE CONSTRUCTION OF THE POTABLE WATER SYSTEM SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE CITY OF OCALA "LAND DEVELOPMENT CODE" AND "UTILITY MANUAL" AS APPLICABLE.
2. NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL OF BOTH THE OFFICE OF THE COUNTY ENGINEER AND PROJECT ENGINEER.
3. THE CONTRACTOR SHALL VERIFY THE LOCATION AND COVER OF ALL EXISTING UTILITIES AND REPORT ANY DISCREPANCY TO THE PROJECT ENGINEER. THERE MAY BE ADDITIONAL UTILITIES NOT SHOWN ON THESE PLANS. CAUTION IS ADVISED PRIOR TO DIGGING. IT IS IMPORTANT THAT "UTILITY LOCATES" BE PERFORMED ON-SITE.
4. TYPE III SILT FENCE SHALL BE INSTALLED AS SHOWN ON THESE PLANS PRIOR TO ANY CONSTRUCTION, MAINTAINED DURING THE LIFE OF THE PROJECT, AND REMOVED FOLLOWING COMPLETION OF CONSTRUCTION.
5. THE SITE SHALL REMAIN FREE OF EXCESS DUST AND DEBRIS AT ALL TIMES. ANY INCIDENCE OF EROSION, SEDIMENTATION, OR DUST CONDITIONS CAUSED BY THE CONTRACTOR'S CONSTRUCTION ACTIVITIES ON THIS DEVELOPMENT SHALL BE CORRECTED BY THE CONTRACTOR WITHIN 48 HOURS OF EACH OCCURRENCE.
6. ALL DRAINAGE FACILITIES AND STORM STRUCTURES MUST BE BUILT PRIOR TO CONSTRUCTION OF ANY IMPERVIOUS SURFACES.
7. ASPHALT PAVEMENT ON-SITE SHALL BE 1-1/4"-THICK (F.D.O.T. TYPE SP-9.5)(PG 76-22) ON TACK COAT ON 1-3/4"-THICK (F.D.O.T. TYPE SP-12.5)(PG 76-22) ON 8" UNDERCUT SHAPE (98% MAX DENSITY, 100 LBR), ON 12" STABILIZED SUBGRADE (98% MAX DENSITY, 40 LBR). CONSTRUCTION REQUIREMENTS OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) SHALL GOVERN. IF ANY DEVIATIONS TO THIS ASPHALT SECTION SPECIFICATION OCCUR, THE OWNER SHALL PROVIDE TO THE ENGINEER OF RECORD A WRITTEN LETTER DESCRIBING THE DEVIATION.
8. IF UNSUITABLE MATERIAL IS ENCOUNTERED WITHIN PARKING AREA, TWO (2) FEET OF UNDERCUT BELOW THE PROPOSED LIMEROCK BASE TOGETHER WITH SUITABLE BACKFILL MATERIAL IS REQUIRED. THE CONTRACTOR SHOULD PROVIDE A UNIT PRICE IN HIS INITIAL BID, AND HE SHALL NOTIFY THE PROJECT ENGINEER WHEN UNSUITABLE MATERIAL IS ENCOUNTERED, BEFORE PROCEEDING WITH ANY WORK RELATED TO UNSUITABLE MATERIAL, THE CONTRACTOR IS ADVISED TO CONTACT A LICENSED GEOTECHNICAL ENGINEER TO DETERMINE THE SUITABILITY OF THE INSITU SOIL AND THE AREA OF UNDERCUT THAT IS REASONABLY REQUIRED.
9. MINIMUM STRENGTH FOR ANY CONCRETE ON SITE SHALL BE 3,000 P.S.I. AT 28 DAYS.
10. ALL SIGN POSTS TO BE U-CHANNEL GALVANIZED STEEL, 2lbs/L.F. BREAKAWAY POSTS.
11. ANY DISTURBED AREAS LEFT UNPAVED SHALL BE FINISH GRADED AND SODDED WITH CENTIPEDE. CONTRACTOR MUST FINISH GRADE AT 2" UNDERCUT OF PROPOSED GRADES TO ALLOW FOR THICKNESS OF SOD.
12. IF A SINKHOLE SHOULD FORM ON THIS SITE, ALL APPLICABLE REPAIR PROCEDURES SHALL BE FOLLOWED AS OUTLINED IN TYPICAL SINK CHIMNEY REPAIR DETAIL SHOWN HEREON. ALSO, MARION COUNTY AND SJRWMD SHALL BE NOTIFIED IMMEDIATELY.
13. KIMLEY-HORN, INC. AND ITS EMPLOYEES ARE NOT RESPONSIBLE FOR ON-SITE SAFETY DURING CONSTRUCTION.
14. THE CONTRACTOR SHALL COORDINATE WITH SECO (352-274-2898) FOR PLACEMENT OF SITE LIGHTS. ANY SLEEVING REQUIREMENTS SHALL BE COORDINATED WITH THE SITE CONTRACTOR.
15. THERE ARE NO WETLANDS ON THIS SITE.
16. THE SITE CONTRACTOR SHALL INCLUDE THE PROVISION OF A COMPREHENSIVE AS-BUILT SURVEY FOR THE ENTIRE PROJECT IN HIS CONTRACT. THIS SURVEY MUST BE PERFORMED BY A FLORIDA REGISTERED LAND SURVEYOR (FIELD AND OFFICE WORK) AND PROVIDED TO THE PROJECT ENGINEER IN BOTH PDF AND ACAD FORMATS PRIOR TO C.O. THE AS-BUILT SURVEY SHALL INCLUDE VALVE TIE SHEETS FOR ANY NEW VALVES, TOGETHER WITH THE TYPE, SIZE, LOCATION, DEPTH, SLOPE (WHERE APPLICABLE), ETC. OF ALL UTILITIES. IMPORTANT!!! THE LOCATIONS AND TOP OF PIPE ELEVATIONS FOR ALL VERTICAL & HORIZONTAL BENDS, TEES, VALVES, AND WYES MUST BE PROVIDED ON THE AS-BUILTS. THE PROJECT ENGINEER WILL REVIEW THE INFORMATION FOR CERTIFICATION OF COMPLETION BEFORE FINAL PAYMENT WILL BE APPROVED. ANY CHANGES TO THE AS-BUILT SURVEY WILL BE REJECTED, AND THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY DELAY IN OBTAINING THE C.O.
17. ALL UTILITIES UNDER EXISTING OR PROPOSED PAVEMENT SHALL BE SLEEVED IN ACCORDANCE WITH SECTION B.2.6.a OF THE MARION COUNTY LDC.
18. THE GEOTECHNICAL TESTING COMPANY SHALL BE HIRED BY THE OWNER AND THE SPECIFICATIONS FOR THE TESTING SHALL BE GIVEN BY THE PROJECT ENGINEER. ALL TESTS SHALL BE PAID FOR BY THE CONTRACTOR.
19. THE CONTRACTOR SHALL OBTAIN AND PROVIDE A COPY OF THE N.P.D.E.S. PERMIT OR N.O.I. TO MARION COUNTY.
20. ALL WATER AND/OR SEWER CONSTRUCTION SHALL CONFORM TO THE CURRENT WATER AND SEWER CONSTRUCTION MANUAL.
21. ASBUILT MEETING THE CITY OF OCALA WATER AND SEWER CONSTRUCTION MANUAL REQUIREMENTS ARE TO BE SUPPLIED TO THE CITY PRIOR TO ISSUANCE OF THE C.O.
22. THERE ARE PROPOSED MORE TREES SHOWN ON THE ARCHITECTURAL PLANS WHICH WILL MEET THE APPROVAL CONDITION FOR THE IRRIGATION PLAN WAIVER SHOWN BELOW.

## OPERATION AND MAINTENANCE INSTRUCTIONS:

MARION COUNTY, OWNER

AS REQUIRED BY SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, AS OWNER, YOU AND YOUR SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE PROPOSED DRAINAGE FACILITIES FOR THIS SITE. ANY SEDIMENT SHALL BE REMOVED FROM THE RETENTION AREAS AS NECESSARY TO MAINTAIN DESIGN CAPACITY. INSPECT AFTER 10 MONTHS TO DETERMINE THE NEED FOR ADDITIONAL SEDIMENT REMOVAL. SEDIMENT SHOULD BE REMOVED FROM THE STRUCTURES WHEN IT ACCUMULATES TO A POINT AT WHICH CONVEYANCE VOLUMES ARE REDUCED BELOW DESIGN LEVELS.

IN ADDITION, YOU OR YOUR DESIGNATED REPRESENTATIVE SHALL INSPECT THE RETENTION POND(S) ON A WEEKLY BASIS FOR THE FORMATION OF SINKHOLES. SHOULD A SINKHOLE FORM, YOU MUST FOLLOW ALL APPLICABLE PROCEDURES OUTLINED BY THE TYPICAL SINK CHIMNEY REPAIR DETAIL SHOWN ON THESE PLANS. AT SUCH TIME, YOU MUST ALSO NOTIFY THE SWFWMD WITHIN 48 HOURS OF DISCOVERY OF SAID SINKHOLE, AND SUBMIT A DETAILED REPAIR PLAN FOR WRITTEN APPROVAL WITHIN 30 DAYS OF SAID DISCOVERY. ANY CHANGES TO THE TYPICAL SINK CHIMNEY REPAIR DETAIL AS SHOWN ON THE ENGINEERING PLANS SHALL BE DETERMINED AT THIS TIME BASED ON ACTUAL CONDITIONS.

THE MARION COUNTY SHERIFF'S OFFICE SHALL REFILL THE IRRIGATION WATER BAGS AS REQUIRED TO ESTABLISH THE FIVE PLANTED LIVE OAK TREES.

### WAIVER REQUESTED

| CODE SECTION | WAIVERS REQUESTED | APPROVAL CONDITIONS | DATE |
|---|---|---|---|
| 6.8.6 | BUFFERS | LANDSCAPE PLAN REQUIREMENTS – WAIVER TO THE LANDSCAPE PLAN REQUIREMENTS DUE TO SUFFICIENT EXISTING TREE AND VEGETATION TO BE USED AS SCREENING/ BUFFER. | 01/30/23 |
| 6.19.6.E.4 | LIGHTING REQUIREMENTS | TO INCREASE THE LIGHT MOUNTING HEIGHT TO 40' WITH THE UNDERSTANDING THAT THE SHIELDING AND DIRECTION SHALL BE ADDRESSED AS INDICATED. | 01/30/23 |

## DRAWING INDEX


C01 - MAJOR SITE PLAN COVER
C02 - MAJOR SITE PLAN GENERAL NOTES
C03 - MAJOR SITE PLAN OVERALL AND DRAINAGE MAP
C04 - MAJOR SITE PLAN DEMOLITION
C05 - MAJOR SITE PLAN LAYOUT
C06 - MAJOR SITE PLAN GRADING
C07 - MAJOR SITE PLAN DRAINAGE ANALYSIS
C08 - MAJOR SITE PLAN UTILITIES
C09 - MAJOR SITE PLAN UTILITIES
C10 - MAJOR SITE PLAN DETAILS
C11 - MAJOR SITE PLAN STRIPING LAYOUT


## GENERAL STATEMENT:

THE CHARACTER AND INTENDED USE OF THIS DEVELOPMENT SHALL BE TO CONSTRUCT A PAVED TRAINING COURSE, TOGETHER WITH ALL REQUIRED IMPROVEMENTS AS SHOWN HEREON.

## PROJECT AREA LEGAL DESCRIPTION:

—PREPARED BY SURVEYOR—

A PARCEL OF LAND LYING IN THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE THE N.E. CORNER OF THE S.E. 1/4 OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 21 EAST, THENCE N.89°57'14"W., ALONG THE NORTH BOUNDARY OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 18, A DISTANCE OF 1322.06 FEET TO THE N.W. CORNER OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 18; THENCE DEPARTING SAID NORTH BOUNDARY, S.00°28'16"W., ALONG THE WEST BOUNDARY OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 18, A DISTANCE OF 1653.36 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF S.W. 67TH AVENUE ROAD (100 FEET WIDE) AND THE POINT OF BEGINNING; ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED; THENCE N.75°35'30"E., ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1013.75 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, S.12°13'33"E., A DISTANCE OF 378.08 FEET; THENCE S.20°16'14"W., A DISTANCE OF 41.75 FEET; THENCE S.12°42'33"E., A DISTANCE OF 407.81 FEET TO A POINT ON A 766.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, HAVING A CHORD BEARING AND DISTANCE OF S.34°05'14"W., 280.28 FEET, SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF S.W. 67TH AVENUE ROAD (100 FEET WIDE); THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°08'31", AN ARC DISTANCE OF 661.84 FEET; THENCE DEPARTING SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, N.89°31'44"W., A DISTANCE OF 1018.93 FEET TO A POINT 30.00 FEET WEST OF, AS MEASURED PERPENDICULAR TO, THE AFOREMENTIONED WEST BOUNDARY OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 18; THENCE N.00°28'16"E., PARALLEL WITH AND 30.00 FEET DISTANT FROM SAID WEST BOUNDARY, A DISTANCE OF 770.45 FEET TO A POINT ON THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF SEABOARD COASTLINE RAILROAD; THENCE N.75°35'30"E., ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 31.04 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 22.85 ACRES, MORE OR LESS.

## SITE DATA:

| | |
|---|---|
| PROJECT NAME | MARTEL PAVED TRAINING COURSE |
| PROJECT LOCATION | S.W. 67TH AVENUE ROAD |
| OWNER | MARION COUNTY FACILITIES MANAGEMENT<br>JARED GOODSPEED<br>601 SE 25TH AVENUE<br>OCALA, FL 34471<br>352-671-8555 |
| ZONING | B-4 AND G-IG; SUP NO. 202003055U/20-R-224 |
| FUTURE LAND USE | PUBLIC |
| LAND USE | GUN RANGE FOR LAW ENFORCEMENT, APPROVED VIA 200305SU. |
| PARCEL ASST. NO. | PORTION OF 23306-001-00 |
| PROJECT AREA | 995,191 S.F. = 22.85 ACRES |
| IMPERVIOUS AREA | 0 S.F. = 0% (PRE-DEVELOPMENT)<br>400,879 S.F. = 40.28% (POST-DEVELOPMENT) |

FLOOD ZONE:
THE SURVEYED LANDS DEPICTED HEREON LIE WITHIN FLOOD ZONE "X" – AND AREA OF MINIMAL FLOODING, BASED ON GRAPHIC INTERPRETATION OF THE FLOOD INSURANCE RATE MAP, FOUND IN COMMUNITY PANEL NUMBER 12083C 0511E, EFFECTIVE APRIL 19, 2017.

SPRING PROTECTION ZONE:
THIS SITE LIES WITHIN A SECONDARY SPRING PROTECTION ZONE.

## CONCURRENCY DEFERRAL NOTE:

THIS 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.

## SURVEY:

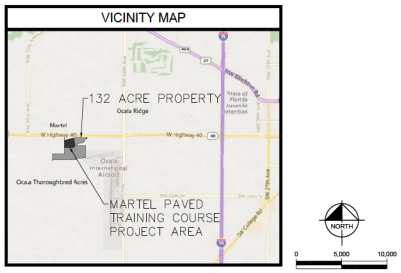
CONTACT: PREDICE LAND SURVEYING, INC.
BELLWETHER PROFESSIONAL PARK
6021 S.W. 19TH AVENUE, SUITE 102
OCALA, FL
PHONE: (352) 351-0091

NOTE: SEE TOPOGRAPHIC SURVEY BY PREDICE LAND SURVEYING, INC. FOR BEARINGS & DISTANCES, MONUMENTATION, SECTION DATA, DATUM, FENCES, NOTES, AND SURVEYOR'S CERTIFICATION.

## ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY "LAND DEVELOPMENT CODE" EXCEPT AS WAIVED, THAT THE ADJACENT PROPERTIES WILL NOT BE ADVERSELY AFFECTED BY DRAINAGE FLOWS FROM THE PROPOSED DEVELOPMENT, THAT THE DRAINAGE FACILITIES INCORPORATED HEREON ARE SUFFICIENT IN SIZE, AND THAT SIGHT DISTANCE AT DRIVEWAYS COMPLY WITH A.A.S.H.T.O. AND THE F.D.O.T. SITE IMPACT HANDBOOK. I FURTHER CERTIFY THAT THIS PLAN MEETS ALL REQUIREMENTS OF THE F.D.E.P. AND S.W.F.W.M.D.

OF KIMLEY-HORN AND ASSOCIATES, INC. — DATE:




## UTILITIES:

| | | | |
|---|---|---|---|
| WATER & SEWER | CITY OF OCALA | JOHN LANIER | 352-351-6072 |
| TELEPHONE | CENTURYLINK | ROY DOWLESS | 352-414-8748 |
| TRANSMISSION | DUKE | ARC ROGERS | 813-309-1245 |
| ELECTRIC | SUMTER ELECTRIC COOPERATIVE, INC. | DONNA HOWAN | 352-274-2898 |
| GAS | TECO GAS | BRUCE STOUT | 407-420-2678 |
| CABLE TV | CHARTER/SPECTRUM | DWAYNE LEACHMAN | 352-861-3206 |

## STANDARD NOTES:

1. REPRODUCTION OF THESE PLANS IS NOT VALID UNLESS SIGNED BY THE ENGINEER IN RESPONSIBLE CHARGE AND SEALED WITH RAISED EMBOSSED SEAL.
2. COPIES OF THESE PLANS AS DESIGNED BY THE PROFESSIONAL ENGINEER HAVE BEEN RETAINED BY THE ENGINEER AND HE WILL NOT BE HELD RESPONSIBLE FOR ANY SUBSEQUENT UNAUTHORIZED CHANGES TO THE REPRODUCIBLE ORIGINAL DOCUMENTS.

## STATEMENT OF OWNERSHIP & CERTIFICATION

THIS IS TO HEREBY CERTIFY THAT WE, OUR SUCCESSORS AND ASSIGNS, SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS DESCRIBED IN THE OPERATION AND MAINTENANCE INSTRUCTIONS, AND AS SHOWN ON THESE PLANS.

JARED GOODSPEED, MARION COUNTY FACILITIES MANAGEMENT

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | MAJOR SITE PLAN REVIEW | 05/11/2026 | KH |
| 2 | ISSUED FOR CONSTRUCTION | 05/18/2026 | KH |
| 3 | MCSO COMMENTS | 5/28/2026 | KH |

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471
PHONE: 352 438 3000
WWW.KIMLEY-HORN.COM REGISTRY NO.35169

LICENSED PROFESSIONAL — THOMAS W. TREDLEY, P.E. — FLORIDA LICENSE NUMBER 96539

KHA PROJECT 040099135
DATE: MAY 2026
SCALE: AS SHOWN
DESIGNED BY: KHA
DRAWN BY: KHA
CHECKED BY: KHA

MAJOR SITE PLAN COVER

MARTEL PAVED TRAINING COURSE
PREPARED FOR
MARION COUNTY SHERIFF DEPARTMENT
MARION COUNTY FLORIDA

SHEET NUMBER
C01

## GENERAL NOTES

1. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY "LAND DEVELOPMENT CODE" AND "UTILITY MANUAL" AS APPLICABLE.
2. 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 AND PROJECT ENGINEER.
3. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
5. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. A LIST OF THE UTILITY COMPANIES WHICH THE CONTRACTOR MUST CALL BEFORE COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR MAY WISH TO NOTIFY.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
9. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
10. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTORS RESPONSIBILITY.
12. THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.
13. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PROPERLY ABANDONED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
14. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
16. ALL SIGN POSTS TO BE U-CHANNEL GALVANIZED STEEL 2lbs/L.F. BREAKAWAY POSTS.
17. ALL UTILITIES UNDER EXISTING OR PROPOSED PAVEMENT SHALL BE SLEEVED IN ACCORDANCE WITH SECTION B.2.6.a OF THE MARION COUNTY LDC.
18. ALL LIGHTING SHALL BE SHIELDED TO NOT CAST GLARE ONTO ADJACENT PROPERTY.
19. BUILDING SHALL COMPLY WITH THE IN BUILDING PUBLIC SAFETY MINIMUM RADIO SIGNAL STRENGTH REQUIREMENTS. THE LOCATION WILL NEED TO HIRE AN INDEPENDENT FIRM TO TEST THE STRENGTH OF THE SIGNAL AND IF DEEMED NECESSARY, ADD EQUIPMENT WHICH ALLOWS THE BUILDING TO MEET THE MINIMUM POLICIES. THE BUILDING MUST HAVE A PASSING RADIO TEST PRIOR TO CALLING FOR THE FINAL FIRE INSPECTION OF THE BUILDING. ANY INSTALLATION OF EQUIPMENT MUST BE DONE UNDER A PERMIT AND BE APPROVED BY THE OFFICE OF THE FIRE MARSHALL.
20. UPON COMPLETION OF THE LANDSCAPE INSTALLATION, THE CONTRACTOR SHALL REQUEST AN INSPECTION BY THE DESIGN PROFESSIONAL. A LANDSCAPE AND IRRIGATION AS-BUILT CERTIFICATION SHALL BE SIGNED AND SEALED BY THE DESIGN PROFESSIONAL AND SUBMITTED TO THE COUNTY LANDSCAPE ARCHITECT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
21. THE CONTRACTOR SHALL OBTAIN AND PROVIDE A COPY OF THE N.P.D.E.S. PERMIT OR N.O.I. TO MARION COUNTY.

## PAVING, GRADING AND DRAINAGE NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN COUNTY'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR FDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
2. ALL FINAL PAVEMENT MARKINGS WITHIN THE STATE AND PUBLIC RIGHTS-OF-WAYS SHALL BE THERMOPLASTIC. STOP BARS, TRAFFIC ARROWS, LANE STRIPING, AND CROSS WALK STRIPING SHALL BE THERMOPLASTIC. ALL OTHER PAVEMENT MARKINGS ON-SITE SHALL BE PAINT.
3. STOP BARS SHALL BE TWENTY-FOUR INCHES (24") WIDE AND LANE WIDTH.
4. BOTTOM EDGE OF ANY INSTALLED SIGNS SHALL HAVE 7' CLEARANCE TO FINISH GRADE UNLESS OTHERWISE NOTED.
5. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
6. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHWA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
7. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAIN FALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
8. ALL DRAINAGE FACILITIES AND STORM STRUCTURES MUST BE BUILT PRIOR TO CONSTRUCTION OF ANY IMPERVIOUS SURFACES.
9. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
10. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
11. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
12. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
13. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
14. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
15. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FDOT STANDARDS, IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
16. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
17. ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL) :1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
19. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS IN CHAPTER 17-302, FLORIDA ADMINISTRATIVE CODE.
20. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
21. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.
22. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
23. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.

## WATER AND SEWER UTILITY NOTES

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES, GRAVITY SEWER LINES AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
2. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
3. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
4. ALL PHASES OF INSTALLATION, INCLUDING UNLOADING, TRENCHING, LAYING AND BACK FILLING, SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURERS RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
5. WATER FOR FIRE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
6. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
7. UNDERGROUND LINES SHALL BE SURVEYED BY A PROFESSIONAL LAND SURVEYOR BEFORE BACK FILLING.
8. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.
9. MARION COUNTY WILL OWN AND MAINTAIN THE WATER AND SEWER MAINS. DAMAGES TO THE HARDSCAPE, LANDSCAPE, OR RESTORATION WILL BE THE SOLE RESPONSIBILITY OF THE OWNER IN THE EVENT OF ANY MAIN REPAIR.

## MAINTENANCE

ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, 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 AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING.

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED. FOR MAINTENANCE REQUIREMENTS REFER TO SECTION 981 OF THE STANDARD SPECIFICATIONS.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 55 CUBIC YARDS / ACRE.
7. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

## DEMOLITION NOTES

1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
3. THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN FOR DEMOLITION/PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | ISSUED FOR CONSTRUCTION | 6/28/2023 | |

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KHA PROJECT 043097133
DATE MAY 2023
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KHA
CHECKED BY KHA

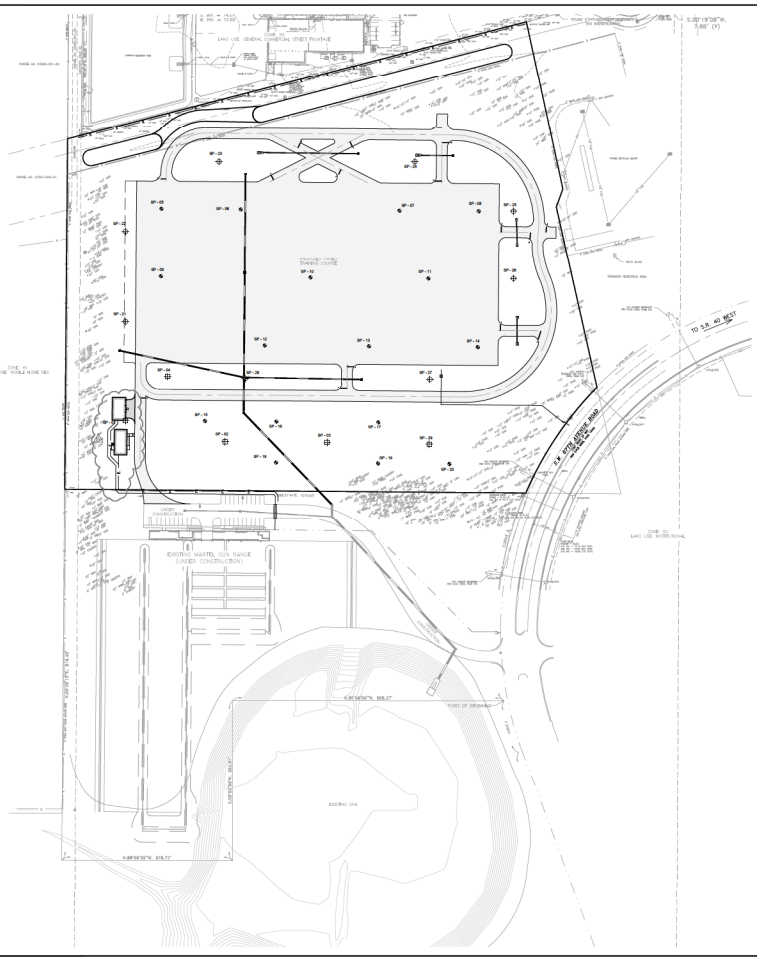
LICENSED PROFESSIONAL
THOMAS W. TREDER, P.E.
FLORIDA LICENSE NUMBER
56539

# MAJOR SITE PLAN GENERAL NOTES

MARTEL PAVED TRAINING COURSE
PREPARED FOR
MARION COUNTY SHERIFF DEPARTMENT
MARION COUNTY FLORIDA

SHEET NUMBER
C02

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## SOIL TEST RESULTS:

TESTED BY: GEO-TECH INC.
TEST DATE: JUNE 2, 2022

TEST HOLE SP-01 (GROUND EL = 84.63)
0' – 6.0' BROWN FINE SAND (SP)
6.0' – 20.0' YELLOWISH BROWN CLAYEY SAND (SC)
GROUND WATER DEPTH: NOT FOUND
(SP) UNIFIED SOIL CLASSIFICATION SYMBOL AS DETERMINED BY VISUAL REVIEW

TEST HOLE SP-02 (GROUND EL = ?)
0' – 20.0' BROWN FINE SAND (SP)
GROUND WATER DEPTH: NOT FOUND
(SP) UNIFIED SOIL CLASSIFICATION SYMBOL AS DETERMINED BY VISUAL REVIEW

TEST HOLE SP-03 (GROUND EL = 87.64)
0.0' – 10.0' BROWN FINE SAND (SP)
10.0' – 20.0' YELLOWISH BROWN AND GREY CLAYEY SAND (SC)
GROUND WATER DEPTH: NOT FOUND
(SP) UNIFIED SOIL CLASSIFICATION SYMBOL AS DETERMINED BY VISUAL REVIEW

TEST HOLE SP-04 (GROUND EL = 83.33)
0' – 8.0' BROWN FINE SAND (SP)
8.0' – 20.0' YELLOWISH BROWN AND GREY CLAYEY SAND (SC)
GROUND WATER DEPTH: NOT FOUND
(SP) UNIFIED SOIL CLASSIFICATION SYMBOL AS DETERMINED BY VISUAL REVIEW

TEST HOLE SP-05 (GROUND EL = 87.86)
0' – 6.0' BROWN FINE SAND (A-3)
GROUND WATER DEPTH: NOT FOUND
(A-3) AASHTO SOIL CLASSIFICATION SYSTEM

TEST HOLE SP-06 (GROUND EL = 81.53)
0' – 6.0' BROWN FINE SAND (A-3)
GROUND WATER DEPTH: NOT FOUND
(A-3) AASHTO SOIL CLASSIFICATION SYSTEM

TEST HOLE SP-07 (GROUND EL = 85.73)
0' – 6.0' BROWN FINE SAND (A-3)
GROUND WATER DEPTH: NOT FOUND
(A-3) AASHTO SOIL CLASSIFICATION SYSTEM

TEST HOLE SP-08 (GROUND EL = 88.22)
0' – 6.0' BROWN FINE SAND (A-3)
GROUND WATER DEPTH: NOT FOUND
(A-3) AASHTO SOIL CLASSIFICATION SYSTEM

TEST HOLE SP-09 (GROUND EL = 83.07)
0' – 6.0' BROWN FINE SAND (A-3)
GROUND WATER DEPTH: NOT FOUND
(A-3) AASHTO SOIL CLASSIFICATION SYSTEM

TEST HOLE SP-10 (GROUND EL = 84.80)
0' – 6.0' BROWN FINE SAND (A-3)
GROUND WATER DEPTH: NOT FOUND
(A-3) AASHTO SOIL CLASSIFICATION SYSTEM

TEST HOLE SP-11 (GROUND EL = 85.85)
0' – 6.0' BROWN FINE SAND (A-3)
GROUND WATER DEPTH: NOT FOUND
(A-3) AASHTO SOIL CLASSIFICATION SYSTEM

TEST HOLE SP-12 (GROUND EL = 84.42)
0' – 6.0' BROWN FINE SAND (A-3)
GROUND WATER DEPTH: NOT FOUND
(A-3) AASHTO SOIL CLASSIFICATION SYSTEM

TEST HOLE SP-13 (GROUND EL = 86.02)
0' – 6.0' BROWN FINE SAND (A-3)
GROUND WATER DEPTH: NOT FOUND
(A-3) AASHTO SOIL CLASSIFICATION SYSTEM

TEST HOLE SP-14 (GROUND EL = 86.75)
0' – 6.0' BROWN FINE SAND (SP)
GROUND WATER DEPTH: NOT FOUND
(A-3) AASHTO SOIL CLASSIFICATION SYSTEM

TEST HOLE SP-15 (GROUND EL = ?)
0' – 6.0' BROWN FINE SAND (SP)
GROUND WATER DEPTH: NOT FOUND
(A-3) AASHTO SOIL CLASSIFICATION SYSTEM

TEST HOLE SP-16 (GROUND EL = 85.30)
0' – 6.0' BROWN FINE SAND (SP)
GROUND WATER DEPTH: NOT FOUND
(A-3) AASHTO SOIL CLASSIFICATION SYSTEM

TEST HOLE SP-17 (GROUND EL = 87.64)
0' – 6.0' BROWN FINE SAND (SP)
GROUND WATER DEPTH: NOT FOUND
(A-3) AASHTO SOIL CLASSIFICATION SYSTEM

TEST HOLE SP-18 (GROUND EL = 87.63)
0' – 6.0' BROWN FINE SAND (SP)
GROUND WATER DEPTH: NOT FOUND
(A-3) AASHTO SOIL CLASSIFICATION SYSTEM

TEST HOLE SP-19 (GROUND EL = 88.56)
0' – 6.0' BROWN FINE SAND (SP)
GROUND WATER DEPTH: NOT FOUND
(A-3) AASHTO SOIL CLASSIFICATION SYSTEM

TEST HOLE SP-20 (GROUND EL = 87.54)
0' – 6.0' BROWN FINE SAND (SP)
GROUND WATER DEPTH: NOT FOUND
(A-3) AASHTO SOIL CLASSIFICATION SYSTEM

## SOIL TEST RESULTS (CONT.):

TEST HOLE SP-21 (GROUND EL = 81.96)
0' – 12.0' BROWN FINE SAND (SP)
GROUND WATER DEPTH: NOT FOUND
(A-3) AASHTO SOIL CLASSIFICATION SYSTEM
FIELD HORIZONTAL PERMEABILITY AT APPROX. 4.0 FEET = 33.6 FEET/DAY
FIELD VERTICAL PERMEABILITY AT APPROX. 4.0 FEET = 33.7 FEET/DAY
ESHRTL AND CONFINING LAYER CREATED TRAN DEPTH DRILLED

TEST HOLE SP-22 (GROUND EL = 81.32)
0' – 12.0' BROWN FINE SAND (SP)
GROUND WATER DEPTH: NOT FOUND
(A-3) AASHTO SOIL CLASSIFICATION SYSTEM
FIELD HORIZONTAL PERMEABILITY AT APPROX. 4.0 FEET = 30.1 FEET/DAY
FIELD VERTICAL PERMEABILITY AT APPROX. 4.0 FEET = 22.4 FEET/DAY
ESHRTL AT APPROX. 11.0 FEET
CONFINING LAYER CREATED TRAN DEPTH DRILLED

TEST HOLE SP-23 (GROUND EL = 81.87)
0' – 11.0' BROWN FINE SAND (SP)
11.0' – 13.0' YELLOWISH BROWN CLAYEY SAND (SC)
GROUND WATER DEPTH: NOT FOUND
(A-3) AASHTO SOIL CLASSIFICATION SYSTEM
FIELD HORIZONTAL PERMEABILITY AT APPROX. 4.0 FEET = 30.5 FEET/DAY
FIELD VERTICAL PERMEABILITY AT APPROX. 4.0 FEET = 22.6 FEET/DAY
ESHRTL AND CONFINING LAYER CREATED TRAN DEPTH DRILLED

TEST HOLE SP-24 (GROUND EL = 85.43)
0' – 12.0' BROWN FINE SAND (SP)
GROUND WATER DEPTH: NOT FOUND
(A-3) AASHTO SOIL CLASSIFICATION SYSTEM
ESHRTL AND CONFINING LAYER CREATED TRAN DEPTH DRILLED

TEST HOLE SP-25 (GROUND EL = 88.92)
0' – 11.0' BROWN FINE SAND (SP)
11.0' – 13.0' YELLOWISH BROWN CLAYEY SAND (SC)
GROUND WATER DEPTH: NOT FOUND
(A-3) AASHTO SOIL CLASSIFICATION SYSTEM
ESHRTL AND CONFINING LAYER CREATED TRAN DEPTH DRILLED

TEST HOLE SP-26 (GROUND EL = 89.95)
0' – 6.0' BROWN FINE SAND (SP)
6.0' – 7.0' YELLOWISH BROWN CLAYEY SAND (SC)
7.0' – 12.0' YELLOWISH BROWN AND GREY CLAYEY SAND (SC)
GROUND WATER DEPTH: NOT FOUND
(A-3) AASHTO SOIL CLASSIFICATION SYSTEM
ESHRTL AT APPROX. 7.5 FEET
CONFINING LAYER CREATED TRAN DEPTH DRILLED

TEST HOLE SP-27 (GROUND EL = 87.18)
0' – 12.0' BROWN FINE SAND (SP)
GROUND WATER DEPTH: NOT FOUND
(A-3) AASHTO SOIL CLASSIFICATION SYSTEM
ESHRTL AND CONFINING LAYER CREATED TRAN DEPTH DRILLED

TEST HOLE SP-28 (GROUND EL = 83.97)
0' – 9.0' BROWN FINE SAND (SP)
9.0' – 12.0' YELLOWISH BROWN CLAYEY SAND (SC)
GROUND WATER DEPTH: NOT FOUND
(A-3) AASHTO SOIL CLASSIFICATION SYSTEM
FIELD HORIZONTAL PERMEABILITY AT APPROX. 4.0 FEET = 32.3 FEET/DAY
FIELD VERTICAL PERMEABILITY AT APPROX. 4.0 FEET = 21.6 FEET/DAY
ESHRTL AND CONFINING LAYER CREATED TRAN DEPTH DRILLED

TEST HOLE SP-29 (GROUND EL = 87.93)
0' – 6.0' BROWN FINE SAND (SP)
6.0' – 20.0' YELLOWISH BROWN CLAYEY SAND (SC)
GROUND WATER DEPTH: NOT FOUND
(SP) UNIFIED SOIL CLASSIFICATION SYMBOL AS DETERMINED BY VISUAL REVIEW

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| A1 | MAJOR SITE PLAN REVISION | 06/17/2022 | RSR |
| A2 | ISSUED FOR CONSTRUCTION | 06/18/2022 | RSR |
| A3 | MCSO COMMENTS | 07/08/2022 | RSR |

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KHA PROJECT 040089133
DATE MAY 2022
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KHA
CHECKED BY KHA

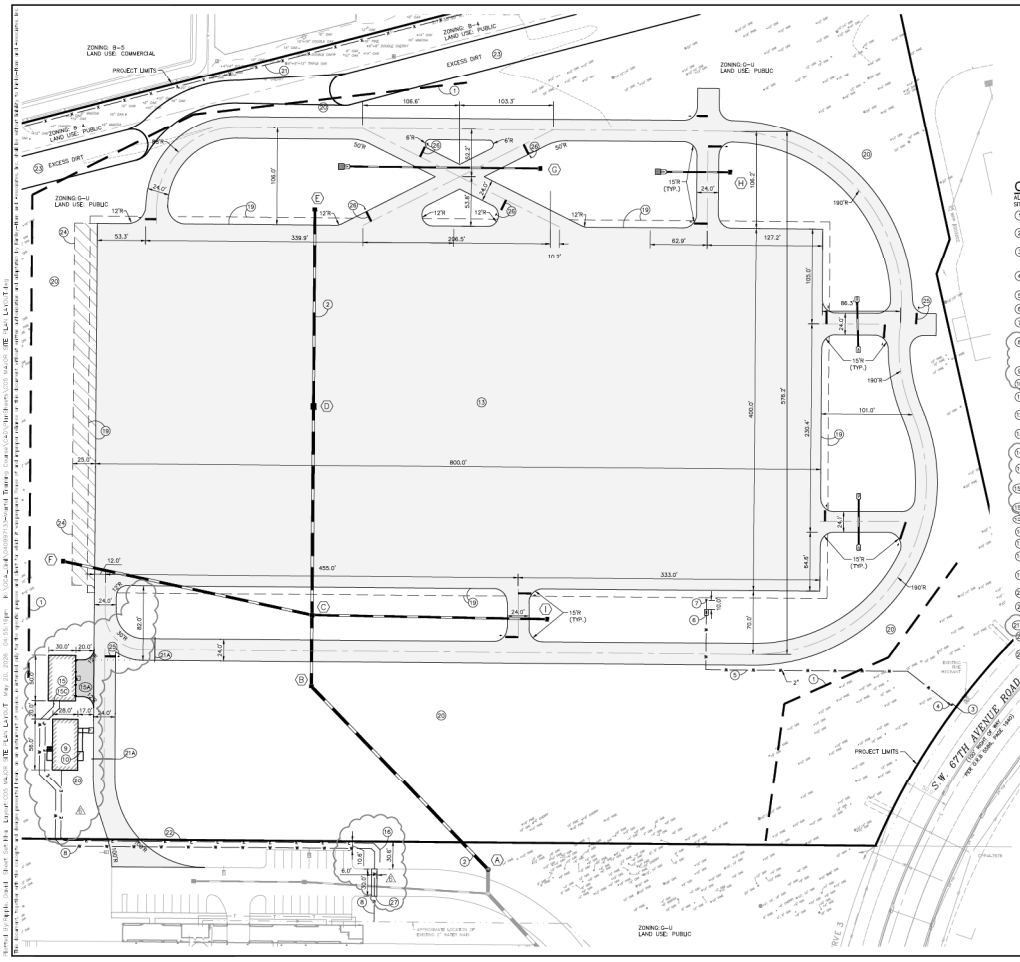
THOMAS W. THEMELY, P.E.
LICENSED PROFESSIONAL
FLORIDA LICENSE NUMBER 96533

MAJOR SITE PLAN
OVERALL AND
DRAINAGE MAP

MARTEL PAVED
TRAINING COURSE
PREPARED FOR
MARION COUNTY SHERIFF
DEPARTMENT
MARION COUNTY FLORIDA

SHEET NUMBER
C03

PROJECT LIMITS
PROJECT LIMITS
D-1
D-2
D-3
D-4
D-5
EXISTING MARTEL GUN RANGE (UNDER CONSTRUCTION)
EXISTING SHED
EXISTING SHED
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## CONSTRUCTION NOTES:

ALL NOTES LISTED BELOW SHALL BE CONSTRUCTED BY THE SITE CONTRACTOR, UNLESS STATED OTHERWISE.

1. INSTALL ±1,433 L.F. OF SILT FENCE AT LOCATIONS SHOWN. REFER TO GENERAL NOTE 4 ON SHEET C01, AND SEE DETAIL ON SHEET C09.
2. CONSTRUCT STORM SEWER SYSTEM. SEE DATA ON SHEET C08, WHICH INCLUDES NOTES ON REQUIRED PIPE END TREATMENTS & SPLASHPADS.
3. INSTALL 12" X 2" TAPPING SLEEVE AND 2" POLYETHYLENE PIPE TO 1" METERED WATER SERVICE PER W-19 AND W-26 (SERVICE & BOX BY CONTRACTOR). NOTIFY BY M.U.C.). SEE DETAILS W-19 AND W-26 ON SHEET C10.
4. INSTALL 2" REDUCED PRESSURE BACKFLOW PREVENTOR AT 12" MINIMUM & 18" MAXIMUM ABOVE GROUND. SEE DETAIL W-11 ON SHEET C10. INSULATE ALL EXPOSED PIPES (BY CONTRACTOR).
5. INSTALL 2" PVC CLASS 200 SDR 21 WATER SERVICE.
6. INSTALL 2" FULL FLOW BALL VALVE IN A VALVE BOX.
7. INSTALL SPRINKLER HEAD ASSEMBLY AND ATTACH TO 8' X 8" X 8" CONCRETE POST. SEE DETAIL ON SHEET C10.
8. INSTALL 12" PVC CLASS 200 SDR 21 WATER SERVICE FOR PROPOSED STORAGE BUILDING COMING FROM EXISTING GUN RANGE WATER SYSTEM AT TIME OF METAL STORAGE BUILDING CONSTRUCTION. ENSURE SPACING REQUIREMENTS ARE MET BETWEEN WATER SERVICE AND ELECTRIC UTILITY. COORDINATE WITH SECO ON SPACING REQUIREMENTS.
9. CONSTRUCT 1,568 S.F. MODULAR OFFICE BUILDING.
10. CONSTRUCT ADA RAMP AND LANDING.
11. DELETED.
12. DELETED.
13. CONSTRUCT 400' X 800' ASPHALT TRAINING COURSE WITH ADDED LANES AS SHOWN. SEE GENERAL NOTE 7 ON SHEET C01 FOR THE SPECIFICATIONS.
14. DELETED.
15. CONSTRUCT 1,500 S.F. METAL STORAGE BUILDING (FUTURE).
15A. CONSTRUCT ASPHALT DRIVEWAY APRON, 1.5" SP-9.5, 6" LIMEROCK (LBR 100), 12" STABILIZED SUBGRADE (LBR 40) (FUTURE).
15B. DELETED.
15C. INSTALL YIELD SIGN. (SEE DETAIL ON SHEET C10).
16. CONTRACTOR TO COORDINATE WITH S.E.C.O. TO INSTALL POWER TO THE PAVED TRAINING COURSE PROJECT.
17. INSTALL SITE LIGHT WIRING. SEE ELECTRICAL SITE PLAN FOR DETAILS.
18. ALTERNATE ITEM: INSTALL SITE LIGHTING. OWNER WANTS THE LIGHTS TO BE ABLE TO TURN OFF/ON. SEE ELECTRICAL SITE PLAN FOR DETAILS.
19. INSTALL 6'-WIDE LANDLOK 450 TURF REINFORCEMENT MAT ALONG THE ENTIRE ±2,400'-LONG EDGE OF THE PAVED TRAINING COURSE.
20. FINISH GRADE AND SOD ALL DISTURBED AREAS. SEE GENERAL NOTE 11 ON SHEET C01.
21. RELOCATE EXISTING 6' CHAIN LINK FENCE UP TO PROPERTY LINE AND CONNECT TO EXISTING 6' CHAIN LINK FENCE ON PROPERTY LINE EXSES.
21A. DELETED.
22. PROVIDE SECONDARY UNDERGROUND ELECTRIC FROM EXISTING GUN RANGE TRANSFORMER TO PROPOSED BUILDING.
23. EXCESS DIRT, IF ANY, CAN BE PLACED IN LOCATIONS LABELED "EXCESS DIRT". 4:1 MAX SIDE SLOPES AND SEED.
24. CONSTRUCT 12"-THICK STABILIZED SUBGRADE (98% MAX DENSITY, 40 LBR) SHOWN
25. PAINT 2'x12' WHITE STOP BAR AND INSTALL 36" STOP SIGN (R1-1). POST SHALL BE 2"x2" 14 GAUGE AND 4 LBS/FT (12' LONG). (TYPICAL)
26. PAINT 2'x12' WHITE STOP BAR AND INSTALL 36" YIELD SIGN IN FOUR LOCATIONS SHOWN. POST SHALL BE 2"x2" 14 GAUGE AND 4 LBS/FT (12' LONG)
27. REPAVE 6' X 30' ASPHALT SECTION TO MATCH EXISTING.

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | ISSUED FOR CONSTRUCTION | 8/11/2023 | KHH |
| A | MCSO COMMENTS | 7/19/2023 | KHH |
| A | MCSO COMMENTS | 7/17/2023 | KHH |
| A | MCSO COMMENTS | 6/7/2023 | KHH |
| A | MAJOR SITE PLAN REVISIONS | 5/11/2023 | KHH |

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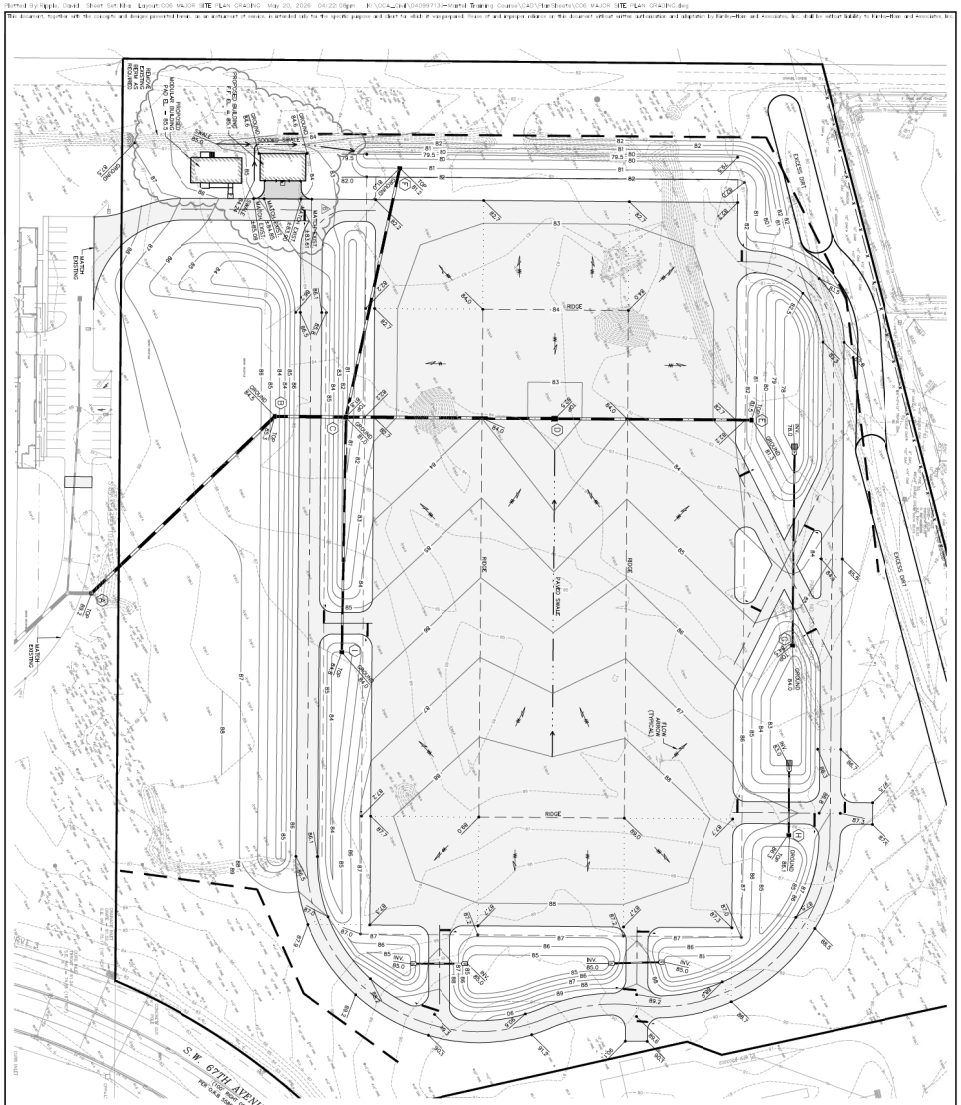
LICENSED PROFESSIONAL
THOMAS W. TIEDLEY, P.E.
FLORIDA LICENSE NUMBER
56539

KHA PROJECT 040089133
DATE MAY 2023
SCALE AS SHOWN
DESIGNED BY KHH
DRAWN BY KHH
CHECKED BY THT

MAJOR SITE PLAN LAYOUT

MARTEL PAVED TRAINING COURSE
PREPARED FOR
MARION COUNTY SHERIFF DEPARTMENT
MARION COUNTY FLORIDA

SHEET NUMBER
C05




| | |
|---|---|
| SHEET NUMBER | C06 |
| PROJECT | MARTEL PAVED TRAINING COURSE<br>PREPARED FOR<br>MARION COUNTY SHERIFF DEPARTMENT<br>MARION COUNTY FLORIDA |
| SHEET TITLE | MAJOR SITE PLAN GRADING |
| KHA PROJECT | 040997133 |
| DATE | MAY 2026 |
| SCALE | AS SHOWN |
| DESIGNED BY | KHA |
| DRAWN BY | KHA |
| CHECKED BY | KHA |
| LICENSED PROFESSIONAL | THOMAS W. TREXLER, P.E. |
| FLORIDA LICENSE NUMBER | 98339 |
| DATE | |

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| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | MAJOR SITE PLAN REVISION | 05/11/2026 | RDR |
| 2 | ISSUED FOR CONSTRUCTION | 06/18/2025 | RDR |
| 3 | STORMWATER UPDATES | 6/2/2025 | RDR |
| 4 | MCSO COMMENTS | 01/09/2024 | BSP |

MARTEL PAVED TRAINING COURSE
PREPARED FOR
MARION COUNTY SHERIFF DEPARTMENT
MARION COUNTY FLORIDA

MAJOR SITE PLAN
DRAINAGE ANALYSIS

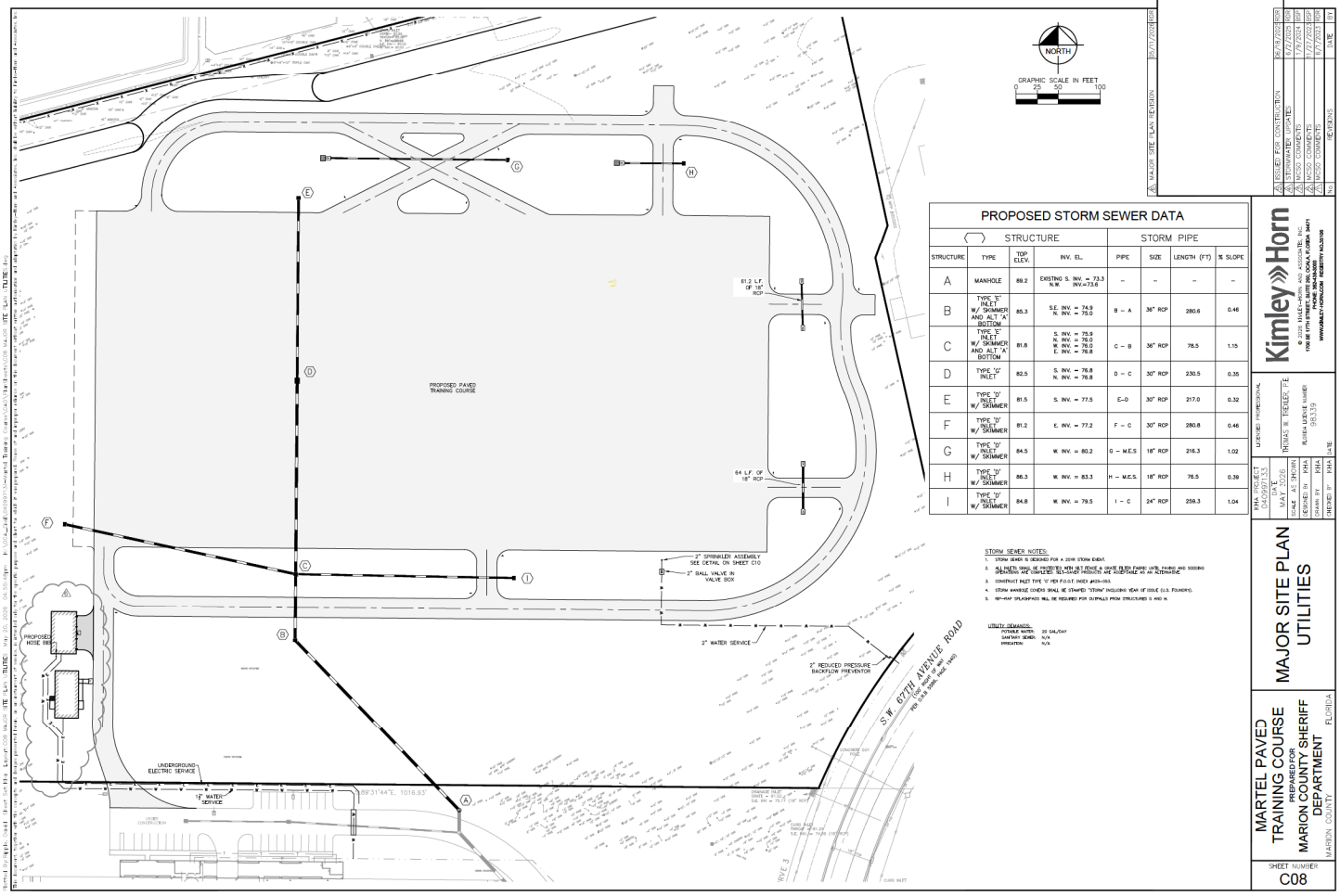
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MAY, 2025
SCALE AS SHOWN
DESIGNED BY KHH
DRAWN BY KHH
CHECKED BY KHH

LICENSED PROFESSIONAL
THOMAS W. TIEDEMEY, P.E.
FLORIDA LICENSE NUMBER 96533

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PHONE: 352-438-3000 FAX: 352-438-3001
WWW.KIMLEY-HORN.COM REGISTRY NO.35106

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | MAJOR SITE PLAN REVISION | 05/30/2025 | KHH |
| 2 | ISSUED FOR CONSTRUCTION | 06/18/2025 | KHH |
| 3 | MCSO COMMENTS | 07/09/2025 | KHH |

SHEET NUMBER
C07




## PROPOSED STORM SEWER DATA

| STRUCTURE | | | | STORM PIPE | | | |
|---|---|---|---|---|---|---|---|
| STRUCTURE | TYPE | TOP ELEV. | INV. EL. | PIPE | SIZE | LENGTH (FT) | % SLOPE |
| A | MANHOLE | 89.2 | EXISTING S. INV. = 73.3<br>N.W. INV.=73.6 | – | – | – | – |
| B | TYPE 'E' INLET W/ SKIMMER AND ALT 'A' BOTTOM | 85.3 | S.E. INV. = 74.9<br>N. INV. = 75.0 | B – A | 36" RCP | 280.6 | 0.46 |
| C | TYPE 'E' INLET W/ SKIMMER AND ALT 'A' BOTTOM | 81.8 | S. INV. = 75.9<br>W. INV. = 76.0<br>N. INV. = 76.0<br>E. INV. = 76.8 | C – B | 36" RCP | 78.5 | 1.15 |
| D | TYPE 'C' INLET | 82.5 | S. INV. = 76.8<br>N. INV. = 76.8 | D – C | 30" RCP | 230.5 | 0.35 |
| E | TYPE 'D' INLET W/ SKIMMER | 81.5 | S. INV. = 77.5 | E–D | 30" RCP | 217.0 | 0.32 |
| F | TYPE 'D' INLET W/ SKIMMER | 81.2 | E. INV. = 77.2 | F – C | 30" RCP | 280.8 | 0.46 |
| G | TYPE 'D' INLET W/ SKIMMER | 84.5 | W. INV. = 80.2 | G – M.E.S | 18" RCP | 216.3 | 1.02 |
| H | TYPE 'D' INLET W/ SKIMMER | 86.3 | W. INV. = 83.3 | H – M.E.S. | 18" RCP | 76.5 | 0.39 |
| I | TYPE 'D' INLET W/ SKIMMER | 84.8 | W. INV. = 79.5 | I – C | 24" RCP | 259.3 | 1.04 |

STORM SEWER NOTES:
1. STORM SEWER IS DESIGNED FOR A 25YR STORM EVENT.
2. ALL INLETS SHALL BE PROTECTED WITH SILT FENCE & GRATE FILTER FABRIC UNTIL PAVING AND SODDING OPERATIONS ARE COMPLETED. SILT-SAVER PRODUCTS ARE ACCEPTABLE AS AN ALTERNATIVE.
3. CONSTRUCT INLET TYPE 'C' PER F.D.O.T. INDEX #425-053.
4. STORM MANHOLE COVERS SHALL BE STAMPED "STORM" INCLUDING YEAR OF ISSUE (U.S. FOUNDRY).
5. RIP-RAP SPLASHPADS WILL BE REQUIRED FOR OUTFALLS FROM STRUCTURES G AND H.

UTILITY DEMANDS:
POTABLE WATER: 20 GAL/DAY
SANITARY SEWER: N/A
IRRIGATION: N/A

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| A | SUBMIT FOR CONSTRUCTION | 06/19/2024 | RSR |
| A | MAJOR SITE PLAN REVISIONS | 05/17/2024 | RSR |
| A | MCSO COMMENTS | 4/9/2024 | BSP |
| A | MCSO COMMENTS | 3/19/2024 | BSP |
| A | MCSO COMMENTS | 2/27/2024 | BSP |
| A | MCSO COMMENTS | 1/17/2024 | BSP |
| A | MCSO COMMENTS | 1/5/2024 | BSP |

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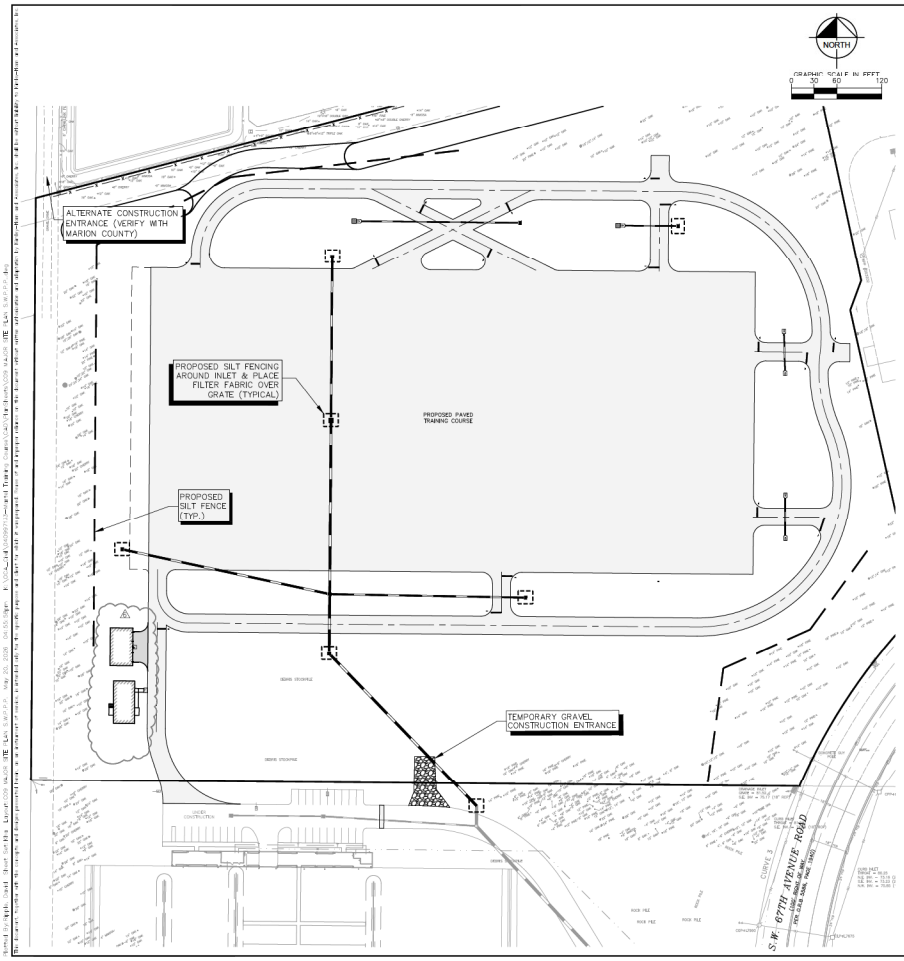
KHA PROJECT 040089133
DATE: MAY 2025
SCALE: AS SHOWN
DESIGNED BY: KHA
DRAWN BY: KHA
CHECKED BY: KHA

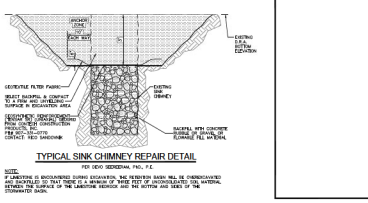
LICENSED PROFESSIONAL
THOMAS W. TIEDJE, P.E.
FLORIDA LICENSE NUMBER 96533

MARTEL PAVED TRAINING COURSE
PREPARED FOR MARION COUNTY SHERIFF DEPARTMENT
MARION COUNTY FLORIDA

MAJOR SITE PLAN UTILITIES

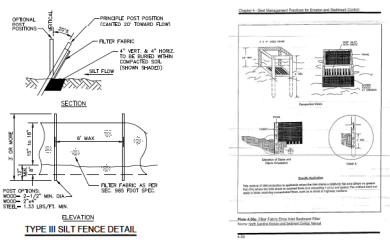
SHEET NUMBER
C08




TYPICAL SINK CHIMNEY REPAIR DETAIL

NOTE:
IF LIMESTONE IS ENCOUNTERED DURING EXCAVATION, THE RETENTION BASIN WILL BE OVEREXCAVATED AND BACKFILLED SO THAT THERE IS A MINIMUM OF THREE FEET OF UNCONSOLIDATED SOIL MATERIAL BETWEEN THE SURFACE OF THE LIMESTONE BEDROCK AND THE BOTTOM AND SIDES OF THE STORMWATER BASIN.




TYPE III SILT FENCE DETAIL

## STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.P.) NOTES:

1. DISCHARGE CONTROL AND EROSION PROTECTION MEASURES SHALL BE EMPLOYED AND OPERATED AT ALL TIMES DURING CONSTRUCTION TO AVOID POLLUTION OF STORM WATER. THESE MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND CONTROL THE RATE AND VOLUME OF STORM WATER FLOW CONVEYANCES, TREATMENT, DISCHARGE CONTROL STRUCTURES, AND OTHER STORMWATER MANAGEMENT STRUCTURES SHALL BE INSTALLED, AND CONTINUOUSLY MAINTAINED DURING PROJECT CONSTRUCTION IN A MANNER SUCH THAT, TO THE EXTENT POSSIBLE, THE STRUCTURES ARE INCORPORATED INTO AND BECOME PART OF THE PERMANENT SURFACE WATER MANAGEMENT SYSTEM.
2. THE OWNER/PERMITTEE SHALL ENSURE THAT THE SURFACE WATER AND STORMWATER MANAGEMENT MEASURES PROPOSED IN THE PLAN ARE EFFECTIVELY IMPLEMENTED UNTIL COMPLETION OF THE PROJECT OR UNTIL THE PERMANENT SURFACE WATER MANAGEMENT SYSTEM IS OPERATIONAL.
3. THE SITE SHALL REMAIN FREE OF EXCESS DUST AND DEBRIS AT ALL TIMES. ANY INCIDENCE OF EROSION, SEDIMENTATION, DUST OR DEBRIS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES ON THIS DEVELOPMENT SHALL BE CORRECTED BY THE CONTRACTOR IMMEDIATELY (FOR EACH OCCURRENCE).
4. ALL STORM WATER MANAGEMENT SYSTEMS SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF IMPERVIOUS AREAS.
5. SILT FENCE, STRAW BALE INLET FILTERS, AND ANY OTHER EROSION/SEDIMENTATION PROTECTION SHOWN ON THESE PLANS SHALL BE INSTALLED IMMEDIATELY FOLLOWING SITE CLEARING AND PRIOR TO ANY SITE DEVELOPMENT. ALL EROSION/SEDIMENTATION PROTECTION SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION PROJECT AND REMOVED AFTER COMPLETION.
6. CONSTRUCTION WASTE – WASTE SHALL BE COLLECTED AT A DESIGNATED AREA ONSITE. ADEQUATE NUMBER OF CONTAINERS SHALL BE PROVIDED (WHEN POSSIBLE COVER CONTAINERS OR PROVIDE LIDS ON CONTAINERS). ARRANGE FOR WASTE COLLECTION BEFORE CONTAINERS OVERFLOW, PROVIDE CLEAN UP IMMEDIATELY IF SPILLAGE OCCURS.
7. CONTROL AND DISPOSAL OF WASTES – CONTRACTOR SHALL DEVELOP AND IMPLEMENT A PLAN TO ASSURE THAT ALL WASTE, SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASH-OUT, CHEMICALS, LITTER AND SANITARY WASTE, ARE PROPERLY CONTROLLED WHILE ON-SITE AND TRANSPORTED AND DISPOSED OF (OFF-SITE) IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS. NO WASTE MATERIALS OF ANY KIND ARE PERMITTED TO BE BURIED ON-SITE OR DISCHARGED TO SURFACE WATERS OF THE STATE OR TO THE CITY'S STORM WATER SYSTEM.
8. CONCRETE TRUCKS – EMPTYING OR WASH OUT OF EXCESS CONCRETE MAY BE ALLOWED ONSITE. EXCESS CONCRETE AND WASH WATER SHOULD BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORMWATER WHICH WILL BE DISCHARGED FROM THE SITE. FOR EXAMPLE, DIKES COULD BE CONSTRUCTED AROUND THE AREA TO CONTAIN THESE MATERIALS UNTIL THEY HARDEN, AT WHICH TIME THEY MAY BE PROPERLY DISPOSED OF.
9. CONTRACTOR SHALL PERIODICALLY SWEEP ALL EXISTING ON-SITE PAVED SURFACES AND OFF-SITE ABUTTING CITY STREETS AND STATE HIGHWAYS AS NEEDED TO KEEP THOSE SURFACES IN A SEDIMENT-FREE CONDITION. SWEEPING SHALL BE DONE BY MECHANICAL MEANS, WITH WATER SUPPLEMENT, ON A REGULAR BASIS SEVERAL TIMES A WEEK INCLUDING, MOST PARTICULARLY, AFTER EVERY RAIN EVENT AND EVERY FRIDAY AFTERNOON PRIOR TO CLEARING WORK FOR THE WEEK.
10. SANITARY/SEPTIC DISPOSAL – DOMESTIC WASTE HAULERS SHOULD BE CONTRACTED TO REGULARLY REMOVE THE SANITARY AND SEPTIC WASTES AND TO MAINTAIN THE FACILITIES IN GOOD WORKING ORDER.
11. PETROLEUM PRODUCTS – OIL, GASOLINE, LUBRICANTS, AND ASPHALTIC SUBSTANCES SUCH AS PAVING MATERIALS SHOULD BE HANDLED CAREFULLY TO MINIMIZE THEIR EXPOSURE TO STORM WATER. EQUIPMENT SHOULD BE ON SITE TO CONTAIN AND CLEAN UP PETROLEUM SPILLS IN FUEL STORAGE AREAS OR ON BOARD MAINTENANCE AND FUELING VEHICLES. CONTAIN AND CLEAN UP PETROLEUM SPILLS IMMEDIATELY.
12. HAZARDOUS PRODUCTS – THESE PRODUCTS SHALL BE USED IN A SAFE MANNER TO AVOID POLLUTION OF STORM WATER. EQUIPMENT SHOULD BE ONSITE TO CONTAIN AND CLEAN UP SPILLS OF HAZARDOUS MATERIALS IN THE AREAS WHERE THESE MATERIALS ARE STORED OR USED. CONTAIN AND CLEAN UP SPILLS IMMEDIATELY AFTER THEY OCCUR.
13. NON-STORM WATER DISCHARGES – THESE DISCHARGES INCLUDE BUT NOT LIMITED TO: FIRE HYDRANT FLUSHINGS, POTABLE WATER SOURCES (FLUSHING), IRRIGATION, BUILDING WASHDOWN, AND AIR CONDITIONING CONDENSATION. PRIOR TO ANY DISCHARGE, ALL DOWNSLOPE SITE SEDIMENTATION AND EROSION CONTROLS SHOULD BE IN PLACE. DISCHARGE SHOULD ONLY BE DIRECTED TO AREAS THAT ARE STABILIZED TO MINIMIZE EROSION (I.E., RIPRAP, SOD, VEGETATED FILTER STRIPES, INLET AND OUTLET PROTECTION, LEVEL SPREADERS, ETC.) DO NOT DISCHARGE NON-STORM WATER FLOWS ONTO DISTURBED AREAS.
14. A STORMWATER POLLUTION PREVENTION PLAN INSPECTION REPORT IS REQUIRED AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM EVENT THAT IS 0.5 INCHES OR GREATER. THE REPORTS ARE TO BE FILED AT THE PROJECT SITE WITH THE STORM WATER POLLUTION PREVENTION PLAN.

I IDENTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER.

NAME/CONSTRUCTION COMPANY NAME DATE:

THE STORMWATER MANAGEMENT MEASURES PROPOSED ON THIS PLAN SHALL BE EFFECTIVELY IMPLEMENTED AND MAINTAINED UNTIL COMPLETION OF THE PROJECT OR UNTIL THE PERMANENT SURFACE WATER MANAGEMENT SYSTEM IS OPERATIONAL.

MARION COUNTY, OWNER DATE:

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| A1 | MAJOR SITE PLAN REVISION | 05/11/2023 | RKG |
| A2 | ISSUED FOR CONSTRUCTION | 06/16/2023 | RKG |
| A3 | MCSO COMMENTS | 07/19/2023 | HSF |
| A4 | MCSO COMMENTS | 08/17/2023 | KHH |

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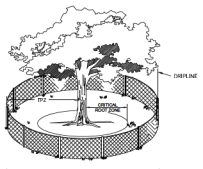
LICENSED PROFESSIONAL
THOMAS W. TIEDEMANN, P.E.
FLORIDA LICENSE NUMBER
56533

KHA PROJECT 040019.133
DATE MAY 2023
SCALE AS SHOWN
DESIGNED BY KHH
DRAWN BY KHH
CHECKED BY KHH

MAJOR SITE PLAN
S.W.P.P.P.

MARTEL PAVED TRAINING COURSE
PREPARED FOR
MARION COUNTY SHERIFF DEPARTMENT
MARION COUNTY FLORIDA

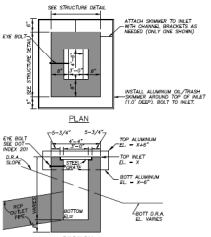
SHEET NUMBER
C09




TREE PROTECTION DETAIL

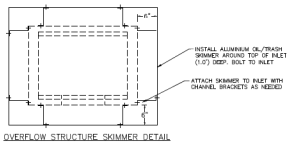
TREE PROTECTION NOTES:

1. TREE PROTECTION BARRICADES SHALL BE INSTALLED AROUND ALL PROTECTED TREES AND GROUPS OF TREES PRIOR TO ANY CLEARING OR GRADING OPERATIONS, INCLUDING THE REMOVAL OF OTHER TREES.
2. FOR LARGE GROUPS OF TREES, BARRICADES MAY BE PLACED BETWEEN THE PROTECTED TREES AND THE CONSTRUCTION ACTIVITY AREA.
3. BARRICADES SHALL BE MADE OF RIGID MATERIAL CAPABLE OF SURVIVING FOR THE DURATION OF THE CONSTRUCTION.
4. BARRICADES SHALL BE INSPECTED WEEKLY DURING THE DURATION OF CONSTRUCTION AND REPAIRED/REINSTALLED AS REQUIRED.
5. CLEANING OF EQUIPMENT OR MATERIAL OR THE DISPOSAL OF WASTE MATERIALS, INCLUDING BUT NOT LIMITED TO, PAINT, OIL, SOLVENT, ASPHALT, CONCRETE, AND MORTAR WITHIN THE TREE PROTECTION ZONE (TPZ) OF ANY TREE IS NOT ALLOWED.
6. THE MOVEMENT OF EQUIPMENT OR STORAGE OF EQUIPMENT, MATERIALS, DEBRIS, OR FILL WITHIN THE TPZ OF ANY TREE IS NOT ALLOWED.

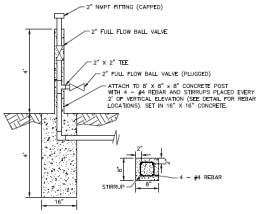



DITCH BOTTOM INLET WITH OIL/TRASH SKIMMER

REFER TO F.D.O.T. INDEX #252 FOR STEEL REINFORCEMENT AND ADDITIONAL NOTES.

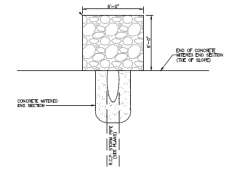



OVERFLOW STRUCTURE SKIMMER DETAIL




SPRINKLER ASSEMBLY

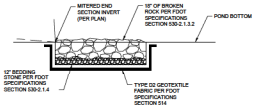
NOT TO SCALE



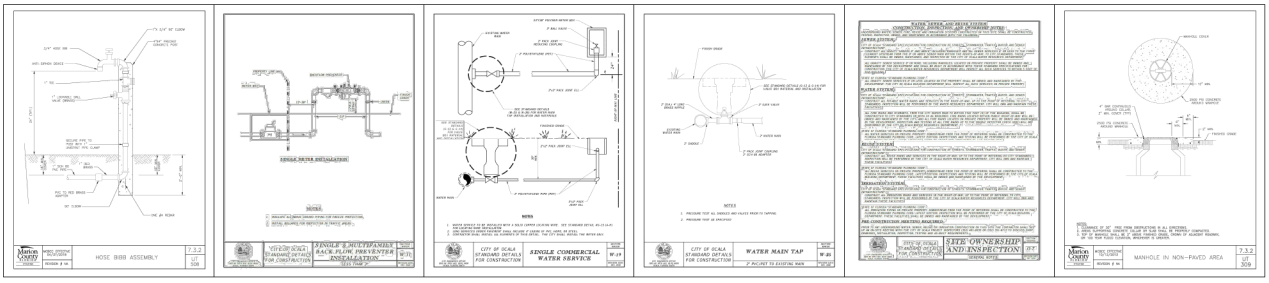

MITERED END SECTION & RIP-RAP PAD DETAIL

NOT TO SCALE

RIP-RAP SHALL BE PLACED IN LOCATIONS SHOWN ON SHEET C08.




RIP-RAP PAD DETAIL




| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| A | ISSUED FOR CONSTRUCTION | 06/19/2024 | BSR |
| A | MCSO COMMENTS | 07/09/2024 | BSF |
| A | MCSO COMMENTS | 8/27/2024 | BSF |

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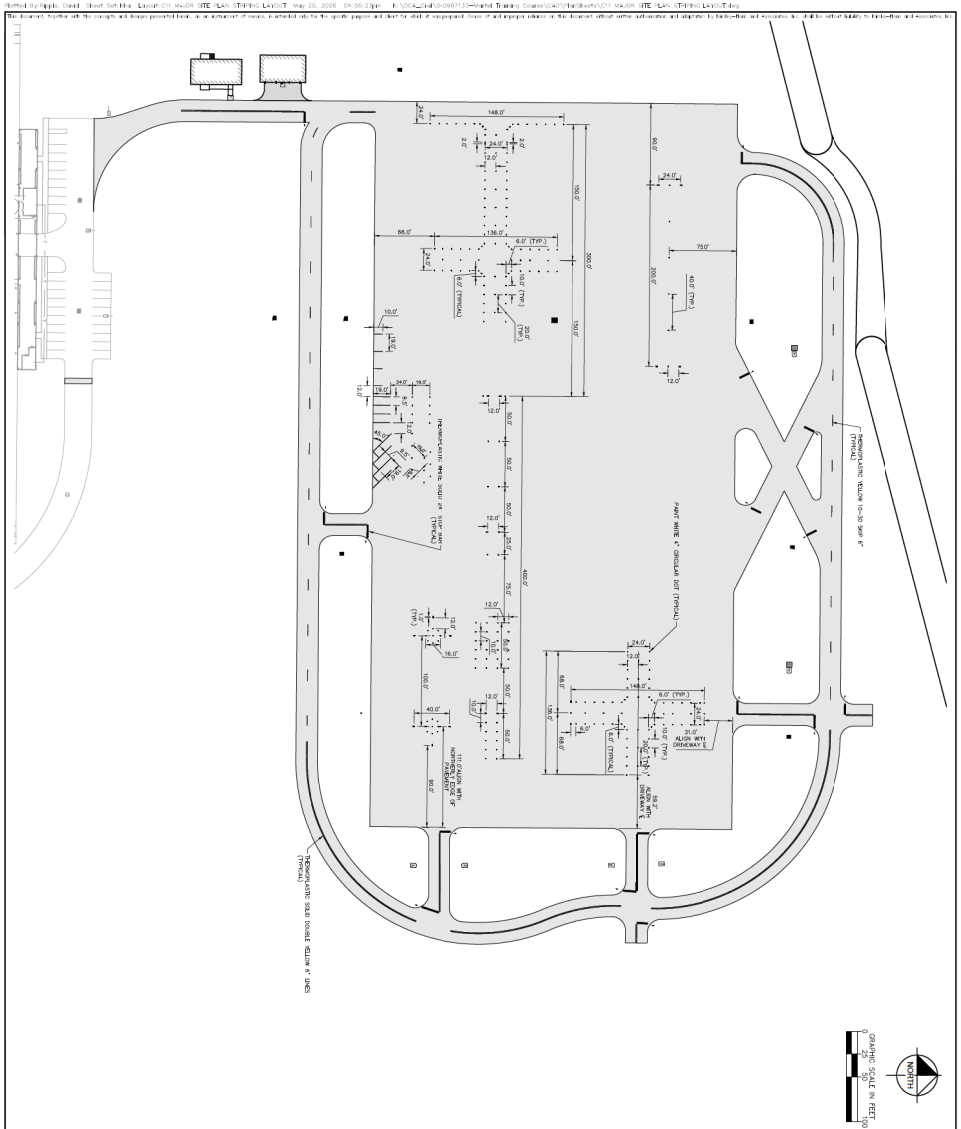
THOMAS W. TIEDLER, P.E.
LICENSED PROFESSIONAL
FLORIDA LICENSE NUMBER 56533

KHA PROJECT 040097133
DATE MAY 2025
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KHA
CHECKED BY KHA

# MAJOR SITE PLAN DETAILS

MARTEL PAVED TRAINING COURSE
PREPARED FOR
MARION COUNTY SHERIFF DEPARTMENT
MARION COUNTY FLORIDA

SHEET NUMBER
C10




MARTEL PAVED TRAINING COURSE
PREPARED FOR
MARION COUNTY SHERIFF DEPARTMENT
MARION COUNTY FLORIDA

SHEET NUMBER C11

MAJOR SITE PLAN STRIPING LAYOUT

KHA PROJECT 040997133
DATE MAY 2026
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KHA
CHECKED BY KHA

LICENSED PROFESSIONAL
THOMAS W. TREXLER, P.E.
FLORIDA LICENSE NUMBER 98339
DATE

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| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | ISSUED FOR CONSTRUCTION | 06/18/2026 | BSP |
| 2 | MCSO COMMENTS | 07/09/2026 | BSP |
| 3 | MCSO COMMENTS | 11/27/2023 | BSP |
| 4 | MCSO COMMENTS | 6/1/2023 | HDR |

# Marion County

## Development Review Committee

### Agenda Item

**File No.:** 2026-23709 **Agenda Date:** 7/20/2026 **Agenda No.:** 6.3.

**SUBJECT:**
**Home2Suites Headsprings Hotel - Major Site Plan - Plan Revisions**
**Parcel #: 24141-000-00 #32134**
**Davis Dinkins Engineering**

This item is not on the Consent agenda due to a conditional approval placed by Staff.

# SUBMITTAL SUMMARY REPORT
# 32134

**PLAN NAME:** HEADSPRINGS, LLC

**LOCATION:** 5495 NE 25TH ST OCALA,

**APPLICATION DATE:** 10/28/2024

**PARCEL:** 24141-000-00

**DESCRIPTION:**

| CONTACTS | NAME | COMPANY |
|---|---|---|
| Applicant | Davis Dinkins | Davis Dinkins Engineering, PA |
| Applicant | Davis Dinkins | Davis Dinkins Engineering, PA |
| Engineer of Record | Davis Dinkins | Davis Dinkins Engineering, PA |
| Engineer of Record | Davis Dinkins | Davis Dinkins Engineering, PA |

| CONDITION | DESCRIPTION | CREATED BY | CREATED ON | COMMENTS | SATISFIED? |
|---|---|---|---|---|---|
| Conditional Comment(s) | CONDITIONAL APPROVAL (Growth Services) | Chris Rison | 05/28/2026 | Subject to the following: Obtaining re-affirmation of the previously granted LDC Waivers (and any other LDC Waivers determined to be needed) and finalizing updating the Major Site Plan Cover Sheet to list the re-affirmation date(s) prior to obtaining DRC Approval and Stamping of the Major Site Plan from the OCE Development Review Division. | Yes |
| Conditional Comment(s) | CONDITIONAL APPROVAL (Growth Services) | Chris Rison | 07/09/2026 | Subject to the approved LDC Waiver to defer review of the architectural standards to building plan review for the site that is located in the Silver Springs Community Redevelopment Area Overlay (SSCRAO) as granted by DRC on 10/6/2025. CDR/GSPZ, 7/9/2026. | No |

| SUBMITTAL | STARTED | DUE | COMPLETE | STATUS |
|---|---|---|---|---|
| OCE: Plan Review Revision (DR) v.3 | 06/30/2026 | 07/08/2026 | | Approved |
| OCE: Plan Review Revision (DR) v.2 | 05/20/2026 | 05/28/2026 | 06/04/2026 | Requires Re-submit |
| OCE: Plan Review Revision (DR) v.1 | 04/15/2026 | 04/29/2026 | 05/01/2026 | Requires Re-submit |
| OCE: Plan Review (DR) v.1 | 10/14/2025 | 10/21/2025 | 12/05/2025 | Approved |

## SUBMITTAL DETAILS

### OCE: Plan Review (DR) v.4

| ITEM REVIEW NAME (DEPARTMENT) | ASSIGNED TO | DUE | COMPLETE | STATUS |
|---|---|---|---|---|
| 911 Management (DR) (911 Management) | | 10/21/2025 | 11/19/2025 | Approved |

*Comments*

YES 2.12.8 - Legal description matches boundary on plan
YES 2.12.28 - Correct road names supplied Sheet TR001 now has NE 58th Avenue labeled incorrectly as Baseline Rd (it was correct on the previous submittal).
YES 6.2.1.F - North arrow and graphic drawing and written scale
INFO Additional 911 comments Please be aware that the address will most likely change to reflect the main driveway access and frontage off of NE 58th Avenue when the building permit is submitted.

| | | | | |
|---|---|---|---|---|
| Environmental Health (Plans) (Environmental Health) | | 10/21/2025 | 11/19/2025 | Approved |

*Comments*

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

# HEADSPRINGS, LLC

## MAJOR SITE PLAN

## MARION COUNTY, FLORIDA

HDG Hotel Development & Management Group

HOME 2 SUITES BY HILTON

### GENERAL NOTES:

1. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY "LAND DEVELOPMENT CODE" AND "UTILITY MANUAL" AS APPLICABLE. ANY WORK WITHIN THE RIGHT RIGHT OF WAY SHALL CONFORM TO THE FDOT STANDARD PLANS INDEX (CURRENT EDITION).
2. NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL BY BOTH THE PROJECT ENGINEER, AND THE OFFICE OF THE COUNTY ENGINEER.
3. BUILDING SHALL BE HANDICAP ACCESSIBLE PER AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS FOR ACCESSIBLE DESIGN (LATEST EDITION).
4. **THE CONTRACTOR SHALL VERIFY THE LOCATION AND COVER OF ALL EXISTING UTILITIES AND REPORT ANY DISCREPANCY TO THE PROJECT ENGINEER. THERE MAY BE ADDITIONAL UTILITIES NOT SHOWN ON THESE PLANS. CAUTION IS ADVISED PRIOR TO DIGGING**
5. TYPE III SILT FENCE SHALL BE INSTALLED AS SHOWN ON THESE PLANS PRIOR TO ANY CONSTRUCTION, MAINTAINED DURING THE LIFE OF THE PROJECT, AND REMOVED FOLLOWING COMPLETION OF CONSTRUCTION.
6. THE SITE SHALL REMAIN FREE OF EXCESS DUST AND DEBRIS AT ALL TIMES. ANY INCIDENCE OF EROSION, SEDIMENTATION, DUST OR DEBRIS OCCURRING OFF-SITE AS A RESULT OF CONSTRUCTION ACTIVITIES ON THIS DEVELOPMENT SHALL BE CORRECTED BY THE CONTRACTOR WITHIN 48 HOURS OF EACH OCCURRENCE.
7. ALL DRAINAGE FACILITIES AND STORM STRUCTURES MUST BE BUILT PRIOR TO CONSTRUCTION OF ANY IMPERVIOUS SURFACES.
8. IF UNSUITABLE MATERIAL IS ENCOUNTERED WITHIN THE PROPOSED PARKING LOT, TWO (2) FEET OF UNDERCUT BELOW THE SUBGRADE ELEVATION SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL. A GEOTECHNICAL ENGINEER'S EVALUATION (S) IS RECOMMENDED. THE CONTRACTOR SHOULD PROVIDE A UNIT PRICE IN HIS INITIAL BID, AND HE SHALL NOTIFY THE PROJECT ENGINEER WHEN UNSUITABLE MATERIAL IS ENCOUNTERED BEFORE PROCEEDING WITH ANY WORK RELATED TO UNSUITABLE MATERIAL. THE CONTRACTOR IS ADVISED TO CONTACT A LICENSED GEOTECHNICAL ENGINEER TO DETERMINE THE SUITABILITY OF THE INSITU SOIL AND THE AREA OF UNDERCUT THAT IS REASONABLY REQUIRED.
9. AUTO ASPHALT PAVEMENT SHALL BE 1-1/4" SURFACE COURSE (WITH TACK COAT), ON A 1" CONSTRUCTION LIFT (BOTH LIFTS) TO BE FOOT SP 9.5), ON 6" LIMEROCK BASE (MIN MAX DENSITY: 100 LBS) WITH PRIME COAT FULL WIDTH (0.1 GAL/SY), ON 12" (R.O.D.T. TYPE B) STABILIZED SUBGRADE (MIN MAX DENSITY: 40 LBR). CONSTRUCTION REQUIREMENTS OF THE F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) SHALL GOVERN.
10. MINIMUM STRENGTH FOR ANY CONCRETE ON SITE SHALL BE 3000 P.S.I. AT 28 DAYS UNLESS INDICATED OTHERWISE ON THESE PLANS.
11. ANY DISTURBED ON-SITE AREAS LEFT UNPAVED SHALL BE RESTORED AND SODDED, SEEDED AND MULCHED, OR LANDSCAPED (AS APPLICABLE). ALL SODDED AREA SHALL BE UNDERCUT 3" PRIOR TO INSTALLATION.
12. IF A SINKHOLE SHOULD FORM ON THIS SITE, ALL APPLICABLE REPAIR PROCEDURES SHALL BE FOLLOWED AS OUTLINED IN TYPICAL SINK CHIMNEY REPAIR DETAIL SHOWN HEREON. ALSO, MARION COUNTY AND S.J.R.W.M.D. SHALL BE NOTIFIED IMMEDIATELY.
13. DAVIS DINKINS ENGINEERING, P.A. AND ITS EMPLOYEES ARE NOT RESPONSIBLE FOR ON-SITE SAFETY DURING CONSTRUCTION.
14. THE ELECTRICIAN SHALL COORDINATE WITH ELECTRIC SERVICE PROVIDER ANY MODIFICATIONS TO ELECTRIC SERVICE. ANY SLEEVING REQUIREMENTS SHALL BE COORDINATED WITH THE SITE CONTRACTOR.
15. THERE ARE NO WETLANDS ON THIS SITE.
16. AN AS-BUILT SURVEY SHALL BE PERFORMED BY A REGISTERED LAND SURVEYOR AND PROVIDED TO THE PROJECT ENGINEER FOR HIS USE IN CERTIFYING TO THE COMPLETION OF THE PROJECT PRIOR TO C.O. ALL AS-BUILTS SHALL COMPLY WITH CURRENT LDC, SECTION 6.14.8.
17. SITE CONTRACTOR MUST OBTAIN A PERMIT FROM THE COUNTY RIGHT-OF-WAY DIVISION PRIOR TO COMMENCEMENT OF WORK WITHIN THE COUNTY RIGHT-OF-WAY AND CONTRACTOR TO CONTACT MC INSPECTION TEAM 48 HOURS PRIOR TO CONSTRUCTION.
18. A PERMIT MUST BE OBTAINED FROM THE MARION COUNTY PERMITTING DIVISION PRIOR TO COMMENCEMENT OF ANY WORK WITHIN THE COUNTY RIGHT-OF-WAY.
19. MARION COUNTY UTILITIES PERSONNEL ARE TO INSPECT ANY WORK PERFORMED ON OR AROUND EXISTING MARION COUNTY UTILITIES 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 MARION COUNTY UTILITIES' CONSTRUCTION OFFICER AT (352)-307-4163.
20. COPIES OF ALL RELATED PERMIT APPLICATIONS AND ISSUED PERMITS SHALL BE SUBMITTED TO THE DEVELOPMENT REVIEWER FOR THE MARION COUNTY UTILITIES DEPARTMENT.
21. THIS PROJECT IS LOCATED WITHIN THE SILVER SPRINGS PRIMARY PROTECTION ZONE.
22. FEMA HAS NOT DESIGNATED A 100-YEAR, 24-HOUR FLOOD ZONE ON THIS SITE. THE SITE IS IN FLOOD ZONE X.
23. ANY AND ALL SIGNAGE WILL REQUIRE ADDITIONAL PERMITTING (BY OTHERS).
24. ANY FIRE APPARATUS MUST COMPLY WITH THE FLORIDA FIRE PROTECTION CODE, AND SHALL BE FLOW TESTED AND COLOR CODED IN ACCORDANCE WITH NFPA 291 "RECOMMENDED PRACTICE FOR FIRE FLOW TESTING AND MARKING OF HYDRANTS". ALL PUBLIC AND PRIVATE HYDRANTS SHALL HAVE THE CAPS PAINTED PER NFPA 291. ALL FLOW TESTS SHALL BE TESTED PER NFPA 291 BY A THIRD PARTY CONTRACTOR AND WITNESSED BY A MARION COUNTY FIRE INSPECTOR. PRIVATE HYDRANTS SHALL BE MAINTAINED BY THE BUILDING OWNER AND SHALL BE PRIVATELY TESTED ANNUALLY BY A CERTIFIED THIRD PARTY COMPANY WITH THE MANUAL TESTING REPORTS PROVIDED TO MARION COUNTY FIRE RESCUE. FIRE HYDRANT LOCATIONS SHALL BE INDICATED BY PLACEMENT OF A BLUE REFLECTOR IN THE MIDDLE OF THE ROADWAY LANE CLOSEST TO THE HYDRANT.
25. CONTRACTOR TO COORDINATE LOCATION OF KNOX BOX(S) WITH FIRE MARSHAL PRIOR TO C.O.
26. BUILDING SHALL COMPLY WITH THE IN BUILDING PUBLIC SAFETY MINIMUM RADIO SIGNAL STRENGTH REQUIREMENTS PER NFPA 1 CHAPTER 11.10.1. THE LOCATION WILL NEED TO HIRE AN INDEPENDENT FIRM TO TEST THE STRENGTH OF THE SIGNAL AND IF DEEMED NECESSARY ADD EQUIPMENT WHICH ALLOWS THE BUILDING TO MEET THE MINIMUM POLICIES. THE BUILDING MUST HAVE A PASSING RADIO TEST PRIOR TO CALLING FOR THE FINAL FIRE INSPECTION OF THE BUILDING. ANY INSTALLATION OF EQUIPMENT MUST BE DONE UNDER A PERMIT AND BE APPROVED BY THE OFFICE OF THE FIRE MARSHAL.
27. BUILDING REQUIRES A PRIVATE FIREWALL INSPECTION AS PROGRESS CONTINUES ON THE BUILDING. THE THIRD PARTY INSPECTOR MUST BE CERTIFIED BY THE FIRE MARSHAL'S OFFICE. ALSO, THE FIRM MUST SUBMIT WRITTEN REPORTS AT LEAST MONTHLY OR MORE FREQUENTLY TO THE FIRE MARSHAL ON THE PROGRESS OF INSPECTIONS AND FINDINGS.
28. THIS SITE IS WITHIN THE CDA OVERLAY ZONE.

### IMPORTANT!!

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

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

### CONCURRENCY DEFERRAL NOTE:

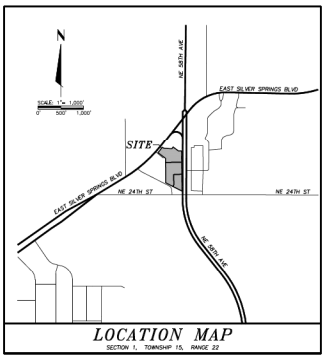
THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED CAPACITY FOR ANY PUBLIC FACILITIES. ANY PERSON WHO DEVELOP THE PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.

### OWNER'S CERTIFICATION:

I HEREBY CERTIFY THAT I, MY SUCCESSORS, AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN ON THIS PLAN.

NAVROZ F. SAUL MANAGER — DATE
HEADSPRING, LLC
125 NE 1ST AVE
SUITE 1, OCALA, FL US 34470
(352) 867-1347

NAVROZ F. SAUL MANAGER — DATE
HEADSPRING, LLC
125 NE 1ST AVE
SUITE 1, OCALA, FL US 34470
(352) 867-1347




LOCATION MAP
SECTION 1, TOWNSHIP 15, RANGE 22

### PERMITS REQUIRED:

| AGENCY | PERMIT | ISSUANCE DATE | NO. |
|---|---|---|---|
| F.D.E.P./N.P.D.E.S. | NOTICE OF INTENT | 08-05-25 | FLR10W927-001 |
| MARION COUNTY | MAJOR SITE PLAN | 05-26-25 + REVISION PENDING | – |
| S.J.R.W.M.D. | ENVIRONMENTAL RESOURCE PERMIT MODIFICATION | 07-25-25 + REVISION PENDING | – |
| F.D.E.P. | POTABLE WATER DISTRIBUTION | 11-12-25 + REVISION PENDING | 0080711-117 |
| F.D.E.P. | SANITARY SEWER COLLECTION/TRANSMISSION | 11-12-25 + REVISION PENDING | 008-711-117-DWC-CG |
| F.D.O.T. | ACCESS CONNECTION | 02-18-26 | – |
| F.D.O.T. | DRAINAGE CONNECTION | 03-03-26 | 2024-0-595-00038 |

### WAIVERS REQUESTED:

| CODE SECTION | WAIVERS REQUESTED | APPROVAL/CONDITIONS | DATE (ORIGINAL APPROVAL) | DATE (APPROVED AND/OR REAFFIRMED) |
|---|---|---|---|---|
| 2.12.3, 2.12.4, 2.12.5 | TITLE BLOCK | APPROVED | 08-07-26 | 06-01-26 |
| 2.12.8 | TOPOGRAPHICAL CONTOURS & SURVEY LESS THAN ONE YEAR OLD | APPROVED | 07-14-25 | 06-01-26 |
| DIVISION 5 | MODIFIED ENVIRONMENTAL ASSESSMENT FOR LISTED SPECIES | APPROVED | 07-14-25 | 06-01-26 |
| 5.9.3.D | C.R.A. ARCHITECTURAL STANDARDS | APPROVAL TO DEFER REVIEW OF ARCHITECTURAL STANDARDS TO BUILDING PLAN REVIEW | 10-08-25 | 06-01-26 |
| 6.8.6.A | BUFFERS | APPROVED ON APPEAL BY B.O.C.C. | 08-19-25 | 06-01-26 |
| 6.8.7.A | PARKING AND VEHICULAR USE AREAS | APPROVED ON APPEAL BY B.O.C.C. | 08-19-25 | 06-01-26 |
| 6.9.2.A | IRRIGATION PLAN | APPROVED | 07-14-25 | 06-01-26 |
| 6.11.9(1) | PARKING REQUIREMENTS | APPROVED | 07-14-25 | 06-01-26 |
| 6.11.3.A(3) | TRAFFIC IMPACT ANALYSIS | APPROVED AND NOT TO REQUIRE TRAFFIC STUDY CONTINGENT ON PROVIDING NCHRP (NATIONAL COOPERATIVE HIGHWAY RESEARCH PROGRAM) RIGHT TURN LANE REPORT FOR EACH PROPOSED CONNECTION POINT | 07-14-25 | 06-01-26 |
| 6.11.5 | DRIVEWAY ACCESS | APPROVED AS PROPOSED | 07-14-25 | 06-01-26 |
| 6.12.1.B(2) | GEOTECHNICAL CRITERIA | APPROVED | 07-14-25 | 06-01-26 |
| 6.13.8.B(7) | MINIMUM PIPE SIZE | APPROVED CONTINGENT ON PROVIDING SUPPORTING CALCULATIONS | 07-14-25 | 06-01-26 |
| 2.18.1 | APPLICABILITY | APPROVED CONTINGENT ON MAKING CONTACT WITH THE INSPECTION TEAM 48 HOURS PRIOR TO CONSTRUCTION | 10-08-25 | 06-01-26 |
| 7.1.3 | CONSTRUCTION SPECIFICATIONS | | | |

### INDEX OF SHEETS:

| SHEET | DESCRIPTION |
|---|---|
| C1 | MAJOR SITE PLAN – COVER |
| C2 | MAJOR SITE PLAN – F.D.O.T. |
| C3 | MAJOR SITE PLAN – LAYOUT |
| C4 | MAJOR SITE PLAN – JOINTING PLAN |
| C5 | MAJOR SITE PLAN – SIGNAGE & STRIPING PLAN |
| C6 | MAJOR SITE PLAN – UTILITY PLAN |
| C7 | MAJOR SITE PLAN – PLAN & PROFILE |
| C8 | MAJOR SITE PLAN – GRADING |
| C9 | MAJOR SITE PLAN – DRAINAGE |
| C10 | MAJOR SITE PLAN – DRAINAGE DETAILS |
| C11 | MAJOR SITE PLAN – S.W.P.P.P. |
| C12 – C13 | MAJOR SITE PLAN – MARION COUNTY DETAILS |
| C14 | MAJOR SITE PLAN – ADDITIONAL DETAILS |

INCORPORATED FOR REFERENCE – CERTIFIED BY OTHERS!!

| | |
|---|---|
| S1 – S3 | SURVEY (BY ROGERS ENGINEERING, LLC) |
| L1 – L3 | LANDSCAPE PLAN (MICHAEL PAPE & ASSOCIATES, P.A.) |
| LTG-1 | SITE LIGHTING LAYOUT / PHOTOMETRIC PLAN (MICHAEL PAPE & ASSOCIATES, P.A.) |
| IR-1 | SITE IRRIGATION (BY MICHAEL PAPE & ASSOCIATES, P.A.) |
| TR-1 | TREE REMOVAL PLAN (BY MICHAEL PAPE & ASSOCIATES, P.A.) |

### UTILITY CONTACT INFORMATION:

NOTE: CONTACT INFORMATION WAS OBTAINED FROM WWW.SUNSHINE811.COM. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY PROVIDERS PRIOR TO CONSTRUCTION

| | |
|---|---|
| WATER & SEWER: | MARION COUNTY UTILITIES<br>11800 S.E. HWY 441<br>BELLEVIEW, FL 34420<br>(352)-307-4000<br>24/7/365 CUSTOMER SERVICE |
| PHONE & FIBER OPTIC: | CENTURY LINK<br>ALL WOLLOS<br>(866)-599-1444<br><br>UNITI FIBER LLC<br>CHARLIE CROFT<br>(251)-214-7056 |
| ELECTRIC | OCALA ELECTRIC UTILITY<br>RANDY HAHN<br>(352)-351-6615 |
| GAS | TECO PEOPLES GAS– OCALA<br>JOAN DOMINO<br>(813)-275-3783 |

| NO | REVISION | DATE |
|---|---|---|
| 8 | PER COUNTY REVIEW | 06-10-26 |
| 7 | PER COUNTY REVIEW | 05-18-26 |
| 6 | REVISED BUILDING LOCATION | 04-15-26 |
| 5 | PER COUNTY REVIEW | 10-14-25 |
| 4 | PER COUNTY REVIEW | 09-26-25 |
| 3 | PER COUNTY REVIEW | 08-29-25 |
| 2 | PER OWNER/JURISDICTIONAL REVIEW | 06-23-25 |
| 1 | PERMITTING ISSUE | 11 01 24 |

DESIGN: D.D./J.S. | DRAW: J.S./S.L. | CHECK: D.L.D.

DAVIS DINKINS ENGINEERING, P.A.
CERTIFICATE OF AUTHORIZATION #28150
125 N.E. 1st AVENUE SUITE 2 OCALA, FL 34470 PHONE: (352) 854-5961

### IMPERATIVE:

IT IS THE SURVEYOR'S AND CONTRACTOR'S RESPONSIBILITY TO HAVE THE MOST CURRENT PLAN PRIOR TO AND DURING CONSTRUCTION.

### DESCRIPTION:

SEE ATTACHED SURVEY BY ROGERS ENGINEERING, LLC.

### SURVEY NOTICE:

SEE SEPARATE SURVEY BY ROGERS ENGINEERING, LLC. FOR BEARINGS & DISTANCES, MONUMENTATION, AND STATE PLANE COORDINATES.

### GENERAL STATEMENT:

THE GENERAL NATURE OF THE WORK TO BE PERFORMED UNDER THESE PLANS IS FOR THE CONSTRUCTION OF A FIVE-STORY HOTEL, TOGETHER WITH ALL REQUIRED IMPROVEMENTS SHOWN HEREON.

### SITE DATA:

| | |
|---|---|
| PARCEL I.D.# | 24129-000-00 & 24141-000-00 |
| ZONING: | B-2 |
| SPECIAL USE PERMIT: | RESOLUTION NO. 24-R-64<br>CASE 240102SU |
| FUTURE LAND USE: | COMMUNITY BUSINESS |
| PROPOSED USE: | COMMERCIAL |
| OWNER: | HEADSPRING, LLC<br>NAVROZ F. SAUL MANAGER<br>125 NE 1ST AVE<br>SUITE 1, OCALA FL, US 34470<br>(352) 867-1347<br><br>DISCOVERY SPRING, LLC<br>NAVROZ F. SAUL MANAGER<br>125 NE 1ST AVE<br>SUITE 1, OCALA FL, US 34470<br>(352) 867-1347 |
| APPLICANT: | HEADSPRING, LLC<br>NAVROZ F. SAUL MANAGER<br>125 NE 1ST AVE<br>SUITE 1, OCALA FL, US 34470<br>(352) 867-1347<br><br>DISCOVERY SPRING, LLC<br>NAVROZ F. SAUL MANAGER<br>125 NE 1ST AVE<br>SUITE 1, OCALA FL, US 34470<br>(352) 867-1347 |
| SITE LOCATION: | 2810 NE 35TH AVE, OCALA, FL |
| STANDARD SETBACKS: | FRONT= 40' SIDE= 10' REAR= 25' |
| MAXIMUM ALLOWABLE BUILDING HEIGHT (PER S.U.P.) | HABITABLE SPACE ROOFTOP = 68'<br>TOP OF PARAPET = 77'<br>TOP OF ROOF STAIRWELL = 80'<br>TOP OF DECORATIVE ROOF FACADE = 90' |
| OVERALL SITE AREA: | ±318,384 S.F. (±7.3 ACRES) |
| PROJECT AREA: | ±318,384 S.F. (±7.3 ACRES) |

| | LOT #1 | LOT #2 | LOT #3 |
|---|---|---|---|
| PROPOSED LOT AREA: | ±125,628 S.F. (100%) | ±134,603 S.F. (100%) | ±58,133 S.F. (100%) |
| EXISTING IMPERVIOUS AREA: | ±74,872 S.F. | ±2,058 S.F. | ±0 S.F. |
| BUILDING FOOTPRINT AREA: (ALL FLOORS) | ±14,031 S.F. (±11%) | ±14,600 S.F. (±11%) | T.B.D. |
| FLOOR AREA RATIO: | ±0.34 | ±0.54 | T.B.D. |
| PROPOSED IMPERVIOUS AREA: | ±71,737 S.F. (±57%) | ±68,200 S.F. (±66%) | T.B.D. |
| PROPOSED OPEN AREA: (NOT INCLUDING G.R.A.) | ±34,587 S.F. (±28%) | ±38,355 S.F. (±27%) | T.B.D. |

### PARKING CALCULATIONS:

PARKING NOTE:
PARKING REQUIREMENTS WILL BE MET ACCORDINGLY ACROSS BOTH SITES. THE DOCUMENTS PROVIDED DURING THE PLAT PROCESS WILL ADDRESS SHARED PARKING AGREEMENTS.

PARKING REQUIRED:

| | |
|---|---|
| EXISTING HOLIDAY INN EXPRESS GUEST ROOMS = | 36 SPACES |
| 72 ROOMS @ 0.5 SPACES/ROOM = | 53 SPACES |
| PROPOSED HOME2 105 ROOMS @ 0.5 SPACES/ROOM = | 89 SPACES |
| TOTAL = | |

NOTE: THE PARKING CALCULATIONS ARE BASED ON THE ROOM COUNT ONLY – THE HOTEL DOES NOT OFFER ANCILLARY MEETING OR PUBLIC GATHERING SPACES OPEN TO THE GENERAL PUBLIC.

HOLIDAY INN PARKING PROVIDED (LOT #1):

| | |
|---|---|
| STANDARD SPACES = | 72 SPACES |
| HANDICAP SPACES = | 4 SPACES |
| TOTAL = | 76 SPACES |

HOME 2 PARKING PROVIDED (LOT #2):

| | |
|---|---|
| STANDARD SPACES (INCLUDES EV.) = | 93 SPACES |
| OVERSIZED SPACES = | 4 SPACES |
| HANDICAP SPACES = | 5 SPACES |
| TOTAL = | 102 SPACES |

### TRAFFIC IMPACT STATEMENT:

BASED ON ITE TRIP GENERATION MANUAL, 11TH EDITION CODE 311 "ALL SUITES HOTEL" USING THE AVERAGE RATE EQUATION

| TRIPS PER DAY | | PM PEAK HOUR | |
|---|---|---|---|
| CODE | TOTAL | ENTERING | EXITING |
| 311 | 998 | 50 | 50 |

CALCULATIONS ARE BASED ON 8106 ROOMS.

### ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH THE LATEST EDITION OF THE MARION COUNTY LAND DEVELOPMENT CODE (LDC) EXCEPT AS WAIVED, AND FURTHERMORE THAT THESE PLANS MEET THE APPLICABLE REQUIREMENTS OF THE S.J.R.W.M.D., AND SITE DISTANCE REQUIREMENTS OUTLINED IN THE 2020 F.D.O.T. DESIGN MANUAL TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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

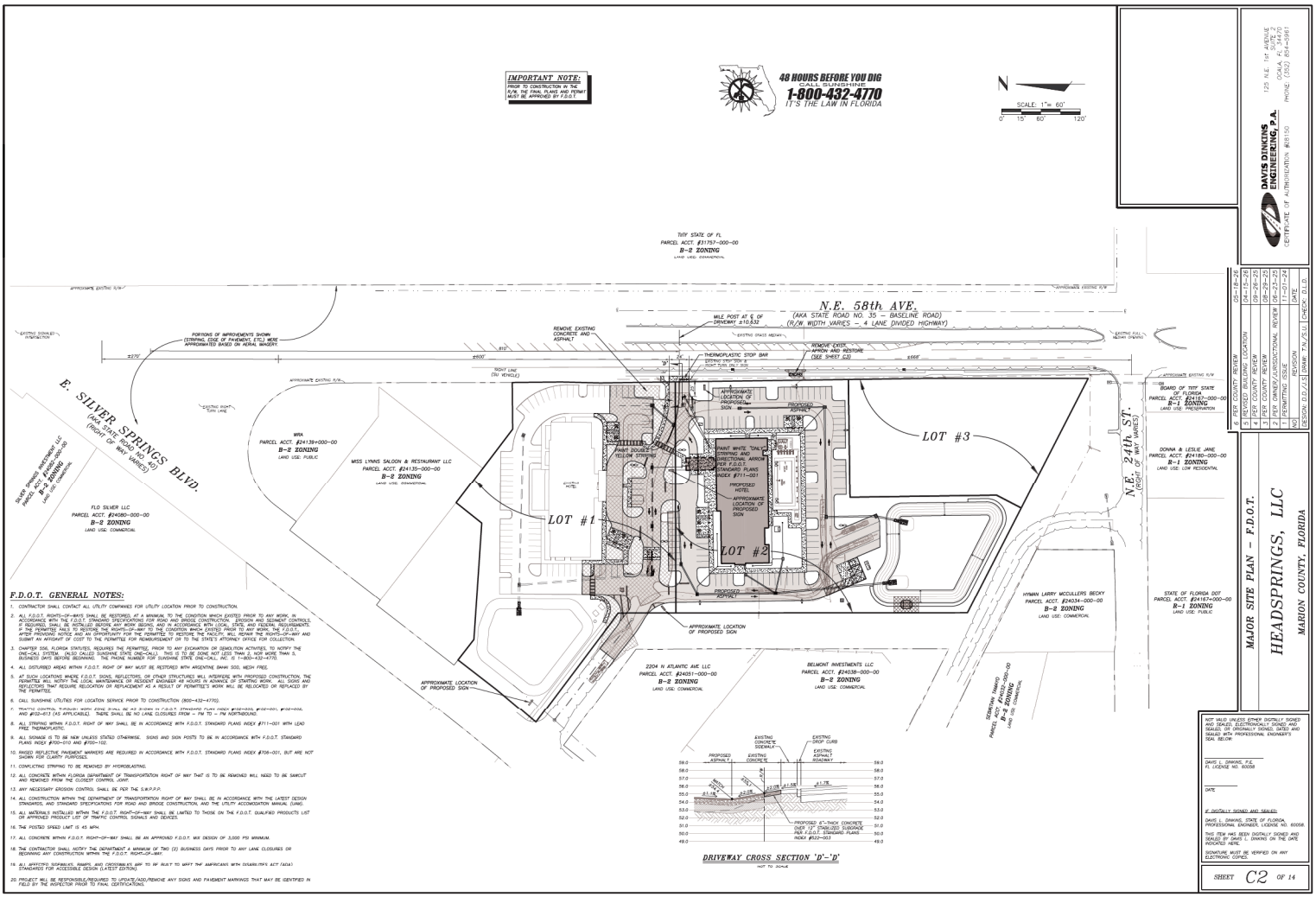
DATE

IF DIGITALLY SIGNED AND SEALED:

DAVID L. DINKINS, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 60058.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DAVID L. DINKINS ON THE DATE INDICATED HERE.

SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.




## F.D.O.T. GENERAL NOTES:

1. CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES FOR UTILITY LOCATION PRIOR TO CONSTRUCTION.
2. ALL F.D.O.T. RIGHTS-OF-WAYS SHALL BE RESTORED, AT A MINIMUM, TO THE CONDITION WHICH EXISTED PRIOR TO ANY WORK. IN ADDITION, ALL SIGNS AND REFLECTORS THAT REQUIRE RELOCATION OR REPLACEMENT AS A RESULT OF PERMITTEE'S WORK WILL BE RELOCATED OR REPLACED BY THE PERMITTEE. IF REQUIRED, SHALL BE INSTALLED BEFORE ANY WORK BEGINS, AND IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. IF THE PERMITTEE FAILS TO RESTORE THE RIGHTS-OF-WAY TO THE CONDITION WHICH EXISTED PRIOR TO ANY WORK, THE F.D.O.T., AFTER PROVIDING NOTICE AND AN OPPORTUNITY FOR THE PERMITTEE TO RESTORE THE FACILITY, WILL REPAIR THE RIGHTS-OF-WAY AND SUBMIT AN APPROPRIATE OF COST TO THE PERMITTEE FOR REIMBURSEMENT OR TO THE STATE'S ATTORNEY OFFICE FOR COLLECTION.
3. CHAPTER 556, FLORIDA STATUTES, REQUIRES THE PERMITTEE, PRIOR TO ANY EXCAVATION OR DEMOLITION ACTIVITIES, TO NOTIFY THE ONE-CALL SYSTEM. (ALSO CALLED SUNSHINE STATE ONE-CALL). THIS IS TO BE DONE NOT LESS THAN 2, NOR MORE THAN 5, BUSINESS DAYS BEFORE BEGINNING. THE PHONE NUMBER FOR SUNSHINE STATE ONE-CALL, INC. IS 1-800-432-4770.
4. ALL DISTURBED AREAS WITHIN F.D.O.T. RIGHT OF WAY MUST BE RESTORED WITH ARGENTINE BAHIA SOD, MESH FREE.
5. AT SUCH LOCATIONS WHERE F.D.O.T. SIGNS, REFLECTORS, OR OTHER STRUCTURES WILL INTERFERE WITH PROPOSED CONSTRUCTION, THE PERMITTEE WILL NOTIFY THE LOCAL MAINTENANCE OR RESIDENT ENGINEER 48 HOURS IN ADVANCE OF STARTING WORK. ALL SIGNS AND REFLECTORS THAT REQUIRE RELOCATION OR REPLACEMENT AS A RESULT OF PERMITTEE'S WORK WILL BE RELOCATED OR REPLACED BY THE PERMITTEE.
6. CALL SUNSHINE UTILITIES FOR LOCATION SERVICE PRIOR TO CONSTRUCTION (800-432-4770).
7. TRAFFIC CONTROL THROUGH WORK ZONE SHALL BE AS SHOWN IN F.D.O.T. STANDARD PLANS INDEX #102-600, #102-601, #102-602, AND #102-613 (AS APPLICABLE). THERE SHALL BE NO LANE CLOSURES FROM – PM TO – PM NORTHBOUND.
8. ALL STRIPING WITHIN F.D.O.T. RIGHT OF WAY SHALL BE IN ACCORDANCE WITH F.D.O.T. STANDARD PLANS INDEX #711-001 WITH LEAD FREE THERMOPLASTIC.
9. ALL SIGNAGE IS TO BE NON LUMEN UNLESS STATED OTHERWISE. SIGNS AND SIGN POSTS TO BE IN ACCORDANCE WITH F.D.O.T. STANDARD PLANS INDEX #700-010 AND #700-102.
10. RAISED REFLECTIVE PAVEMENT MARKERS ARE REQUIRED IN ACCORDANCE WITH F.D.O.T. STANDARD PLANS INDEX #706-001, BUT ARE NOT SHOWN FOR CLARITY PURPOSES.
11. CONFLICTING STRIPING TO BE REMOVED BY HYDROBLASTING.
12. ALL CONCRETE WITHIN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY THAT IS TO BE REMOVED WILL NEED TO BE SAWCUT AND REMOVED FROM THE CLOSEST CONTROL JOINT.
13. ANY NECESSARY EROSION CONTROL SHALL BE PER THE S.W.P.P.P.
14. ALL CONSTRUCTION WITHIN THE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE LATEST DESIGN STANDARDS, AND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE UTILITY ACCOMODATION MANUAL (UAM).
15. ALL MATERIALS INSTALLED WITHIN THE F.D.O.T. RIGHT-OF-WAY SHALL BE LIMITED TO THOSE ON THE F.D.O.T. QUALIFIED PRODUCTS LIST OR APPROVED PRODUCT LIST OF TRAFFIC CONTROL SIGNALS AND DEVICES.
16. THE POSTED SPEED LIMIT IS 45 MPH.
17. ALL CONCRETE WITHIN F.D.O.T. RIGHT-OF-WAY SHALL BE AN APPROVED F.D.O.T. MIX DESIGN OF 3,000 PSI MINIMUM.
18. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT A MINIMUM OF TWO (2) BUSINESS DAYS PRIOR TO ANY LANE CLOSURES OR BEGINNING ANY CONSTRUCTION WITHIN THE F.D.O.T. RIGHT-OF-WAY.
19. ALL APPROVED SIDEWALKS, RAMPS, AND CROSSWALKS ARE TO BE BUILT TO MEET THE AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS FOR ACCESSIBLE DESIGN (LATEST EDITION).
20. PROJECT WILL BE RESPONSIBLE/REQUIRED TO UPDATE/ADD/REMOVE ANY SIGNS AND PAVEMENT MARKINGS THAT MAY BE IDENTIFIED IN FIELD BY THE INSPECTOR PRIOR TO FINAL CERTIFICATIONS.




**DRIVEWAY CROSS SECTION 'D'-'D'**
NOT TO SCALE

DAVIS DINKINS ENGINEERING, P.A.
125 N.E. 1st AVENUE SUITE 2
OCALA, FLORIDA 34471
PHONE: (352) 854-5901
CERTIFICATE OF AUTHORIZATION #28150

| NO. | REVISION | DATE | CHECK |
|---|---|---|---|
| 1 | PERMITTING ISSUE | 11-01-24 | |
| 2 | PER OWNER/JURISDICTIONAL REVIEW | 06-23-25 | |
| 3 | PER COUNTY REVIEW | 09-26-25 | |
| 4 | PER COUNTY REVIEW | 10-29-25 | |
| 5 | REVISED BUILDING LOCATION | 04-15-26 | |
| 6 | PER COUNTY REVIEW | 05-19-26 | |

DESIGN: DJS/JLS | DRAWN: TW/JLS | CHECK: DJS

MAJOR SITE PLAN – F.D.O.T.

# HEADSPRINGS, LLC

MARION COUNTY, FLORIDA

NOT VALID UNLESS EITHER DIGITALLY SIGNED AND SEALED, ELECTRONICALLY SIGNED AND SEALED, ORIGINALLY SIGNED, DATED AND SEALED WITH PROFESSIONAL ENGINEER'S SEAL BELOW

DAVIS L. DINKINS, P.E.
FL LICENSE NO. 60058

DATE

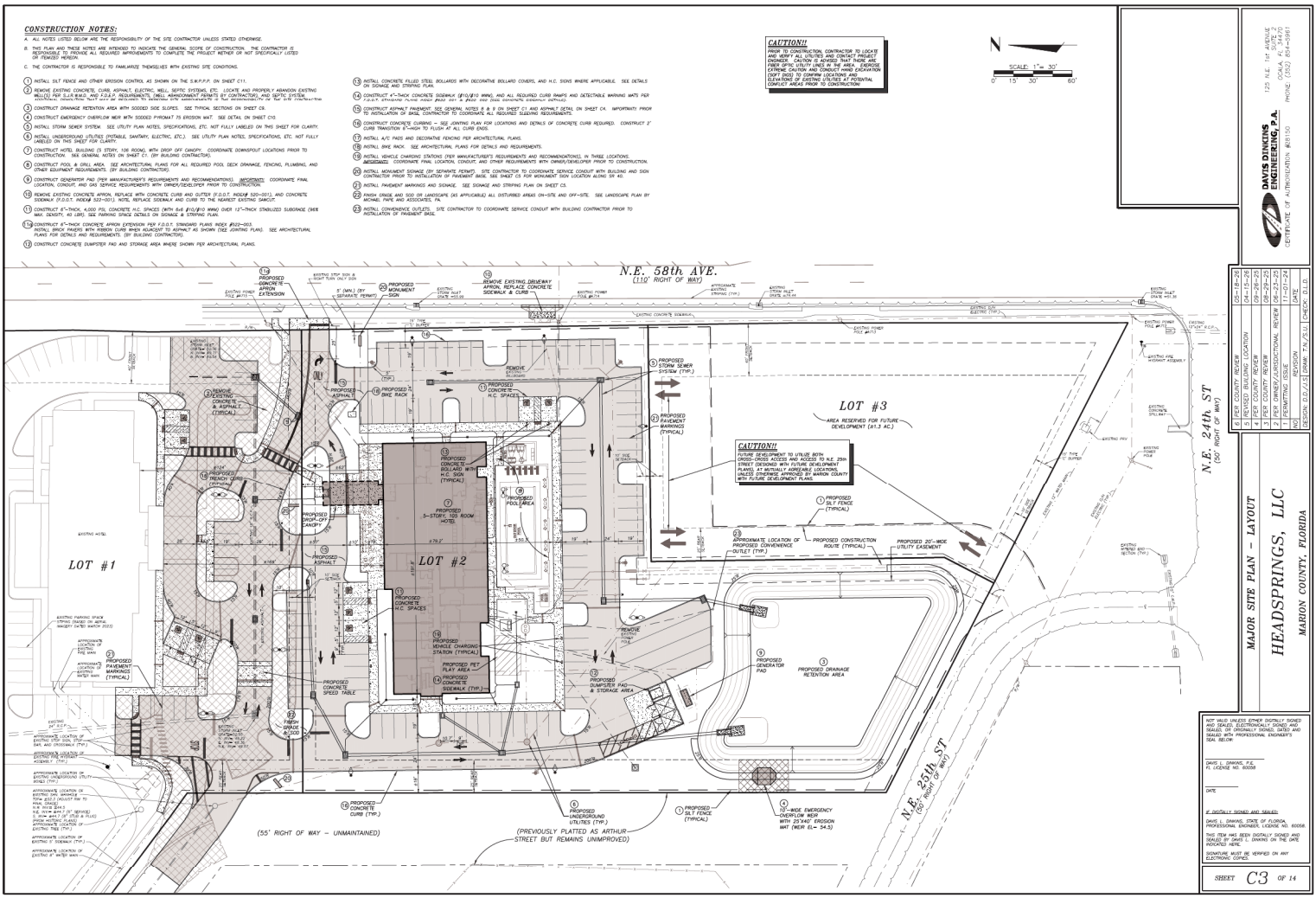
IF DIGITALLY SIGNED AND SEALED:

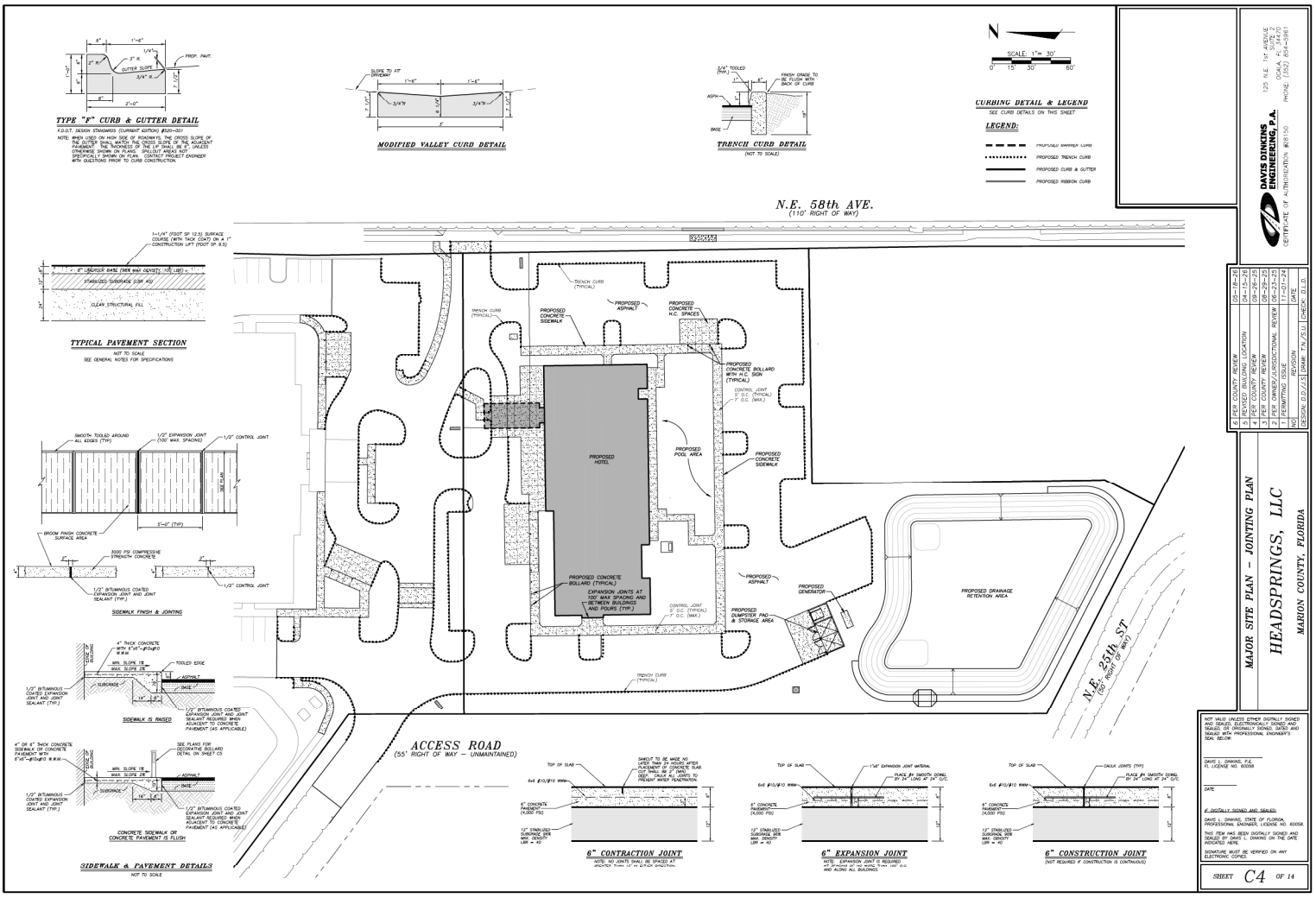
DAVIS L. DINKINS, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 60058.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DAVIS L. DINKINS ON THE DATE INDICATED HERE.

SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SHEET C2 OF 14


CONSTRUCTION NOTES:
A. ALL NOTES LISTED BELOW ARE THE RESPONSIBILITY OF THE SITE CONTRACTOR UNLESS STATED OTHERWISE.
B. THIS PLAN AND THESE NOTES ARE INTENDED TO INDICATE THE GENERAL SCOPE OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL REQUIRED IMPROVEMENTS TO COMPLETE THE PROJECT WETHER OR NOT SPECIFICALLY LISTED OR ITEMIZED HEREON.
C. THE CONTRACTOR IS RESPONSIBLE TO FAMILIARIZE THEMSELVES WITH EXISTING SITE CONDITIONS.
1) INSTALL SILT FENCE AND OTHER EROSION CONTROL AS SHOWN ON THE S.W.P.P.P. ON SHEET C11.
2) REMOVE EXISTING CONCRETE, CURB, ASPHALT, ELECTRIC, WELL, SEPTIC SYSTEMS, ETC. LOCATE AND PROPERLY ABANDON EXISTING WELL(S) PER S.J.R.W.M.D. AND F.D.E.P. REQUIREMENTS. (WELL ABANDONMENT PERMITS BY CONTRACTOR), AND SEPTIC SYSTEM.
3) CONSTRUCT DRAINAGE RETENTION AREA WITH SODDED SIDE SLOPES. SEE TYPICAL SECTIONS ON SHEET C9.
4) CONSTRUCT EMERGENCY OVERFLOW WEIR WITH SODDED RYEGRASS TO EROSION MAT. SEE DETAIL ON SHEET C13.
5) INSTALL STORM SEWER SYSTEM. SEE UTILITY PLAN NOTES, SPECIFICATIONS, ETC. NOT FULLY LABELED ON THIS SHEET FOR CLARITY.
6) INSTALL UNDERGROUND UTILITIES (POTABLE, SANITARY, ELECTRIC, ETC.). SEE UTILITY PLAN NOTES, SPECIFICATIONS, ETC. NOT FULLY LABELED ON THIS SHEET FOR CLARITY.
7) CONSTRUCT HOTEL BUILDING (5 STORY, 106 ROOM), WITH DROP OFF CANOPY. COORDINATE DOWNSPOUT LOCATIONS PRIOR TO CONSTRUCTION. SEE GENERAL NOTES ON SHEET C1. (BY BUILDING CONTRACTOR).
8) CONSTRUCT POOL & GRILL AREA. SEE ARCHITECTURAL PLANS FOR ALL REQUIRED POOL DECK DRAINAGE, FENCING, PLUMBING, AND OTHER EQUIPMENT REQUIREMENTS. (BY BUILDING CONTRACTOR).
9) CONSTRUCT GENERATOR PAD (PER MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS). IMPORTANT: COORDINATE FINAL LOCATION, CONDUIT, AND GAS SERVICE REQUIREMENTS WITH OWNER/DEVELOPER PRIOR TO CONSTRUCTION.
10) REMOVE EXISTING CONCRETE APRON, REPLACE WITH CONCRETE CURB AND GUTTER (F.D.O.T. INDEX# 520-001), AND CONCRETE SIDEWALK (F.D.O.T. INDEX# 522-001). NOTE, REPLACE SIDEWALK AND CURB TO THE NEAREST EXISTING SAWCUT.
11) CONSTRUCT 6"-THICK, 4,000 PSI, CONCRETE H.C. SPACES (WITH 6x6 #10/#10 WWM) OVER 12"-THICK STABILIZED SUBGRADE (98% MAX. DENSITY, 40 LBR). SEE PARKING SPACE DETAILS ON SIGNAGE & STRIPING PLAN.
11a) CONSTRUCT 6"-THICK CONCRETE APRON EXTENSION PER F.D.O.T. STANDARD PLANS INDEX #522-003. INSTALL BRICK PAVERS WITH RIBBON CURB WHEN ADJACENT TO ASPHALT AS SHOWN (SEE JOINTING PLAN). SEE ARCHITECTURAL PLANS FOR DETAILS AND REQUIREMENTS. (BY BUILDING CONTRACTOR).
12) CONSTRUCT CONCRETE DUMPSTER PAD AND STORAGE AREA WHERE SHOWN PER ARCHITECTURAL PLANS.
13) INSTALL CONCRETE FILLED STEEL BOLLARDS WITH DECORATIVE BOLLARD COVERS, AND H.C. SIGNS WHERE APPLICABLE. SEE DETAILS ON SIGNAGE AND STRIPING PLAN.
14) CONSTRUCT 4"-THICK CONCRETE SIDEWALK (#10/#10 WWM), AND ALL REQUIRED CURB RAMPS AND DETECTABLE WARNING MATS PER F.D.O.T. STANDARD PLANS INDEX #522-001 & #522-002 (SEE DETECTABLE WARNING DETAILS).
15) CONSTRUCT ASPHALT PAVEMENT. SEE GENERAL NOTES 8 & 9 ON SHEET C1 AND ASPHALT DETAIL ON SHEET C4. IMPORTANT! PRIOR TO INSTALLATION OF BASE, CONTRACTOR TO COORDINATE ALL REQUIRED SLEEVING REQUIREMENTS.
16) CONSTRUCT CONCRETE CURBING – SEE JOINTING PLAN FOR LOCATIONS AND DETAILS OF CONCRETE CURB REQUIRED. CONSTRUCT 2' CURB TRANSITION 6"-HIGH TO FLUSH AT ALL CURB ENDS.
17) INSTALL A/C PADS AND DECORATIVE FENCING PER ARCHITECTURAL PLANS.
18) INSTALL BIKE RACK. SEE ARCHITECTURAL PLANS FOR DETAILS AND REQUIREMENTS.
19) INSTALL VEHICLE CHARGING STATIONS (PER MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS), IN THREE LOCATIONS. IMPORTANT: COORDINATE FINAL LOCATION, CONDUIT, AND OTHER REQUIREMENTS WITH OWNER/DEVELOPER PRIOR TO CONSTRUCTION.
20) INSTALL MONUMENT SIGNAGE (BY SEPARATE PERMIT). SITE CONTRACTOR TO COORDINATE SERVICE CONDUIT WITH BUILDING AND SIGN CONTRACTOR PRIOR TO INSTALLATION OF PAVEMENT BASE. SEE SHEET C5 FOR MONUMENT SIGN LOCATION ALONG SR 40.
21) INSTALL PAVEMENT MARKINGS AND SIGNAGE. SEE SIGNAGE AND STRIPING PLAN ON SHEET C5.
22) FINISH GRADE AND SOD OR LANDSCAPE (AS APPLICABLE) ALL DISTURBED AREAS ON-SITE AND OFF-SITE. SEE LANDSCAPE PLAN BY MICHAEL PAPE AND ASSOCIATES, PA.
23) INSTALL CONVENIENCE OUTLETS. SITE CONTRACTOR TO COORDINATE SERVICE CONDUIT WITH BUILDING CONTRACTOR PRIOR TO INSTALLATION OF PAVEMENT BASE.
CAUTION!!
PRIOR TO CONSTRUCTION, CONTRACTOR TO LOCATE AND VERIFY ALL UTILITIES AND CONTACT PROJECT ENGINEER. CAUTION IS ADVISED THAT THERE ARE FIBER OPTIC UTILITY LINES IN THE AREA. EXERCISE EXTREME CAUTION WHEN PERFORMING EXCAVATION OPERATIONS. CONFIRM LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AT POTENTIAL CONFLICT AREAS PRIOR TO CONSTRUCTION!
SCALE: 1" = 30'
0 15 30 60
N.E. 58th AVE. (110' RIGHT OF WAY)
N.E. 24th ST (90' RIGHT OF WAY)
N.E. 25th ST (50' RIGHT OF WAY)
LOT #1
LOT #2
LOT #3
AREA RESERVED FOR FUTURE DEVELOPMENT (±1.7 AC.)
CAUTION!!
FUTURE DEVELOPMENT TO UTILIZE BOTH CROSS-CROSS ACCESS AND ACCESS TO N.E. 25th STREET DESIGNED WITH FUTURE DEVELOPMENT PLANS, AT MUTUALLY AGREEABLE LOCATIONS, PER MARION COUNTY AND THE CITY OF MARION COUNTY WITH FUTURE DEVELOPMENT PLANS.
EXISTING HOTEL
PROPOSED CONCRETE APRON EXTENSION
PROPOSED MONUMENT SIGN
REMOVE EXISTING DRIVEWAY APRON, REPLACE CONCRETE SIDEWALK & CURB
REMOVE EXISTING CONCRETE & ASPHALT (TYPICAL)
PROPOSED CONCRETE H.C. SPACES
PROPOSED STORM SEWER SYSTEM (TYP.)
PROPOSED ASPHALT
PROPOSED BIKE RACK
PROPOSED PAVEMENT MARKINGS (TYPICAL)
PROPOSED CURB (TYPICAL)
PROPOSED BOLLARD WITH H.C. SIGN (TYPICAL)
PROPOSED POOL AREA
PROPOSED 5-STORY, 105 ROOM HOTEL
PROPOSED DROP-OFF CANOPY
PROPOSED ASPHALT
PROPOSED CONCRETE H.C. SPACES
PROPOSED VEHICLE CHARGING STATION (TYPICAL)
PROPOSED PET PLAY AREA
PROPOSED CONCRETE SIDEWALK (TYP.)
PROPOSED CONCRETE SPEED TABLE
PROPOSED SWALE GRADE ±0.00
PROPOSED SILT FENCE (TYPICAL)
PROPOSED CONSTRUCTION ROUTE (TYPICAL)
PROPOSED 20'-WIDE UTILITY EASEMENT
APPROXIMATE LOCATION OF PROPOSED CONVENIENCE OUTLET (TYP.)
REMOVE EXISTING POLE
PROPOSED GENERATOR PAD
PROPOSED DRAINAGE RETENTION AREA
PROPOSED DUMPSTER PAD & STORAGE AREA
PROPOSED UNDERGROUND UTILITIES (TYP.)
10'-WIDE EMERGENCY OVERFLOW WEIR WITH 25'X40' EROSION MAT (WEIR EL.= 34.5)
(55' RIGHT OF WAY – UNMAINTAINED)
(PREVIOUSLY PLATTED AS ARTHUR STREET BUT REMAINS UNIMPROVED)
DAVIS DINKINS ENGINEERING, P.A.
125 N.E. 1st AVENUE SUITE 2 OCALA, FLORIDA 34470
PHONE: (352) 854-5901
CERTIFICATE OF AUTHORIZATION #6150
05-15-25 6 PER COUNTY REVIEW
04-25-25 5 REVISED BUILDING LOCATION
03-26-25 4 PER COUNTY REVIEW
02-25-25 3 PER OWNER/JURISDICTIONAL REVIEW
01-01-24 2 PER OWNER/JURISDICTIONAL REVIEW
11-01-24 1 PERMITTING ISSUE
NO. REVISION DATE
DESIGN: DJS/JAS DRAWN: TN/JEU CHECK: DLD
MAJOR SITE PLAN – LAYOUT
HEADSPRINGS, LLC
MARION COUNTY, FLORIDA
NOT VALID UNLESS EITHER DIGITALLY SIGNED AND SEALED, ELECTRONICALLY SIGNED AND SEALED, OR ORIGINALLY SIGNED, DATED AND SEALED WITH PROFESSIONAL ENGINEER'S SEAL BELOW.
DAVID L. DINKINS, P.E.
FL LICENSE NO. 60058
DATE:
IF DIGITALLY SIGNED AND SEALED:
DAVID L. DINKINS, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 60058.
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DAVID L. DINKINS ON THE DATE INDICATED HERE.
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
SHEET C3 OF 14





DAVIS DINKINS ENGINEERING, P.A.
125 N.E. 1st AVENUE SUITE 2
OCALA, FLORIDA 34470
PHONE: (352) 854-1991
CERTIFICATE OF AUTHORIZATION #28150


| NO | REVISION | DATE | CHECK |
|---|---|---|---|
| 6 | PER COUNTY REVIEW | 03-19-26 | |
| 5 | REVISED BUILDING LOCATION | 04-15-25 | |
| 4 | PER COUNTY REVIEW | 09-26-25 | |
| 3 | PER COUNTY REVIEW | 06-23-25 | |
| 2 | PER OWNER/JURISDICTIONAL REVIEW | 06-23-25 | |
| 1 | PERMITTING ISSUE | 11-01-24 | |

DESIGN: DJS/JLS | DRAWN: TN/JLS | CHECK: DLD

# MAJOR SITE PLAN – JOINTING PLAN

# HEADSPRINGS, LLC

MARION COUNTY, FLORIDA

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

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

DATE:

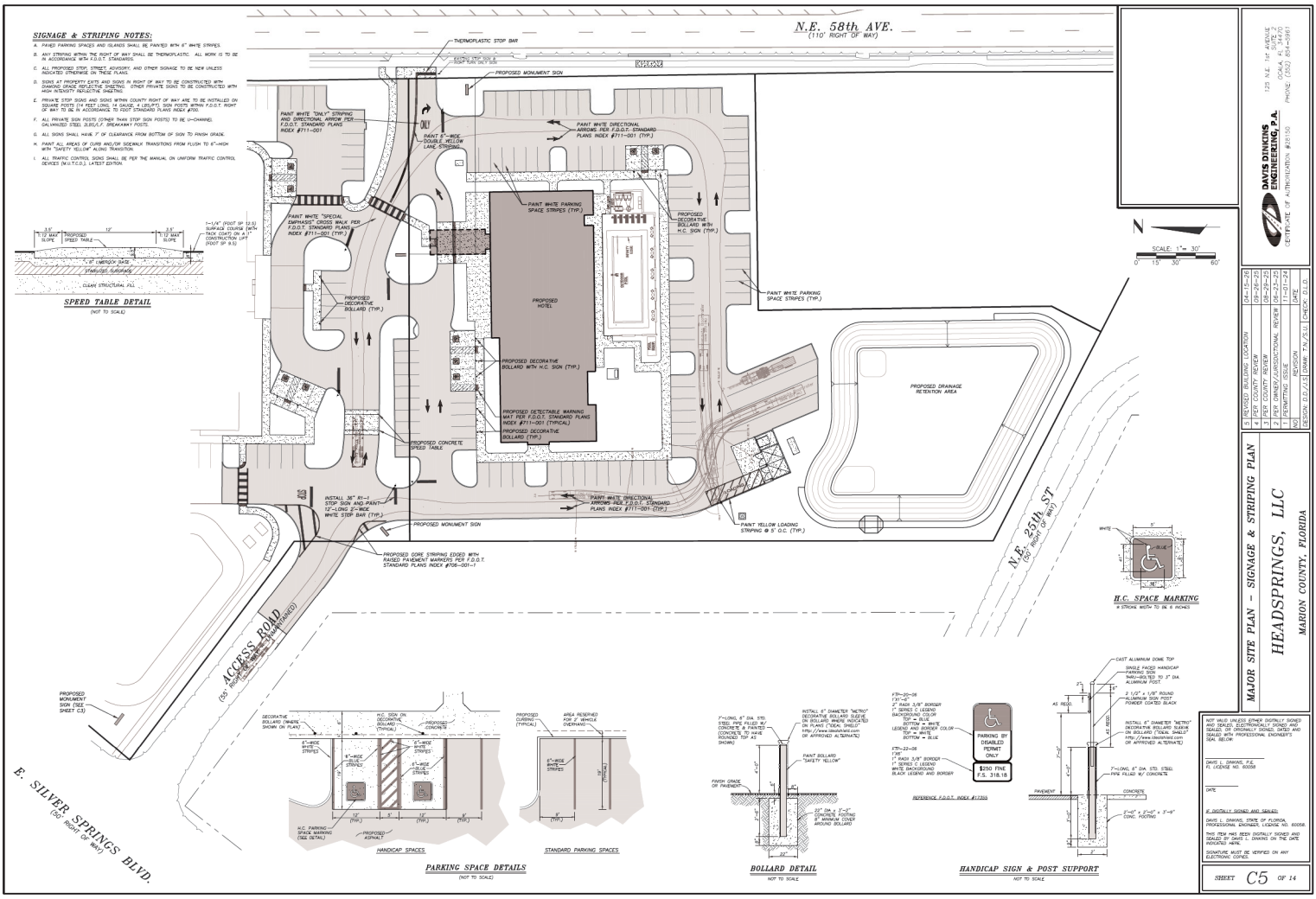
IF DIGITALLY SIGNED AND SEALED:

DAVID L. DINKINS, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 60058.

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SHEET C4 OF 14


SIGNAGE & STRIPING NOTES:
A. PAVED PARKING SPACES AND ISLANDS SHALL BE PAINTED WITH 6" WHITE STRIPES.
B. ANY STRIPING WITHIN THE RIGHT OF WAY SHALL BE THERMOPLASTIC. ALL WORK IS TO BE IN ACCORDANCE WITH F.D.O.T. STANDARDS.
C. ALL PROPOSED STOP, STREET ADVISORY, AND OTHER SIGNAGE TO BE NEW UNLESS INDICATED OTHERWISE ON THESE PLANS.
D. SIGNS AT PROPERTY EXITS AND SIGNS IN RIGHT OF WAY TO BE CONSTRUCTED WITH ALUMINUM SIGN PANELS WITH REFLECTIVE SHEETING. OTHER PRIVATE SIGNS TO BE CONSTRUCTED WITH HIGH INTENSITY REFLECTIVE SHEETING.
E. PRIVATE STOP SIGNS AND SIGNS WITHIN COUNTY RIGHT OF WAY ARE TO BE INSTALLED ON SQUARE POSTS (A POST LONG, 14 GAUGE, 4 LBS/FT). SIGN POSTS WITHIN F.D.O.T. RIGHT OF WAY TO BE IN ACCORDANCE TO POST STANDARD PLANS INDEX #700.
F. ALL PRIVATE SIGN POSTS (OTHER THAN STOP SIGN POSTS) TO BE U-CHANNEL GALVANIZED STEEL 2LBS/L.F. BREAKAWAY POSTS.
G. ALL SIGNS SHALL HAVE 7' OF CLEARANCE FROM BOTTOM OF SIGN TO FINISH GRADE.
H. PAINT ALL AREAS OF CURB AND/OR SIDEWALK TRANSITIONS FROM FLUSH TO 6"-HIGH WITH "SAFETY YELLOW" ALONG TRANSITION.
I. ALL TRAFFIC CONTROL SIGNS SHALL BE PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.), LATEST EDITION.
N.E. 58th AVE.
(110' RIGHT OF WAY)
THERMOPLASTIC STOP BAR
PROPOSED MONUMENT SIGN
PAINT WHITE "ONLY" STRIPING AND DIRECTIONAL ARROW PER F.D.O.T. STANDARD PLANS INDEX #711-001
PAINT 6"-WIDE DOUBLE YELLOW LANE STRIPING
PAINT WHITE DIRECTIONAL ARROWS PER F.D.O.T. STANDARD PLANS INDEX #711-001 (TYP.)
PAINT WHITE PARKING SPACE STRIPES (TYP.)
PROPOSED DECORATIVE BOLLARD WITH H.C. SIGN (TYP.)
PAINT WHITE "SPECIAL EMPHASIS" CROSS WALK PER F.D.O.T. STANDARD PLANS INDEX #711-001 (TYP.)
PROPOSED HOTEL
PROPOSED DECORATIVE BOLLARD (TYP.)
PROPOSED DECORATIVE BOLLARD WITH H.C. SIGN (TYP.)
PROPOSED DETECTABLE WARNING MAT PER F.D.O.T. STANDARD PLANS INDEX #711-001 (TYPICAL)
PROPOSED DECORATIVE BOLLARD (TYP.)
PROPOSED CONCRETE SPEED TABLE
PROPOSED DRAINAGE RETENTION AREA
PAINT WHITE PARKING SPACE STRIPES (TYP.)
PAINT WHITE DIRECTIONAL ARROWS PER F.D.O.T. STANDARD PLANS INDEX #711-001 (TYP.)
PAINT YELLOW LOADING STRIPING @ 5' O.C. (TYP.)
INSTALL 36" R1-1 STOP SIGN AND PAINT 12"-LONG 2"-WIDE WHITE STOP BAR (TYP.)
PROPOSED MONUMENT SIGN
PROPOSED CORE STRIPING EDGED WITH RAISED PAVEMENT MARKERS PER F.D.O.T. STANDARD PLANS INDEX #706-001-1
N.E. 25th ST
(60' RIGHT OF WAY)
ACCESS ROAD
(60' PRIVATE ROAD TO BE MAINTAINED)
E. SILVER SPRINGS BLVD.
(80' RIGHT OF WAY)
PROPOSED MONUMENT SIGN (SEE SHEET C3)
SCALE: 1" = 30'
0 15 30 60
SPEED TABLE DETAIL
(NOT TO SCALE)
H.C. SPACE MARKING
* STROKE WIDTH TO BE 6 INCHES
HANDICAP SPACES
STANDARD PARKING SPACES
PARKING SPACE DETAILS
(NOT TO SCALE)
BOLLARD DETAIL
NOT TO SCALE
PARKING BY DISABLED PERMIT ONLY
$250 FINE F.S. 318.18
REFERENCE F.D.O.T. INDEX #17356
HANDICAP SIGN & POST SUPPORT
NOT TO SCALE
DAVIS DINKINS ENGINEERING, P.A.
125 N.E. 1st AVENUE SUITE 2
OCALA, FLORIDA 34471
PHONE: (352) 854-5901
CERTIFICATE OF AUTHORIZATION #28150
04-15-26 5 REVISED BUILDING LOCATION
09-26-25 4 PER COUNTY REVIEW
09-23-25 3 PER COUNTY REVIEW
11-01-24 2 PER OWNER/JURISDICTIONAL REVIEW
1 PERMITTING ISSUE
NO. REVISION DATE
DESIGN: DJS/JLS | DRAWN: TW/ZLL | CHECK: DJS
MAJOR SITE PLAN - SIGNAGE & STRIPING PLAN
HEADSPRINGS, LLC
MARION COUNTY, FLORIDA
NOT VALID UNLESS EITHER DIGITALLY SIGNED AND SEALED, ELECTRONICALLY SIGNED AND SEALED OR ORIGINALLY SIGNED, DATED AND SEALED WITH PROFESSIONAL ENGINEER'S SEAL BELOW.
DAVID L. DINKINS, P.E.
FL LICENSE NO. 60058
DATE
IF DIGITALLY SIGNED AND SEALED:
DAVID L. DINKINS, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 60058.
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DAVID L. DINKINS ON THE DATE ADJACENT HERE.
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SHEET C5 OF 14

## UTILITY CONSTRUCTION NOTES:

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

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

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

U-1) INSTALL STORM INLETS AND STORM PIPING. SEE STORM DATA CHART FOR SIZES AND INVERT INFORMATION.

U-2) INSTALL 'U'-TYPE CONCRETE ENDWALL WITH CONCRETE SPLASHPAD WITH 6'-WIDE x 12'-DEEP CONC TOE AROUND PERIMETER. SEE DETAIL ON SHEET C10.

U-3) DELETED.

U-4) INSTALL HEAVY WALL P.V.C. ROOF DRAIN SYSTEM AT 1.0% SLOPE (MINIMUM) WITH NDS 12"x12" "SUPER SPEE-D-BASIN" INLETS WHERE SHOWN (SEE GRADING PLAN FOR SIZES, INVERTS, & GRATE ELEVATIONS) AND SEE DETAIL ON SHEET C10. VERIFY AND COORDINATE DOWNSPOUT CONNECTION LOCATIONS WITH ARCHITECTURAL PLANS AND GRADING PLANS PRIOR TO CONSTRUCTION.

U-5) CONNECT TO EXISTING SANITARY SEWER SYSTEM AND INSTALL 8" (303A-SDR26, GREEN) SANITARY SEWER MAIN WITH MANHOLES WHERE SHOWN. SEE SANITARY SEWER DATA CHART AND PLAN PROFILE ON SHEET C7.

U-6) INSTALL 6" P.V.C. (303A-SDR26, GREEN) SANITARY SEWER SERVICES AT 1.00% MINIMUM SLOPE AND 36" (MIN.) DEPTH WITH CLEANOUTS WHERE SHOWN (SEE DETAILS) AND SEE INVERTS AND CROSSING DETAIL SHOWN ON SHEET C7. ALL CLEANOUTS IN PAVEMENT OR CONCRETE TO HAVE BRASS CAPS.

U-7) INSTALL HYDROMECHANICAL GREASE TRAP. SEE SHEET C14 FOR DETAILS AND REFER TO ARCHITECTURAL PLANS FOR INVERTS AND CONNECTIONS TO BUILDING SEWER SYSTEM.

U-8) INSTALL STRUM &RHSHAW BASKET STYLE UNIT/SOLIDS INTERCEPTOR (SEE DETAIL ON SHEET C14) OR APPROVED ALTERNATE PER M.E.P. AND MANUFACTURERS REQUIREMENTS.

U-9) INSTALL TEMPORARY JUMPER CONNECTION PER MARION COUNTY STANDARD DETAIL.

U-10) CONNECT TO EXISTING WATER MAIN WITH 8"x 12" TAPPING SLEEVE & VALVE.

U-11) INSTALL 4" & 8" P.V.C. (C900, SDR18, BLUE) WATER MAIN WITH VALVES & FITTINGS SHOWN AT 36" (MIN.) DEPTH. SEE SHEET C7 FOR CLEARANCE REQUIREMENTS.

U-12) INSTALL 4" P.V.C. (C900, SDR18, BLUE) WATER SERVICE TO HOTEL WITH VALVES AND FITTINGS SHOWN AT 36" (MIN.) DEPTH. SEE SHEET C7 FOR CLEARANCE REQUIREMENTS.

U-13) INSTALL COMBINED 4" WATER METER ASSEMBLY AND 4" REDUCED PRESSURE BACKFLOW PREVENTER ASSEMBLY (FEBCO OR AMES) (BY CONTRACTOR) AT 12" MINIMUM ABOVE GROUND WITH INSULATED EXPOSED PIPES (SEE UTD13 ON SHEET C12). BYPASS TO BE CHAINED AND LOCKED CLOSED BY MCU). BACKFLOW PREVENTERS TO BE TESTED BY A CERTIFIED TESTER WITH PASSING RESULTS SENT TO THE WATER DEPARTMENT. IMPORTANT!! IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY REQUIRED METER SIZE WITH M.E.P. PLANS PRIOR TO CONSTRUCTION AND CONTACT PROJECT ENGINEER WITH ANY DISCREPANCIES.

U-14) INSTALL 1" P.V.C. WATER LINE TO DUMPSTER PAD ENCLOSURE AND TO EMERGENCY VEHICLE PARKING WITH LOCKABLE HOSE BIB.

U-15) INSTALL POST INDICATOR VALVE AND INSTALL 8" ABOVE GROUND DOUBLE DETECTOR CHECK ASSEMBLY PER MARION COUNTY STANDARD DETAIL. D.D.C. TO BE CHAINED AND LOCKED WITH TAMPER SWITCHES MONITORED BY FIRE ALARM SYSTEM. INSTALL A 1" P.V.C. CONDUIT FROM BUILDING TO D.D.C. FOR ALARM WIRES. IMPORTANT!! COORDINATE FINAL D.D.C. AND FIRE LINE SIZING WITH FIRE PROTECTION PLAN PRIOR TO CONSTRUCTION.

U-16) INSTALL 6" & 8" P.V.C. (C900, SDR14, BLUE) FIRE LINE AT 36" (MIN.) DEPTH. IMPORTANT! CONTRACTOR TO COORDINATE FINAL D.D.C. AND FIRE LINE SIZE WITH FIRE PROTECTION PLAN (BY OTHERS) PRIOR TO CONSTRUCTION.

U-17) INSTALL FIRE DEPARTMENT CONNECTION. CLEARANCES SHALL BE MAINTAINED OF 7.5' IN FRONT OF AND TO THE SIDES OF THE FIRE DEPARTMENT CONNECTIONS. A SIGN READING "NO PARKING, FIRE DEPARTMENT CONNECTION" MEETING N.F.P.A. AND FIRE MARSHAL APPROVAL SHALL BE INSTALLED. IMPORTANT! CONTRACTOR TO COORDINATE FINAL D.D.C. AND FIRE LINE SIZE WITH FIRE PROTECTION PLAN (BY OTHERS) PRIOR TO CONSTRUCTION.

U-18) INSTALL FIRE HYDRANT & VALVE ASSEMBLY. ONSITE FIRE HYDRANTS TO BE FACTORY PAINTED YELLOW FOR PRIVATE OWNERSHIP PER MARION COUNTY REQUIREMENTS (SEE GENERAL NOTE #24 ON SHEET C1). ALL FIRE HYDRANTS SHALL OPEN COUNTER CLOCKWISE, LARGEST HOSE OUTLET TO BE NOT LESS THAN 18" ABOVE FINAL GRADE AND FACING ROADWAY. FIRE HYDRANT LOCATIONS SHALL BE INDICATED BY PLACEMENT OF A BLUE REFLECTOR IN THE MIDDLE OF THE ROADWAY LANE CLOSEST TO THE HYDRANT.

U-19) INSTALL IRRIGATION SLEEVING PER PLANS BY MICHAEL PAPE & ASSOCIATES, P.A. (NOT FULLY SHOWN/LABELED FOR CLARITY). IMPORTANT! CONTRACTOR TO VERIFY SIZES AND LOCATIONS WITH IRRIGATION PLAN AND COORDINATE SLEEVING REQUIREMENTS PRIOR TO INSTALLATION OF PAVEMENT BASE.

U-20) CONSTRUCT CONCRETE TRANSFORMER PAD AND TAP BOX PAD (BY CONTRACTOR) AND INSTALL ELECTRIC EQUIPMENT (BY ELECTRIC COMPANY). IMPORTANT! CONTRACTOR TO COORDINATE FINAL LOCATION AND REQUIREMENTS WITH ELECTRIC COMPANY PRIOR TO CONSTRUCTION.

U-21) INSTALL TWO 4" SCHEDULE 40 P.V.C. ELECTRIC CONDUITS FOR PRIMARY ELECTRIC SERVICE FROM POWER POLE TO TRANSFORMER. SEE GENERAL NOTE #14. ELECTRICAL CONDUITS TO BE SEPARATED 18" (MIN.) HORIZONTALLY AND 12" (MIN.) VERTICALLY FROM ANY OTHER UTILITY CONDUIT. IMPORTANT!! IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE FINAL ROUTING AND VERIFY CONDUIT REQUIREMENTS WITH ELECTRIC COMPANY PRIOR TO CONSTRUCTION.

U-22) INSTALL TWO 4" SCHEDULE 40 P.V.C. ELECTRIC CONDUITS FOR SECONDARY UNDERGROUND SERVICE FROM TRANSFORMER TO TAP BOX AND FROM TAP BOX TO BUILDING. SEE GENERAL NOTE #14. ELECTRICAL CONDUITS TO BE SEPARATED 18" (MIN.) HORIZONTALLY AND 12" (MIN.) VERTICALLY FROM ANY OTHER UTILITY CONDUIT. IMPORTANT!! IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE FINAL ROUTING AND VERIFY CONDUIT REQUIREMENTS WITH ELECTRIC COMPANY PRIOR TO CONSTRUCTION.

U-23) INSTALL UNDERGROUND 2" P.V.C. SCHEDULE 40 CONDUIT FROM BUILDING TO DUMPSTER PAD AREA FOR ELECTRIC SERVICE AND IRRIGATION CONTROLS AND UNDERGROUND 2" P.V.C. (SCHEDULE 40) CONDUIT FOR DESIGNATED VEHICLE PARKING FOR ELECTRIC OUTLET. IMPORTANT! CONTRACTOR TO COORDINATE WITH GENERAL CONTRACTOR, M.E.P. PLANS, AND ELECTRICIAN FOR FINAL ROUTING PRIOR TO INSTALLATION.

U-24) INSTALL UNDERGROUND 2" P.V.C. (SCHEDULE 40) CONDUIT FROM BUILDING TO MONUMENT SIGN FOR ELECTRIC SERVICE. IMPORTANT! CONTRACTOR TO COORDINATE WITH GENERAL CONTRACTOR, M.E.P. PLANS, AND ELECTRICIAN FOR FINAL ROUTING PRIOR TO INSTALLATION.

U-25) INSTALL TWO (2), UNDERGROUND 4" P.V.C. (SCHEDULE 40) CONDUITS FROM MECHANICAL ROOM TO GENERATOR LOCATION (ONLY ONE SHOWN FOR CLARITY). IMPORTANT!! IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH GENERAL CONTRACTOR, M.E.P. PLANS, AND ELECTRICIAN PRIOR TO INSTALLATION OF PAVEMENT BASE.

U-26) INSTALL GENERATOR (BY OTHERS). PAD REQUIREMENTS PROVIDED BY STRUCTURAL ENGINEER. IMPORTANT!! IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE FINAL LOCATION, CONDUIT, AND GAS SERVICE REQUIREMENTS WITH OWNER/DEVELOPER PRIOR TO CONSTRUCTION.

U-27) INSTALL FOUR 2" SCHEDULE 40 P.V.C. CONDUITS TO BUILDING (TWO FOR TELEPHONE SERVICE, ONE FOR CATV & ONE FOR SPARE) (ONLY ONE SHOWN FOR CLARITY). IMPORTANT!! IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE FINAL ROUTING AND VERIFY CONDUIT REQUIREMENTS WITH SERVICE PROVIDER & ARCHITECT PRIOR TO CONSTRUCTION AND CONTACT PROJECT ENGINEER. CONTRACTOR TO BE RESPONSIBLE FOR ANY NECESSARY DIRECTIONAL BORES.

U-28) INSTALL GAS SERVICE TO PROPOSED HOTEL AND FROM HOTEL TO PROPOSED GENERATOR AND PROPOSED POOL EQUIPMENT. IMPORTANT!! IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE FINAL SIZE AND ROUTING WITH PROVIDER PRIOR TO INSTALLATION.

U-29) INSTALL SITE LIGHTING AT LOCATIONS SHOWN PER PLANS BY MICHAEL PAPE AND ASSOCIATES, PA. ALL FIXTURES AND LIGHT POLES SHALL BE BLACK. CONTRACTOR TO COORDINATE CONDUIT INSTALLATION WITH ELECTRICIAN PRIOR TO INSTALLATION OF PAVEMENT BASE.

U-30) INSTALL VEHICLE CHARGING STATIONS (FOUR LOCATIONS). IMPORTANT!! IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE FINAL LOCATION, CONDUIT, AND OTHER REQUIREMENTS WITH OWNER/DEVELOPER PRIOR TO CONSTRUCTION.

U-31) INSTALL UNDERGROUND 2" P.V.C. (SCHEDULE 40) CONDUIT FROM BUILDING TO IRRIGATION WELL FOR ELECTRIC SERVICE.

U-32) INSTALL IRRIGATION WELL WITH COUNTY APPROVED BACKFLOW PREVENTER. APPROXIMATE LOCATION SHOWN, VERIFY FINAL LOCATION WITH LANDSCAPE/IRRIGATION PLAN PRIOR TO CONSTRUCTION. SEE IRRIGATION PLAN (BY OTHERS) FOR REQUIREMENTS. PRIOR TO ACCEPTANCE BY OWNER, THE CONTRACTOR SHALL HAVE THE WATER TESTED TO DETERMINE THE NEED FOR A FILTER SYSTEM ON IRRIGATION WELL. CONTRACTOR SHALL PROVIDE AN ALTERNATE PRICE IN THEIR INITIAL BID FOR INSTALLATION OF A FILTER SYSTEM IF NEEDED. (POINTING BY IRRIGATION CONTRACTOR)

### FIRE FLOW DETERMINATION: HOME 2 (±72,100 S.F.)

i.) BUILDING CLASSIFICATION: F.B.C. TYPE V-B / NFPA NR (000)

ii.) NEEDED FIRE FLOW (NFF) PER TABLE 18.4.4.2.1 (NFPA 1 2024): 3,750 GPM, 4 HR DURATION

iii.) PER TABLE 18.4.5.2.1 (NFPA 1 2024):
- 1 HYDRANT PROVIDED: ≤ 450 FT. FROM BUILDING
- 1 HYDRANT PROVIDED: > 250 FT. AND ≤ 500 FT. FROM BUILDING
- 1 HYDRANT PROVIDED: > 500 FT. AND ≤ 1000 FT. FROM BUILDING

1,500 GPM X 1
1,000 GPM X 1
750 GPM X 1
= 3,750 GPM FIRE FLOW &

NOTES:
1. ▲ INDICATES INFORMATION PROVIDED BY PROJECT ARCHITECT.
2. ◆ INDICATES FLOW TESTS REQUIRED TO VERIFY MINIMUM FLOW AND PRESSURE (20 PSI) IS PROVIDED BY HYDRANTS.
3. SHOULD EITHER NOT BE MET, ADDITIONAL HYDRANTS WITHIN 1000 FT. OF THE BUILDING MAY BE EVALUATED AND/OR AN ADDITIONAL HYDRANT MAY BE REQUIRED.

**NOTE:**
MARION COUNTY UTILITIES PERSONNEL ARE TO INSPECT ANY WORK PERFORMED ON OR ADJACENT EXISTING UTILITIES. A MINIMUM OF 48 HOURS PRIOR TO START OF ANY 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 MARION COUNTY UTILITIES' CONSTRUCTION OFFICER AT (352)-307-6163.

**CAUTION!!**
PRIOR TO CONSTRUCTION, CONTRACTOR TO LOCATE AND VERIFY ALL UTILITIES AND CONTACT PROJECT ENGINEER. CAUTION IS ADVISED THAT THERE ARE UNDERGROUND UTILITIES IN THE AREA. USE EXTREME CAUTION AND CONDUCT HAND EXCAVATION (SOFT DIG) TO CONFIRM LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AT POTENTIAL CONFLICT AREAS PRIOR TO CONSTRUCTION!

N

SCALE: 1" = 30'
0' 15' 30' 60'

N.E. 58th AVE.
(110' RIGHT OF WAY)

N.E. 24th ST
(50' RIGHT OF WAY)

N.E. 25th ST
(50' RIGHT OF WAY)

ACCESS ROAD
(55' RIGHT OF WAY – UNMAINTAINED)

PROPOSED HOTEL

PROPOSED 20'-WIDE UTILITY EASEMENT

PROPOSED DRAINAGE RETENTION AREA

PRIVATE MAINTENANCE OF SEWER

M.C.U. MAINTENANCE OF SEWER

EXISTING FIRE HYDRANT ASSEMBLY

EXISTING POWER POLE

EXISTING STORM INLET

EXISTING CONCRETE APRON

EXISTING PRV

EXISTING FIRE HYDRANT ASSEMBLY

EXISTING 8" WATER MAIN

EXISTING 8" SANITARY SEWER MAIN

EXISTING 8" FORCE MAIN

EXISTING 8" GAS MAIN

EXISTING 8" WATER MAIN

EXISTING 8" FIRE LINE

EXISTING 1" WATER LINE

EXISTING 2" WATER LINE

EXISTING 4" WATER LINE

EXISTING 6" WATER LINE

EXISTING 12" WATER LINE

EXISTING 16" WATER LINE

EXISTING 20" WATER LINE

EXISTING 24" WATER LINE

EXISTING 30" WATER LINE

EXISTING 36" WATER LINE

EXISTING 42" WATER LINE

EXISTING 48" WATER LINE

EXISTING 54" WATER LINE

EXISTING 60" WATER LINE

EXISTING 66" WATER LINE

EXISTING 72" WATER LINE

EXISTING 78" WATER LINE

EXISTING

## D.E.P. NOTES:

1. NOTE TO THE UTILITY: PURSUANT TO RULE 62I-555.513, FLORIDA STATUTES, DO NOT PROVIDE WATER SERVICE TO THIS PROJECT (OTHER THAN FLUSHING/TESTING) UNTIL THE DEPARTMENT OF ENVIRONMENTAL PROTECTION HAS ISSUED A LETTER OF CLEARANCE OR THE UTILITY SHALL BE SUBJECT TO ENFORCEMENT ACTION.

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

3. **UTILITY SEPARATION – VERTICAL CLEARANCE**
   VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.
   a. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THIS WATER MAIN IS AT LEAST SIX INCHES, AND, PREFERABLY, 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE; HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
   b. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR RECLAIMED WATER PIPELINE SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE; HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
   c. AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (a) AND (b), ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C.

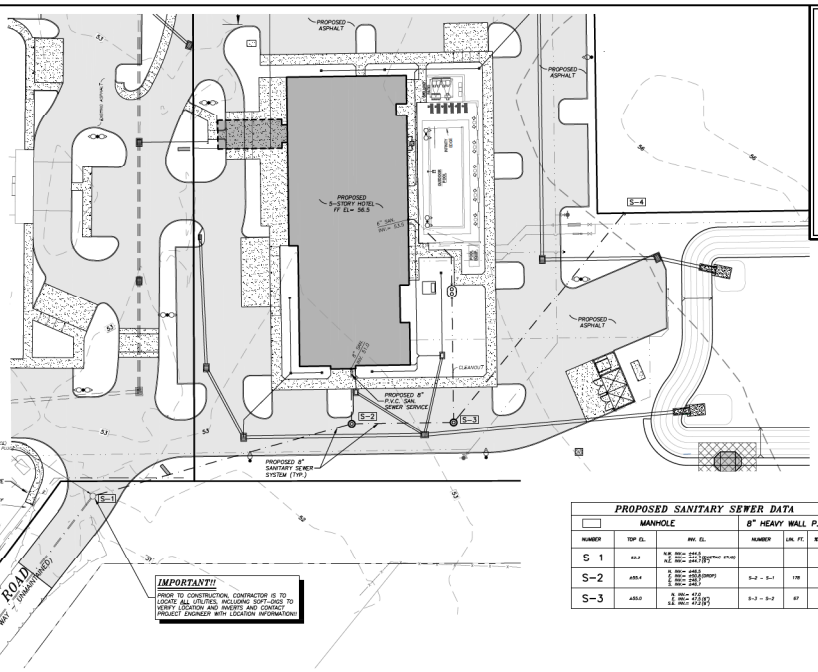
4. **SEPARATION – HORIZONTAL SEPARATION**
   SEWER AND CONSTRUCTION REQUIREMENTS. WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.
   a. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C.
   b. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
   c. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C., OR ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM. THE REQUIRED DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE INCREASED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
   d. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.

5. **CONSTRUCTION NOTES**
   CONTRACTOR IS RESPONSIBLE FOR ADHERING TO CONSTRUCTION REQUIREMENTS OF THE D.E.P. GENERAL PERMIT FOR CONSTRUCTION OF WATER MAIN EXTENSIONS FOR PUBLIC WATER SYSTEMS.
   a. ALL PIPE, PIPE FITTINGS, PIPE JOINT PACKING AND JOINTING MATERIALS, VALVES, FIRE HYDRANTS, AND METERS INSTALLED UNDER THIS PROJECT WILL CONFORM TO APPLICABLE AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS. [FAC 62-555.320(21)(b), FDWM 8.0, AND AWWA STANDARDS AS INCORPORATED INTO FAC 62-555.330]
   b. ALL PUBLIC WATER SYSTEM COMPONENTS, EXCLUDING PIPE, HYDRANTS, THAT WILL BE INSTALLED UNDER THIS PROJECT AND THAT WILL COME INTO CONTACT WITH POTABLE WATER WILL BE LEAD FREE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 1417 OF PUBLIC LAW 93-523, AS AMENDED BY PUBLIC LAW 104-182, REGULATIONS, OR REQUIREMENTS REFERENCED IN PARAGRAPH 62-555.320(21)(b), F.A.C. [FAC 62-555.320(21)(b), EXCEPTIONS ALLOWED UNDER FAC 62-555.320(21)(c)]
   c. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL CONTAIN NO MORE THAN 8.0% LEAD, AND ANY SOLDER OR FLUX USED IN THIS PROJECT WILL CONTAIN NO MORE THAN 0.2% LEAD. [FAC 62-555.322]
   d. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(b)3, F.A.C., USING BLUE AS A PREDOMINANT COLOR. UNDERGROUND PLASTIC PIPE W LESS THAN 4 INCHES NOMINAL DIAMETER WILL BE COLOR CODED BY MEANS OF CONTINUOUS LONGITUDINAL STRIPES APPLIED TO THE PIPE WALL. THE STRIPES DURING MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. PIPE 4 INCHES NOMINAL DIAMETER AND LARGER WILL BE COLOR CODED BY MEANS OF CONTINUOUS LONGITUDINAL STRIPES APPLIED TO THE PIPE WALL. THE STRIPES INSTALLED TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE. FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, THE OF PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.) [FAC 62-555.320(21)(b)3]
   e. AT HIGH POINTS WHERE AIR CAN ACCUMULATE IN NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT, PROVISIONS WILL BE MADE TO REMOVE THE AIR BY MANUAL OR AUTOMATIC MEANS. AUTOMATIC AIR RELEASE VALVES WILL NOT BE USED IN SITUATIONS WHERE FLOODING OF THE VALVE MANHOLE OR CHAMBER MAY OCCUR. [FAC 62-555.320(21)(b)4, FDWM 8.4.1]
   f. THE OPEN END OF THE AIR RELIEF PIPE FROM ALL AUTOMATIC AIR RELIEF VALVES INSTALLED UNDER THIS PROJECT WILL BE EXTENDED TO AT LEAST ONE FOOT ABOVE GRADE AND WILL BE PROVIDED WITH A SCREENED, DOWNWARD-FACING ELBOW. [FAC 62-555.320(21)(b) AND FDWM 8.4.2]
   g. NEW OR ALTERED CHAMBERS, PITS, OR MANHOLES THAT CONTAIN VALVES, BLOW-OFFS, METERS, OR OTHER SUCH WATER DISTRIBUTION SYSTEM APPURTENANCES AND THAT ARE INCLUDED IN THIS PROJECT WILL NOT BE CONNECTED DIRECTLY TO ANY SANITARY OR STORM SEWER, AND BLOW-OFFS OR AIR RELIEF VALVES INSTALLED UNDER THIS PROJECT WILL NOT BE CONNECTED DIRECTLY TO ANY SANITARY OR STORM SEWER. [FAC 62-555.320(21)(b) AND FDWM 8.4.2]
   h. NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT WILL BE INSTALLED IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS OR IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDED PROCEDURES. [FAC 62-555.320(21)(b), FDWM 8.5.1, AND AWWA STANDARDS AS INCORPORATED INTO FAC 62-555.330]
   i. A CONTINUOUS AND UNIFORM BEDDING WILL BE PROVIDED IN TRENCHES FOR UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT. BACKFILL MATERIAL WILL BE PLACED AND COMPACTED AS NECESSARY TO PREVENT SETTLEMENT AND LATERAL MOVEMENT OF THE PIPE. SPECIAL BEDDING AND BACKFILL MATERIALS REQUIRED TO PROTECT THE PIPE AND UNSUITABLE SOILD STONES AS DESCRIBED IN APPLICABLE AWWA STANDARDS OF MANUFACTURERS' RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES WILL BE REMOVED FOR A DEPTH OF AT LEAST SIX INCHES BELOW THE BOTTOM OF UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT. [FAC 62-555.320(21)(b), FDWM 8.5.2]
   j. ALL WATER MAIN TEES, BENDS, PLUGS, AND HYDRANTS INSTALLED UNDER THIS PROJECT WILL BE PROVIDED WITH THRUST BLOCKS OR RESTRAINED JOINTS TO PREVENT MOVEMENT. [FAC 62-555.320(21)(b) AND FDWM 8.5.4]

6. **TESTING**
   CONTRACTOR IS RESPONSIBLE FOR ADHERING TO TESTING REQUIREMENTS OF THE D.E.P. GENERAL PERMIT FOR CONSTRUCTION OF WATER MAIN EXTENSIONS FOR PUBLIC WATER SYSTEMS.
   a. NEW OR ALTERED WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL BE CONSTRUCTED OF ASBESTOS-CEMENT OR POLYVINYL CHLORIDE PIPE WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C603 OR C605, RESPECTIVELY, AS INCORPORATED INTO RULE 62-555.330, F.A.C., AND ALL OTHER MAINS WILL BE TESTED IN ACCORDANCE WITH AWWA STANDARD C600, AS INCORPORATED INTO AWWA STANDARD C605 AS INCORPORATED INTO RULE 62-555.330. [FAC 62-555.320(21)(b) AND AWWA STANDARDS AS INCORPORATED INTO FAC 62-555.330]
   b. NEW OR ALTERED WATER MAINS, INCLUDING FIRE LINES AND MAINS INCLUDING SERVICE LINES THAT WILL BE UNDER THE CONTROL OF A PUBLIC WATER SYSTEM AND THAT ARE INCLUDED IN THIS PROJECT, BEFORE BEING PLACED IN SERVICE, WILL BE DISINFECTED AND BACTERIOLOGICALLY EVALUATED IN ACCORDANCE WITH RULE 62-555.340, F.A.C. [FAC 62-555.320(21)(b) AND FAC 62-555.340]
   c. THE CONTRACTOR SHALL BE SEPARATELY RESPONSIBLE FOR APPROPRIATE CONSTRUCTION, DISINFECTION AND TESTING BEYOND THE METER TO ASSURE POTABILITY AT THE POINT OF USE.

7. **FILLING OF WATER MAINS**
   FILLING OF PROPOSED WATER MAINS FROM EXISTING WATER MAINS WILL BE DONE IN ACCORDANCE WITH AWWA SPECIFICATION C651.

8. **CONNECTION TO EXISTING WATER MAINS**
   A. PRESSURE IN EXISTING WATER MAINS SUBJECT TO THE WATER MAIN WILL RESULT IN A DEPRESSURIZATION OF THE EXISTING SYSTEM BELOW 20 POUNDS PER SQUARE INCH, ONE OF THE FOLLOWING MUST OCCUR:
   a. PRECAUTIONARY BOIL WATER NOTICES MUST BE ISSUED IN CASES OF PLANNED DISTRIBUTION INTERRUPTIONS, WHICH ARE DEEMED AN IMMINENT PUBLIC HEALTH THREAT BY THE DEP CENTRAL DISTRICT OR AREA THAT AFFECT THE BACTERIOLOGICAL QUALITY OF THE DRINKING WATER UNLESS THE PUBLIC WATER SYSTEM CAN DEMONSTRATE, BY SOUND ENGINEERING JUDGMENT, THAT THE INTEGRITY OF THE WATER SYSTEM HAS BEEN MAINTAINED; OR
   b. IN CASES OF BRIEF INTERRUPTION IN SERVICE, ADVISORIES (NOT BOIL WATER NOTICES) SHOULD BE ISSUED IF TEMPORARY CHANGES IN WATER QUALITY ARE EXPECTED TO OCCUR AND NOT DEEMED AN IMMINENT PUBLIC HEALTH RISK







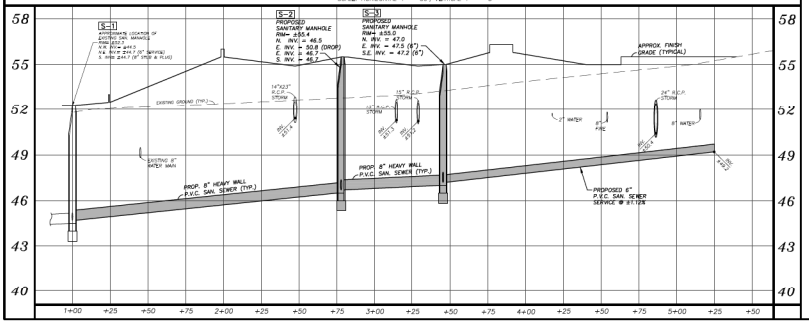
### PROPOSED SANITARY SEWER DATA

| MANHOLE | | | 8" HEAVY WALL P.V.C. | | |
|---|---|---|---|---|---|
| NUMBER | TOP EL. | INV. EL. | NUMBER | LIN. FT. | % SLOPE |
| S-1 | 62.2 | N.E. INV.= 644.6<br>N.E. INV.= 644.7 (8" STUB) | | | |
| S-2 | 655.4 | N. INV.= 648.5<br>E. INV.= 638.5 (DROP)<br>E. INV.= 646.7<br>S. INV.= 646.7 | S-2 – S-1 | 178 | 1.01 |
| S-3 | 655.0 | N. INV.= 647.0<br>E. INV.= 473.5 (67')<br>S.E. INV.= 472.2 (68') | S-3 – S-2 | 67 | 0.45 |

### SANITARY PROFILE FROM EXISTING MANHOLE S-1 TO PROPOSED STUB

SEE SANITARY SEWER DATA CHART ON THIS SHEET FOR INVERT INFORMATION

SCALE: HORIZONTAL 1" = 30', VERTICAL 1" = 3'





DAVIS DINKINS ENGINEERING, P.A.
125 N.E. 1st AVENUE SUITE 2
OCALA, FLORIDA 34470
PHONE: (352) 351-1991
CERTIFICATE OF AUTHORIZATION #6150


| NO. | REVISION | DATE |
|---|---|---|
| 6 | PER COUNTY REVIEW | 05-19-24 |
| 5 | REVISED BUILDING LOCATION | 04-15-24 |
| 4 | PER COUNTY REVIEW | 09-26-23 |
| 3 | PER OWNER | 06-23-23 |
| 2 | PER OWNER/JURISDICTIONAL REVIEW | 06-23-23 |
| 1 | PERMITTING ISSUE | 11-01-22 |

DESIGN: DJS/JES | DRAWN: TW/DJS | CHECK: DJS

**MAJOR SITE PLAN – PLAN & PROFILE**

# HEADSPRINGS, LLC

MARION COUNTY, FLORIDA

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

DAVIS L. DINKINS, P.E.
FL LICENSE NO. 60058

DATE:

IF DIGITALLY SIGNED AND SEALED:

DAVIS L. DINKINS, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 60058.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DAVIS L. DINKINS ON THE DATE INDICATED HERE.

SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SHEET C7 OF 14

## PROPOSED STORM SEWER DATA CHART

| STRUCTURE | | | | STORM PIPE | | | |
|---|---|---|---|---|---|---|---|
| NUMBER | STRUCTURE | GRATE EL. | INV. EL. | NUMBER | LIN. FT. | SIZE (INCHES) | % SLOPE |
| A | TYPE "P" INLET | 54.6 | S. INV.= 51.0<br>E. INV.= 51.0<br>W. INV.= 51.0<br>N.E. INV.= 51.1 | A – D.R.A. | 166.1 | 24 | 0.60 |
| A–1 | TYPE "C" INLET | 55.0 | W. INV.= 51.5<br>N. INV.= 51.6 (10")<br>N. INV.= 51.6 (10") | A–1 – A | 53.7 | 15 | 0.74 |
| A–2 | TYPE "C" INLET | 55.8 | S.W. INV.= 51.7<br>E. INV.= 52.2 (10") | A–2 – A | 53.4 | 15 | 1.12 |
| B | TYPE "P" INLET | 54.6 | S. INV.= 51.5<br>N.E. INV.= 51.5<br>E. INV.= 51.7 (10") | B – A | 119.8 | 14x23 | 0.42 |
| C | TYPE "P" INLET | 54.5 | S.W. INV.= 51.7<br>E. INV.= 51.7 | C – B | 52.1 | 12x18 | 0.38 |
| C–1 | TYPE "B" INLET | @ 54.25 | N.W. INV.= 52.0 | C–1 – C | 86.5 | 12x18 | 0.35 |
| D | TYPE "P" INLET | 54.9 | N. INV.= 50.2<br>S. INV.= 50.2 | D – D.R.A. | 29.2 | 24 | 0.68 |

## PROPOSED STORM SEWER DATA CHART

| STRUCTURE | | | | STORM PIPE | | | |
|---|---|---|---|---|---|---|---|
| NUMBER | STRUCTURE | GRATE EL. | INV. EL. | NUMBER | LIN. FT. | SIZE (INCHES) | % SLOPE |
| E | TYPE "P" INLET | 54.5 | S. INV.= 50.5<br>E. INV.= 50.6 | E – D | 76.2 | 24 | 0.39 |
| F | TYPE "P" INLET | 54.5 | W. INV.= 51.3<br>N. INV.= 51.6<br>N.W. INV.= 51.6 (12") | F – E | 169.1 | 14x23 | 0.59 |
| G | TYPE "P" INLET | 54.5 | S. INV.= 52.0 | G – F | 130.3 | 12x18 | 0.31 |
| H | TYPE "P" INLET | 53.2 | W. INV.= ±49.4<br>E. INV.= ±49.4 | H – EXISTING | 73.5 | 18 | EXISTING |
| I | TYPE "P" INLET | 53.5 | W. INV.= ±49.5<br>E. INV.= ±49.5<br>S. INV.= ±53.0 (8") | I – H | 91.1 | 18 | EXISTING |
| #✱J | EXISTING INLET | 52.4 | W. INV.= ±49.0 (EST.)<br>N. INV.= ±49.7 (EST.)<br>S.W. INV.= ±50.0 (NEW) | J – I | 94.2 | 18 | EXISTING |
| K | TYPE "P" INLET | 53.5 | N.E. INV.= 50.5 | K – J | 44.4 | 12x18 | 1.14 |

✱ SEE "TYPE 9 CURB INLET TRANSITION DETAIL" ON SHEET C10 AND SEE GRADING PLAN FOR EDGE OF PAVEMENT GRADES.

✱✱ PRIOR TO SHOP DRAWING REVIEW, CONTRACTOR TO DETERMINE CONSTRUCTABILITY OF STORM CONNECTIONS TO EXISTING SYSTEM.

### STORM SEWER NOTES:

STORM SEWER IS DESIGNED FOR A 25yr STORM EVENT. STORM PIPE CALCULATIONS ARE FOR STORM SYSTEM CONNECTING TO PROPOSED DRA ONLY.

1. ALL INLETS SHALL BE PROTECTED WITH SILT CONTROL PRODUCTS FROM "DANDY PRODUCTS" (SEE SHEET C11) UNTIL PAVING OPERATIONS ARE COMPLETED.
2. IT IS THE RESPONSIBILITY OF THE MANUFACTURER TO PROVIDE ALTERNATE STRUCTURE BOTTOMS AS NEEDED.
3. INVERTS AND CONNECTIONS TO BE PER F.D.O.T. STANDARD PLANS INDEX #425–001.
4. ALL STORM INLETS TO BE CONSTRUCTED PER F.D.O.T. STANDARD PLANS INDEX #425–024, #425–052, AND #425–053 AS APPLICABLE.

### NOTES TO PAVING/SITE CONTRACTOR:

1. ADHERE TO GRADES SHOWN FOR HANDICAP SPACE(S), WHICH SHOULD NOT EXCEED 1:50 OR 2.0IE SLOPE IN ANY DIRECTION. SEE GRADES FOR ELEVATIONS.
2. ADHERE TO GRADES SHOWN FOR CONCRETE SIDEWALKS WHICH SHOULD NOT EXCEED OR 2.0IE (1:50) CROSS SLOPE, OR 5.0IE (1:20) RUNNING SLOPE.
3. ADHERE TO GRADES SHOWN FOR CONCRETE RAMPS WHICH SHOULD NOT EXCEED OR 2.0IE (1:50) CROSS SLOPE, OR 8.33IE (1:12) RUNNING SLOPE.
4. ADHERE TO GRADES SHOWN FOR CONCRETE LANDINGS WHICH SHOULD NOT EXCEED OR 2.0IE (1:50) SLOPE IN ANY DIRECTION.

### IMPORTANT!!

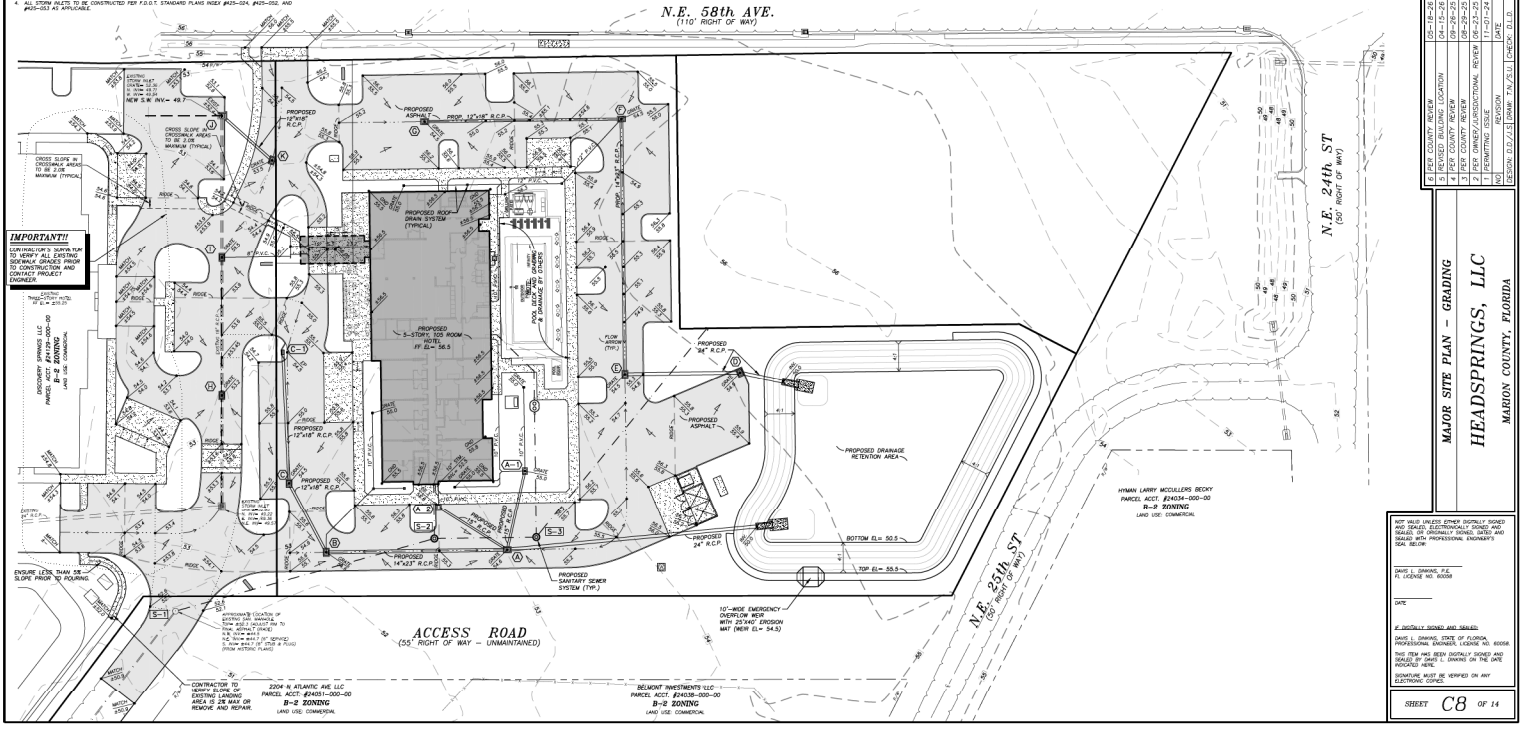
PRIOR TO CONSTRUCTION, CONTRACTOR IS TO LOCATE ALL UTILITIES, INCLUDING SOFT–CKS TO VERIFY LOCATION AND INVERTS AND CONTACT PROJECT ENGINEER WITH LOCATION INFORMATION!! IT MAY BE NECESSARY TO REMOVE, MODIFY, AND/OR RELOCATE EXISTING UTILITY SYSTEMS TO CONTINUE PROVIDING SERVICE TO EXISTING BUILDING AND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

SCALE: 1"= 30'
0 15' 30' 60'

### GRADING LEGEND:

- PROPOSED RIDGE
- PROPOSED SWALE
- EXISTING ELEVATIONS (SPOT SHOTS)
- PROPOSED ELEVATIONS (UNLESS OTHERWISE NOTED)
- POST CONSTION FLOW ARROW
- EXISTING CONTOURS (AS LABELED)
- PROPOSED CONTOURS (AS LABELED)
- SLOPE LABEL

TOP OF CURB/CONCRETE (AS APPLICABLE)
PROPOSED ASPHALT





DAVIS DINKINS ENGINEERING, P.A.
125 N.E. 1st AVENUE SUITE 2
GAINESVILLE, FLORIDA 32601
PHONE: (352) 214–1991
CERTIFICATE OF AUTHORIZATION #6150


| NO. | REVISION | DATE |
|---|---|---|
| 6 | PER COUNTY REVIEW | 05–19–25 |
| 5 | REVISED BUILDING LOCATION | 04–15–25 |
| 4 | PER COUNTY REVIEW | 09–26–24 |
| 3 | PER COUNTY REVIEW | 06–25–24 |
| 2 | PER OWNER/JURISDITIONAL REVIEW | 04–23–24 |
| 1 | PERMITTING ISSUE | 11–01–24 |

DESIGN: DJS/JAS DRAWN: TW/EJU CHECK: DJS

MAJOR SITE PLAN – GRADING

# HEADSPRINGS, LLC

MARION COUNTY, FLORIDA

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

DAVIS L. DINKINS, P.E.
FL LICENSE NO. 60058

DATE:

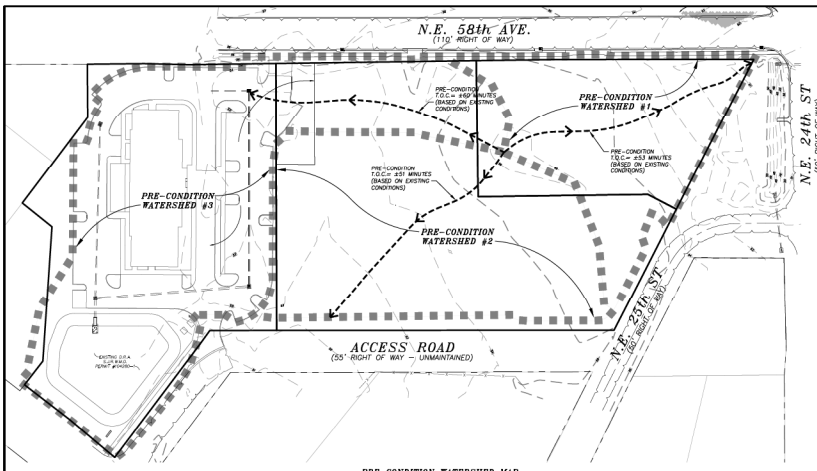
IF DIGITALLY SIGNED AND SEALED:

DAVIS L. DINKINS, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 60058.

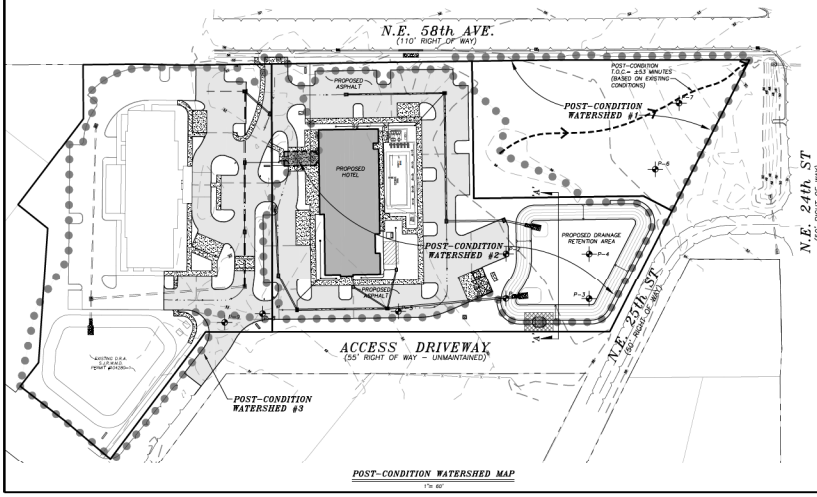
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DAVIS L. DINKINS ON THE DATE INDICATED HERE.

SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SHEET C8 OF 14




PRE-CONDITION WATERSHED MAP
1"= 80'




POST-CONDITION WATERSHED MAP
1"= 80'

## DRAINAGE CALCULATIONS:

RAINFALL (100-YEAR, 24-HOUR) . . . . . 11.5"
HYDROLOGIC SOIL TYPE . . . . . TYPE 'A'

### WATERSHED #1 CALCULATIONS:

| | PRE-DEV. WATERSHED #1 | POST-DEV. WATERSHED #1 | PRE-DEV. WATERSHED #2 | POST-DEV. WATERSHED #2 | PRE-DEV. WATERSHED #3 | POST-DEV. WATERSHED #3 | |
|---|---|---|---|---|---|---|---|
| WATERSHED AREA (sf) | 60,600 | 54,100 | 97,300 | 121,000 | 146,000 | 123,200 | sf |
| IMPERVIOUS AREA (sf) | 0 | 0 | 0 | 70,800 | 76,100 | 74,100 | sf |
| D.R.A. IMPERVIOUS AREA (sf) | 0 | 0 | 0 | 13,200 | 11,800 | 11,800 | sf |
| PERVIOUS AREA (sf) (GRASSED) (sf) | 60,600 | 54,100 | 97,300 | 37,000 | 57,200 | 37,300 | sf |
| PERVIOUS TYPE 'B' (GRASSED) (sf) | | | | 37,000 | 57,200 | 37,300 | sf |
| CN: | 30.0 | 30.0 | 30.0 | 80.2 | 73.8 | 80.3 | |
| VOLUME (100-YR. POST) (cf) | 7,817 | 6,978 | 12,551 | 90,615 | 98,845 | 92,471 | |
| POST-MIN. VOLUME (100-YR.) (cf) | | -838 | | -78,063 | | -6,374 | |

### WATER QUALITY REQUIRED:
(ON-LINE WATER QUALITY TREATMENT)

| | WATERSHED #2 |
|---|---|
| 0.5" OF RUNOFF FROM WATERSHED: | 5,042 C.F. |
| PLUS THE GREATER OF: | |
| 0.5" OF RUNOFF FROM WATERSHED: | 5,042 C.F. |
| OR | |
| 1 1/4" OF RUNOFF FROM IMPERVIOUS: | 7,375 C.F. |
| WATER QUALITY TREATMENT VOLUME REQUIRED: | 12,417 C.F. |
| WATER QUALITY TREATMENT VOLUME PROVIDED: | 12,417 C.F. |
| INTERPOLATED SLUG LOAD ELEVATION: | 51.97 FT. |

### WATERSHED #3 WATER QUALITY NOTE:

WATER QUALITY WAS PREVIOUSLY PERMITTED UNDER S.J.R.W.M.D. PERMIT #134280-1. THE PROPOSED IMPROVEMENTS WILL RESULT IN A DECREASE OF BOTH THE IMPERVIOUS AND PERVIOUS CONTRIBUTING AREAS TO THE EXISTING D.R.A.

SCALE: 1"= 60'
0' 30' 60' 120'

### RETENTION AREA DESIGN:

POST-DEV. #2 STORAGE

| ELEV. | AREA (SF) | | VOLUME (CF) |
|---|---|---|---|
| 55.5 | 24,047 | | |
| 55.0 | 22,850 | > | 11,723 |
| 54.0 | 20,530 | > | 21,690 |
| 53.0 | 18,310 | > | 19,419 |
| 52.0 | 16,192 | > | 17,251 |
| 51.0 | 14,093 | > | 15,142 |
| 50.5 | 13,055 | > | 6,787 |
| D.R.A. VOLUME (c.f.) = | | | 92,087 # # |

### DRAINAGE NOTES:

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

## PROJECT NARRATIVE:

HEADSPRINGS, LLC IS A ±4.3-ACRE SITE LOCATED IN MARION COUNTY, FLORIDA. THE SITE IS UNDEVELOPED AND WOODED AND LOCATED BY THE SITE CLOSE TO THE NORTH, NORTHEAST, AND SOUTHEAST. THE SITE CONSISTS OF ONE (1) PARCEL BEING USED THIS MARCH. THE SITE WAS PREVIOUSLY PERMITTED WITH SJRWMD (ERP PERMIT 237760-1) AND FDOT (PERMIT 2524-2-00C-4003)(S).

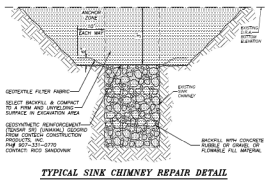
THE PROPOSED MODIFICATION WILL CONSIST OF BUILDING, PAVED PARKING, AND SITE IMPROVEMENTS AMOUNTING TO ±1.5 ACRES OF NEW IMPERVIOUS AREA, WHICH IS LESS THAN THE PREVIOUSLY PERMITTED AMOUNT. STORMWATER FROM THE PROPOSED DEVELOPMENT WILL BE DIRECTED TO AN ON-SITE DRAINAGE RETENTION AREA (DRA #2) BY A SERIES OF SWALES, INLETS, AND STORM PIPING. THE PROPOSED MODIFICATION WILL REDUCE THE PROPOSED IMPERVIOUS AREAS AND INCREASE STORAGE CAPACITY OF THE PROPOSED DRAINAGE RETENTION AREA.

WATERSHED #1 (OFFSITE OVERFLOW TO THE SOUTHEAST) WILL BE REDUCED FROM PRE-CONDITION AMOUNTS BY A REDUCTION IN TOTAL CONTRIBUTING AREA.

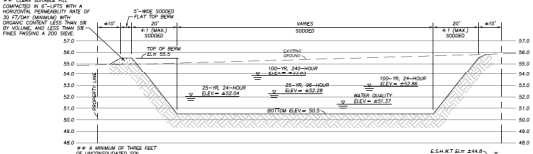
WATERSHED #2 STORMWATER FACILITIES ARE SIZED TO ACCOMMODATE THE POST-CONDITION 100-YEAR, 24-HOUR, POST 100-YEAR, 240-HOUR, AND SURMISED 25-YEAR, 96-HOUR STORM EVENTS WITHOUT DISCHARGE AND TO RECOVER WATER QUALITY WITHIN 72 HOURS.

WATERSHED #3 (EXISTING HOLIDAY INN - SURMISED PERMIT #134280-1) RUNOFF WILL BE REDUCED FROM PRE-CONDITION AMOUNTS BY A REDUCTION OF BOTH TOTAL AND IMPERVIOUS CONTRIBUTING AREAS.

ANY FUTURE DEVELOPMENT WILL REQUIRE ADDITIONAL PERMITTING WITH JURISDICTIONAL AGENCIES.




TYPICAL SINK CHIMNEY REPAIR DETAIL
PER DEAN SILTSTRAW, PHD., P.E.




D.R.A. CROSS SECTION 'A'-'A'
NOT TO SCALE

E.S.H.W.T. ELEV.= 44.5 ft.
BASED ON AVERAGE OF TEST PITS

## D.R.A. CONSTRUCTION NOTES:

THE FOLLOWING CONSTRUCTION PROCEDURES ARE ADVISABLE TO AVOID POTENTIAL IMPACT(S) TO THE RETENTION AREA RECOVERY DUE TO CONSTRUCTION PRACTICES. CONTRACTOR TO REFER TO APPLICABLE WATER MANAGEMENT DISTRICT PERMIT INFORMATION MANUAL FOR ADDITIONAL INFORMATION.

1. INITIALLY EXCAVATE AND ROUGH GRADE THE RETENTION BASIN WITHIN 12 INCHES OF THE BASIN BOTTOM AND SIDE SLOPES. IMPORTANT! DO NOT OVER-EXCAVATE ANY PORTION OF THE RETENTION BASIN BOTTOM OR SIDE SLOPES.
2. AFTER THE AREA CONTRIBUTING TO THE BASIN HAS BEEN STABILIZED, THE INTERIOR SIDE SLOPES AND BASIN BOTTOM SHOULD BE EXCAVATED TO FINAL DESIGN CONFIGURATION(S). ANY EXISTING SOIL AND UNDESIRABLE MATERIAL (SUCH AS, BUT NOT LIMITED TO, ROOTS AND VEGETATION, ANY DEBRIS, TRASH, AND ACCUMULATED SILTS, CLAYS, ORGANICS, AND OTHER FINE SEDIMENT MATERIAL ARE REMOVED. THE EXCAVATED MATERIAL SHOULD BE UTILIZED OR DISPOSED OF.
3. THE ENTIRE BASIN BOTTOM SHOULD BE DEEP PAKED AND LOOSENED FOR OPTIMAL INFILTRATION.
4. THE FINAL STABILIZATION OF THE BASIN SHOULD BE DONE PER THE CONSTRUCTION PLANS.

## SOIL TEST RESULTS:

P-X, R-X

TESTED BY: GEO-TECH, INC.
TEST DATE: AUGUST 5, 2022

**TEST HOLE P-1 (GROUND EL= ±54.5)**

| | |
|---|---|
| 0" - 84" | BROWN FINE SAND (SP) |
| 84" - 132" | YELLOWISH BROWN CLAYEY SAND (SC) |
| 132" - 156" | YELLOWISH BROWN AND GRAY CLAYEY SAND (SC) |
| 156" - 222" | GREY AND YELLOWISH BROWN SLIGHTLY SANDY CLAY (CH) |
| 222" - 240" | LIGHT BROWN LIMESTONE |

FIELD HORIZONTAL PERMEABILITY @ APPROX. 3.0 FEET = 32.4 FEET/DAY
FIELD VERTICAL PERMEABILITY @ APPROX. 3.0 FEET = 24.0 FEET/DAY
ESTIMATED SEASONAL HIGH WATER TABLE @ APPROX. 8.5 FEET
CONTINUING LAYER @ APPROX. = 18.5 FEET

**TEST HOLE P-2 (GROUND EL= ±54.9)**

| | |
|---|---|
| 0" - 60" | BROWN FINE SAND (SP) |
| 60" - 168" | YELLOWISH BROWN CLAYEY SAND (SC) |
| 168" - 198" | GREY AND YELLOWISH BROWN SLIGHTLY SANDY CLAY (CH) |
| 198" - 240" | LIGHT BROWN LIMESTONE |

FIELD HORIZONTAL PERMEABILITY @ APPROX. 5.0 FEET = 4.9 FEET/DAY
FIELD VERTICAL PERMEABILITY @ APPROX. 5.0 FEET = 3.4 FEET/DAY
ESTIMATED SEASONAL HIGH WATER TABLE @ APPROX. 8.5 FEET
CONTINUING LAYER @ APPROX. = 14.0 FEET

**TEST HOLE P-3 (GROUND EL= ±55.5)**

| | |
|---|---|
| 0" - 66" | BROWN FINE SAND (SP) |
| 66" - 108" | YELLOWISH BROWN CLAYEY SAND (SC) |
| 108" - 222" | YELLOWISH BROWN AND GRAY CLAYEY SAND (SC) |
| 222" - 240" | GREY AND YELLOWISH BROWN SLIGHTLY SANDY CLAY (CH) |

ESTIMATED SEASONAL HIGH WATER TABLE @ APPROX. 9.0 FEET
CONTINUING LAYER @ APPROX. = 18.5 FEET

**TEST HOLE P-4 (GROUND EL= ±55.7)**

| | |
|---|---|
| 0" - 90" | BROWN FINE SAND (SP) |
| 90" - 126" | YELLOWISH BROWN CLAYEY SAND (SC) |
| 126" - 228" | YELLOWISH BROWN AND GREY CLAYEY SAND (SC) |
| 228" - 240" | GREY AND YELLOWISH BROWN SLIGHTLY SANDY CLAY (CH) |

FIELD HORIZONTAL PERMEABILITY @ APPROX. 4.0 FEET = 32.5 FEET/DAY
FIELD VERTICAL PERMEABILITY @ APPROX. 4.0 FEET = 21.6 FEET/DAY
ESTIMATED SEASONAL HIGH WATER TABLE @ APPROX. 10.5 FEET
CONTINUING LAYER @ APPROX. = 16.0 FEET

**TEST HOLE P-5 (GROUND EL= ±53.2)**

| | |
|---|---|
| 0" - 42" | BROWN FINE SAND (SP) |
| 42" - 156" | YELLOWISH BROWN AND GRAY CLAYEY SAND (SC) |
| 156" - 168" | LIGHT BROWN LIMESTONE |

FIELD HORIZONTAL PERMEABILITY @ APPROX. 2.0 FEET = 29.5 FEET/DAY
FIELD VERTICAL PERMEABILITY @ APPROX. 2.0 FEET = 19.2 FEET/DAY
ESTIMATED SEASONAL HIGH WATER TABLE @ APPROX. 3.5 FEET
CONTINUING LAYER @ APPROX. = 14.0 FEET

**TEST HOLE P-6 (GROUND EL= ±54.3)**

| | |
|---|---|
| 0" - 96" | BROWN FINE SAND (SP) |
| 96" - 156" | YELLOWISH BROWN CLAYEY SAND (SC) |
| 156" - 222" | YELLOWISH BROWN AND GRAY CLAYEY SAND (SC) |
| 222" - 240" | GREY AND YELLOWISH BROWN SLIGHTLY SANDY CLAY (CH) |

FIELD HORIZONTAL PERMEABILITY @ APPROX. 4.0 FEET = 30.9 FEET/DAY
FIELD VERTICAL PERMEABILITY @ APPROX. 4.0 FEET = 23.0 FEET/DAY
FIELD HORIZONTAL PERMEABILITY @ APPROX. 8.5 FEET = 4.2 FEET/DAY
FIELD VERTICAL PERMEABILITY @ APPROX. 9.5 FEET = 3.0 FEET/DAY
ESTIMATED SEASONAL HIGH WATER TABLE @ APPROX. 11.5 FEET
CONTINUING LAYER @ APPROX. = 20.0 FEET

**TEST HOLE P-7 (GROUND EL= ±52.6)**

| | |
|---|---|
| 0" - 60" | BROWN FINE SAND (SP) |
| 60" - 168" | YELLOWISH BROWN CLAYEY SAND (SC) |
| 168" - 222" | YELLOWISH BROWN AND GRAY CLAYEY SAND (SC) |
| 222" - 240" | GREY AND YELLOWISH BROWN SLIGHTLY SANDY CLAY (CH) |

FIELD HORIZONTAL PERMEABILITY @ APPROX. 4.0 FEET =32.0 FEET/DAY
FIELD VERTICAL PERMEABILITY @ APPROX. 4.0 FEET = 22.1 FEET/DAY
FIELD HORIZONTAL PERMEABILITY @ APPROX. 10.0 FEET = 3.6 FEET/DAY
FIELD VERTICAL PERMEABILITY @ APPROX. 10.0 FEET = 2.7 FEET/DAY
ESTIMATED SEASONAL HIGH WATER TABLE @ APPROX. 14.0 FEET
CONTINUING LAYER @ APPROX. = 18.5 FEET

# ! NOTE:

THE SEOTECHNICAL ENGINEER TO PRE-QUALIFY MATERIAL AND PROVIDE TESTING REPORT PRIOR TO INSTALLATION. GEOTECHNICAL ENGINEER TO WITNESS CONSTRUCTION.

# ! NOTE:

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


DAVIS DINKINS ENGINEERING, P.A.
125 N.E. 1st AVENUE
SUITE 2
OCALA, FLORIDA 34471-3901
PHONE: (352) 351-3901
CERTIFICATE OF AUTHORIZATION #6150


| NO. | REVISION | DATE |
|---|---|---|
| 5 | REVISED BUILDING LOCATION | 04-15-26 |
| 4 | PER COUNTY REVIEW | 09-26-25 |
| 3 | PER COUNTY REVIEW | 06-23-25 |
| 2 | PER OWNER/JURISDICTIONAL REVIEW | 11-01-24 |
| 1 | PERMITTING ISSUE | DATE |

DESIGN: DDJ/JLS | DRAWN: TW/JLS | CHECK: DJ/JLS

# MAJOR SITE PLAN - DRAINAGE
# HEADSPRINGS, LLC
MARION COUNTY, FLORIDA


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

DAVIS L. DINKINS, P.E.
FL LICENSE NO. 60058

DATE:

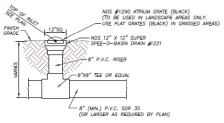
IF DIGITALLY SIGNED AND SEALED:

DAVIS L. DINKINS, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 60058.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DAVIS L. DINKINS ON THE DATE INDICATED HERE.

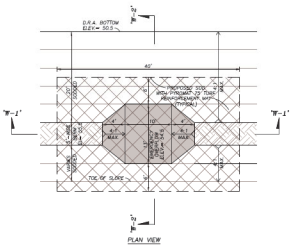
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SHEET C9 OF 14

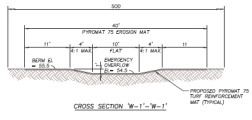



**NDS YARD INLET DETAIL**

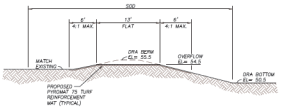
NOT TO SCALE




PLAN VIEW



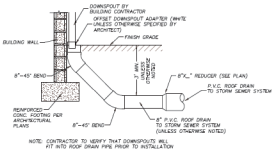

CROSS SECTION 'W-1'-'W-1'




CROSS SECTION 'W-2'-'W-2'

**EMERGENCY OVERFLOW WEIR**

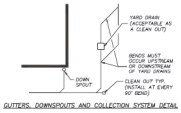
NOT TO SCALE



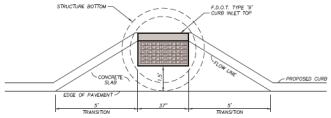

NOTE: CONTRACTOR TO VERIFY THAT DOWNSPOUTS WILL FIT INTO ROOF DRAIN PIPE PRIOR TO INSTALLATION

**ROOF DRAIN DOWNSPOUT CONNECTION DETAIL**

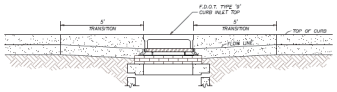
NOT TO SCALE



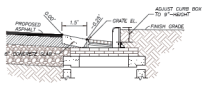

GUTTERS, DOWNSPOUTS AND COLLECTION SYSTEM DETAIL




CURB TRANSITION AT INLET




CURB INLET SECTION ALONG GUTTER LINE



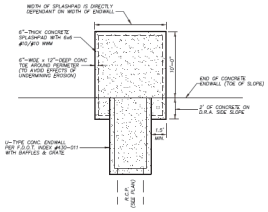

SECTION

INLET NOTES:

1) INLET TOP AND GRATE TO CONFORM TO F.D.O.T. INDEX #425-024
2) MINIMUM DESIGN COMPRESSIVE STRENGTH OF CONCRETE SHALL BE 4000 PSI AT 28 DAYS, TYPE II CEMENT.
3) INLET SHALL BE DESIGNED FOR AASHTO H-20 LOADING.
4) LIFT HOOKS SHALL BE PROVIDED FOR HANDLING.
5) INLET BOTTOM TO BE PER F.D.O.T. INDEX #425-010.

**TYPE 9 CURB INLET TRANSITION DETAIL**

NOT TO SCALE




**U-TYPE ENDWALL & SPLASHPAD DETAIL**

NOT TO SCALE


DAVIS DINKINS ENGINEERING, P.A.
CERTIFICATE OF AUTHORIZATION #30150
125 N.E. 1st AVENUE SUITE 2 OCALA, FL 34471 (352) 854-5901


| NO | REVISION | DATE |
|---|---|---|
| 5 | REVISED BUILDING LOCATION | 04-15-25 |
| 4 | PER COUNTY REVIEW | 09-26-25 |
| 3 | PER COUNTY REVIEW | 09-23-25 |
| 2 | PER OWNER/JURISDICTIONAL REVIEW | 06-23-25 |
| 1 | PERMITTING ISSUE | 11-01-24 |

DESIGN: DJD/JAS | DRAWN: TW/JSJ | CHECK: DJD

**MAJOR SITE PLAN - DETAILS**

**HEADSPRINGS, LLC**

**MARION COUNTY, FLORIDA**

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

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

DATE

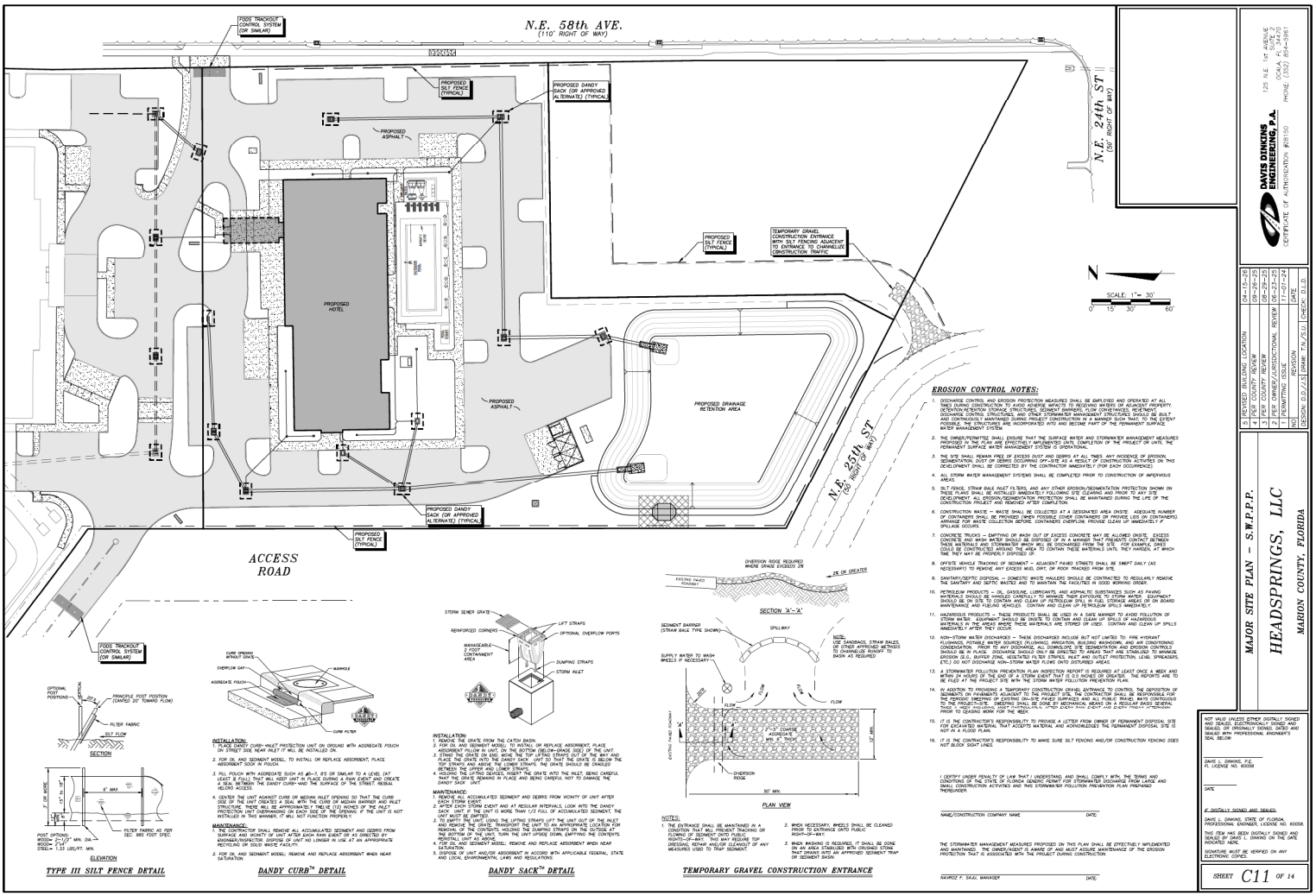
IF DIGITALLY SIGNED AND SEALED:

DAVID L. DINKINS, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 60058.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DAVID L. DINKINS ON THE DATE INDICATED HERE.

SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SHEET C10 OF 14







**TYPE III SILT FENCE DETAIL**




INSTALLATION:
1. PLACE DANDY CURB™ INLET PROTECTION UNIT ON GROUND WITH AGGREGATE POUCH ON STREET SIDE NEAR INLET IT WILL BE INSTALLED ON.
2. FOR OIL AND SEDIMENT MODEL, TO INSTALL OR REPLACE ABSORBENT, PLACE ABSORBENT SOCK IN POUCH.
3. FILL POUCH WITH AGGREGATE SUCH AS #8–7, #5 OR SIMILAR TO A LEVEL (AT LEAST ¾ FULL) THAT WILL KEEP UNIT IN PLACE DURING A RAIN EVENT AND CREATE A SEAL BETWEEN THE DANDY CURB™ AND THE SURFACE OF THE STREET, REGEAL VELCRO ACCESS.
4. CENTER THE UNIT AGAINST CURB OR MEDIAN INLET OPENING SO THAT THE CURB SIDE OF THE UNIT CREATES A SEAL WITH THE CURB OR MEDIAN BARRIER AND INLET STRUCTURE. THERE WILL BE APPROXIMATELY TWELVE (12) INCHES OF THE INLET OPENING ON EITHER SIDE OF THE UNIT. IT IS IMPORTANT THAT IF THE UNIT IS NOT INSTALLED IN THIS MANNER, IT WILL NOT FUNCTION PROPERLY.

MAINTENANCE:
1. THE CONTRACTOR SHALL REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM SURFACE AND VICINITY OF UNIT AFTER EACH RAIN EVENT OR AS DIRECTED BY ENGINEER/INSPECTOR. DISPOSE OF UNIT NO LONGER IN USE AT AN APPROPRIATE RECYCLING OR SOLID WASTE FACILITY.
2. FOR OIL AND SEDIMENT MODEL: REMOVE AND REPLACE ABSORBENT WHEN NEAR SATURATION.

**DANDY CURB™ DETAIL**




INSTALLATION:
1. REMOVE GRATE FROM THE CATCH BASIN.
2. FOR OIL AND SEDIMENT MODEL, TO INSTALL OR REPLACE ABSORBENT, PLACE ABSORBENT PILLOW IN UNIT, ON THE BOTTOM (BELOW-GRADE SIDE) OF THE UNIT.
3. STRAND THE GRATE ON END, MOVE THE TOP LIFTING STRAPS OUT OF THE WAY AND PLACE THE GRATE INTO THE DANDY SACK™ UNIT SO THAT THE GRATE IS BELOW THE TOP OF THE UNIT AND ABOVE THE LIFTING STRAPS. THE GRATE SHOULD BE CRADLED BETWEEN THE UPPER AND LOWER STRAPS.
4. HOLDING THE LIFTING DEVICES, INSERT THE GRATE INTO THE INLET, BEING CAREFUL THAT THE GRATE REMAINS IN PLACE AND BEING CAREFUL NOT TO DAMAGE THE DANDY SACK™ UNIT.

MAINTENANCE:
1. REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM VICINITY OF UNIT AFTER EACH STORM EVENT.
2. AT THE END OF EACH STORM EVENT AND AT REGULAR INTERVALS, LOOK INTO THE DANDY SACK™ UNIT. IF THE UNIT IS MORE THAN 1/3 FULL OF ACCUMULATED SEDIMENT, THE UNIT MUST BE EMPTIED.
3. TO EMPTY THE UNIT, USING THE LIFTING STRAPS LIFT THE UNIT OUT OF THE INLET AND PLACE IT ON THE GROUND. OPEN THE TOP OF THE UNIT BY UNFASTENING THE VELCRO. FOR REMOVAL OF THE CONTENTS, HOLDING THE DUMPING STRAPS ON THE OUTSIDE OF THE BOTTOM OF THE UNIT, TURN THE UNIT UPSIDE DOWN, EMPTYING THE CONTENTS. REINSTALL UNIT AS ABOVE.
4. FOR OIL AND SEDIMENT MODEL: REMOVE AND REPLACE ABSORBENT WHEN NEAR SATURATION.
5. DISPOSE OF UNIT AND/OR ABSORBENT IN ACCORD WITH APPLICABLE FEDERAL, STATE AND LOCAL ENVIRONMENTAL LAWS AND REGULATIONS.

**DANDY SACK™ DETAIL**




NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

**TEMPORARY GRAVEL CONSTRUCTION ENTRANCE**

## EROSION CONTROL NOTES:

1. DISCHARGE CONTROL AND EROSION PROTECTION MEASURES SHALL BE EMPLOYED AND OPERATED AT ALL TIMES DURING CONSTRUCTION TO AVOID ADVERSE IMPACTS TO RECEIVING WATERS OR ADJACENT PROPERTY. DETENTION/RETENTION STORAGE STRUCTURES, SEDIMENT BARRIERS, FLOW CONVEYANCES, REVETMENT PROTECTION AND OTHER MEASURES SHALL BE INSTALLED AS REQUIRED BY THE PLANS AND SHALL BE BUILT AND CONTINUOUSLY MAINTAINED DURING PROJECT CONSTRUCTION IN A MANNER SUCH THAT, TO THE EXTENT POSSIBLE, THE STRUCTURES ARE INCORPORATED INTO AND BECOME PART OF THE PERMANENT SURFACE WATER MANAGEMENT SYSTEM.
2. THE OWNER/PERMITTEE SHALL ENSURE THAT THE SURFACE WATER AND STORMWATER MANAGEMENT MEASURES PROPOSED ON THE PLAN ARE EFFECTIVELY IMPLEMENTED UNTIL COMPLETION OF THE PROJECT OR UNTIL THE PERMANENT SURFACE WATER MANAGEMENT SYSTEM IS OPERATIONAL.
3. THE SITE SHALL REMAIN FREE OF EXCESS DUST AND DEBRIS AT ALL TIMES. ANY INCIDENCE OF EROSION, SILTATION OR DEPOSITION OF DEBRIS ONTO ADJACENT PROPERTY AS A RESULT OF CONSTRUCTION ACTIVITIES ON THIS DEVELOPMENT SHALL BE CORRECTED BY THE CONTRACTOR IMMEDIATELY (FOR EACH OCCURRENCE).
4. ALL STORM WATER MANAGEMENT SYSTEMS SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF IMPERVIOUS AREAS.
5. SILT FENCE, STRAW BALE INLET FILTERS, AND ANY OTHER EROSION/SEDIMENTATION PROTECTION SHOWN ON THESE PLANS SHALL BE INSTALLED IMMEDIATELY FOLLOWING SITE CLEARING AND PRIOR TO ANY SITE EXCAVATION. ALL EROSION/SEDIMENTATION PROTECTION SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION PROJECT AND REMOVED AFTER COMPLETION.
6. CONSTRUCTION WASTE – WASTE SHALL BE COLLECTED AT A DESIGNATED AREA ONSITE. ADEQUATE NUMBER OF CONTAINERS SHALL BE PROVIDED (WHEN POSSIBLE COVER CONTAINERS OR PROVIDE LIDS ON CONTAINERS). PROVIDE FOR WASTE COLLECTION BEFORE CONTAINERS OVERFLOW. PROVIDE CLEAN UP IMMEDIATELY IF SPILLAGE OCCURS.
7. CONCRETE TRUCKS – EMPTYING OR WASH OUT OF EXCESS CONCRETE MAY BE ALLOWED ONSITE. EXCESS CONCRETE AND WASH WATER SHOULD BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORMWATER WHICH WILL BE DISCHARGED FROM THE SITE. FOR EXAMPLE, SAWS COULD BE CONSTRUCTED AROUND THE AREA TO CONTAIN THESE MATERIALS UNTIL THEY HARDEN, AT WHICH TIME THEY MAY BE PROPERLY DISPOSED OF.
8. OFFSITE VEHICLE TRACKING OF SEDIMENT – ADJACENT PAVED STREETS SHALL BE SWEPT DAILY (AS NECESSARY) TO REMOVE ANY EXCESS MUD, DIRT, OR ROCK TRACKED FROM SITE.
9. SANITARY/SEPTIC DISPOSAL – DOMESTIC WASTE HAULERS SHOULD BE CONTRACTED TO REGULARLY REMOVE THE SANITARY AND SEPTIC WASTES AND TO MAINTAIN THE FACILITIES IN GOOD WORKING ORDER.
10. PETROLEUM PRODUCTS – OIL, GASOLINE, LUBRICANTS, AND ASPHALTIC SUBSTANCES SUCH AS PAVING MATERIALS SHOULD BE HANDLED CAREFULLY TO MINIMIZE THEIR EXPOSURE TO STORM WATER. EQUIPMENT SHOULD BE ON SITE TO CONTAIN AND CLEAN UP PETROLEUM SPILLS IN CASE STORAGE AREAS OR ON BOARD MAINTENANCE AND FUELING VEHICLES. CONTAIN AND CLEAN UP PETROLEUM SPILLS IMMEDIATELY.
11. HAZARDOUS PRODUCTS – THESE PRODUCTS SHALL BE USED IN A SAFE MANNER TO AVOID POLLUTION OF STORM WATER. EQUIPMENT SHALL BE ON SITE TO CONTAIN AND CLEAN UP SPILLS OF HAZARDOUS MATERIALS IN THE AREAS WHERE THESE MATERIALS ARE STORED OR USED. CONTAIN AND CLEAN UP SPILLS IMMEDIATELY AFTER THEY OCCUR.
12. NON-STORM WATER DISCHARGES – THESE DISCHARGES INCLUDE BUT NOT LIMITED TO: FIRE HYDRANT FLUSHINGS, POTABLE WATER SOURCES (FLUSHING), IRRIGATION, BUILDING WASHDOWN, AND AIR CONDITIONING CONDENSATION. PRIOR TO ANY DISCHARGE, ALL DOWNSLOPE SITE SEDIMENTATION AND EROSION CONTROLS SHOULD BE IN PLACE. DISCHARGE SHOULD ONLY BE DIRECTED TO AREAS THAT ARE STABILIZED TO MINIMIZE EROSION (E.G., BUFFER ZONE, VEGETATED FILTER STRIPS, INLET AND OUTLET PROTECTION, LEVEL SPREADERS, ETC.) DO NOT DISCHARGE NON-STORM WATER FLOWS ONTO DISTURBED AREAS.
13. A STORMWATER POLLUTION PREVENTION PLAN INSPECTION REPORT IS REQUIRED AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM EVENT THAT IS 0.5 INCHES OR GREATER. THE REPORTS ARE TO BE FILED AT THE PROJECT SITE WITH THE STORM WATER POLLUTION PREVENTION PLAN.
14. IN ADDITION TO PROVIDING A TEMPORARY CONSTRUCTION GRAVEL ENTRANCE TO CONTROL THE DEPOSITION OF SEDIMENTS ON PAVEMENTS ADJACENT TO THE PROJECT SITE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PERIODIC SWEEPING OF EXISTING ON-SITE PAVED SURFACES AND ALL PUBLIC PAVED WAYS CONTIGUOUS TO THE PROJECT SITE. SWEEPING SHALL BE PERFORMED AS NECESSARY TO MAINTAIN A CLEAN SURFACE AT ALL TIMES. WATER FLUSHING OF PAVED SURFACES SHALL NOT BE ALLOWED UNLESS RUNOFF WATER IS DIRECTED TO AN APPROVED SEDIMENT TRAP PRIOR TO LEAVING WORK FOR THE WEEK.
15. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE A LETTER FROM OWNER OF PERMANENT DISPOSAL SITE FOR EXCAVATED MATERIAL THAT ACCEPTS MATERIAL AND ACKNOWLEDGES THE PERMANENT DISPOSAL SITE IS NOT IN A FLOOD PLAIN.
16. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE SURE SILT FENCING AND/OR CONSTRUCTION FENCING DOES NOT BLOCK SIGHT LINES.

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THOROUGHLY.

NAME/CONSTRUCTION COMPANY NAME _____ DATE: _____

THE STORMWATER MANAGEMENT MEASURES PROPOSED ON THIS PLAN SHALL BE EFFECTIVELY IMPLEMENTED AND MAINTAINED. THE OWNER/AGENT IS AWARE OF AND MUST ASSURE MAINTENANCE OF THE EROSION PROTECTION THAT IS ASSOCIATED WITH THE PROJECT DURING CONSTRUCTION.

NAVROZ F. SAUL MANAGER _____ DATE: _____

DAVIS DINKINS ENGINEERING, P.A.
CERTIFICATE OF AUTHORIZATION #28150
125 N.E. 1st AVENUE SUITE 2
OCALA, FLORIDA 34471
PHONE: (352) 854-1901

| NO. | REVISION | DATE | CHECK |
|---|---|---|---|
| 1 | PERMITTING ISSUE | 11-07-24 | |
| 2 | PER OWNER/JURISDICTIONAL REVIEW | 06-23-25 | |
| 3 | PER COUNTY REVIEW | 09-26-25 | |
| 4 | PER COUNTY REVIEW | 10-29-25 | |
| 5 | REVISED BUILDING LOCATION | 04-15-26 | |

DESIGN: DJS/JLS DRAWN: TW/JLS CHECK: JLS

MAJOR SITE PLAN – S.W.P.P.P.

HEADSPRINGS, LLC

MARION COUNTY, FLORIDA

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

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

DATE:

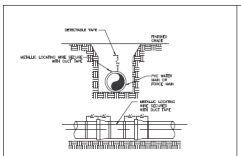
IF DIGITALLY SIGNED AND SEALED:

DAVID L. DINKINS, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 60058.

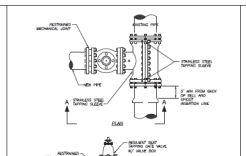
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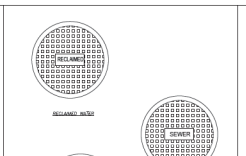
SHEET C11 OF 14



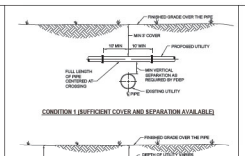
PIPE LOCATING WIRE AND DETECTABLE TAPE — 7.3.2 UT 104



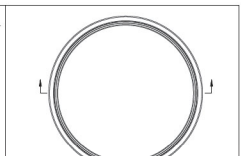
TAPPING SLEEVE AND GATE VALVE ASSEMBLY — 7.3.2 UT 108



TYPICAL VALVE BOX COVER — 7.3.2 UT 110



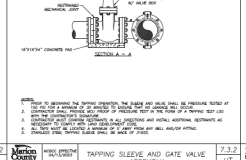
UTILITY CONFLICT — 7.3.2 UT 113



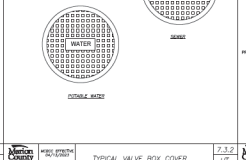
MANHOLE RISER — 7.3.2 UT 114



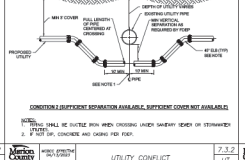
TEMPORARY JUMPER CONNECTION — 7.3.2 UT 203



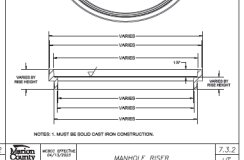
GATE VALVE WATER AND RECLAIMED MAINS — 7.3.2 UT 204



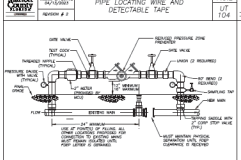
FIRE LINE DOUBLE DETECTOR CHECK VALVE ASSEMBLY — 7.3.2 UT 208



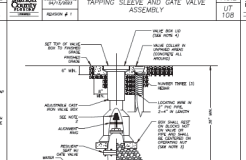
FIRE HYDRANT ASSEMBLY — 7.3.2 UT 210



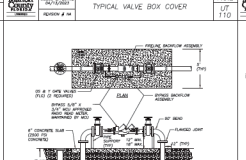
TEMPORARY SAMPLE POINT — 7.3.2 UT 211



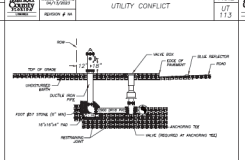
COMMERCIAL METERS 3" AND ABOVE W/ SINGLE BACKFLOW PREVENTER — 7.3.2 UT 215A



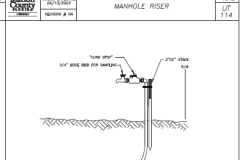
COMMERCIAL METERS 3" AND ABOVE W/ SINGLE BACKFLOW PREVENTER — 7.3.2 UT 215B



GRAVITY MANHOLE CONNECTION — 7.3.2 UT 303



STANDARD SEWER MANHOLE FRAME AND COVER — 7.3.2 UT 305



FODS TRACKOUT DETAIL

NOT TO SCALE

NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE THE MOST CURRENT EDITION OF THE MARION COUNTY UTILITY DETAILS PRIOR TO CONSTRUCTION.


DAVIS DINKINS ENGINEERING, P.A.
125 N.E. 1st AVENUE SUITE 2
OCALA, FL 34470
PHONE: (352) 854-4901
CERTIFICATE OF AUTHORIZATION #30150


| NO | REVISION | DATE |
|---|---|---|
| 5 | REVISED BUILDING LOCATION | 04-15-25 |
| 4 | PER COUNTY REVIEW | 09-26-25 |
| 3 | PER COUNTY REVIEW | 06-23-25 |
| 2 | PER OWNER/JURISDICTIONAL REVIEW | 04-23-25 |
| 1 | PERMITTING ISSUE | 11-01-24 |

DESIGN: DJS/JLS | DRAWN: TW/JLS | CHECK: DJS/JLS

MAJOR SITE PLAN – MARION COUNTY DETAILS

HEADSPRINGS, LLC

MARION COUNTY, FLORIDA

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

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

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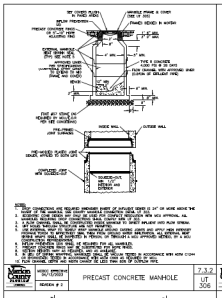
IF DIGITALLY SIGNED AND SEALED:

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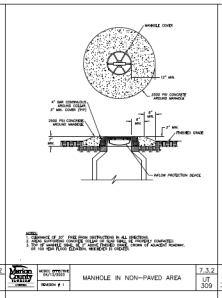
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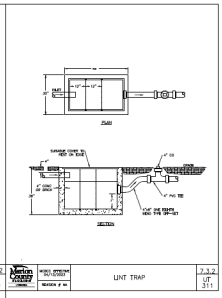
SHEET C12 OF 14



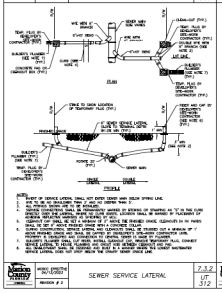
PRECAST CONCRETE MANHOLE — 7.3.2 UT 306



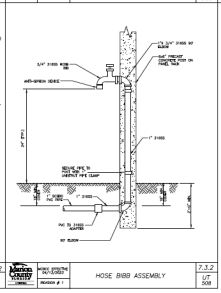
MANHOLE IN NON-PAVED AREA — 7.3.2 UT 309



LINT TRAP — 7.3.2 UT 311



SEWER SERVICE LATERAL — 7.3.2 UT 312



HOSE BIBB ASSEMBLY — 7.3.2 UT 308

*NOTE:*
*IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE THE MOST CURRENT EDITION OF THE MARION COUNTY UTILITY DETAILS PRIOR TO CONSTRUCTION.*


DAVIS DINKINS ENGINEERING, P.A.
CERTIFICATE OF AUTHORIZATION #28150
125 N.E. 1st AVENUE SUITE 2
OCALA, FLORIDA 34470
PHONE: (352) 854-5991


| NO | REVISION | DATE |
|---|---|---|
| 5 | REVISED BUILDING LOCATION | 04-15-25 |
| 4 | PER COUNTY REVIEW | 09-26-24 |
| 3 | PER COUNTY REVIEW | 06-25-24 |
| 2 | PER OWNER/JURISDICTIONAL REVIEW | 06-25-24 |
| 1 | PERMITTING ISSUE | 11-01-24 |

DESIGN: DJD/JCS | DRAWN: TW/DJD | CHECK: DJD

*MAJOR SITE PLAN – MARION COUNTY DETAILS*

# *HEADSPRINGS, LLC*

*MARION COUNTY, FLORIDA*


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

DAVIS L. DINKINS, P.E.
FL LICENSE NO. 60058

DATE

IF DIGITALLY SIGNED AND SEALED:

DAVIS L. DINKINS, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 60058.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DAVIS L. DINKINS ON THE DATE INDICATED HERE.

SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.


SHEET *C13* OF 14

**SPECIFICATIONS**

Notes:

1. 6" plain end inlet/outlet.
2. Unit weight - w/ cast iron covers: 824 lbs. (for wet weight add 8,413 lbs.)
3. Maximum operating temperature: 150° F continuous
4. Capacities - Liquid: 1,000 gal.; Grease: 5,495 lbs. (753 gal.) @100GPM Grease: 4,959 lbs. (679 gal.) @200GPM Solids: 211 gal.
5. Satisfies Miami DERM 99% efficiency requirements; retaining the following capacities at 99.0% efficiency: 5,272 lbs. (722 gal.) @100GPM 3,127 lbs. (428 gal.) @200GPM
6. For gravity drainage applications only.
7. Do not use for pressure applications.
8. Cover placement allows full access to tank for proper maintenance.
9. Vent not required unless per local code.
10. Engineered inlet and outlet diffusers with inspection ports are removable to inspect / clean piping. For series installations, the top of the inlet diffuser on the first unit in the series must be sealed.
11. Integral air relief / Anti-siphon / Sampling access.
12. Adjustable cover adapters provide up to 4" of additional height.
13. Flow rates are based on 2-minute drain time.
14. Designed for both below and above-grade installations.
15. Safety Starfit, access restrictor built into each cover adapter, prevents accidental entry to tanks (450 lb rating).

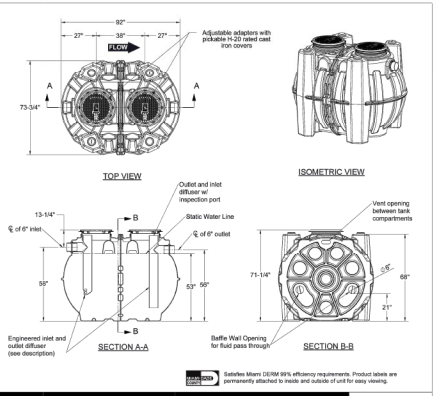
**ENGINEER SPECIFICATION GUIDE**

Schier Great Basin™ grease interceptor model # GB-1000 shall be lifetime guaranteed and made in USA of seamless, molded polyethylene with minimum 7/16" uniform wall thickness. Interceptor shall be furnished for above or below-grade installation with adjustable cover adapter and Safety Starfit access restrictor built into each cover adapter. Interceptor shall be certified to ASME A112.14.3 (Type D) and CSA B481.1 as well as certified to IAPMO/ANSI Z1001-2021. Interceptor flow rate shall be 100 GPM or 200GPM. Interceptor grease capacity shall be 5,495 lbs. Cover shall provide water/gas-tight seal and have minimum 16,000 lbs. load capacity.

**CERTIFIED PERFORMANCE**

Great Basin™ hydromechanical grease interceptors are third party performance-tested and listed by IAPMO to ASME A112.14.3 and CSA B481.1 grease interceptor standards and greatly exceed requirements for grease separation and storage. They are compliant to the Uniform Plumbing Code and the International Plumbing Code.

Type D certification does not require a flow control




Satisfies Miami DERM 99% efficiency requirements. Product labels are permanently attached to inside and outside of unit for easy viewing.

**SPECIFICATION SHEET**

| MODEL NUMBER: | PART NUMBER: 4080-002-01 | | | |
|---|---|---|---|---|
| GB-1000 | DESCRIPTION: GB-1000 GREASE INTERCEPTOR 100 GPM/ 200 GPM 6" INLET/OUTLET, H-20 RATED CAST IRON COVER | | | |
| DWG BY: B.BROWN | DATE: 10/18/2021 | REV: 02 | ECO: 0328227A | |

PROPRIETARY AND CONFIDENTIAL
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF SCHIER PRODUCTS, INC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF SCHIER PRODUCTS, INC. IS PROHIBITED.

SCHIER
6455 Woodland Dr
Shawnee, KS 66218
Tel: 913-851-3300
Fax: 913-851-3399
schierproducts.com

**SPECIFICATIONS**

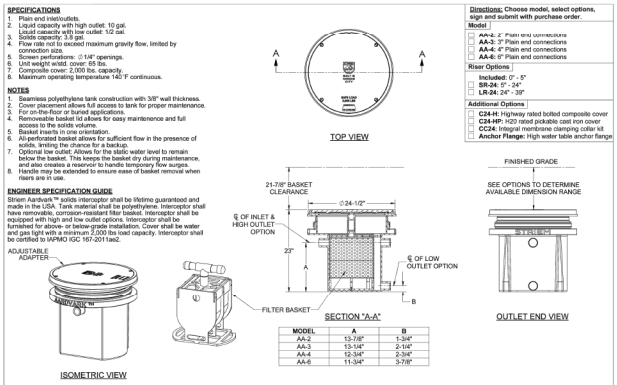
1. Plain end inlet/outlets.
2. Liquid capacity with high outlet: 10 gal.
3. Liquid capacity with low outlet: 1/2 gal.
4. Flow rate: 75 GPM @ 5 GPM
5. Flow rate not to exceed maximum gravity flow, limited by connection size.
6. Screen perforations: ⌀ 1/4" openings.
7. Unit weight w/std. cover: 65 lbs.
8. Composite cover: 2,000 lbs. capacity.
9. Maximum operating temperature 140°F continuous.

**NOTES**

1. Seamless polyethylene tank construction with 3/8" wall thickness.
2. Cover placement allows full access to tank for proper maintenance.
3. For on-the-floor or buried applications.
4. Removeable basket lid allows for easy maintenance and full access to the solids volume.
5. Basket inserts in one orientation.
6. All-perforated basket allows for sufficient flow in the presence of solids, limiting the chance for a backup.
7. Optional low outlet: Allows for the static water level to remain below the basket. This keeps the basket dry during maintenance, and also creates a reservoir to handle temporary flow surges.
8. Handle may be extended to ensure ease of basket removal when risers are in use.

**ENGINEER SPECIFICATION GUIDE**

Striem Aardvark™ solids interceptor shall be lifetime guaranteed and made in the USA. Tank material shall be polyethylene. Interceptor shall have removable, corrosion-resistant filter basket. Interceptor shall be furnished for High Flow Rate applications. Interceptor shall be furnished for above- or below-grade installation. Cover shall be water and gas tight with a minimum 2,000 lbs load capacity. Interceptor shall be certified to IAPMO IGC 167-2011asz.




| MODEL | A | B |
|---|---|---|
| AA-2 | 13-7/8" | 1-3/4" |
| AA-3 | 13-1/4" | 2-1/4" |
| AA-4 | 12-3/4" | 2-3/4" |
| AA-6 | 11-3/4" | 3-7/8" |

**Directions: Choose model, select options, sign and submit with purchase order.**

**Model**

- ☐ **AA-2:** 2" Plain end connections
- ☐ **AA-3:** 3" Plain end connections
- ☐ **AA-4:** 4" Plain end connections
- ☐ **AA-6:** 6" Plain end connections

**Riser Options**

- ☐ **Included:** 0" - 5"
- ☐ **SR-24:** 6" - 24"
- ☐ **LR-24:** 24" - 39"

**Additional Options**

- ☐ **C24-H:** Highway rated bolted composite cover
- ☐ **C24-HP:** H20 rated pickable cast iron cover
- ☐ **CC24:** Integral membrane clamping collar kit
- ☐ **Anchor Flange:** High water table anchor flange

**Signature of Approval:** _____
**Company:** _____
**Date of Approval:** _____
**Specifying Engineer:** _____
**Engineering Firm:** _____

US Patent No. US10786761B2

**PROPRIETARY AND CONFIDENTIAL**

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF STRIEM, LLC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF STRIEM, LLC. IS PROHIBITED.

| MODEL NUMBER: | AA-X |
|---|---|
| DESCRIPTION: | AARDVARK BASKET-STYLE SOLIDS INTERCEPTOR |
| DWG BY: WLF | DATE: 9/19/22 REV: 0 ECO: |

**SPECIFICATION SHEET**

Striem
3100 Brinkerhoff
Kansas City, KS 66115
Tel: 913-222-1500
orders@striemco.com
www.striemco.com
Made in the U.S.A

SCHIER

LIFETIME GUARANTEED GREASE INTERCEPTORS

## GB-1000

### TECHNICAL INFORMATION

Flow Rates/Grease Capacities:
5,495 pounds at 100 GPM
4,959 pounds at 200 GPM

Flow Rates/Grease Capacities at 99% efficiency:
5,272 pounds at 100 GPM
3,127 pounds at 200 GPM

* Meets Miami DERM 99% efficiency requirements.

Solids Capacity: 21% (210 gallons)
Liquid Capacity: 1,000 gallons
Weight: 824 pounds (assembled with outdoor Cast Iron covers)
Installed: Indoor/Outdoor traffic-rated installation

THE GB-1000 HAS A GREASE & SOLIDS RETENTION CAPACITY EQUAL TO 4-1,250 gallon (or 2-2,500 gallon) CONCRETE GREASE INTERCEPTORS.

* Based on the 25% Rule for Gravity Grease Interceptors. This Rule is widely accepted within the wastewater community, and is used to determine the grease/solids capacity of any gravity grease interceptor. Using the 25% Rule, ONE GALLON of gravity capacity will store aprox. ONE POUND of grease/solids (this is based on a 60% grease/40% solids distribution).




Risers: FCR2(2)
Anchor Kit: AK3




**GREASE INTERCEPTOR CALCULATIONS**

Reference No. N/A — Project Name: Ballpark Sizing

**Step 1: Flow rate to grease interceptor**
*Fixture flow rate: (qu in / 231) = gal x 0.75 / min = min flow rate*

**Flow rate used to size interceptor (less of fixture or pipe size)**
**Pipe size (4 in):**
*Pipe Size flow rate per Manning's Formula* **75 GPM**

**Step 2: Grease Production**
*Servings per day x Grease production value x Days between pump-outs = Grease output*

Servings per day: 1000
Grease production value: 0.0455 lbs per serving (Fast Food - Full Prep: High / Flatware)
Days between pump-outs: 90 days

**1000 x 0.0455 x 90 = 4095 lbs of FOG**

| SCHIER MODEL | Description: GREASE INTERCEPTOR 100 GPM / 200 GPM, 4" PLAIN/FPT CONNECTIONS, H-20 RATED PICKABLE CAST IRON COVERS |
|---|---|
| GB-1000 | **Dimensions:** Length: 92", Width: 73.75", Height: 71.25" **Flow Rate/Grease Capacity:** 100 GPM / 5495 lbs **Liquid Capacity:** 1000 gal |

**Buyer beware:**
Ballpark Sizing is intended to provide a reasonably accurate recommendation when complete restaurant information is not available. For a more accurate sizing recommendation, complete a Pinpoint Sizing by logging into Grease Monkey.

DAVIS DINKINS ENGINEERING, P.A.
125 N.E. 1st AVENUE SUITE 2
GAINESVILLE, FLORIDA 32601
PHONE: (352) 214-1991
CERTIFICATE OF AUTHORIZATION #6150

| NO | REVISION | DESIGN: DD/JAS | DRAWN: TA/JAS | CHECK: DLD |
|---|---|---|---|---|
| 5 | REVISED BUILDING LOCATION | | | 04-15-26 |
| 4 | PER COUNTY REVIEW | | | 09-26-25 |
| 3 | PER COUNTY REVIEW | | | 06-23-25 |
| 2 | PER OWNER/JURISDICTIONAL REVIEW | | | 04-23-25 |
| 1 | PERMITTING ISSUE | | | 11-01-24 |

**MAJOR SITE PLAN – ADDITIONAL DETAILS**

# HEADSPRINGS, LLC

MARION COUNTY, FLORIDA

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

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

DATE:

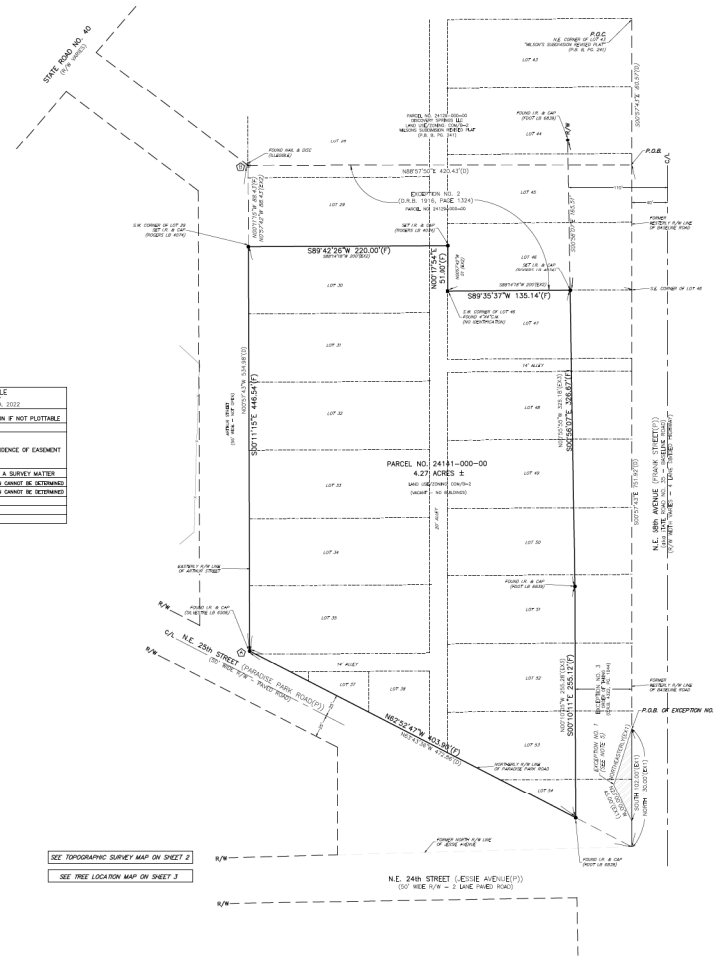
IF DIGITALLY SIGNED AND SEALED:

DAVID L. DINKINS, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 60058.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DAVID L. DINKINS ON THE DATE INDICATED HERE.

SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SHEET C14 OF 14




SEE TOPOGRAPHIC SURVEY MAP ON SHEET 2

SEE TREE LOCATION MAP ON SHEET 3

GRAPHIC SCALE

0 25 50 75 100

( IN FEET )

HORIZ. 1 inch = 50 ft.

| STATE PLANE COORDINATES | |
|---|---|
| P.O.B. | N: 1773593.987<br>E: 637272.505 |
| P.O.B. OF EXCEPTION NO. 1 | N: 1774128.059<br>E: 637270.450 |

TITLE COMMITMENT INFORMATION TABLE
FIRST AMERICAN TITLE INSURANCE COMPANY
FILE No.: 2076-6099627 EFFECTIVE DATE: JUNE 29, 2022

| SCH. B-2 EXC. No. | RECORDED DATA | APPLICABLE | PLOTTABLE | REASON IF NOT PLOTTABLE |
|---|---|---|---|---|
| 1-8 | STANDARD EXCEPTIONS | | | |
| 9 | O.R.B. 1581, PG. 546 | YES | NO | NO EVIDENCE OF EASEMENT |
| | O.R.B. 3024, PG. 191 | YES | YES | |
| | O.R.B. 2983, PG. 143 | YES | NO | |
| | O.R.B. 2983, PG. 138 | YES | NO | |
| 10 | O.R.B. 2983, PG. 163 | YES | NO | NOT A SURVEY MATTER |
| 11 | O.R.B. 2763, PG. 888 | YES | | LOCATION CANNOT BE DETERMINED |
| | O.R.B. 3024, PG. 191 | YES | | LOCATION CANNOT BE DETERMINED |
| 12 | O.R.B. 2940, PG. 188 | YES | YES | |
| | O.R.B. 3024, PG. 191 | YES | YES | |
| 13 | O.R.B. 3024, PG. 191 | YES | YES | |

**LEGEND**

| | |
|---|---|
| F.H.A. | FIRE HYDRANT ASSEMBLY |
| A.R.V. | AIR RELEASE VALVE |
| D.E. | DRAINAGE EASEMENT |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCEMENT |
| P.C.P. | PERMANENT CONTROL POINT |
| P.R.M. | PERMANENT REFERENCE MONUMENT |
| C.M. | CONCRETE MONUMENT |
| I.R. | IRON ROD |
| N&D | NAIL & DISC |
| R/W | RIGHT OF WAY |
| E/P | EDGE OF PAVEMENT |
| C/L | CENTERLINE |
| SEC. | SECTION |
| TWP. | TOWNSHIP |
| RGE. | RANGE |
| (D) | DESCRIPTION MEASUREMENT |
| (EX1) | EXCEPTION NO. 1 MEASUREMENT |
| (EX2) | EXCEPTION NO. 2 MEASUREMENT |
| (EX3) | EXCEPTION NO. 3 MEASUREMENT |
| (F) | FIELD MEASUREMENT |
| R | RADIUS |
| D or Δ | CENTRAL ANGLE |
| L | ARC LENGTH |
| CB | CHORD BEARING |
| LC | LENGTH OF CHORD |
| O.R.B. | OFFICIAL RECORDS BOOK |
| P.B. | PLAT BOOK |
| CONC. | CONCRETE |
| | UTILITY POLE AND GUY ANCHOR |
| OHW | OVERHEAD WIRES |
| | FENCE |
| | CONCRETE |
| | ASPHALT |
| | TREE (SEE TREE SCHEDULE) |
| | GROUND CONTOUR |
| T.B.M. | TEMPORARY BENCHMARK |
| F.F. | FINISH FLOOR |
| ELEV. | ELEVATION |
| INV. | INVERT |
| | TRAFFIC SIGNAL BOX |
| | SANITARY MANHOLE |
| | WATER METER |
| | WATER VALVE |
| | TRAFFIC SIGN |
| | STREET SIGN |
| | GAS MARKER |
| | FIBER OPTIC CABLE MARKER |
| C.M.E.S. | CONCRETE MITERED END SECTION |
| | LIGHT POLE |
| | FIRE HYDRANT |
| | TELEPHONE PEDESTAL |
| | ELECTRIC METER |

**LEGAL DESCRIPTION:**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARION, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

A PORTION OF "WILSON'S SUBDIVISION REVISED PLAT," PLAT BOOK B, PAGE 241, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF LOT 43 OF THE AFOREMENTIONED SUBDIVISION; THENCE S. 00°57'43" E., ALONG THE WESTERLY RIGHT-OF-WAY LINE OF BASELINE ROAD (AN 80.00 FOOT RIGHT OF WAY), A DISTANCE OF 160.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S. 00°57'43" E., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 751.92 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF PARADISE PARK ROAD, ALSO KNOWN AS NORTHEAST 25TH STREET (A 50.00 FOOT RIGHT OF WAY); THENCE N. 63°43'36" W., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 472.86 FEET TO THE EASTERLY RIGHT OF WAY LINE OF ARTHUR STREET; THENCE N. 00°57'43" W., A DISTANCE OF 534.98 FEET; THENCE N. 88°57'50" E., A DISTANCE OF 420.43 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

BEGINNING AT A POINT 130.00 FEET NORTH OF INTERSECTION OF JESSIE AVENUE AND FRANK STREET; THENCE RUNNING SOUTH 102.00 FEET; THENCE N. 28° W. 45.00 FEET; THENCE NORTHEASTERLY TO THE POINT OF BEGINNING, THE SAME BEING A TRIANGULAR PLOT OF LAND IN THE S.E. CORNER OF WILSON'S REVISED SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, MARION COUNTY, FLORIDA, IN PLAT BOOK B, PAGE 241.

LESS AND EXCEPT THAT PORTION THEREOF SHOWN BY PARTIAL RELEASE RECORDED IN BOOK 1916, PAGE 1324, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

AND

LESS AND EXCEPT THOSE LANDS AS SHOWN IN ORDER OF TAKING RECORDED IN BOOK 4322, PAGE 1044, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

**SURVEY REPORT:**

1. FIELD MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERIVED FROM THE L-NET NETWORK.

2. VERTICAL DATA IS BASED ON MARION COUNTY VERTICAL CONTROL POINT "X 423", PUBLISHED ELEVATION = 53.65, NAVD-88.

3. FIELD SURVEY DATE: 06/02/2025.

4. THE LEGAL DESCRIPTION AND TITLE INFORMATION REFLECTING RIGHT-OF-WAYS, OR EASEMENTS OF RECORD, WERE FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No.: 2076-6099627, COMMITMENT DATE: JUNE 29, 2022.

5. THE SECOND EXCEPTION IN THE LEGAL DESCRIPTION PROVIDED DESCRIBES A TRIANGULAR PLOT OF LAND THAT IS CURRENTLY ENTIRELY WITHIN THE N.E. 58th AVENUE RIGHT-OF-WAY.

6. THE EASEMENT GRANTED TO THE CITY OF OCALA IN O.R. BOOK 1581, PAGE 546 STATES THE EASEMENT'S LOCATION TO BE ALONG THE CENTERLINE OF A POWER LINE ON, OVER OR ACROSS THE SUBJECT PARCEL ACCORDING TO A CITY OF OCALA ELECTRIC UTILITY DEPARTMENT WORK ORDER. THE WORK ORDER WAS NOT AN ATTACHMENT TO THE EASEMENT DOCUMENT OR FURNISHED TO THE SURVEYOR, AND THERE WAS NO EVIDENCE OF A POWER LINE ON THE SUBJECT PARCEL FOUND BY THIS SURVEY.

7. UNDERGROUND IMPROVEMENTS OR UTILITIES WERE NOT LOCATED.

8. THE UTILITY POLE LOCATED ON THE SUBJECT PARCEL DOES NOT HAVE EVIDENCE OF OVERHEAD WIRES OR UNDERGROUND WIRES SERVICING IT.

9. THIS PROPERTY APPEARS TO BE IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120160, PANEL 0535, SUFFIX E, WITH AN EFFECTIVE DATE OF 4/19/2017.

10. THIS PROPERTY THIS SURVEY MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5J-17.050 THROUGH .052, FLORIDA ADMINISTRATIVE CODE AND THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THE MINIMUM RELATIVE DISTANCE ACCURACY FOR COMMERCIAL/HIGH RISK LAND USE.

11. UNLESS IT BEARS THE DIGITAL SIGNATURE AND CERTIFICATION OR THE PHYSICAL SIGNATURE AND SEAL OF THE LICENSED SURVEYOR AND MAPPER, THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

**CERTIFY TO:**

HEADSPRINGS, LLC, a Florida limited liability company
GOODING & BATSEL, PLLC
FIRST AMERICAN TITLE INSURANCE COMPANY

RODNEY K. ROGERS DATE
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 6074
STATE OF FLORIDA

| REVISION | DATE |
|---|---|
| ADDITIONAL DATA, REVISED PLAT LIST | 06-17-2025 |
| CORRECTIONS & ADDED NO. OF PARCEL'S | 06-13-2025 |

Robert L. Rogers, PE
FL Reg. No. 10007
rogersengineering.com

Rodney K. Rogers, PSM
FL Reg. No. 6074
rogersengineering.com

Maisie M. Boyer, PSM
FL Reg. No. 7139
boyer@rogersengineering.com

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074

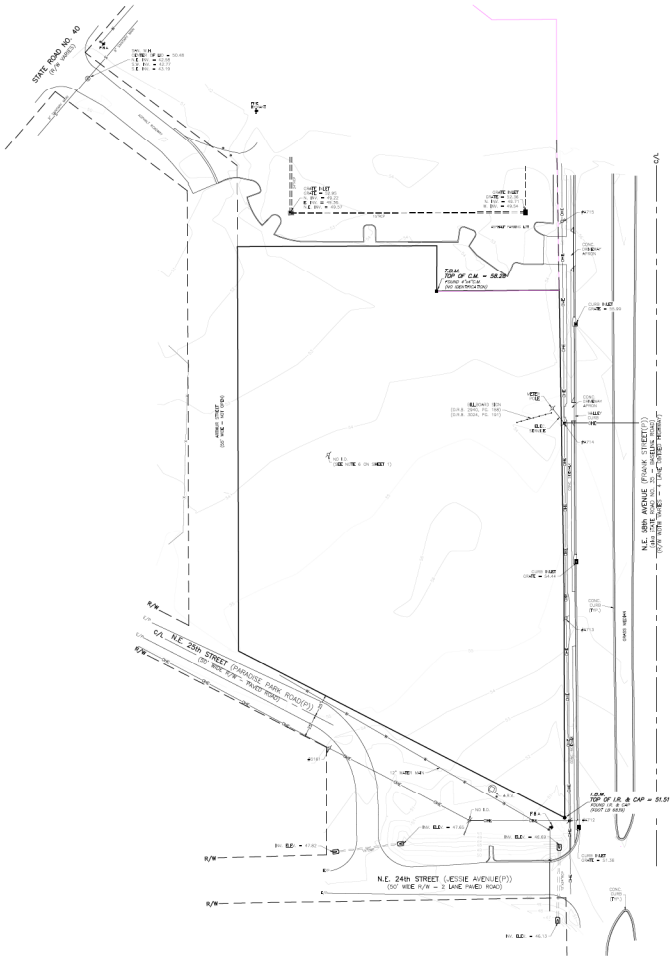
A BOUNDARY & TOPOGRAPHIC SURVEY
FOR
HEADSPRINGS, LLC
*Boundary Survey Map*

JOB No.
22_24141-000-00

DATE
06/02/2025

SCALE
1" = 50'

SHEET
1 OF 3




GRAPHIC SCALE

( IN FEET )

HORIZ. 1 inch = 50 ft.

LEGEND

| | |
|---|---|
| F.H.A. | FIRE HYDRANT ASSEMBLY |
| A.R.V. | AIR RELEASE VALVE |
| D.E. | DRAINAGE EASEMENT |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCEMENT |
| P.C.P. | PERMANENT CONTROL POINT |
| P.R.M. | PERMANENT REFERENCE MONUMENT |
| C.M. | CONCRETE MONUMENT |
| I.R. | IRON ROD |
| N&D | NAIL & DISC |
| R/W | RIGHT OF WAY |
| E/P | EDGE OF PAVEMENT |
| C/L | CENTERLINE |
| SEC. | SECTION |
| TWP. | TOWNSHIP |
| RGE. | RANGE |
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| (F) | FIELD MEASUREMENT |
| R | RADIUS |
| D or Δ | CENTRAL ANGLE |
| L | ARC LENGTH |
| CB | CHORD BEARING |
| LC | LENGTH OF CHORD |
| O.R.B. | OFFICIAL RECORDS BOOK |
| P.B. | PAGE |
| CONC. | CONCRETE |
| | UTILITY POLE AND GUY ANCHOR |
| OHW | OVERHEAD WIRES |
| | FENCE |
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| | TREE (SEE TREE SCHEDULE) |
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| | TRAFFIC SIGNAL BOX |
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| | WATER VALVE |
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| | STREET SIGN |
| | GAS MARKER |
| | FIBER OPTIC CABLE MARKER |
| C.M.E.S. | CONCRETE MITERED END SECTION |
| | LIGHT POLE |
| | FIRE HYDRANT |
| | TELEPHONE PEDESTAL |
| | ELECTRIC METER |

SEE BOUNDARY SURVEY MAP ON SHEET 1

SEE TREE LOCATION MAP ON SHEET 3

| REVISION | DATE |
|---|---|
| | |

Robert L. Rogers, PE
Reg. No. 10037
rogers@rogerseng.com
Rodney K. Rogers, PSM
Reg. No. 5153
rkrogers@rogerseng.com
Maisie M. Boyer, PSM
Reg. No. 6554
boyer@rogerseng.com

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074

A BOUNDARY & TOPOGRAPHIC SURVEY
FOR
HEADSPRINGS, LLC
*Topographic Survey Map*

JOB No.
22_24141-000-00

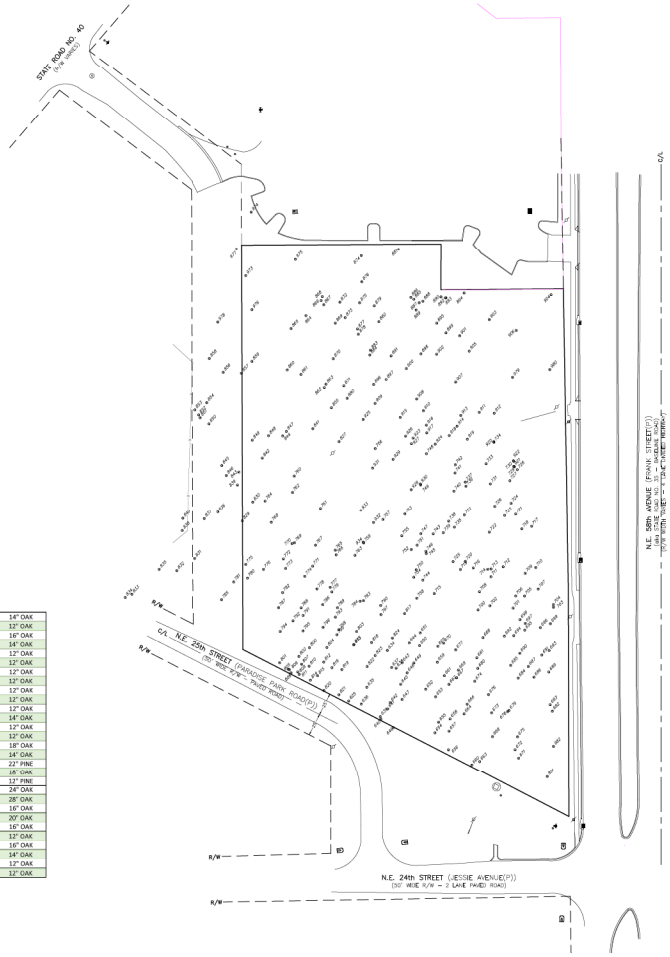
DATE
06/02/2025

SCALE
1" = 50'

SHEET
2 OF 3

TREE SCHEDULE

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 634 | 16" PINE | 727 | 12" OAK | 821 | 14" OAK | 917 | 14" OAK |
| 635 | 12" OAK | 728 | 12" OAK | 822 | 20" OAK | 918 | 12" OAK |
| 636 | 18" OAK | 729 | 14" OAK | 823 | 12" OAK | 919 | 16" OAK |
| 637 | 22" OAK | 730 | 12" OAK | 824 | 12" OAK | 920 | 14" OAK |
| 638 | 12" OAK | 731 | 18" PINE | 825 | 12" OAK | 921 | 12" OAK |
| 639 | 12" OAK | 732 | 20" OAK | 827 | 24" OAK | 922 | 12" OAK |
| 640 | 12" OAK | 733 | 14" OAK | 829 | 12" OAK | 923 | 12" OAK |
| 641 | 12" OAK | 734 | 20" OAK | 830 | 18" OAK | 924 | 12" OAK |
| 642 | 12" OAK | 735 | 12" OAK | 831 | 16" OAK | 925 | 12" OAK |
| 643 | 14" OAK | 736 | 12" OAK | 832 | 16" OAK | 926 | 12" OAK |
| 644 | 14" OAK | 737 | 12" OAK | 833 | 14" PINE | 927 | 12" OAK |
| 645 | 16" OAK | 738 | 12" OAK | 834 | 12" PINE | 928 | 14" OAK |
| 646 | 14" OAK | 739 | 12" OAK | 835 | 12" PINE | 929 | 12" OAK |
| 647 | 12" OAK | 740 | 20" OAK | 836 | 12" OAK | 930 | 12" OAK |
| 648 | 12" OAK | 741 | 18" OAK | 837 | 12" OAK | 931 | 18" OAK |
| 649 | 12" OAK | 742 | 18" OAK | 838 | 16" OAK | 932 | 14" OAK |
| 650 | 14" OAK | 743 | 14" OAK | 839 | 24" OAK | 933 | 22" PINE |
| 651 | 12" OAK | 744 | 12" OAK | 840 | 12" OAK | 934 | 18" OAK |
| 652 | 12" OAK | 745 | 12" OAK | 841 | 22" OAK | 935 | 12" PINE |
| 653 | 14" OAK | 746 | 12" OAK | 842 | 22" PINE | 973 | 24" OAK |
| 654 | 12" OAK | 747 | 14" PINE | 843 | 14" OAK | 974 | 28" OAK |
| 655 | 12" OAK | 748 | 12" MAGNOLIA | 844 | 24" OAK | 975 | 16" OAK |
| 656 | 12" OAK | 749 | 18" OAK | 845 | 18" OAK | 976 | 20" OAK |
| 657 | 12" OAK | 750 | 12" OAK | 846 | 12" OAK | 977 | 16" OAK |
| 658 | 24" OAK | 751 | 12" OAK | 847 | 16" OAK | 978 | 12" OAK |
| 659 | 12" OAK | 752 | 12" OAK | 848 | 12" OAK | 979 | 16" OAK |
| 660 | 16" OAK | 753 | 18" OAK | 849 | 14" OAK | 980 | 14" OAK |
| 661 | 14" OAK | 754 | 12" OAK | 850 | 24" OAK | 981 | 12" OAK |
| 662 | 12" OAK | 755 | 16" PINE | 851 | 18" OAK | 982 | 12" OAK |
| 663 | 14" OAK | 756 | 14" OAK | 852 | 20" OAK | | |
| 664 | 12" OAK | 757 | 14" OAK | 853 | 12" OAK | | |
| 665 | 16" OAK | 758 | 12" OAK | 854 | 12" PALM | | |
| 666 | 12" OAK | 759 | 18" OAK | 855 | 12" OAK | | |
| 667 | 14" OAK | 760 | 24" OAK | 856 | 16" OAK | | |
| 668 | 12" OAK | 761 | 28" OAK | 857 | 16" OAK | | |
| 669 | 16" OAK | 762 | 20" OAK | 858 | 16" OAK | | |
| 670 | 14" OAK | 763 | 14" OAK | 859 | 14" OAK | | |
| 671 | 12" OAK | 764 | 14" OAK | 860 | 14" OAK | | |
| 672 | 24" PINE | 765 | 12" OAK | 861 | 20" OAK | | |
| 673 | 12" OAK | 766 | 12/16" OAK | 862 | 20" OAK | | |
| 674 | 12" OAK | 767 | 16" PINE | 863 | 20" OAK | | |
| 675 | 12" OAK | 768 | 16" OAK | 864 | 12" OAK | | |
| 676 | 12" OAK | 769 | 12" OAK | 865 | 14" OAK | | |
| 677 | 14" OAK | 770 | 12" MAGNOLIA | 866 | 18" OAK | | |
| 678 | 12" OAK | 771 | 14" OAK | 867 | 20" OAK | | |
| 679 | 12" OAK | 772 | 12" OAK | 868 | 16" OAK | | |
| 680 | 18" OAK | 773 | 12" OAK | 869 | 14" OAK | | |
| 681 | 16" OAK | 774 | 14" OAK | 870 | 14" OAK | | |
| 682 | 16" OAK | 775 | 12" OAK | 871 | 14" OAK | | |
| 683 | 14" OAK | 776 | 12" OAK | 872 | 12" OAK | | |
| 684 | 12" OAK | 777 | 12" OAK | 873 | 12" OAK | | |
| 685 | 14" OAK | 778 | 16" OAK | 874 | 16" OAK | | |
| 686 | 12" OAK | 779 | 12" OAK | 875 | 16" OAK | | |
| 687 | 14" OAK | 780 | 26" PINE | 876 | 16" PINE | | |
| 688 | 12" OAK | 781 | 24" OAK | 877 | 14" OAK | | |
| 689 | 12" OAK | 782 | 12" OAK | 878 | 14" OAK | | |
| 690 | 12" OAK | 783 | 12" OAK | 879 | 12" OAK | | |
| 691 | 18" OAK | 784 | 12" OAK | 880 | 12" OAK | | |
| 692 | 14" OAK | 785 | 20" OAK | 881 | 12" OAK | | |
| 693 | 12" OAK | 786 | 12" OAK | 882 | 12" OAK | | |
| 694 | 16" OAK | 787 | 14" OAK | 883 | 14" OAK | | |
| 695 | 14" OAK | 788 | 22" OAK | 884 | 12" OAK | | |
| 696 | 22" OAK | 789 | 14" OAK | 885 | 14" OAK | | |
| 697 | 14" OAK | 790 | 20" OAK | 886 | 14" OAK | | |
| 698 | 12" OAK | 791 | 16" OAK | 887 | 12" OAK | | |
| 699 | 12" OAK | 792 | 12" OAK | 888 | 12" OAK | | |
| 700 | 22" OAK | 793 | 20" OAK | 889 | 12" OAK | | |
| 701 | 14" OAK | 794 | 14" OAK | 890 | 12" PALM | | |
| 702 | 20" OAK | 795 | 12" OAK | 891 | 12" OAK | | |
| 703 | 14" OAK | 796 | 26" OAK | 892 | 14" OAK | | |
| 704 | 12" OAK | 797 | 16" OAK | 893 | 12" PALM | | |
| 705 | 16" OAK | 798 | 16" OAK | 894 | 16" OAK | | |
| 706 | 12" OAK | 799 | 14" OAK | 895 | 14" OAK | | |
| 707 | 16" OAK | 800 | 16" OAK | 896 | 12" OAK | | |
| 708 | 16" OAK | 801 | 18" OAK | 897 | 12" OAK | | |
| 709 | 20" OAK | 802 | 16" OAK | 898 | 12" OAK | | |
| 710 | 14" OAK | 803 | 18" OAK | 899 | 16" OAK | | |
| 711 | 12" OAK | 804 | 14" OAK | 900 | 14" OAK | | |
| 712 | 24" OAK | 805 | 14" OAK | 901 | 14" OAK | | |
| 713 | 14" OAK | 806 | 14" OAK | 902 | 12" OAK | | |
| 714 | 20" OAK | 807 | 14" OAK | 903 | 12" OAK | | |
| 715 | 16" PINE | 808 | 28" OAK | 904 | 12" OAK | | |
| 716 | 14" OAK | 809 | 12" OAK | 905 | 14" OAK | | |
| 717 | 18" OAK | 810 | 12" OAK | 906 | 14" OAK | | |
| 718 | 12" OAK | 811 | 12" OAK | 907 | 12" OAK | | |
| 719 | 14" OAK | 812 | 14" OAK | 908 | 18" OAK | | |
| 720 | 18" OAK | 813 | 16" PINE | 909 | 18" OAK | | |
| 721 | 16" OAK | 814 | 14" OAK | 910 | 12" OAK | | |
| 722 | 14" OAK | 815 | 18" OAK | 911 | 12" OAK | | |
| 723 | 14" OAK | 816 | 22" OAK | 912 | 12" OAK | | |
| 724 | 14" OAK | 817 | 12" OAK | 913 | 12" OAK | | |
| 725 | 14" OAK | 818 | 12" OAK | 914 | 12" OAK | | |
| 726 | 18" OAK | 819 | 12" OAK | 915 | 12" OAK | | |
| | | 820 | 14" OAK | 916 | 12" OAK | | |




GRAPHIC SCALE

( IN FEET )
HORIZ. 1 inch = 50 ft.

= INDICATES TREE LOCATION & NUMBER
(SEE TREE SCHEDULE)

SEE BOUNDARY SURVEY MAP ON SHEET 1

SEE TOPOGRAPHIC SURVEY MAP ON SHEET 2

| REVISION | DATE |
|---|---|
| | |


Robert L. Rogers, PE
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Civil Engineering & Land Surveying
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074

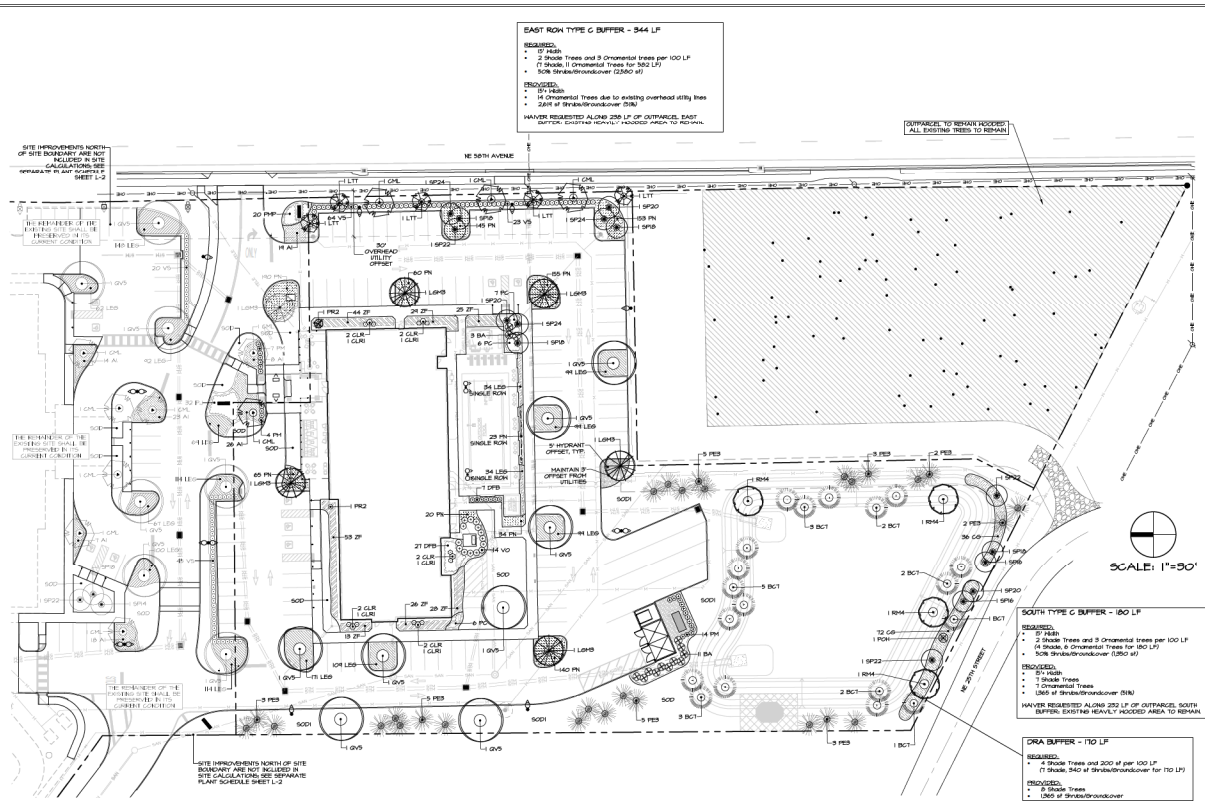

A BOUNDARY & TOPOGRAPHIC SURVEY
FOR
HEADSPRINGS, LLC
*Tree Location Map*

JOB No.
22_24141-000-00

DATE
06/02/2025

SCALE
1" = 50'

SHEET
3 OF 3




## LANDSCAPE CALCULATIONS

LAND USE: COMMERCIAL

PROJECT AREA - REFER TO CIVIL PLANS: 9.27 AC± (142,254 SF)
EXCLUDES PROJECT OUTPARCEL + ADJACENT IMPROVEMENTS TO THE NORTH

LANDSCAPE AREA: 1.44 AC (63,170 SF) (44%) SEE DIAGRAM SHEET L-1

THIS SITE IS LOCATED WITHIN THE URBAN GROWTH BOUNDARY.
THIS SITE IS LOCATED WITHIN THE PRIMARY SILVER SPRINGS PROTECTION ZONE

### TREE CALCULATIONS

See Sheet TR-1 for existing tree calculations and required mitigation.

PROVIDED SHADE TREES

| | |
|---|---|
| 19 BALD CYPRESS @ 3-1/2" EACH | = 66" |
| 8 LIVE OAKS @ 3-1/2" EACH | = 28" |
| 4 RED MAPLES @ 3-1/2" EACH | = 14" |
| 5 LITTLE GEM MAGNOLIAS @ 3-1/2" EACH | = 18" |
| 28 SLASH PINES @ 3-1/2" EACH | = 98" |
| TOTAL SHADE TREES: | = 224" |

Mitigation has been exceeded.

SHADE TREE REQUIREMENT

SHADE TREES REQUIRED: 9.27 AC (142,254 SF) / 3,000 SF = 48

EXISTING ON-SITE SHADE TREES TO REMAIN: 0
PROPOSED SHADE TREES: 65 (100% NATIVE)

TOTAL SHADE TREES PROVIDED: 65

### OTHER CALCULATIONS

PROPOSED UNDERSTORY/ORNAMENTAL TREES: 41

SHRUBS, GRASSES AND GROUNDCOVER PROPOSED: 1,738
NATIVE = 388 (22%)
FL FRIENDLY = 1,738 (100%)

TOTAL NATIVE PERCENTAGE (ALL TREES AND PLANTS): 464 (25%)

BUILDING LANDSCAPING
REQUIRED: 60% OF 18' PUBLIC FACADE (EAST SIDE) 47 LF
60% OF 184' PUBLIC FACADE (NORTH SIDE) 13 LF
PROVIDED: 92% (EAST SIDE) 72 LF
66% (NORTH SIDE) 126 LF

### LANDSCAPE BUFFER REQUIREMENTS

NORTH BOUNDARY - NO BUFFER REQUIRED

EAST BOUNDARY - 15' TYPE C BUFFER - ADJACENT ROW
WAIVER REQUESTED ALONG 258 LF OF EAST BOUNDARY OF OUTPARCEL, PRESERVING EXISTING HEAVILY HOODED AREA.

WEST BOUNDARY - NO BUFFER REQUIRED

SOUTH BOUNDARY - 15' TYPE C BUFFER - ADJACENT ROW
WAIVER REQUESTED ALONG 252 LF OF SOUTH BOUNDARY OF OUTPARCEL, PRESERVING EXISTING HEAVILY HOODED AREA.

SEE PLAN FOR BUFFER DETAILS

## MARION COUNTY LANDSCAPE REQUIREMENTS:

1. Upon completion of the installation, the contractor shall request an inspection by the design professional. A Landscape and Irrigation As-Built Certification shall be signed and sealed by the design professional and submitted to the County Landscape Architect prior to the issuance of a Certificate of Occupancy, per Section 6.8.12 of LDR.

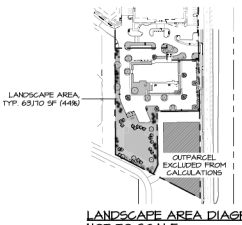
2. Landscape maintenance shall be in accordance with Section 6.8.15 of LDRs:

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

3. Landscape installation and maintenance shall be in accordance with Section 6.8.15 of the LDR.

A. Landscape installation professionals performing work for hire within the unincorporated areas of Marion County shall be landscape contractors licensed by the Marion County Building Department, unless otherwise licensed by the State of Florida.
B. Landscape maintenance professionals performing work for hire within the unincorporated areas of Marion County shall possess current FI-DWP Certificate of Completion.
C. Any person providing services for hire regarding any aspect of landscape maintenance that includes the application of fertilizer or pesticide shall meet the applicable state and County licensing and certification requirements included herein.

4. An irrigation plan shall be provided prior to issuance of a development order or building permit. All irrigation systems, including temporary, shall comply with the design standards of the Marion County Land Development Code Division 9, Sec 6.9, and all other state and local statutes that apply. Irrigation design and plans by others.




LANDSCAPE AREA DIAGRAM
NOT TO SCALE

## WAIVERS

WAIVER REQUESTED FOR SECTION 6.8.3 BUFFERS. OUTPARCEL AREA WILL BE PRESERVED UNTIL TIME OF FUTURE DEVELOPMENT. A TYPE C BUFFER ALONG THE OUTPARCEL FRONTAGE OF NE 25TH STREET AND NE 58TH AVENUE WILL BE PROVIDED AT THE TIME OF OUTPARCEL PERMITTING/DEVELOPMENT.

| DATE | BY | REVISIONS |
|---|---|---|
| | | |

MPA Michael Pape & Associates, PA
LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE
2351 SE 17th Street • Ocala, FL • 352.351.3500 • www.MPA-LA.com

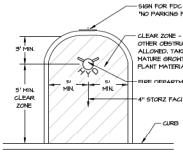
HEADSPRINGS, LLC
MARION COUNTY, FLORIDA

# LANDSCAPE PLAN

DATE: 05-18-26
DWN. BY: JRT/RAZ
CHKD. BY: SHS

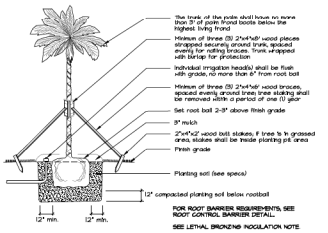
SHEET 1 OF 3

L-1




## FIRE HYDRANT / REMOTE FIRE DEPARTMENT CONNECTION (FDC) CLEAR ZONE DETAIL

N.T.S.




## PALM INSTALLATION DETAIL

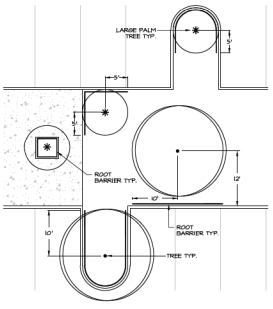
NOTES:

TREE SPECIES WITH LARGE SURFACE ROOT SYSTEMS SHALL BE PROVIDED WITH ROOT CONTROL BARRIER BASED ON THE FOLLOWING STANDARDS: TREES WITHIN 12' OF THE EDGE OF PAVEMENT OR LARGE PALMS WITHIN 5' OF THE EDGE OF PAVEMENT.

TREES INCLUDE, BUT ARE NOT LIMITED TO: LIVE OAK, MAGNOLIA, SYCAMORE, RED MAPLE

LARGE PALMS INCLUDE, BUT ARE NOT LIMITED TO: SABAL PALM, LARGE DATE PALM SPECIES, FISHO PALM, WASHINGTON PALM

THE ROOT CONTROL BARRIERS SHALL UTILIZE 24" DEPTH ABS (HARD PLASTIC) INTERLOCKING PANELS, AS BY ADS PRODUCTS, DEEP ROOT, ROOT CONTROL, INC., OR OTHER APPROVED EQUAL PRODUCT. APPROVAL FOR PROPOSED EQUAL PRODUCTS SHALL BE SECURED FROM MPA PRIOR TO BIDDING.




## ROOT CONTROL BARRIER DETAIL

1" = 10'

## PLANT SCHEDULE (ADJACENT IMPROVEMENT AREA)

Note: Plant quantities are provided as a guide only. The contractor shall confirm total quantities as reflected by the plan. All sizes given are minimums unless otherwise noted. Every component of spec shall be met.

| Key | Qty | Plant Name | Size and Spacing | Maintenance |
|---|---|---|---|---|
| AI | 10 | African Iris, white<br>Dietes vegeta - (AI) | #3; full; 5'-6' ppp min; 42" oc | Allow natural growth; deadhead regularly |
| CML | 7 | Crape Myrtle, lavender<br>Lagerstroemia hybrid 'Makeageo' - (CML) | #30/BHB; 7'-9' ht. x 5' spr; multi-trunk | 25' ht. x 20' spr; prune no more than 1/3 of wood |
| LEB | 186 | Emerald Goddess Liriope<br>Liriope muscari 'Emerald Goddess' - (LEB) | #1; full; 5'-7' ppp min; 18" oc | 18" ht. x full mass |
| LGMB | 1 | Little Gem Magnolia<br>Magnolia grandiflora 'Little Gem' - (LGMB) | Cont/BHB; (2'-14') ht. x 5'-6' spr; 3'-1/2" cal | Allow natural growth; prune only for form or dead wood |
| PJ | 32 | Parson's Juniper<br>Juniperus chinensis 'Parsonii' - (PJ) | #3; 8'-10"+ ht. x 18"+ spr; 5' oc | 30" ht. x full mass, maintain informally do not shear |
| PH | 7 | Japanese Yew, Columnar<br>Podocarpus macrophyllus - (PH) | #1; 3'-4'+ ht. x 22'-24" spr; turgid, full and vigorous; 5' oc | 6' ht. x 3'; full hedge, may be sheared |
| PN | 110 | Perennial Peanut<br>Arachis glabrata 'Ecoturf' - (PN) | #1; full; 12"+ spr; 18" oc | 6" ht, full mass; prevent intrusion into other plants |
| QV5 | 7 | Live Oak<br>Quercus virginiana - (QV5) | B4B; (3'-5' ht. x 6'-8' spr; 3'-1/2" cal min | Allow natural growth; prune only for form or dead wood |
| SP14 | 1 | Sabal Palm<br>Sabal palmetto - (SP14) | BR; hurricane cut; 14' CT ht | Allow natural growth; prune only dead fronds to keep full round head |
| SP18 | 1 | Sabal Palm<br>Sabal palmetto - (SP18) | BR; hurricane cut; 18' CT ht | Allow natural growth; prune only dead fronds to keep full round head |
| SP22 | 1 | Sabal Palm<br>Sabal palmetto - (SP22) | BR; hurricane cut; 22' CT ht | Allow natural growth; prune only dead fronds to keep full round head |
| VS | 69 | Sandankwa Viburnum<br>Viburnum suspensum - (VS) | #3; 3'+ ht. x 3' spr; 5' oc | 5' ht. x 3'; full hedge |
| RBE | | Brown Egg Rock, Small - (RBE) | 3/4" to 1-1/2", 3-4" depth over landscape fabric | |
| SOD | | St. Augustine 'Floratam'<br>Stenotaphrum secundatum 'Floratam' - (SOD) | | 6' ht. x 3'; full hedge, may be sheared |

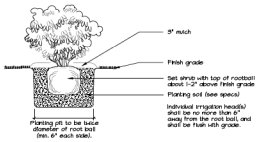
NOTES:

Brown Egg Rock to be a replacement for typical mulch areas across entirety of site landscaping.

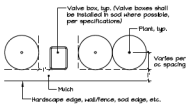
Any damage to any existing landscaping or irrigation on adjacent sites caused by any aspect of the construction of this project shall be restored immediately to acceptable conditions, as determined by MPA.

UNIRRIGATED BAHIA:

It shall be the responsibility of the landscape contractor to provide temporary irrigation to unirrigated bahia installed as part of this contract, until establishment or turnover, whichever occurs earlier.




## SHRUB INSTALLATION DETAIL




As shown on plan, at shrubs and groundcovers adjacent to curb/pavement, rec. wall/fence, building foundation, valve box/utility vault, sod, etc., shall be installed with the plant center spaced an additional 1' from the edge, unless otherwise noted

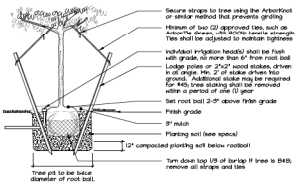
## OFFSET DETAIL

N.T.S.

## PLANT SCHEDULE (ON-SITE AREA)

Note: Plant quantities are provided as a guide only. The contractor shall confirm total quantities as reflected by the plan. All sizes given are minimums unless otherwise noted. Every component of spec shall be met.

| | Key | Qty | Plant Name | Size and Spacing | Maintenance |
|---|---|---|---|---|---|
| | AI | 45 | African Iris, white<br>Dietes vegeta - (AI) | #3; full; 5'-6' ppp min; 42" oc | Allow natural growth; deadhead regularly |
| | BA | 14 | Bamboo<br>Bambusa multiplex 'Alphonse Karr' - (BA) | #15; 6'-8' ht; 15+ canes; full; 5' oc | 15'-20' ht x full mass; control encroachment |
| NATIVE | BCT | 11 | Bald Cypress<br>Taxodium distichum - (BCT) | Cont/BHB; (2'+ ht. x 5'+ spr; 3-1/2" cal min | Allow natural growth; prune only dead wood |
| NATIVE | CB | 108 | Coralgrass<br>Spartina bakeri - (CB) | #3; full; 3' oc | Allow natural growth; "haystack" if required; remove dead and frost damaged foliage biannually |
| | CLR | 10 | Crinum Lily, red<br>Crinum augustum 'Queen Emma' - (CLR) | #1; 3'+ OA | Allow mature growth |
| | CLR1 | 5 | Crinum Lily, red<br>Crinum augustum 'Queen Emma' - (CLR1) | #15; 4' OA | Allow mature growth |
| | CML | 4 | Crape Myrtle, lavender<br>Lagerstroemia hybrid 'Makeageo' - (CML) | #30/BHB; 7'-9'+ ht. x 5'+ spr; multi-trunk | 25' ht. x 20' spr; prune no more than 1/3 wood |
| NATIVE | DPB | 34 | Dwarf Firebush<br>Hamelia patens 'Compacta' - (DPB) | #3; (2-18" ht. x 12"+ spr; 3' oc | Prune back by 1/3 in February |
| | LEB | 645 | Emerald Goddess Liriope<br>Liriope muscari 'Emerald Goddess' - (LEB) | #1; full; 5'-7' ppp min; 18" oc | 18" ht. x full mass |
| NATIVE | LGMB | 5 | Little Gem Magnolia<br>Magnolia grandiflora 'Little Gem' - (LGMB) | Cont/BHB; (2'-14'+ ht. x 5'-6'+ spr; 3-1/2" cal | Allow natural growth; prune only for form or dead wood |
| | LTT | 5 | Ligustrum, tree-type<br>Ligustrum japonicum - (LTT) | B4B; 8'+ ht. x 8'+ spr; multi-trunk; 4' min. open below | Allow natural growth; 6'-8' open below, prune informally; do not shear |
| | PC | 11 | Plumbago<br>Plumbago capensis - (PC) | #3; 18" x 18"+; 42" oc | 4' ht. x full mass, maintain informally; do not shear |
| NATIVE | PES | 28 | Slash Pine<br>Pinus elliotii - (PES) | Cont/BHB; (2'-14'+ ht. x 6'+ spr; 3-1/2" cal min | Allow natural growth; prune dead wood |
| | PH | 18 | Japanese Yew, Columnar<br>Podocarpus macrophyllus - (PH) | #1; 3'-4'+ ht. x 22'-24" spr; turgid, full and vigorous; 5' oc | 6' ht. x 3'; full hedge, may be sheared |
| | PHP | 20 | Pringles Dwarf Japanese Yew<br>Podocarpus macrophyllus 'Pringles' - (PHP) | #1; 3'-4'+ ht. x 22'-24" spr; turgid, full and vigorous; 5' oc | 6' ht. x 3'; full hedge, may be sheared |
| | PN | 745 | Perennial Peanut<br>Arachis glabrata 'Ecoturf' - (PN) | #1; full; 12"+ spr; 18" oc | 6" ht, full mass; prevent intrusion into other plants |
| NATIVE | PQH | 1 | Pride of Houston<br>Ysapon Holly<br>Ilex vomitoria - (PQH) | #15; 4' ht. x 4' spr; multi-trunk | Allow natural growth; do not shear; prune only for form or dead wood |
| | PR2 | 2 | Pygmy Date Palm<br>Phoenix roebelenii - (PR2) | #30; 5' OA; 3 trunks; staggered ht.; nature specimen | Allow natural growth; prune only dead fronds; lethal bronzing insc. required |
| NATIVE | QV5 | 8 | Live Oak<br>Quercus virginiana - (QV5) | B4B; (3'-5' ht. x 6'-8' spr; 3-1/2" cal min | Allow natural growth; prune only for form or dead wood |
| NATIVE | RM4 | 4 | Red Maple<br>Acer rubrum - (RM4) | Cont/BHB; (4'-8' ht. x 8'+ spr; 3-1/2" cal min | Allow natural growth; prune only for form or dead wood |
| NATIVE | SP18 | 2 | Sabal Palm<br>Sabal palmetto - (SP18) | BR; hurricane cut; 18' CT ht | Allow natural growth; prune only dead fronds to keep full round head |
| NATIVE | SP18 | 4 | Sabal Palm<br>Sabal palmetto - (SP18) | BR; hurricane cut; 18' CT ht | Allow natural growth; prune only dead fronds to keep full round head |
| NATIVE | SP20 | 3 | Sabal Palm<br>Sabal palmetto - (SP20) | BR; hurricane cut; 20' CT ht | Allow natural growth; prune only dead fronds to keep full round head |
| NATIVE | SP22 | 5 | Sabal Palm<br>Sabal palmetto - (SP22) | BR; hurricane cut; 22' CT ht | Allow natural growth; prune only dead fronds to keep full round head |
| NATIVE | SP24 | 3 | Sabal Palm<br>Sabal palmetto - (SP24) | BR; hurricane cut; 24' CT ht | Allow natural growth; prune only dead fronds to keep full round head |
| | VO | 14 | Sweet Viburnum<br>Viburnum odoratissimum - (VO) | #15; 3'-4'+ ht. x 30"+ spr; 4' oc | 6' ht. x 4'; full hedge |
| | VS | 87 | Sandankwa Viburnum<br>Viburnum suspensum - (VS) | #3; 3'+ ht. x 3' spr; 3' oc | 5' ht. x 3'; full hedge |
| NATIVE | ZF | 218 | Coontie<br>Zamia floridana - (ZF) | #3; full; 18"+ spr; 30" oc | Allow natural growth; prune only dead fronds |
| | RBE | | Brown Egg Rock, Small - (RBE) | 3/4" to 1-1/2", 3-4" depth over landscape fabric | |
| | SOD | | St. Augustine 'Floratam'<br>Stenotaphrum secundatum 'Floratam' - (SOD) | | |
| | SOD1 | | Argentine Bahia<br>Paspalum notatum 'Argentine' - (SOD1) | Pallet | |




## TREE INSTALLATION DETAIL

FOR MULTI-TRUNK TREES, TREES LESS THAN 3" CAL., OR CONTAINER TREES UP TO 45 GAL.

| REVISIONS | DATE | BY |
|---|---|---|
| | | |


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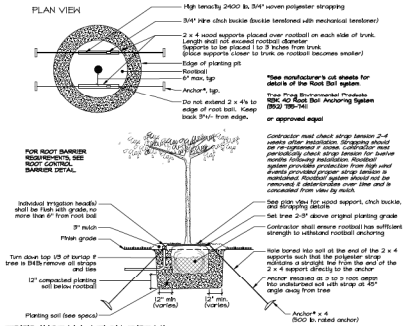

HEADSPRINGS, LLC
MARION COUNTY, FLORIDA

# LANDSCAPE PLAN - DETAILS

DATE 05-10-26
DWG BY JRT/RAZ
CHKD BY SHS

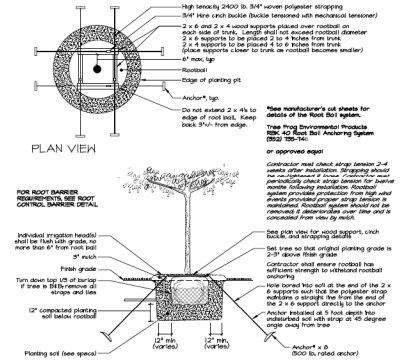
SHEET 2 OF 3

L-2




## TREE INSTALLATION DETAIL

FOR 3-4" CAL., 65-100 GAL. TREES OR B&B TREES UP TO 40" DIAMETER ROOTBALL




## TREE INSTALLATION DETAIL

FOR 5-6" CAL., 100-200 GAL. TREES OR B&B TREES TO 60" DIAMETER ROOTBALL

## LANDSCAPE NOTES (REFER TO THE DETAILED SPECIFICATIONS)

1. The Landscape Contract shall generally include the following work:
   - A. Finish grading 4"± in all areas of the work.
   - B. Root pruning existing trees critical root zones prior to permanent irrigation installation, including trees along perimeter of site.
   - C. Thorough removal of existing vegetation in all areas of the work, including applications of post-emergent herbicide at least two weeks prior to planting, and use of pre-emergent herbicide during planting.
   - D. Supplying of plant material of the specified type, size, and quality.
   - E. Proper location, layout, and orientation of trees and planting beds.
   - F. Proper amendment of the soil used for planting, preparation of bed areas, sizing of planting pits, and correct planting procedures.
   - G. Installation of sod within the limits shown on the plan, in a neat, finished manner meeting specified requirements.
   - H. Watering and maintaining all plantings per the specified requirements until final completion and acceptance.
   - I. Observing and following any special requirements beyond the specifications as noted on the plans.
   - J. Replacement of any dead tree staking within one year of installation. Underground rootball kits shall remain in place and will deteriorate naturally.
2. The Landscape Contractor shall be responsible for:
   - A. Observing and reporting any detrimental soil, drainage, or other any conditions which would affect the health and performance of the landscaping.
   - B. Following all applicable codes and regulations concerning the work, whether or not they are stipulated in the bid documents.
   - C. Providing competent supervision of the work at all times.
   - D. Reporting and repairing any damage caused by his work or actions.
   - E. Maintaining the jobsite in a clean, professional, and workmanlike manner.
   - F. Coordination of or with irrigation installation in order to achieve proper coverage, including adjustments of plant locations if required.
   - G. Coordination with all other aspects of the job affecting the finished character of the landscaping -particularly the drainage system- to obtain proper results, including adjustment of plant locations if required.
   - H. Preparing the work area in a manner that will allow it to be completed according to the Plans and Specifications.
   - I. Following all administrative and technical requirements of the bid documents.
3. Michael Pape & Associates, P.A. is responsible for ensuring that the work meets all requirements stipulated and implied in the Plans and Specifications. Any work that does not is subject to rejection, and replacement by the contractor at his own cost.

REFER TO SEPARATE SET OF SPECIFICATIONS THAT MUST ACCOMPANY THIS PLAN.

| REVISIONS | BY | DATE |
|---|---|---|
| | | |


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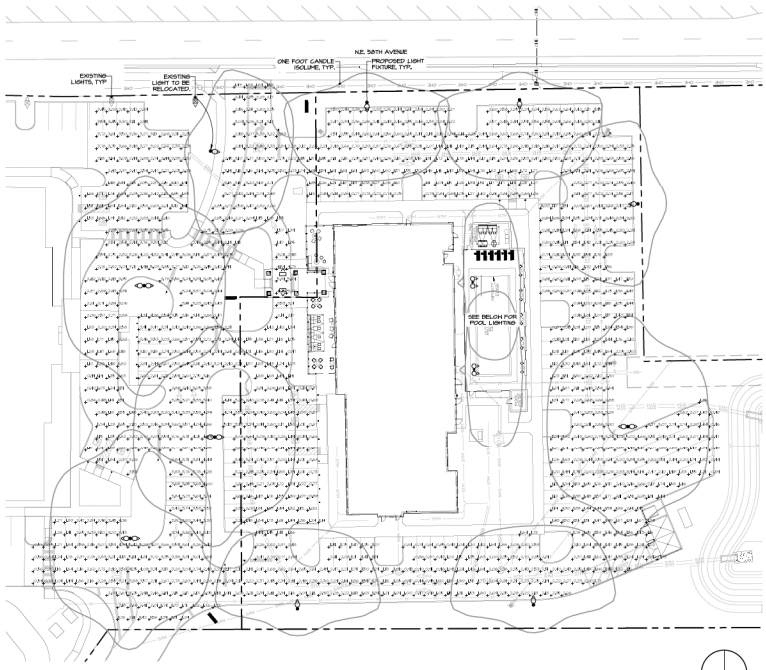

HEADSPRINGS, LLC
MARION COUNTY, FLORIDA

# LANDSCAPE PLAN - DETAILS

DATE 05-18-26
DWG BY JRT/RAZ
CHKD BY SHS

SHEET 3 OF 3

L-3




SCALE: 1"=30'

LIGHTING LEGEND

SHOEBOX LIGHT. STREETWORKS SINGLE/DOUBLE WSSL DISCRETE LED, WSSL-XL-FAS-A-730-U-T5-BLC-BK-TH-PR1, 28' MOUNTING HT, DURA-STRESS OR VALMONT CONCRETE POLE.

KING LUMINAIRE, FALCONRIDGE, K823 LED, K205-PHPL-I3-740(L)-1090-120-3K, PA OPTIC FLAT LENS PENDANT, TYPE 3, 734, 5,000K, TEXTURED BLACK, 20' MOUNTING HT ON KAD1-T-2-PRT ARM, TEXTURED BLACK; STRESSCRETE POLE E220-BRR-B11, ROUND, TAPERED, ECLIPSE BLACK, MEDIUM DUTY.

CANOPY LIGHT, LITHONIA LIGHTING, RAY LED, RAY-LED-ALO2-4L-9442-30K-FFGL-MVOLT-B, FLAT GLEAR LENS, 3000K, 20' MOUNTING HT - FLUSH WITH BUILDING OVERHANG.

NOTE: ABOVE CANOPY LIGHT FIXTURE IS PROVIDED TO ACHIEVE REQUIRED PARKING LOT PHOTOMETRIC LEVELS. FINAL UNDER-CANOPY LIGHTING SHALL BE COORDINATED WITH ARCHITECTURAL RECOMS. ELECTRICAL PLANS, ARCHITECTURAL & ELECTRICAL PLANS SHALL ENSURE THAT REQUIRED UNDER-CANOPY PHOTOMETRIC LEVELS UNDER THE CANOPY REMAIN EQUAL TO OR MEET ANSI CABLE IESNA STANDARDS AND REQUIREMENTS SHOWN ON THESE PLANS.

LIGHTS HAVE BEEN CAREFULLY LOCATED TO ACHIEVE REQUIRED LIGHT LEVELS, DESIRED DESIGN EFFECT, AND TO AVOID EXISTING AND PROPOSED UTILITIES. IF ANY CHANGES ARE REQUIRED, CONTACT MPA FOR DIRECTION/COORDINATION.

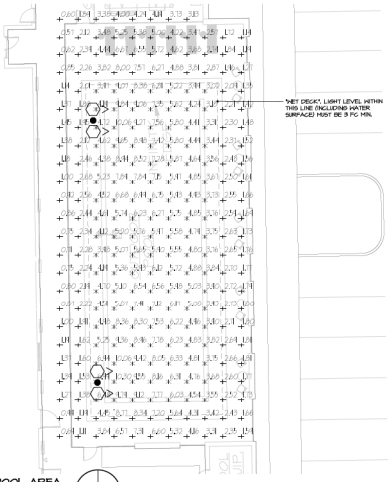
STATISTICS

Parking Lot
Average: 2.23 fc
Min: 0.61 fc (paved surfaces)
Max: 5.69 fc (paved surfaces)

Pool Calculations:
Average: 8.01 fc
Min: 3.02 fc (water surface/wet deck)
Max: 10.30 fc (water surface/wet deck)

NOTES

1. This lighting layout meets the recommendations for safe lighting levels established by the Illuminating Engineering Society of North America in the general areas where lights have been provided to the greatest extent possible. Architectural lighting will be required for areas around the building to maintain adequate lighting for safety and security, and such lighting is not addressed or shown on this plan.
2. Any changes or substitutions made to this plan shall be evaluated to ensure adequate light levels are provided.
3. Illuminance values shown are for design purposes only. Variances in actual installation or changes to the plan or specifications may cause the actual measured values to vary.
4. Orient fixtures and arms as shown on plan.
5. Buildings have been included in this calculation as non-reflective obstructions.
6. All point by point values shown are maintained (a light depreciation factor has been included). Light levels are measured at finished grade.
7. Only fixtures shown have been included in this calculation. Light installations for off site roadways and/or adjoining properties have not been included.
8. All electrical engineering, circuiting, installation details and installation specifications, etc. shall be by others.
9. Lighting shall be installed in accordance with the lighting plan by a licensed electrical contractor. The contractor is responsible to design and install the electrical connections necessary to supply power to the proposed lights. All connections shall be underground and in conduit.
10. Pool lighting has been designed to meet FBC 454.1.4.2.1 for night use. The outdoor pool/spa lighting provides a minimum of 3 foot-candles of illumination at the pool water surface and the pool wet deck surface.




POOL AREA
SCALE: 1"=10'

REVISIONS

| DATE | BY |
|---|---|

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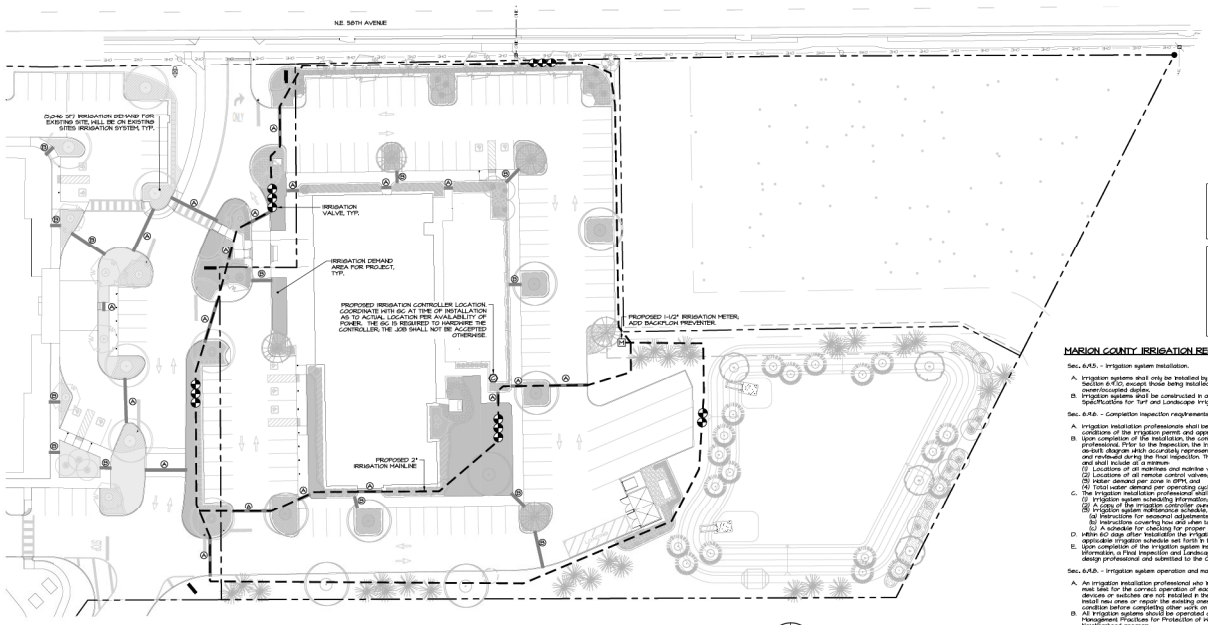
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MARION COUNTY, FLORIDA

PHOTOMETRIC PLAN

DATE 05-18-26
DWN BY RAZ
CHKD BY SHS

SHEET 1 OF 1

LTG-1




SCALE: 1"=30'

IRRIGATION SLEEVING LEGEND

Ⓐ = (1) 4"
(2) 4"

Ⓑ = (1) 4"
(1) 2"

## IRRIGATION DEMAND:

All trees & hatch indicates irrigated area (9,504 sf). The anticipated irrigation demand for this site shall be 9,933 gallons per week or 4,966 GPD, based on a 2-day watering schedule. This demand is based on an average of 0.75" of water per week for all irrigated areas, per UF/IFAS and Water Management District general recommendations.

## MARION COUNTY IRRIGATION REQUIREMENTS

Sec. 6.A.5. - Irrigation system installation.

A. Irrigation systems shall only be installed by installation professionals meeting the licensing requirements under Section 6.A.10, except those being installed by property owners on their own single-family residence or owner-occupied duplex.
B. Irrigation systems shall be constructed in accordance with the Florida Irrigation Society's (FIS) Standards and Specifications for Turf and Landscape Irrigation Systems as updated.

Sec. 6.A.6. - Completion inspection requirements.

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

Sec. 6.A.8. - Irrigation system operation and maintenance.

A. An irrigation installation professional who installs or performs work on an automatic landscape irrigation system must test for the correct operation of each rain/freeze or interrupting device or switch on that system. If such devices or switches are not installed in the system or are not in proper operating condition, the contractor must install new ones or repair the existing ones and confirm that each device or switch is in proper operating condition before completing other work on the system (§373.62 FS Water conservation).
B. All irrigation systems should be operated and maintained in accordance with the Florida-Friendly Best Management Practices for Protection of Water Resources by the Green Industries or the Florida Yards and Neighborhood program.
C. To maintain the original performance and design integrity of the irrigation system, repair of the equipment shall use parts which are equal to the original equipment in flow rate and quality.
D. Irrigation systems, including automatic rain sensor shutoff device, shall be certified by an irrigation system installation professional to be operating properly and in good repair at such time as the property may be resold.

Sec. 6.A.9. - Landscape irrigation schedule.

A. When Daylight Savings Time is in effect, landscape irrigation shall occur only in accordance with the following schedule:
(1) Nonresidential landscape irrigation may occur only on Tuesday and Friday and shall not occur between 10:00 a.m. and 4:00 p.m.; and
(2) No more than 0.75 inches of water may be applied per irrigation zone on each day that irrigation occurs, and in no event shall irrigation occur for more than one hour per irrigation zone on each day that irrigation occurs.
B. When Eastern Standard Time is in effect, landscape irrigation shall occur only in accordance with the following irrigation schedule:
(1) Nonresidential landscape irrigation may occur only on Tuesday and shall not occur between 10:00 a.m. and 4:00 p.m.; and
(2) No more than 0.75 inches of water may be applied per irrigation zone on each day that irrigation occurs, and in no event shall irrigation occur for more than one hour per irrigation zone on each day that irrigation occurs.
C. Exceptions to landscape irrigation schedules listed in Section 6.A.9.A. above include:
(1) Irrigation using a micro-spray, micro-jet, drip or bubbler irrigation system is allowed anytime.
(2) Irrigation of new landscape is allowed at any time of day on any day for the initial 30 days and every other day for the next 30 days for a total of 60 days from the date of planting, provided that the irrigation is limited to the new plantings and does not exceed 1 inch per week.
(3) Watering in of chemicals, including insecticides, pesticides, fertilizers, fungicides, and herbicides when required by law, the manufacturer, or best management practices is allowed anytime within 24 hours of application. Watering in of chemicals shall not exceed ¼ inch of water per application except as otherwise required by law, the manufacturer, or best management practices.
(4) Irrigation systems may be operated anytime for maintenance and repair purposes not to exceed 20 minutes per hour per zone.
(5) Irrigation of plants by hand-held hose equipped with an automatic shut-off nozzle is allowed anytime. The use of a hose-end sprinkler is not considered hand watering.
(6) Discharge of water from a water-to-air or air-conditioning unit or other water-dependent cooling system is not limited.
(7) The use of water from a reclaimed water system is allowed anytime. For the purpose of this paragraph, a reclaimed water system includes systems in which the primary source is reclaimed water, which may or may not be supplemented from another source during peak demand periods.
(8) The use of reclaimed water from wet detention treatment ponds for irrigation is allowed anytime provided the ponds are not augmented from any ground or off-site surface water, or public supply sources.

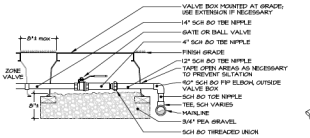
Sec. 6.A.10. - Licensing and certification.

A. Irrigation Professionals.
(1) Irrigation Design Professionals shall be design professional as licensed by the State of Florida to provide such professional services.
(2) Irrigation Installation and Maintenance Professionals shall include Plumbing Contractors and Irrigation Contractors licensed by Marion County or the State of Florida.
(3) Irrigation Installation and Maintenance Professionals, as defined by this section, shall be exempt from the separate licensing requirements for Irrigation Design Professionals when designing irrigation systems, or portions of irrigation systems, as part of a "design/build" contract to install or maintain the same system, if that system complies with all applicable requirements of this ordinance and is permitted by Marion County.
B. Training.
(1) Unless otherwise subject by Florida Statutes to certain continuing education requirements, contractors licensed to perform work under this section shall annually complete a minimum of four professional development hours (PDHs) in Florida-Friendly Landscaping and irrigation practices from a continuing education organization designated by the Marion County Licensing Board.
(2) Marion County shall confirm compliance with these PDH requirements at the time of license renewal, or by an approved audit procedure.

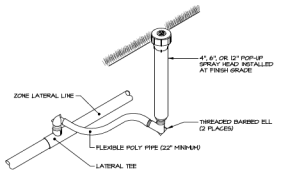
NOTES:

VALVE GROUPINGS SHALL NOT HAVE MORE THAN 3 VALVE BOXES AND 1 BALL VALVE BOX. IF SPACE LIMITATIONS OCCUR, SEE LANDSCAPE ARCHITECT FOR ALTERNATIVE GROUPINGS.

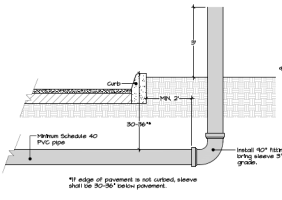
PLASTIC TAGS SHALL BE AFFIXED TO EACH VALVE WITH THE ZONE NUMBER AND ZONE TYPE (TURF, SHRUB, ETC.) PERMANENTLY OR LABELED WITH INDELIBLE INK.



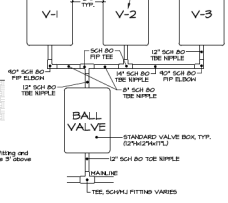

VALVE INSTALLATION
SCALE N.T.S.




SPRAY HEAD INSTALLATION
SCALE N.T.S.




IRRIGATION SLEEVE INSTALLATION DETAIL
N.T.S.




VALVE BOX LAYOUT - PLAN VIEW
SCALE: N.T.S.

REVISIONS

| DATE | BY |
|---|---|


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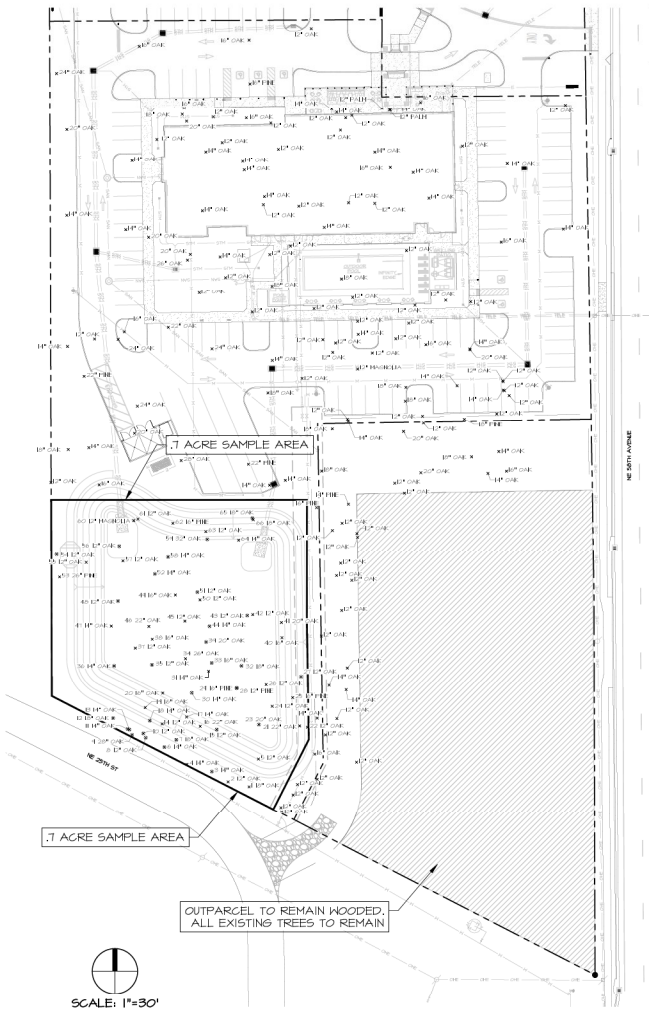

HEADSPRINGS, LLC
MARION COUNTY, FLORIDA

IRRIGATION PLAN

DATE 05-18-26
DWN BY RAZ
CKD BY SHS

SHEET 1 OF 1

IR-1




SCALE: 1"=30'

**KEY**

26 12" OAK = TREE TO BE REMOVED

4 28" OAK = NON-VIABLE TREE TO BE REMOVED

## TREE CALCULATIONS

PROJECT AREA - REFER TO CIVIL PLANS: 9.27 AC± (142,254 SF)
EXCLUDES PROJECT OUTPARCEL

Based on site survey data provided by Dinkins Engineering, survey by Rogers Engineering, LLC.

NOTE:
Existing trees have been evaluated by MPA ISA Certified Arborist William Needham FL5346A and Landscape Architect Suzanne Stancil PLA LA6666662. Trees outside site/project limits are not included in mitigation calculations.

## TREE MITIGATION CALCULATIONS.

TOTAL EXISTING DBH PREDEVELOPMENT = 3070" (10+ PER ACRE)

TOTAL DBH TO BE REMOVED = 3070" (ALL EXISTING TREES)

A tree evaluation has been completed on a 0.7 acre representative sample area, which possessed the highest density of trees on-site, and was found to be characteristic of the entire 9.45 acre site after a general visual assessment of the entire site was completed.

Of the 1,003 tree inches listed on the survey for this area, only 53% were present and alive. The remaining 47% of trees are considered non-viable. Many of the surviving trees were also lacking vigor and structure. The majority of non-viable trees identified were Laurel Oaks (40%) and water oaks (24%). Another 10% were Pines, and another 10% being Cherry Laurel Trees, and the remaining 10% being Live Oaks. Although Live Oaks are recognized for their longevity and shade potential, the existing trees are relatively small (approximately 10-20" DBH) and growing in crowded conditions, which restrict both canopy development and structural quality.

Mitigation required for viable trees excluding water and laurel oaks on-site: 62"
20% (Cherry Laurels and Live Oaks) of 3071" at 100" per acre

0.7 ACRE SAMPLE AREA TREE EVALUATION

| Tree Number | Size: Inches | Tree Type | VIABLE/NON-VIABLE |
|---|---|---|---|
| 1 | 18" | LAUREL OAK | VIABLE |
| 2 | 12" | WATER OAK | VIABLE |
| 3 | 14" | OAK | MISSING/SCONE |
| 4 | 14" | LAUREL OAK | VIABLE |
| 5 | 12" | WATER OAK | VIABLE |
| 6 | 14" | OAK | MISSING/SCONE |
| 7 | 18" | OAK | MISSING/SCONE |
| 8 | 12" | OAK | MISSING/SCONE |
| 9 | 28" | OAK | MISSING/SCONE |
| 10 | 12" | LIVE OAK | NON-VIABLE |
| 11 | 14" | LAUREL OAK | NON-VIABLE |
| 12 | 18" | LAUREL OAK | NON-VIABLE |
| 13 | 14" | LAUREL OAK | NON-VIABLE |
| 14 | 12" | LAUREL OAK | VIABLE |
| 15 | 12" | WATER OAK | NON-VIABLE |
| 16 | 22" | LAUREL OAK | VIABLE |
| 17 | 14" | WATER OAK | VIABLE |
| 18 | 14" | WATER OAK | NON-VIABLE |
| 19 | 16" | WATER OAK | VIABLE |
| 20 | 16" | WATER OAK | VIABLE |
| 21 | 22" | LAUREL OAK | VIABLE |
| 22 | 12" | LAUREL OAK | VIABLE |
| 23 | 20" | OAK | MISSING/SCONE |
| 24 | 12" | LAUREL OAK | VIABLE |
| 25 | 16" | PINE | VIABLE |
| 26 | 12" | BLACK CHERRY | VIABLE |
| 27 | 12" | LAUREL OAK | NON-VIABLE |
| 28 | 12" | PINE | MISSING/SCONE |
| 29 | 16" | PINE | MISSING/SCONE |
| 30 | 14" | OAK | NON-VIABLE |
| 31 | 14" | WATER OAK | VIABLE |
| 32 | 18" | LAUREL OAK | NON-VIABLE |
| 33 | 16" | LAUREL OAK | NON-VIABLE |
| 34 | 26" | LAUREL OAK | VIABLE |
| 35 | 12" | LIVE OAK | NON-VIABLE |
| 36 | 14" | LAUREL OAK | NON-VIABLE |
| 37 | 12" | WATER OAK | VIABLE |
| 38 | 16" | WATER OAK | VIABLE |
| 39 | 20" | WATER OAK | NON-VIABLE |
| 40 | 16" | LAUREL OAK | VIABLE |
| 41 | 20" | LAUREL OAK | VIABLE |
| 42 | 12" | LIVE OAK | VIABLE |
| 43 | 12" | LIVE OAK | NON-VIABLE |
| 44 | 14" | LAUREL OAK | NON-VIABLE |
| 45 | 12" | WATER OAK | VIABLE |
| 46 | 22" | LAUREL OAK | VIABLE |
| 47 | 14" | WATER OAK | VIABLE |
| 48 | 19" | LAUREL OAK | NON-VIABLE |
| 49 | 16" | LAUREL OAK | VIABLE |
| 50 | 12" | BLACK CHERRY | VIABLE |
| 51 | 12" | WATER OAK | NON-VIABLE |
| 52 | 14" | LAUREL OAK | NON-VIABLE |
| 53 | 26" | PINE | VIABLE |
| 54 | 12" | OAK | NON-VIABLE |
| 55 | 12" | BLACK CHERRY | VIABLE |
| 56 | 12" | LAUREL OAK | NON-VIABLE |
| 57 | 12" | BLACK CHERRY | VIABLE |
| 58 | 14" | LIVE OAK | NON-VIABLE |
| 59 | 32" | LAUREL OAK | NON-VIABLE |
| 60 | 12" | MAGNOLIA | VIABLE |
| 61 | 12" | BLACK CHERRY | VIABLE |
| 62 | 16" | PINE | VIABLE |
| 63 | 12" | LAUREL OAK | VIABLE |
| 64 | 14" | WATER OAK | VIABLE |
| 65 | 18" | LAUREL OAK | NON-VIABLE |
| 66 | 18" | WATER OAK | VIABLE |

| REVISIONS | DATE | BY |
|---|---|---|
| | | |

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HEADSPRINGS, LLC
MARION COUNTY, FLORIDA

# TREE REMOVAL PLAN

DATE: 05-18-26
DWN. BY: JRT
CHKD. BY: SMS

SHEET 1 OF 1

TR-1

# Marion County

## Development Review Committee

### Agenda Item

**File No.:** 2026-23710 **Agenda Date:** 7/20/2026 **Agenda No.:** 6.4.

**SUBJECT:**
**441 Modular Home Dealership - Major Site Plan - 000672 - Waiver Request to Major Site Plan in Review**
**Parcel #: 36943-000-00 # WaiverPIR-001045-2026**
**Tillman & Associates Engineering, LLC**

**LDC 6.11.5. - Driveway access**
CODE states (1) The minimum allowed distance between a commercial driveway and the nearest intersecting driveway shall be 660 feet for a roadway speed limit over 45 mph based on Table 6.11-2.
**APPLICANT** The driveway does not meet spacing requirements. Applicant has documentation from FDOT noting they are willing to issue a permit for the driveway in the location as proposed and requests a waiver to this section of code for driveway spacing.

**LDC 6.12.12.A, D - Sidewalks**
CODE states A. Sidewalks shall be provided in the Urban Area, Rural Activity Centers, and Specialized Commerce Districts along arterial, collector, and major local streets where these streets adjoin the project...
D. ...the developer may pay a sidewalk fee to the County in an amount necessary to complete construction. This amount shall be determined by the project engineer and approved by the County with payment required prior to final plan approval.
**APPLICANT** FDOT has written that they have no future plans for further development on the eastern side of the highway. A shared-use path (Project number 439238-2) is in the plans on the western side of the highway and construction funding is proposed for 2027. Applicant understood that the DOT Shared Use Path project covers the intent of County long range planning; therefore, a waiver is requested to any requirement of a sidewalk or payment of a fee in-lieu of sidewalk construction.

**LDC 6.12.12.D - Sidewalks**
CODE states ...the developer may pay a sidewalk fee to the County in an amount necessary to complete construction. This amount shall be determined by the project engineer and approved by the County with payment required prior to final plan approval.
**APPLICANT** Contingent Waiver: FDOT has written that they have a shared-use path (Project number 439238-2) in the plans on the western side of the highway and construction funding is proposed for 2027. Applicant understood the DOT Shared Use Path project covers the intent of County long range planning; therefore, a waiver is requested to construct a sidewalk with this project and pay a fee in-lieu of sidewalk construction. Project Engineer and County to coordinate after waiver approval on required fee.

**LDC 2.18.4.C Construction, completion, and closeout**
CODE states All subdivision improvements shall be constructed in accordance with approved plans

and shall conform to regulations and specifications in effect on the date of approval of the improvement plans.
**APPLICANT** requests to commence construction prior to plan approval and approve early site work permit at the Developer's risk including removal of trees as presented to County Landscape Department and maintaining no less than 100-inch per acre of existing viable trees 10-inch+ DBH.

**LDC 6.8.6.K.(3) - C-Type Buffer**
CODE states K. (3) C-Type buffer shall consist of a 15-foot wide landscape strip without a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer and form a layered landscape screen with a minimum height of three feet achieved within one year.
LDC 6.8.3.D. Trees shall not be located in areas that will cause conflict with overhead or underground utilities. Large trees shall not be located within 30 feet of power lines. Alternative design strategies may be approved by the County's Landscape Architect when conflicts with existing utilities cannot be avoided.
**APPLICANT** requests to replace the overhead utility impacted Type C Buffer shade tree requirement with accent trees along Hwy 441 ROW. (pertaining to West side)

**LDC 6.8.6.K.(3) - Buffers**
CODE states K. (3) C-Type buffer shall consist of a 15-foot wide landscape strip without a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer and form a layered landscape screen with a minimum height of three feet achieved within one year.
**APPLICANT** - North and East sides of subject parcel are against heavily wooded ROW (County ROW to North and Railroad to East). Requesting waiver to C-Type buffer requirement for shrubs and groundcovers at north and east buffers.

**LDC 4.3.13. - Model home sales lot or model home complex**
CODE states A. This commercial development shall provide a paved parking lot with five parking spaces per model home. One parking space for the handicapped per model home or complex is required. The unit(s) must be handicapped accessible, have all utilities including telephone installed and shall be fully functional as a commercial development. LDC6.11.8.E. All off-street parking areas shall be paved for all developments, except as listed below. The following uses may use grass parking except for employee and disabled permit parking spaces which must be paved. The perimeter of a grass parking lot shall be delineated with railroad ties, wheel stops, or other means as may be approved by the County Engineer or his designee. (6) Sales and leasing of new and used manufactured homes.
**APPLICANT** - does not believe Section 4.3.13 “Model home sales lot or model home complex” is applicable to this project and finds the code to conflict with section 6.11.8.E for parking if it were applicable. Further, comparable sites recognized as “mobile home sales” businesses in the County and around the nation do not require parking as much as 4.3.13.A suggests. Applicant has provided Staff supporting evidence of comparable sites parking counts for both paved and grass which demonstrate this project is well within appropriate parking needs. Waiver is requested to Code Sec. 4.3.13. for this project and to provide parking counts based on Sec. 6.11.8. - Parking requirements, Table 6.11-5 for office and storage areas.

**LDC 6.11.4.B.(1) - Access management**

CODE states B. Cross Access (Parallel Access). (1) Cross access is required to reduce the use of the public street system, provide for movement between adjacent and complementary land uses, limit access to Arterial and Collector roads, and minimize full median openings. Cross access shall be shown on the plans and shall be established through a public easement.

**APPLICANT** Due to the uncertainty surrounding the future development of the SE 92nd Place Road corridor and adjacent properties, the Applicant requests approval to satisfy the intent of the Code by recording a covenant running with the land. The covenant shall bind the subject property to grant and record cross-access and/or parallel access easements to adjacent properties when such easements become necessary within 180 days because of future development of complementary adjoining parcels, as determined during their applicable development review process. The Applicant further requests that, all costs associated with the design, surveying, engineering, permitting, construction, recording, and related improvements necessary to establish the easement shall be the responsibility of the developing adjacent parcel(s), unless a licensed traffic engineer and transportation planner determines that the proposed development generates complementary traffic patterns such that the subject property receives a proportional transportation benefit. In such case, costs may be allocated in a manner consistent with the proportional benefit received, as determined by the reviewing authority.

**LDC. 6.11.4.B.(2) - Access management**

CODE states B. Cross Access (Parallel Access). (2) Cross access shall be provided and constructed for all commercial, industrial, and multi-family residential development on arterial and collector roads unless it is determined by the County Engineer to not be practical or reasonable due to adjacent features, specific type of development, or the potential development of the adjacent property.

**APPLICANT** - Contingent Time-Deferral for Recording Easement Waiver Request:

Per signed covenant, the applicant requests approval to defer construction of the proposed cross-parallel access easement fronting U.S. Hwy 441 until such time as it is required in conjunction with future permitted development of adjacent parcels.

# SUBMITTAL SUMMARY REPORT
# MajorSite-000762-2026

| | | | |
|---|---|---|---|
| **PLAN NAME:** | 441 Modular Home Dealership | **LOCATION:** | 0 |
| **APPLICATION DATE:** | 05/12/2026 | **PARCEL:** | 36943-000-00 |
| **DESCRIPTION:** | 441 Modular Home Dealership - Major Site Plan | | |

| CONTACTS | NAME | COMPANY |
|---|---|---|
| Applicant | Tillman Associates | Tillman & Associates Engineering, LLC |
| Applicant | Tillman Associates | Tillman & Associates Engineering, LLC |
| Engineer of Record | Robert Quinney | |

| SUBMITTAL | STARTED | DUE | COMPLETE | STATUS |
|---|---|---|---|---|
| OCE: Plan Review (DR) v.1 | 05/14/2026 | 05/29/2026 | 06/01/2026 | Requires Re-submit |
| OCE: Plan Review (DR) v.2 | | | | Not Received |

## SUBMITTAL DETAILS

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

| ITEM REVIEW NAME (DEPARTMENT) | ASSIGNED TO | DUE | COMPLETE | STATUS |
|---|---|---|---|---|
| 911 Management (DR) (911 Management) | Janet Warbach | 05/29/2026 | 05/20/2026 | Requires Re-submit |

*Corrections* Additional 911 Comments (**Not Resolved**) - **Corrective Action:** Sheet 16.01 the official 911 designation is S US HWY 441 (quadrant of “S” is missing from label of US HWY 441). Also, Sheet 1 – Aerial Map has S US HWY 441 incorrectly labeled as US 27/US 301/US 441 and SE 92nd Place Rd incorrectly labeled as SE 92nd PL/BLVW BYPS. - Incorrect Road Name Label

| | | | | |
|---|---|---|---|---|
| Environmental Health (Plans) (Environmental Health) | Evan Searcy | 05/29/2026 | 05/29/2026 | Approved |
| Fire Marshal (Plans) (Fire) | Jonathan Kenning | 05/29/2026 | 05/14/2026 | Requires Re-submit |

*Comments* 1) The fire hydrants are currently shown downstream of the double check detector assembly, which is not permitted. Fire hydrants shall be connected upstream of any backflow prevention devices to ensure adequate and reliable fire flow. In accordance with NFPA 24, Section 7.3.6, no devices such as check valves, detector check valves, or backflow prevention valves shall be installed in the piping between the fire hydrant and the supply source.

| | | | | |
|---|---|---|---|---|
| Growth Services Planning & Zoning (DR) (GS Planning and Zoning) | Erik Kramer | 05/29/2026 | 05/29/2026 | Requires Re-submit |

*Corrections* 2.12.4/6.11.8 - Parking (**Not Resolved**) - **Corrective Action:** This proposed use qualifies as a "MODEL HOME SALES LOT OR MODEL HOME COMPLEX" based on the following definition contained in the County's land development code: "Model homes designed in a cluster to create a sales facility." Accordingly, applicant will need to demonstrate compliance with LDC Section 4.3.13.A. - 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.

*Corrections* Additional Growth Services Comments (**Not Resolved**) - **Corrective Action:** Staff could not locate labels for garbage collection area or outdoor AC components. Indicate where these would be and provide screening/landscaping per Sec. 6.8.9. - Service and equipment areas, sub-sections B and D. - Additional Growth Services Comments

*Corrections* 2.12.5/1.8.2.F - Concurrency Deferral Statement (**Not Resolved**) - **Corrective Action:** Staff could not locate the concurrency statement on the cover sheet. Provide the concurrency statement on the cover sheet if deferring to the building permitting stage. - 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]."

*Corrections* 2.12.4.L & Article 5 - Overlay zones (**Not Resolved**) - **Corrective Action:** Note on cover sheet says secondary springs zone. This property is in the primary springs zone. Correct note. - 2.12.4.L & Article 5 - Overlay zones: Provide a statement showing all applicable overlay zones on the subject properties such as Airport Overlay Zones (AOZ), Environmentally Sensitive Overlay Zone (ESOZ), Floodplain, Springs Protection Overlay Zone (SPOZ), Military Operating Area (MOA), Scenic Roads Area (SRA), Wellhead/Wellfield Protection Area (WHPA), Silver Springs Community Redevelopment Area (SSCRA), and CR 475A Visual Enhancement Gateway Development Overlay, etc. Refer to LDC Article 5 - OVERLAY ZONES AND SPECIAL AREAS.

# SUBMITTAL SUMMARY REPORT (MajorSite-000762-2026)

| ITEM REVIEW NAME (DEPARTMENT) | ASSIGNED TO | DUE | COMPLETE | STATUS |
|---|---|---|---|---|
| Growth Services Planning & Zoning (DR) (GS Planning and Zoning) | Erik Kramer | 05/29/2026 | 05/29/2026 | Requires Re-submit |
| *Corrections* | 2.12.24 - Landscape requirements/6.8.6 - Buffering (**Not Resolved**) - **Corrective Action:** (1) A 15' C-Type buffer is required to the adjacent railroad ROW. Applicant currently labels it as a D-Type. Existing vegetation may be used as determined by the County's landscape review. Any gaps would need to be filled in.<br>(2) A 15' D-Type buffer with a wall is required to the adjacent A-1 zoned property. Staff recognizes the applicant's note that a waiver to buffer wall requirement will be sought. Only trees located on the subject property can count toward buffer planting requirements. Consider reaching out to OCE property management about the possibility of abrogating the unpaved portion of ROW between the subject property and B-4/A-1 property owned by FABRICATORE ALEXANDER. Abrogating could provide the subject property with additional existing trees to count towards buffer requirements and provide more buffer trees to meet the intent of buffer wall screening for the applicant's waiver. Waiver requests to buffer wall requirements will need final approval from the Board of County Commissioners. Applicant will need to demonstrate alternative buffering that meets the intent of the wall (visual obstruction, sound barrier). Vegetation located off-site from the subject property will not count towards meeting the intent of the buffer wall. A tree survey demonstrating which trees are located on the subject property and which are located off-site (within ~10-20 feet) will be critical. - 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) | | | |
| *Corrections* | 4.4 - Show proposed signs to meet LDC Sec 4.4 (**Not Resolved**) - **Corrective Action:** Label sign setback from front property line. - 4.4 - Show proposed signs to meet LDC Sec 4.4: If sign(s) is proposed on site, show proposed sign's location and design. The signs shall comply with LDC Sec. 4.4. A master sign plan and/or permit may be required. | | | |
| *Corrections* | 2.12.27 - Location & screening of outside storage (**Not Resolved**) - **Corrective Action:** Indicate if there will be an outdoor storage area for items/equipment/goods other than the model homes for sale. If there is, show the location with dimensions and demonstrate compliance with Sec. 4.2.21.D.(2)(a). - 2.12.27 - Location & screening of outside storage: Provide a statement indicating any outside storage area is proposed. If applicable, show location of outside storage areas on plan. Check special requirements under zoning code sections. | | | |
| *Corrections* | 2.12.19 - Dimension & location of site improvement (**Not Resolved**) - **Corrective Action:** Label dimensions of porch. - 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. | | | |
| *Corrections* | 2.12 - Waivers (Requested & Approved) (**Not Resolved**) - **Corrective Action:** Applicant indicated that a buffer waiver will be requested. This is a courtesy correction that will be resolved in second round review. Be sure to add any approved waivers to the cover sheet with code section being waived, description of waiver request, date of approval, and waiver plan reference number. - 2.12 - Waivers (Requested & Approved): List of all requested and approved waivers, conditions, and the date of approval. | | | |
| *Corrections* | 2.12 - Site coverage (**Not Resolved**) - **Corrective Action:** Staff could not locate a site coverage breakdown on the cover, geometry, or drainage sheets. Provide a breakdown and specify which sheet the breakdown is located. Include modular home pads as impervious surface. - 2.12 - Site coverage: Provide list of site coverage in square footage, acreage, and percentage. Including existing and proposed building coverage by intended use with gross floor area, leasable/interior area, existing and proposed gross impervious area. | | | |
| *Comments* | If you have any questions or concerns regarding this Growth Services review, please contact me at erik.kramer@marionfl.org or 352-438-2604 | | | |
| Landscape (Plans) (Parks and Recreation) | Susan Heyen | 05/29/2026 | 05/29/2026 | Requires Re-submit |
| *Comments* | 1. Please clarify the status of trees not in a clouded area, will they remain or be removed? 2. Any trees over 30" DBH should be assessed for condition to determine mitigation requirements. Please submit signed and sealed Landscape, irrigation and photometric plans for review | | | |
| OCE Design (Plans) (Office of the County Engineer) | Gerald Koch | 05/29/2026 | 05/28/2026 | Approved |

# SUBMITTAL SUMMARY REPORT (MajorSite-000762-2026)

| ITEM REVIEW NAME (DEPARTMENT) | ASSIGNED TO | DUE | COMPLETE | STATUS |
|---|---|---|---|---|
| OCE Property Management (Plans) (Office of the County Engineer) | Delenie Roman | 05/29/2026 | 05/29/2026 | Requires Re-submit |

*Comments*

Map -- Good/Sunbiz checked.
Property Owner certification does not match property appraiser's information.
Please update Owner's Certification or in the alternative show new ownership documentation/Provide documentation of owner authorization.
Please ensure that signer's authority documents are uploaded at time of correction.

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]."
- DR 5/29/26

| | | | | |
|---|---|---|---|---|
| OCE Stormwater (Permits & Plans) (Office of the County Engineer) | Alexander Turnipseed | 05/29/2026 | 05/18/2026 | Requires Re-submit |

| | |
|---|---|
| *Corrections* | 7.1.3.B. - Drainage Construction Specifications (**Not Resolved**) - Info: Alternative pipe material request is being processed. Proposed plans identify all pipes as RCP. Is the intent behind the request to give the contractor the option to use HDPE & PP? |
| *Corrections* | 6.13.4.D - Recovery Analysis (**Not Resolved**) - See Comment under "6.13.2.B(4)  Hydrologic Analysis" |
| *Corrections* | Additional Stormwater comments (**Not Resolved**) - (1) Please provide a copy of the NPDES permit or NOI as well as the district permit prior to construction. (2) If you have questions or would like to discuss the stormwater review comments, please contact Alexander Turnipseed at (352) 671-8376 or at alexander.turnipseed@marionfl.org. |
| *Corrections* | 6.13.2.B(4) - Hydrologic Analysis (**Not Resolved**) - None of the Kv values in the geotech report exceed 3.6. Why is 7 fpd being used in the calculations? |
| *Corrections* | 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". |
| *Corrections* | 6.13.4 - Stormwater Quantity Criteria (**Not Resolved**) - See Comment under "6.13.2.B(4)  Hydrologic Analysis" |
| *Corrections* | 6.13.2.B(6) - Freeboard (**Not Resolved**) - See Comment under "6.13.2.B(4)  Hydrologic Analysis" |
| *Corrections* | Final signed and sealed hard copy signature page (**Not Resolved**) - After all stormwater comments are resolved, please upload a scanned copy of the digitally signed and sealed certification page of the stormwater report. Alternatively, a hard copy can be submitted. If you choose to submit a hard copy, you only need to submit the certification page of the report. A full report is not necessary. However, full reports are accepted if desired. |
| *Corrections* | 6.13.2.B(8) - Calculation & Plan Consistency (**Not Resolved**) - Info: This item will be reviewed upon resubmittal |
| *Corrections* | 6.13.6 - Stormwater Quality Criteria (**Not Resolved**) - See Comment under "6.13.2.B(4)  Hydrologic Analysis" |
| *Corrections* | 6.13.4.C - Discharge Conditions (**Not Resolved**) - See Comment under "6.13.2.B(4)  Hydrologic Analysis" |

| | | | | |
|---|---|---|---|---|
| OCE Survey (Plans) (Office of the County Engineer) | Theresa Smail | 05/29/2026 | 05/28/2026 | Approved |

# SUBMITTAL SUMMARY REPORT (MajorSite-000762-2026)

| ITEM REVIEW NAME (DEPARTMENT) | ASSIGNED TO | DUE | COMPLETE | STATUS |
|---|---|---|---|---|
| OCE Traffic (Permits & Plans) (Office of the County Engineer) | Chris Zeigler | 05/29/2026 | 05/17/2026 | Requires Re-submit |

*Corrections* 6.12.12 - Sidewalks (**Not Resolved**) - **Corrective Action:** Sidewalk is required along US 441. Staff supports payment of a fee in-lieu of sidewalk construction. The Development Review Committee must approve the payment of a fee through the waiver process. If approved by the DRC, the fee comes out to $19,337.50 and must be paid prior to plan approval - 6.12.12 - Sidewalks: Show sidewalk on the plans as required in section 6.12.12.

*Corrections* 6.11.5 - Driveway access (**Not Resolved**) - **Corrective Action:** The driveway does not meet spacing requirements. Staff will support a deviation to the spacing requirements subject to either locating the driveway half-way between the two existing driveways on the neighboring properties or providing verification from FDOT that they are willing to issue a permit for the driveway in the location as proposed. - 6.11.5 - Driveway access: The driveways must meet the requirements of section 6.11.5.

*Corrections* 6.11.4.B - Cross access (**Not Resolved**) - **Corrective Action:** 1. Provide the executed cross access easement. The easement template can be obtained by contacting the Development Review Office at 352-671-8686 or developmentreview@marionfl.org. The executed easement and recording fees must be provided to the Development Review Office prior to plan approval. 2. The easement is required to be paved. Staff supports a deviation from the paving requirement subject to providing a paving covenant. The covenant template can be obtained from the Development Review Office and the executed covenant and recording fees must be provided to the Development Review Office prior to plan approval. - 6.11.4.B - Cross access: Provide a 24' wide paved cross access easement as specified in 6.11.4.B

| | | | | |
|---|---|---|---|---|
| Utilities (OCE Plans) (Utilities) | Heather Proctor | 05/29/2026 | 05/27/2026 | Requires Re-submit |

*Corrections* Parcel numbers match project area (**Resolved**) - Correct parcel number and project area

*Corrections* MCU Contact Info on Project Cover Sheet (**Not Resolved**) - **Corrective Action:** Confirm with the City of Belleview that the contact information on the cover sheet is correct for their department.

*Corrections* 6.14.2.A(1) - Letter from utility provider (**Not Resolved**) - **Corrective Action:** Parcel is within the City of Belleview Service Area. A letter from the City of Belleview stating service availability and connection requirements shall be submitted prior to building permit issuance. Insure the City of Belleview has seen and approved utility connections, as they are not part of MCU's review process. - 6.14.2.A(1) - Letter from utility provider: Letter of availability and capacity from service area's utility provider, including map of water and sewer mains with distances shown to determine if connection is required.

*Comments* The project is located within the City of Belleview utility service area. A letter from the utility provider stating that utility service availability and capacity exist, and confirming that the plans have been reviewed, is required before Marion County Utilities can approve the plans.

**eREVIEW SESSION FILES:**

1- AerialMap.pdf
2- QuadMap.pdf
3- NWImap.pdf
4- FEMAMap.pdf
441 Modular Home Dealership 2026.05.12.pdf
5- SoilsMap.pdf
Deed.pdf
EcologicalAssessmentReport_M&A_2026-02-04.pdf
Geological Assessment Report - Karst_26-11029.01.1.pdf
Geotechnical Assessment Report_26-11029.01.2.pdf
LeaseToOwnWithOption.pdf
Master Utility Report_SS-RQ.pdf
MC Submittal Letter _ Major Site Plan.pdf
MCPA Property Record Card.pdf
PropertyOfferLetter.pdf
Stormwater Management Report_SS-RQ_2026-04-24.pdf
Sunbiz - J&J Homes and Services, Inc.pdf
Sunbiz - Solarium Properties, LLC.pdf
Survey_441ModularHomeDealership_2026-03-25.pdf
Use of Optional Pipe Material Request letter.pdf

| REVIEWER | MARKUP | DATE/TIME | FILE NAME | PG # |
|---|---|---|---|---|
| Chris Zeigler | 801'-6" | 05/17/2026 9:37 | PM441 Modular Home Dealership 2026.05.12.pdf | 4 |
| Janet W | Official 911 designation is S US HWY 441 (quadrant of "S" is missing. | 05/18/2026 11:39 | AM441 Modular Home Dealership 2026.05.12.pdf | 23 |
| Alexander | None of the borings show a Kv higher than 3.6 | 05/18/2026 1:13 | PMStormwater Management Report_SS-RQ_2026-04-24.pdf | 26 |
| Janet W | Should be S US HWY 441 | 05/20/2026 9:57 | AM1- AerialMap.pdf | 1 |
| Janet W | Should be SE 92nd Place Rd | 05/20/2026 9:59 | AM1- AerialMap.pdf | 1 |

**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

Per Section 2.10.1. of the Land Development Code: The Development Review Committee (DRC) may waive certain code requirements when not applicable to the proposed type of development or where alternative standards may promote flexibility, economical flexibility, and environmental soundness in layout and design.

Waiver requests and required documentation may be submitted through Civic Access. Waiver requests will not be processed without required information and applicable fees paid. Please be specific with all entries below.

Section Number & Title of Code:

6.11.5. - Driveway access

Section Details from Code:

C.(1) The minimum allowed distance between a commercial driveway and the nearest intersecting driveway shall be 660 feet for a roadway speed limit over 45 mph based on Table 6.11-2.

Reason/Justification for Request:

The driveway does not meet spacing requirements. Applicant has documentation from FDOT noting they are willing to issue a permit for the driveway in the location as proposed and requests a waiver to this section of code for driveway spacing.

Section Number & Title of Code:

6.12.12. - Sidewalks

Section Details from Code:

A. Sidewalks shall be provided in the Urban Area, Rural Activity Centers, and Specialized Commerce Districts along arterial, collector, and major local streets where these streets adjoin the project...
D. ...the developer may pay a sidewalk fee to the County in an amount necessary to complete construction. This amount shall be determined by the project engineer and approved by the County with payment required prior to final plan approval.

Reason/Justification for Request:

FDOT has written that they have no future plans for further development on the eastern side of the highway. A shared-use path (Project number 439238-2) is in the plans on the western side of the highway and construction funding is proposed for 2027. Applicant understood the DOT Shared Use Path project covers the intent of County long range planning; therefore, a waiver is requested to any requirement of a sidewalk or payment of a fee in-lieu of sidewalk construction.

Section Number & Title of Code:

6.12.12. - Sidewalks

Section Details from Code:

D. ...the developer may pay a sidewalk fee to the County in an amount necessary to complete construction. This amount shall be determined by the project engineer and approved by the County with payment required prior to final plan approval.

Reason/Justification for Request:

Contingent Waiver
FDOT has written that they have a shared-use path (Project number 439238-2) in the plans on the western side of the highway and construction funding is proposed for 2027. Applicant understood the DOT Shared Use Path project covers the intent of County long range planning; therefore, a waiver is requested to construct a sidewalk sidewalk with this project and pay a fee in-lieu of sidewalk construction. Project Engineer and County to coordinate after waiver approval on required fee.

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Section Number & Title of Code:

Sec. 6.8.6.K.(3) - (C-Type Buffer North and East)

Section Details from Code:

K.(3) C-Type buffer shall consist of a 15-foot wide landscape strip without a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer and form a layered landscape screen with a minimum height of three feet achieved within one year.

Reason/Justification for Request:

North and East sides of subject parcel are against heavily wooded ROW (County ROW to North and Railroad to East). Requesting waiver to C-Type buffer requirement for shrubs and groundcovers at north and east buffers.

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Section Number & Title of Code:

Sec. 6.11.4.B.(1) - Access management

Section Details from Code:

Contingent Time-Deferral For Recording Easement Waiver Request:

B. Cross Access (Parallel Access).
(1) Cross access is required to reduce the use of the public street system, provide for movement between adjacent and complementary land uses, limit access to Arterial and Collector roads, and minimize full median openings. Cross access shall be shown on the plans and shall be established through a public easement.

Reason/Justification for Request:

Contingent:
The applicant, operating under a lease-to-own agreement, requests time beyond Major Site Plan approval for all legal records to be prepared in his company's name. Documentation of an executed cross access easement, along with associated recording fees, are requested to be deferred until the conclusion of construction, to be secured as a condition of Site Certification and/or final Building Inspection, whichever occurs first.

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Section Number & Title of Code:

Section Details from Code:

Reason/Justification for Request:

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~~~

**Marion County**
**Board of County Commissioners**

Office of the County Engineer

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

July 9, 2026

Robert Quinney, P.E.
Tillman and Associates Engineering
1720 SE 16th Avenue, Bldg. 100
Ocala, FL 34471

RE: 441 Modular Home Dealership – MajorSite-000762-2026 – Cross Access Deviation

This letter serves as review of a deviation request from LDC Section 6.11.4.B(2) which states:

Cross access shall be provided and constructed for all commercial, industrial, and multi-family residential development on arterial and collector roads unless it is determined by the County Engineer to not be practical or reasonable due to adjacent features, specific type of development, or the potential development of the adjacent property.

Applicant requests:

Applicant requests to only provide a cross access easement to the southern property line and not to the northern property line and to defer paving the easement.

Staff comments are:

A 24' wide paved public cross access easement is required from the northern property line to the southern property line along US 441.

Review of this request is complete as follows:

☐ Approved ☒ Approved with Conditions ☐ Disapproved

Conditions/Comments:

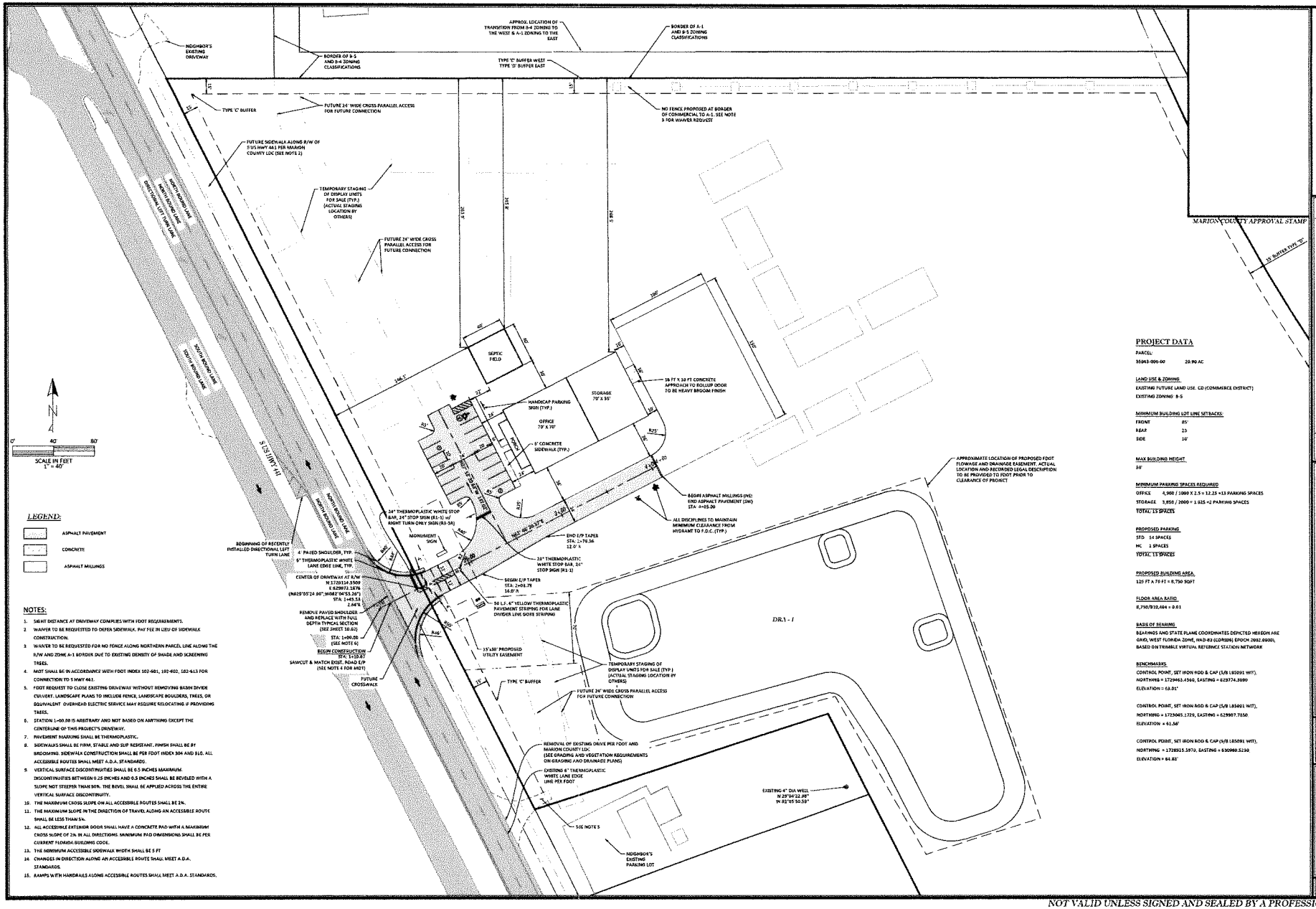
A public cross access easement must be provided from the northern property line to the southern property line.

The paving of the easement may be deferred subject to providing a paving covenant in the form approved by the County.

Sincerely,

Steven Cohoon, P.E.
County Engineer

**Disclaimer: Multiple points of access and types of access (full access, directional access, right-in-right-out, etc.) are not a property right. Marion County maintains the right to remove, revise, alter or restrict any access points in accordance with Florida Statutes and the Marion County Land Development Code as deemed necessary.**




NOTES:

1. SIGHT DISTANCE AT DRIVEWAY COMPLIES WITH FDOT REQUIREMENTS.
2. WAIVER TO BE REQUESTED TO DEFER SIDEWALK. PAY FEE IN LIEU OF SIDEWALK CONSTRUCTION.
3. WAIVER TO BE REQUESTED FOR NO FENCE ALONG NORTHERN PARCEL LINE ALONG THE R/W AND ZONE A-1 BORDER DUE TO EXISTING DENSITY OF SHADE AND SCREENING TREES.
4. MOT SHALL BE IN ACCORDANCE WITH FDOT INDEX 102-601, 102-602, 102-613 FOR CONNECTION TO S HWY 441.
5. FDOT REQUEST TO CLOSE EXISTING DRIVEWAY WITHOUT REMOVING BASIN DIVIDE CULVERT. LANDSCAPE PLANS TO INCLUDE FENCE, LANDSCAPE BOULDERS, TREES, OR EQUIVALENT. OVERHEAD ELECTRIC SERVICE MAY REQUIRE RELOCATING IF PROVIDING TREES.
6. STATION 1+00.00 IS ARBITRARY AND NOT BASED ON ANYTHING EXCEPT THE CENTERLINE OF THIS PROJECT'S DRIVEWAY.
7. PAVEMENT MARKING SHALL BE THERMOPLASTIC.
8. SIDEWALKS SHALL BE FIRM, STABLE AND SLIP RESISTANT. FINISH SHALL BE BY BROOMING. SIDEWALK CONSTRUCTION SHALL BE PER FDOT INDEX 304 AND 310. ALL ACCESSIBLE ROUTES SHALL MEET A.D.A. STANDARDS.
9. VERTICAL SURFACE DISCONTINUITIES SHALL BE 0.5 INCHES MAXIMUM. DISCONTINUITIES BETWEEN 0.25 INCHES AND 0.5 INCHES SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 50%. THE BEVEL SHALL BE APPLIED ACROSS THE ENTIRE VERTICAL SURFACE DISCONTINUITY.
10. THE MAXIMUM CROSS SLOPE ON ALL ACCESSIBLE ROUTES SHALL BE 2%.
11. THE MAXIMUM SLOPE IN THE DIRECTION OF TRAVEL ALONG AN ACCESSIBLE ROUTE SHALL BE LESS THAN 5%.
12. ALL ACCESSIBLE EXTERIOR DOOR SHALL HAVE A CONCRETE PAD WITH A MAXIMUM CROSS SLOPE OF 2% IN ALL DIRECTIONS. MINIMUM PAD DIMENSIONS SHALL BE PER CURRENT FLORIDA BUILDING CODE.
13. THE MINIMUM ACCESSIBLE SIDEWALK WIDTH SHALL BE 5 FT
14. CHANGES IN DIRECTION ALONG AN ACCESSIBLE ROUTE SHALL MEET A.D.A. STANDARDS.
15. RAMPS WITH HANDRAILS ALONG ACCESSIBLE ROUTES SHALL MEET A.D.A. STANDARDS.

## PROJECT DATA

PARCEL:
35963-000-00 20.90 AC

LAND USE & ZONING
EXISTING FUTURE LAND USE: CD (COMMERCE DISTRICT)
EXISTING ZONING: B-5

MINIMUM BUILDING LOT LINE SETBACKS:
FRONT 85'
REAR 25
SIDE 30'

MAX BUILDING HEIGHT
50'

MINIMUM PARKING SPACES REQUIRED
OFFICE 4,900 / 1000 X 2.5 = 12.25 =13 PARKING SPACES
STORAGE 3,850 / 2000 = 1.925 =2 PARKING SPACES
TOTAL: 15 SPACES

PROPOSED PARKING
STD 14 SPACES
HC 1 SPACES
TOTAL: 15 SPACES

PROPOSED BUILDING AREA
125 FT X 70 FT = 8,750 SQFT

FLOOR AREA RATIO
8,750/910,404 = 0.01

BASIS OF BEARING
BEARINGS AND STATE PLANE COORDINATES DEPICTED HEREON ARE GRID, WEST FLORIDA ZONE, NAD-83 (CORRN) EPOCH 2002.0000, BASED ON TRIMBLE VIRTUAL REFERENCE STATION NETWORK

BENCHMARKS:
CONTROL POINT, SET IRON ROD & CAP (5/8 LB5091 WIT),
NORTHING = 1729463.1566, EASTING = 629774.3080
ELEVATION = 68.01'

CONTROL POINT, SET IRON ROD & CAP (5/8 LB5091 WIT),
NORTHING = 1729405.1729, EASTING = 629987.7850
ELEVATION = 61.56'

CONTROL POINT, SET IRON ROD & CAP (5/8 LB5091 WIT),
NORTHING = 1728815.1970, EASTING = 630060.5230
ELEVATION = 64.83'

Tillman & Associates
ENGINEERING, LLC.
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

REVISIONS

DATE

441 MODULAR HOME DEALERSHIP
MAJOR SITE PLAN
MARION COUNTY, FLORIDA

# GEOMETRY PLAN

DATE 5/11/2026
DRAWN BY -
CHKD. BY RQ
JOB NO. 25-0158

SHT. 04.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

**Record and Return to:**
Marion County Office of the County Engineer
Development Review
412 SE 25th Avenue
Ocala, FL 34471

**This Document Prepared By:**

J + J Homes, Justin LaRiccia
6330 Old Kings Rd
Jacksonville, FL 32254

Parcel ID #: 36943-000-00

Owner: Solarium Properties

Project Name: 441 Modular Home Dealership

# COVENANT FOR PAVING PARALLEL ACCESS ROAD (LIMITED LIABILITY COMPANY)

The above referenced owner of the named development does hereby acknowledge the requirements of Section 6.11.4.B of the Marion County Land Development Code to construct and pave a parallel access road to provide access to adjacent parcels to this development. The owner in consideration of the County's agreement to delay the requirement to pave a parallel access road, does hereby covenant to the Board of County Commissioners of Marion County, Florida that the owner, its successors, heirs or assigns shall be responsible for the total cost of paving a parallel access road within 180 days of written notification from the Marion County Administrator that paved access to the adjoining parcels is necessary. The owner does hereby agree to indemnify, defend and save harmless Marion County, Florida from any liability or cost that may result from the owner's failure to construct a parallel access road within the time specified, including attorney's fees and other costs. The owner shall be responsible for the costs of recording this covenant for paving parallel access in the public records of Marion County, Florida.

Solarium Properties LLC
Name of Limited Liability Company

a _____ Limited
State Liability Company

Attest: Michael Solari
Signature

Its MGR
Title

By: Michael Solari
Signature

Name: Michael Solari
Print Name

Its MGR
Title

Address of Grantor:
515 Seagate Dr
Delray Bch FL 33483
City, State, and Zip Code

Revised 01/2020

RESUBMIT

# MAJOR SITE PLAN
## 441 MODULAR HOME DEALERSHIP
### SECTION 23, TOWNSHIP 16 SOUTH
### RANGE 22 EAST
### MARION COUNTY, FLORIDA

**BENCHMARKS:**

5/8" IRON ROD & CAP (PSM 3337)
N.1729614.644
E.639721.157

IRON ROD & CAP (5/8 NOID)
N.1729618.8620'
E.639701.2130'

IRON ROD & CAP (1/2 NOID)
N.1728874.8730'
E.639528.2100'

IRON ROD & CAP (5/8 NOID)
N.1728660.8820'
E.631646.1070'

CONTROL POINT
SET IRON ROD & CAP (5/8 LB5091 WIT)
NORTHING = 1728815.5970
EASTING = 630969.5230
ELEVATION = 64.33'

CONTROL POINT
SET IRON ROD & CAP (5/8 LB5091 WIT)
NORTHING = 1729463.4560
EASTING = 629774.1090
ELEVATION = 61.01'

**NOTES:**

1. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE AND THE MARION COUNTY UTILITY MANUAL AS APPLICABLE.
2. SIGHT DISTANCE AT DRIVEWAYS COMPLIES WITH FDOT REQUIREMENTS.
3. THIS PROPERTY APPEARS TO BE IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), HOWEVER, NO FLOOD HAZARDS ARE SHOWN ON LATEST FEMA FIRM PANEL 12083C0728D FOR THIS PROPERTY.
4. ALL UTILITIES UNDER EXISTING OR PROPOSED PAVEMENT SHALL BE SLEEVED IN ACCORDANCE WITH SECTION B.2.6a OF THE MARION COUNTY LAND DEVELOPMENT CODE CRITERIA.
5. THIS PROJECT IS LOCATED IN THE SECONDARY SPRINGS PROTECTION ZONE.
6. FIELD SURVEY DATE: 03/25/2026.
7. VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT 36TH S8 A02 WITH AN ELEVATION OF 70.04', NAVD-88.
8. 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.
9. BEARINGS AND STATE PLANE COORDINATES DEPICTED HEREON ARE GRID, WEST FLORIDA ZONE, NAD-83 (CORS96) EPOCH:2002.0000), BASED ON TRIMBLE VIRTUAL REFERENCE STATION NETWORK.
10. ALL TREES 10" DBH AND LARGER SHALL BE LOCATED AND SHOWN ON THE DEFERRED LANDSCAPE PLAN.
11. PROJECT IS OUTSIDE OF THE ESOZ.
12. *ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.*

**LEGAL DESCRIPTION**

*PER WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 5595, PAGE 1391 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.*

*COMMENCE AT THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA; THENCE RUN S.89°55'00"E. ALONG THE NORTH BOUNDARY OF SAID SECTION 23, A DISTANCE OF 1294.79 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441 SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE S.89°55'00"E. ALONG SAID NORTH BOUNDARY OF SECTION 23, A DISTANCE OF 980.26 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD, SAID POINT ALSO BEING ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1960.08 FEET AND A CENTRAL ANGLE OF 21°29'07"; THENCE RUN SOUTHEASTERLY ALONG AND WITH THE ARC OF SAID CURVE AN ARC DISTANCE OF 736.71 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S.43°24'00"E. ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 404.02 FEET; THENCE RUN S.89°35'00"W. A DISTANCE OF 937.91 FEET; THENCE RUN N.26°23'47"W. A DISTANCE OF 384.85 FEET; THENCE RUN S.72°57'06"W. A DISTANCE OF 303.31 FEET TO A POINT ON THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441; THENCE RUN N.26°22'00"W. ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 802.10 FEET TO THE POINT OF BEGINNING.*

THIS SITE CONTAINS:
PARCEL # 36943-000-00
PROJECT AREA= 21.16 ± ACRES
EXISTING IMPERVIOUS = 0.00 AC.
PROPOSED IMPERVIOUS = 2.28 AC. (99 316.8 S.F.) 10.78%
DESIGN SPEED = 55 MPH (S HWY 441)
POSTED SPEED = 55 MPH (S HWY 441)
AVERAGE DAILY TRIPS (ITE 842) = 220
AM PEAK PERIOD TRIPS (ITE 842) = 20
AM PEAK PERIOD TRIPS (ITE 842) = 34
*SOURCE ITE TRIP GENERATION MANUAL, 12th EDITION*




*VICINITY MAP*
*SCALE: 1" = 1,000'*

***INDEX OF SHEETS***


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| *1-2* | *BOUNDARY AND TOPOGRAPHY SURVEY (PREPARED BY R.M. BARRINEAU & ASSOCIATES, INC.)* |


**OWNER'S SIGNATURE**

I HEREBY CERTIFY THAT I, MY SUCCESSORS, AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN ON THIS PLAN.

JUSTUS LARICCIA, CEO

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE (LDC), AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

TRAVIS P. BARRINEAU, PSM
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 6897
STATE OF FLORIDA

**ENGINEER CERTIFICATE**

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

ROBERT J. QUINNEY, P.E.
LICENSED ENGINEER NO. 91092
STATE OF FLORIDA

**APPLICANT/OWNER'S REPRESENTATIVE:**

J & J HOMES AND SERVICES, INC.
JUSTUS LARICCIA, CEO
6330 OLD KINGS RD NORTH
JACKSONVILLE, FL. 32254
PH: (904) 475-2982

**CIVIL ENGINEER:**

TILLMAN AND ASSOCIATES ENGINEERING, LLC
ROBERT J QUINNEY, P.E.
1720 S.E. 16th AVE., BLDG. 100
OCALA, FLORIDA 34471
PH: (352) 387-4540

**ENVIRONMENTAL CONSULTANT:**

MODICA & ASSOCIATES, INC.
ELAINE IMBRUGLIA, PRESIDENT
302 MOHAWK ROAD
CLERMONT, FL 34715
PH: (352) 394-2000

**SURVEYOR:**

R.M. BARRINEAU & ASSOCIATES, INC
TRAVIS P. BARRINEAU, P.S.M.
1309 S.E. 25th LOOP, SUITE #103
OCALA, FLORIDA 34471
PH: (352) 622-3133

**GEOTECHNICAL CONSULTANT:**

GEOTECH, INC.
CRAIG HAMPY, P.E.
1016 S.E. 3RD AVENUE
OCALA, FLORIDA 34471
PH: (352) 694-7711

***UTILITY COMPANIES:***

| | | |
|---|---|---|
| WATER | CITY OF BELLEVIEW | L.R. "BOB" TITTERINGTON, P.E. 352-245-7021 EXT. 2110 |
| SEWER | PRIVATE OSTDS | |
| ELECTRIC | DUKE ENERGY | FLORIDANEWCONSTRUCTIONLAKEMARY@DUKE-ENERGY.COM |
| FIBER/TELEPHONE | DIGITAL COMMUNICATION MEDIA | JORGE SANTIAGO, (352) 873-4817 |
| TELECOMMUNICATIONS | AT&T | GREG JACOBSON, (813) 342-0512 \| CRAIG PETRIE (407) 578-8000 |
| GAS | TECO | CHUCK HUMPHREY, (352) 401-3409 |

811 Know what's below. Call before you dig.

Call 48 Hours before you dig. It's the Law! 1-800-432-4770 Sunshine State One Call of Florida, Inc.

Tillman & Associates ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

REVISIONS | DATE

441 MODULAR HOME DEALERSHIP
MAJOR SITE PLAN
MARION COUNTY, FLORIDA

COVER (COUNTY)

DATE 5/11/26
DRAWN BY
CHKD. BY
JOB NO. 25-0158

SHT. 01.01

*NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER*

## GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF SIZE AND LOCATION OF ALL EXISTING UTILITIES AND RELATED CONSTRUCTION PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE CALL OF FLORIDA, INC. AT 1-800-432-4770, IN ACCORDANCE WITH CHAPTER 556, FLORIDA STATUTES.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST STANDARDS OF: **CITY OF BELLEVIEW AND FDOT**.
3. PAVEMENT STRIPING TO BE IN ACCORDANCE WITH **CITY OF BELLEVIEW** SPECIFICATIONS AND WITH THE FLORIDA D.O.T. ROADWAY & TRAFFIC STANDARDS, INDEX 17346.
4. ALL TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
5. WHERE MUCK OR OTHER ORGANIC MATERIAL IS FOUND, IT SHALL BE REMOVED AND REPLACED BY GOOD QUALITY BACKFILL MATERIAL OBTAINED FROM THE GRADING OPERATIONS OR OTHER SOURCES APPROVED BY THE ENGINEER. THE ORGANIC MATERIAL SHALL BE THEN USED AS TOP DRESSING WHEN MIXED WITH CLEAN SANDY SOIL.
6. ALL FINISHED GRADES AND ELEVATIONS ARE AS DENOTED BY THE APPLICABLE LEGEND.
7. AS PART OF THE CLEARING AND GRUBBING OPERATION, THE CONTRACTOR IS TO REMOVE EXISTING FACILITIES AND / OR FENCING FROM THE SITE AS SHOWN ON PLANS.
8. BENCH MARKS PROVIDED BY: **R.M. BARINEAU & ASSOCIATES, INC.**
9. THE CONTRACTOR SHALL NOTIFY **CITY OF BELLEVIEW, FDOT, MARION COUNTY** ENGINEERING DIVISION AND TILLMAN AND ASSOCIATES ENGINEERING, LLC AT LEAST ONE WEEK BEFORE COMMENCEMENT OF ANY CONSTRUCTION.
10. A MINIMUM SEPARATION OF 1.5 FEET BETWEEN THE LANDSCAPE BASE AND THE HIGHEST GROUNDWATER ELEVATION SHALL BE MAINTAINED WITHIN THE RIGHT-OF-WAY. CONTRACTOR TO NOTIFY ENGINEER IF 1.5 FEET OF SEPARATION IS NOT ACHIEVED.
11. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
12. PER SECTION 62-571, CODE OF ORDINANCES: FOR ANY WORK WITHIN PUBLIC RIGHT OF WAYS, A RIGHT OF WAY UTILIZATION PERMIT MUST BE OBTAINED FROM THE ENGINEERING DEPARTMENT A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. CONTACT CITY OF **BELLEVIEW** (ROB TITTERINGTON (352) 245-7521), FDOT AND MARION COUNTY.

## WATERMAIN CONSTRUCTION NOTES

1. SEPARATION REQUIREMENTS [SEE TABLE 1.0-UTILITY SEPARATIONS]
   1.1. HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS, SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS:
      1.1.1. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST 3' BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C.
      1.1.2. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST 3' AND PREFERABLY 10' BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
      1.1.3. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST 6' AND PREFERABLY 10' BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART II OF CHAPTER 62-610 F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO 3' WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6" ABOVE THE TOP OF THE SEWER.
   1.2. VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER MAINS OR RECLAIMED WATER PIPELINES:
      1.2.1. NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY GRAVITY OR VACUUM-TYPE SANITARY SEWER PIPE SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 6" AND PREFERABLY 12" ABOVE OR AT LEAST 12" BELOW THE OUTSIDE OF THE OTHER PIPE. IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
      1.2.2. NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY GRAVITY OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID TO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12" ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
      1.2.3. AT THE UTILITY CROSSINGS DESCRIBED IN THE ABOVE PARAGRAPHS, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST 3' FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C., AND AT LEAST 6' FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C.
   1.3. NO WATER MAIN SHALL PASS THROUGH OR COME INTO CONTACT WITH ANY PART OF A SANITARY SEWER MANHOLE OR A STORM SEWER MANHOLE.
   1.4. NEW OR RELOCATED PIPE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE A T LEAST 3' FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C., AT LEAST 3' BUT PREFERABLY 10' FROM ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C. AND AT LEAST 10' FROM ANY EXISTING OR PROPOSED ON-SITE SEWAGE TREATMENT OR DISPOSAL SYSTEM AS DEFINED IN SECTION 381.0065(2), F.S. AND RULE 64E-6.002, F.A.C..
   1.5. EXCEPTIONS / MITIGATION:
      ADHERENCE TO THE ABOVE CONSTRUCTION AND SEPARATIONS IN THE ABOVE ITEMS SHALL BE COMPLIED WITHOUT EXCEPTION, IF FOR SOME REASON WHERE IT IS NOT TECHNICALLY FEASIBLE OR ECONOMICALLY SENSIBLE THAT THE ABOVE CANNOT BE COMPLIED WITH, CONTINUATION IS TO STOP WORK AND NOTIFY THE ENGINEER OR RECORD FOR THE APPROPRIATE AGENCIES. THE MATTER SHALL BE SUBMITTED TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR APPROVAL PRIOR TO WORK COMMENCEMENT.
2. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN FITTINGS OF BRANCHES AND MAINS.
3. DEFLECTIONS AT PIPE JOINTS SHALL NOT EXCEED THOSE RECOMMENDED BY THE PIPE MANUFACTURER.
4. ALL GATE VALVES SHALL BE EQUIPPED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH COVER, WITH THREADED EXTENSION WHERE NEEDED.
5. ALL PUBLIC WATER SYSTEMS COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT SHALL BE INSTALLED UNDER THIS PROJECT, AND THAT SHALL COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM TO NSF INTERNATIONAL STANDARD 61 AND SHALL BE MARKED WITH NSF SEAL OF APPROVAL.
6. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE COLOR CODED MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(b)3, F.A.C., USING BLUE AS A PREDOMINANT COLOR. ALL DUCTILE IRON WATER MAINS SHALL BE MARKED WITH A CONTINUOUS STRIPE LOCATED WITHIN THE TOP 90 DEGREES OF THE PIPE. SAID STRIPE SHALL BE A MINIMUM 2 INCHES IN WIDTH AND SHALL BE BLUE IN COLOR (F PAINT IS USED INSTEAD OF TAPE. BACKFILL SHALL NOT BE PLACED FOR 30 MINUTES FOLLOWING PAINT APPLICATION. FOR PIPE WITH AN INTERNAL DIAMETER OF 24" OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES A LONG EACH SIDE OF THE PIPE AS WELL AS A LONG THE TOP OF THE PIPE.
7. ALL NON-METALLIC WATER MAINS SHALL BE INSTALLED WITH A CONTINUOUS, INSULATED 12-GAUGE COPPER WIRE INSTALLED DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES. SEE STANDARD DRAWINGS, IN ADDITION, ALL PVC WATER MAINS SHALL BE A SOLID BLUE COLOR.
8. MARK DRINKING WATER SERVICES WITH 4" X 4" X 8" FOOT PAINTED BLUE ON END.
9. PIPE MATERIALS: ALL PIPE, PIPE FITTINGS, PIPE JOINT PACKING AND JOINTING MATERIALS, VALVES, FIRE HYDRANTS, AND METERS INSTALLED UNDER THIS PROJECT SHALL CONFORM TO APPLICABLE AWWA STANDARDS [SEE TABLE 2.0-WATER AND SEWER PIPE AND JOINT SPECIFICATIONS ]. ALL PVC - SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C900, LATEST EDITION. THE PVC SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI AND SHALL HAVE A DIMENSION RATIO (DR) OF 18. PIPE SHALL BE THE SAME O.D. AS DUCTILE IRON PIPE. PVC JOINT - SHALL BE IN ACCORDANCE WITH ASTM D3139 AND AWWA STANDARDS. [B] DUCTILE IRON - SHALL CONFORM TO ANSI/AWWA A21.51/C151, A MINIMUM OF CLASS 50 PIPE SHALL BE SUPPLIED. DUCTILE IRON JOINT - SHALL BE IN ACCORDANCE WITH ANSI A21.11 AND AWWA C111. SERVICES - SHALL BE IN ACL51/C151/ CORDANCE WITH AWWA C800/C800 STANDARDS FOR POLYETHYLENE TUBING, CLASS 160.
10. ALL VALVES SHALL BE LOCATED IN NON PAVED AREAS, UNLESS SPECIFIED ON PLANS.
11. WATER MAIN CONSTRUCTION SHALL BE MADE UNDER THE SUPERVISION OF THE **CITY OF BELLEVIEW** UTILITIES DIVISION. ALL VALVES SHALL BE OPERATED BY **CITY OF BELLEVIEW** PERSONNEL ONLY. WATER MAINS ARE TO BE DISINFECTED PER **ANSI/AWWA C651-92** AND **CITY OF BELLEVIEW** UTILITIES DIVISION MANUAL OF STANDARDS AND SPECIFICATIONS FOR WASTEWATER AND WATER MAIN CONSTRUCTION SECTION 31.0 WHICH INCLUDES A FULL FLUSH.
12. FIRE HYDRANT LEADS SHALL HAVE A MINIMUM INSIDE DIAMETER OF 6" AND SHALL INCLUDE AN AUXILIARY VALVE.
13. IN AGGRESSIVE SOIL CONDITIONS AND FOUND DURING CONSTRUCTION, WATER MAINS SHALL BE PROTECTED THROUGH THE USE OF CORROSION RESISTANT MATERIALS, THROUGH ENCASEMENT OF THE WATER MAINS IN POLYETHYLENE, OR THROUGH PROVISION OF CATHODIC PROTECTION.
14. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL CONTAIN NO MORE THAN 8.0% LEAD, AND ANY SOLDER OR FLUX USED IN THIS PROJECT SHALL CONTAIN NO MORE THAN 0.2% LEAD.
15. NEW OR ALTERED DEAD-END WATER MAINS INCLUDED IN THIS PROJECT SHALL BE PROVIDED WITH A PIPE PLUSHING HYDRANT OR BLOW-OFF FOR FLUSHING PURPOSES.
16. ALL FIRE HYDRANTS THAT WILL BE INSTALLED UNDER THIS PROJECT SHALL BE LOCATED AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C., OR VACUUM - TYPE SANITARY SEWER, AT LEAST 10 FEET FROM ANY EXISTING OR PROPOSED GRAVITY - OR PRESSURE - TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C.
17. WATER SERVICES ARE TO TERMINATE 1' OUTSIDE ROW ALONG THE PROPERTY LINE.
18. PROPOSED FIRE HYDRANTS CONNECTED TO THE POTABLE WATER MAIN, FOR THIS PROJECT, SHALL BE PAINTED PER JURISDICTION. FIRE HYDRANTS CONNECTED TO THE DESIGNATED FIRE LINE SHALL BE PAINTED PER JURISDICTION.
19. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(b)3.a.(I), F.A.C. USING BLUE AS A PREDOMINANT COLOR. UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE. WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL. AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE. FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE [ ] FAC 62-555.320(21)(b)3
20. THE OPEN END OF THE AIR RELIEF PIPE FROM ALL AUTOMATIC AIR RELIEF VALVES WILL BE EXTENDED TO AT LEAST ONE FOOT ABOVE GRADE AND WILL BE PROVIDED WITH A SCREENED, DOWNWARD-FACING ELBOW. [FAC 62-555.320(21)(b)3, AND 62-610.414(2)]
21. A CONTINUOUS AND UNIFORM BEDDING WILL BE PROVIDED IN TRENCHES FOR UNDERGROUND PIPE. BACKFILL MATERIAL WILL BE TAMPED IN LAYERS AROUND UNDERGROUND PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE, AND UNSUITABLE USED STORES [AS DESCRIBED IN APPLICABLE AWWA STANDARDS OR MANUFACTURERS' RECOMMENDED INSTALLATION PROCEDURES] FOUND IN TRENCHES WILL BE REMOVED FOR A DEPTH OF AT LEAST SIX INCHES BELOW THE BOTTOM OF UNDERGROUND PIPE. [FAC 62-555.320(21)(b)3., AND 62-610 3.3.1]
22. ALL WATERMAIN TEES, BENDS, PLUGS, AND HYDRANTS WILL BE PROVIDED WITH THRUST BLOCKS OR RESTRAINED JOINTS TO PREVENT MOVEMENT. [FAC 62-555.320(21)(b)3, AND 62-610 3.3.4]
23. NEW OR ALTERED WATERMAINS WILL BE CONSTRUCTED OF POLYVINYL CHLORIDE PIPE WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C605. AS INCORPORATED INTO RULE 62-555.330, F.A.C., AND ALL OTHER NEW OR ALTERED WATERMAINS WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600 AS INCORPORATED INTO RULE 62-555.330.
24. NEW OR ALTERED WATERMAINS, INCLUDING FIRE HYDRANT LEADS AND INCLUDING SERVICE LINES THAT WILL BE UNDER THE CONTROL OF A PUBLIC WATER SYSTEM AND THAT HAVE AN INSIDE DIAMETER OF THREE INCHES OR GREATER, WILL BE DISINFECTED AND BACTERIOLOGICALLY EVALUATED IN ACCORDANCE WITH RULE 62-555.340, F.A.C.

## SANITARY SEWER NOTES

1. THIS PROJECT WILL UTILIZE ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM [OTDS] WHICH SHALL BE PERMITTED WITH FDEP AND INSTALLED BY A QUALIFIED CONTRACTOR.
2. ALL MATERIALS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE **CITY OF BELLEVIEW AND MARION COUNTY** MANUAL OF STANDARD SPECIFICATIONS FOR WASTEWATER CONSTRUCTION. [SEE TABLE 2.0-WATER AND SEWER PIPE AND JOINT SPECIFICATIONS ]
3. ALL MANHOLES SHALL BE 4'-FT. INSIDE DIAMETER.
4. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN MANHOLE CENTERLINE.
5. ALL SANITARY SERVICE LATERALS SHALL BE 6 INCH DIAMETER, UNLESS SPECIFIED OTHERWISE ON PLANS.
6. INVERTS OF SANITARY SERVICES LATERALS AT THEIR CONNECTION TO SANITARY MANHOLES SHALL BE NO MORE THAN ONE [1] FOOT ABOVE THE MANHOLE INVERT.
7. MINIMUM SLOPE OF PVC GRAVITY LINE SLOPE WILL BE 0.40% MINIMUM. ANY PIPE CONSTRUCTED WITH LESS THAN THE MINIMUM SLOPE WILL BE RELAID BY CONTRACTOR TO MEET THE MINIMUM SLOPE REQUIREMENT AT NO ADDITIONAL COST.
8. LEAKAGE TEST ARE SPECIFIED REQUIRING THAT
   A) THE LEAKAGE EXPECTATION OR INFILTRATION DOES NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM.
   B) EXFILTRATION OR INFILTRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET.
   C) AIR TESTS, AS MINIMUM, CONFORM TO THE TEST PROCEDURES DESCRIBED IN ASTM C-828 FOR CLAY PIPE, ASTM C-924 FOR CONCRETE PIPE, ASTM F-1417 FOR PLASTIC PIPE AND FOR OTHER MATERIALS APPROPRIATE TEST PROCEDURES, AIR TESTING, AS SPECIFIED FOR CONCRETE SEWER MANHOLES, CONFORMS TO THE TEST PROCEDURES DESCRIBED IN ASTM C-1244.
9. DEFLECTION TESTS SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES, CHAPTER 10.85, FOR ALL GRAVITY SANITARY SEWER LINES. TESTING IS REQUIRE AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS TO PERMIT STABILIZATION OF THE SOIL-PIPE SYSTEM. TESTING REQUIREMENTS SPECIFY:
   1) NO PIPE SHALL EXCEED A DEFLECTION OF 5%.
   2) USING A RIGID BALL OR MANDREL FOR THE PIPE DEFLECTION TESTS WITH A DIAMETER NOT LESS THAN 95% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE, DEPENDING ON WHICH IS SPECIFIED IN THE ASTM SPECIFICATION, INCLUDING THE APPENDIX, TO WHICH THE PIPE IS MANUFACTURED.
   3) PERFORMING THE TEST WITHOUT MECHANICAL PULLING DEVICES.
10. TESTING OF THE COLLECTION SYSTEM IS AS FOLLOWS
   A. ALL GRAVITY SEWER MAINS REQUIRE LOW PRESSURE AIR TESTING IN ACCORDANCE WITH THE LATEST UNI-BELL STANDARD FOR LOW PRESSURE AIR TESTS. AIR TEST, AS A MINIMUM, SHALL CONFORM TO THE TEST PROCEDURES DESCRIBED IN ASTM SPECIFICATIONS, ASTM F-1417 FOR PLASTIC PIPE.
   B. ALL SEWER MAINS SHALL BE LAMPED BY IN THE PRESENCE OF A THIRD PARTY REPRESENTATIVE.
   C. ALL MANHOLES SHALL BE INSPECTED FOR INFILTRATION, ALIGNMENT, FLOW CHANNEL CONSTRUCTION AND CONA TAR EPOXY PAINT THROUGHOUT.
   D. HYDRO-STATIC TESTS CONSISTING OF A HYDROSTATIC PRESSURE TEST AND HYDROSTATIC LEAKAGE TEST SHALL BE CONDUCTED ON ALL NEWLY INSTALLED SEWER FORCE MAIN SYSTEM PRESSURE PIPES AND APPURTENANCES IN ACCORDANCE WITH AWWA C600 OR M23 AS APPLICABLE. THE PRESSURE SHALL BE 150 PSI FOR TWO [2] HOURS.
   E. DEFLECTION TEST ARE REQUIRED FOR ALL FLEXIBLE PIPE EXCLUDING FORCE MAINS. TESTS SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES.
   F. ALL MANHOLES SHALL BE INSPECTED AND TESTED FOR WATER TIGHTNESS OR DAMAGE PRIOR TO PLACING IN SERVICE. AIR TESTING, IF SPECIFIED FOR CONCRETE MANHOLES, SHALL CONFORM TO THE TEST PROCEDURES FOR ASTM C-1244.
13. AIR TESTING REQUIRED FOR LINE AND MANHOLE.
14. MANHOLES SHALL HAVE OUTSIDE DROP AND LINED P > 5 FEET.

## EROSION CONTROL NOTES

1. DURING CONSTRUCTION, THE CONTRACTORS SHALL TAKE ALL REASONABLE MEASURES TO INSURE AGAINST POLLUTING, SILTING OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING SURFACE WATERS. SUCH MEASURES SHALL BE APPROVED BY THE PROJECT ENGINEER AND MAY INCLUDE, BUT NOT LIMITED TO, CONSTRUCTION OF TEMPORARY EROSION CONTROL STRUCTURES SUCH AS SEDIMENT BASINS, SEDIMENT CHECKS, OR SILT BARRIERS.
2. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH ALL EROSION CONTROL MEASURES AS SHOWN ON THE EROSION CONTROL PLAN.
3. SODDING OF DETENTION PONDS SHOULD BE ACCOMPLISHED WITHIN 96 DAYS OF POND GRADING TO MINIMIZE EROSION POTENTIAL.
4. AT A MINIMUM, THE RETENTION/DETENTION STORAGE AREA MUST BE EXCAVATED TO ROUGH GRADE PRIOR TO BUILDING CONSTRUCTION OR PLACEMENT OF IMPERVIOUS SURFACE WITHIN THE AREA TO BE SERVED BY THOSE FACILITIES, TO PREVENT REDUCTION IN STORAGE VOLUME AND PERCOLATION RATES. ALL ACCUMULATED SEDIMENT MUST BE REMOVED FROM THE STORAGE AREA PRIOR TO FINAL GRADING AND STABILIZATION.
5. IF DURING CONSTRUCTION, THE PROPOSED EROSION SYSTEM DOES NOT PERFORM SATISFACTORILY, ALTERNATIVES AND ADDITIONAL METHODS OF PROTECTION SHALL BE IMPLEMENTED BY THE CONTRACTOR IN ORDER TO COMPLY WITH **5.5 M.M.B.E.** AND **CITY OF BELLEVIEW** EROSION CONTROL COSTS INCLUDING ANY COSTS ASSOCIATED WITH COMPLIANCE ISSUES AND ENFORCEMENT ACTIONS.
6. A 2' STRIP OF SOD SHALL BE PLACED BEHIND BACK OF CURB.
7. NO SITE WORK SHALL BE CONDUCTED PRIOR TO OBTAINING A **"TREE REMOVAL AND SITE GRADING PERMIT"** FROM THE CITY, CALL CITY ENGINEERING DEPARTMENT TO SCHEDULE A PRE-SITE WORK **EROSION CONTROL AND TREE PROTECTION** IMPLEMENTATION STAKED MEETING WHICH IS REQUIRED PRIOR TO OBTAINING THE ABOVE PERMIT

## PAVING AND DRAINAGE NOTES

1. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCE BETWEEN CENTERLINES OF DRAINAGE STRUCTURES.
2. ALL PAVEMENT RETURN RADII SHALL BE 25' AND MEASURED FROM THE INTERFACE TO THE CONCRETE CURB AND PAVEMENT SURFACE UNLESS OTHERWISE NOTED.
3. DITCH BOTTOM AND CONTROL STRUCTURE INLET GRATES SHALL BE SECURED WITH CHAIN AND EYEBOLT.
4. FIVE [5] FEET OF SOD IS REQUIRED AROUND ALL DITCH BOTTOM INLETS, MANHOLES, HEADWALLS AND MITERED END SECTIONS.
5. TOP ELEVATIONS OF MANHOLES IN GRASSED AREAS SHALL BE LOCATED AT FINISHED GRADE ELEVATION.
6. AS AN ALTERNATIVE, CONTRACTOR MAY USE AGS PIPE IN LIEU OF RCP. HOWEVER, CONTRACTOR MUST RECEIVE APPROVAL OF AGS USE BY CITY OF BELLEVIEW PRIOR TO CONSTRUCTION.
7. TOP SOIL WHICH HAS BEEN STRIPPED AND STOCK PILED DURING THE COURSE OF CONSTRUCTION SHALL BE REDISTRIBUTED ON ALL REGRADED SURFACES SO AS TO PROVIDE AT LEAST FOUR INCHES OF EVEN COVER TO ALL DISTURBED AREAS OF THE DEVELOPMENT AND SHALL BE STABILIZED BY SEEDING OR PLANTING.
8. SEE TABLE 2.0 FOR STORM PIPE SEWER SPECIFICATIONS.
9. SEE TABLE 4.0 FOR REQUIRED STORM PIPE COVER BENEATH RIGID PAVEMENT.
10. SEE TABLE 5.0 FOR REQUIRED STORM PIPE COVER BENEATH AN UNPAVED SECTION

## FIRE DEPARTMENT

1. THE STRUCTURES BEING CONSTRUCTED ON THE PROPERTY WILL BE CONSTRUCTED UNDER THE 2018 FLORIDA FIRE PREVENTION CODE.
2. ANY NEW HYDRANTS MUST BE ABLE TO SUPPLY 1000 G.P.M. OF WATER AT 20 P.S.I. AT ANY TIME OF THE DAY. ANY NEW HYDRANTS SHALL BE TESTED BY THE CONTRACTOR IN THE PRESENCE OF THE FIRE DEPARTMENT PRIOR TO APPROVAL OF THE FIRE HYDRANTS BY THE FIRE DEPARTMENT. [6TH EDITION OF FLORIDA FIRE PREVENTION CODE]
3. WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK. [6TH EDITION OF FLORIDA FIRE PREVENTION CODE]
4. THE ACCESS ROADS SHALL REMAIN CLEAR OF VEHICULAR OBSTRUCTIONS TO ALLOW ACCESS OF FIRE DEPARTMENT UNITS WHILE THE BUILDINGS ARE BEING CONSTRUCTED. [6TH EDITION OF FLORIDA FIRE PREVENTION CODE]
5. IF LAND CLEARING OPERATIONS REQUIRE BURNING, A BURN PERMIT MUST BE OBTAINED FROM **CITY OF BELLEVIEW** AND THE DEPARTMENT OF FORESTRY PRIOR TO BURNING ANY MATERIAL.
6. ONCE ALL NEW HYDRANTS HAVE BEEN INSTALLED, TESTED, AND PAINTED PER NFPA 291 BY A THIRD PARTY CONTRACTOR, PLEASE PROVIDE THE MARION COUNTY FIRE PREVENTION OFFICE WITH A COPY OF THE HYDRANT FLOW DATA.
7. FIRE HYDRANT LOCATIONS SHALL BE INDICATED BY PLACEMENT OF A BLUE REFLECTOR IN THE MIDDLE OF THE ROADWAY LANE CLOSEST TO THE HYDRANT

## AS-BUILT NOTES

1. THE CONTRACTOR SHALL SUBMIT A CERTIFIED SET OF RECORD DRAWINGS TO THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING INFORMATION ON THE APPROVED PLANS CONCURRENTLY WITH CONSTRUCTION PROGRESS. RECORD DRAWINGS SUBMITTED TO THE ENGINEER AS PART OF THE PROJECT ACCEPTANCE SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS.
   A. DRAWINGS SHALL BE LEGIBLY MARKED TO RECORD ACTUAL CONSTRUCTION.
   B. DRAWINGS SHALL SHOW ACTUAL LOCATION OF ALL UNDERGROUND AND ABOVE GROUND STORM DRAINAGE, WATER, RECLAIM AND WASTEWATER PIPING AND RELATED APPURTENANCES. ALL PIPING LOCATIONS INCLUDING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES AND APPURTENANCES SHALL BE CLEARLY SHOWN AND REFERENCED TO PERMANENT SURFACE IMPROVEMENTS. RAWINGS SHALL ALSO SHOW ACTUAL INSTALLED PIPE MATERIAL, CLASS, ETC.
   C. DRAWINGS SHALL CLEARLY SHOW ALL FIELD CHANGES OF DIMENSION AND DETAIL INCLUDING CHANGES MADE BY FIELD ORDER OR BY CHANGE ORDER.
   D. DRAWINGS SHALL CLEARLY SHOW ALL DETAILS NOT ON ORIGINAL CONTRACT DRAWINGS, BUT CONSTRUCTED IN THE FIELD. ALL EQUIPMENT AND PIPING RELOCATIONS SHALL BE CLEARLY SHOWN.
   E. LOCATION OF ALL INLETS AND MANHOLES, HYDRANTS, VALVES AND VALVE BOXES SHALL BE SHOWN. ALL VALVES SHALL BE REFERENCED FROM AT LEAST TWO PREFERABLY THREE PERMANENT POINTS.
   F. DIMENSIONS BETWEEN ALL INLETS AND MANHOLES SHALL BE VERIFIED AND SHOWN THE INVERTS AND GRADE ELEVATIONS OF ALL INLETS, CONTROL STRUCTURES AND MANHOLES SHALL BE SHOWN.
   G. CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY FOR POND GRADING. SPOT ELEVATIONS SHALL BE TAKEN AT TOP OF BANK, POND BOTTOM, AND ALL GRADE BREAKS AT 50' INTERVALS.
   H. DRAWINGS SHALL CLEARLY INDICATE VERTICAL AND HORIZONTAL SEPARATION BETWEEN WATER MAIN AND STORM DRAINAGE/SANITARY SEWER/RECLAIM WATER MAINS AT POINTS OF CROSSING IN ACCORDANCE WITH FDEP CRITERIA.
   I. WHERE THE WATER MAIN CROSSES OTHER UTILITIES (STORM, GRAVITY SEWER, FORCEMAIN AND RECLAIMED WATER), THE CERTIFIED AS-BUILT DRAWINGS SHALL CLEARLY INDICATED THE LOCATION(S) OF PIPE JOINTS IN SUCH A MANNER AS TO DEMONSTRATE THE PIPE IS CENTERED AT ALL THE CROSSING. FAILURE TO PROVIDE THIS INFORMATION WILL RESULT IN THE CONTRACTOR EXCAVATING AND SURVEYING THE UTILITIES AT NO ADDITIONAL COST TO THE OWNER.
3. EACH SHEET OF THE PLANS SHALL BE SIGNED, SEALED AND DATED BY REGISTERED SURVEYOR WITH A NOTE READING "THESE AS-BUILT DRAWINGS ACCURATELY DEPICT THE ACTUAL IMPROVEMENTS AS CONSTRUCTED".
3. CONTRACTOR SHALL PROVIDE DETAILS OF VALVES AND FITTINGS LOCATIONS SO THAT SYSTEM DETAIL SHEETS CAN BE PREPARED BY LICENSED SURVEYOR. SEE SECTION 6 "SPECIFICATIONS FOR THE VALVE AND FITTING TIE SHEETS" IN C.O.B. W




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REVISIONS

DATE

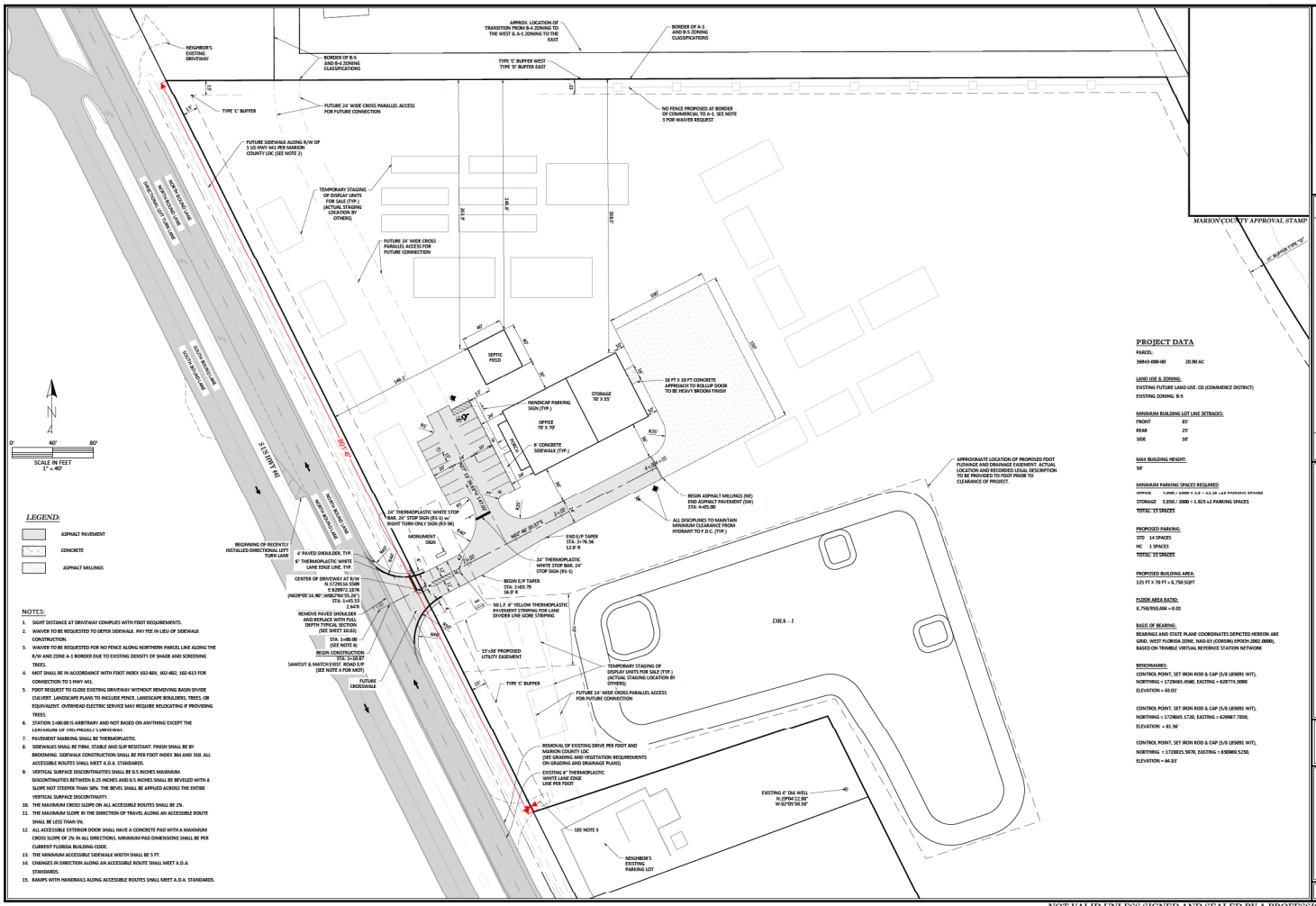
441 MODULAR HOME DEALERSHIP
MAJOR SITE PLAN
MARION COUNTY, FLORIDA

# AERIAL PHOTOGRAPH

DATE 5/7/20
DRAWN BY
CHKD. BY
JOB NO. 25-0158

SHT. 03.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER




**NOTES:**

1. SIGHT DISTANCE AT DRIVEWAY COMPLIES WITH FDOT REQUIREMENTS.
2. WAIVER TO BE REQUESTED TO DEFER SIDEWALK. PAY FEE IN LIEU OF SIDEWALK CONSTRUCTION.
3. WAIVER TO BE REQUESTED FOR NO FENCE ALONG NORTHERN PARCEL LINE ALONG THE R/W AND ZONE A-1 BORDER DUE TO EXISTING DENSITY OF SHADE AND SCREENING TREES.
4. MOT SHALL BE IN ACCORDANCE WITH FDOT INDEX 102-601, 102-602, 102-613 FOR CONNECTION TO S HWY 441.
5. FDOT REQUEST TO CLOSE EXISTING DRIVEWAY WITHOUT REMOVING BASIN DIVIDE CULVERT. LANDSCAPE PLANS TO INCLUDE FENCE, LANDSCAPE BOULDERS, TREES, OR EQUIVALENT. OVERHEAD ELECTRIC SERVICE MAY REQUIRE RELOCATING IF PROVIDING TREES.
6. STATION 1+00.00 IS ARBITRARY AND NOT BASED ON ANYTHING EXCEPT THE CENTERLINE OF THIS PROJECT'S DRIVEWAY.
7. PAVEMENT MARKING SHALL BE THERMOPLASTIC.
8. SIDEWALKS SHALL BE FIRM, STABLE AND SLIP RESISTANT. FINISH SHALL BE BY BROOMING. SIDEWALK CONSTRUCTION SHALL BE PER FDOT INDEX 304 AND 310. ALL ACCESSIBLE ROUTES SHALL MEET A.D.A. STANDARDS.
9. VERTICAL SURFACE DISCONTINUITIES SHALL BE 0.5 INCHES MAXIMUM. DISCONTINUITIES BETWEEN 0.25 INCHES AND 0.5 INCHES SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 50%. THE BEVEL SHALL BE APPLIED ACROSS THE ENTIRE VERTICAL SURFACE DISCONTINUITY.
10. THE MAXIMUM CROSS SLOPE ON ALL ACCESSIBLE ROUTES SHALL BE 2%.
11. THE MAXIMUM SLOPE IN THE DIRECTION OF TRAVEL ALONG AN ACCESSIBLE ROUTE SHALL BE LESS THAN 5%.
12. ALL ACCESSIBLE EXTERIOR DOOR SHALL HAVE A CONCRETE PAD WITH A MAXIMUM CROSS SLOPE OF 2% IN ALL DIRECTIONS. MINIMUM PAD DIMENSIONS SHALL BE PER CURRENT FLORIDA BUILDING CODE.
13. THE MINIMUM ACCESSIBLE SIDEWALK WIDTH SHALL BE 5 FT.
14. CHANGES IN DIRECTION ALONG AN ACCESSIBLE ROUTE SHALL MEET A.D.A. STANDARDS.
15. RAMPS WITH HANDRAILS ALONG ACCESSIBLE ROUTES SHALL MEET A.D.A. STANDARDS.

**PROJECT DATA**

**PARCEL:**
36941-000-00 20.90 AC

**LAND USE & ZONING:**
EXISTING FUTURE LAND USE: CD (COMMERCE DISTRICT)
EXISTING ZONING: B-5

**MINIMUM BUILDING LOT LINE SETBACKS:**
FRONT 85'
REAR 25'
SIDE 10'

**MAX BUILDING HEIGHT:**
50'

**MINIMUM PARKING SPACES REQUIRED**
OFFICE 4,900 / 1000 = 3.9 = 03.30 =13 PARKING SPACES
STORAGE 3,850 / 2000 = 1.925 =2 PARKING SPACES
TOTAL: 15 SPACES

**PROPOSED PARKING:**
STD 14 SPACES
HC 1 SPACES
TOTAL: 15 SPACES

**PROPOSED BUILDING AREA:**
125 FT X 70 FT = 8,750 SQFT

**FLOOR AREA RATIO:**
8,750/910,604 = 0.01

**BASIS OF BEARING:**
BEARINGS AND STATE PLANE COORDINATES DEPICTED HEREON ARE GRID, WEST FLORIDA ZONE, NAD-83 (CORS96) EPOCH:2002.0000), BASED ON TRIMBLE VIRTUAL REFERENCE STATION NETWORK

**BENCHMARKS:**
CONTROL POINT, SET IRON ROD & CAP (5/8 LB5091 WIT), NORTHING = 1729683.4580, EASTING = 629774.5090 ELEVATION = 60.01'

CONTROL POINT, SET IRON ROD & CAP (5/8 LB5091 WIT), NORTHING = 1729845.1720, EASTING = 629867.7050, ELEVATION = 61.56'

CONTROL POINT, SET IRON ROD & CAP (5/8 LB5091 WIT), NORTHING = 1728915.5970, EASTING = 630969.5250, ELEVATION = 64.33'


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Office: (352) 387-4940 Fax: (352) 387-4945


REVISIONS

DATE

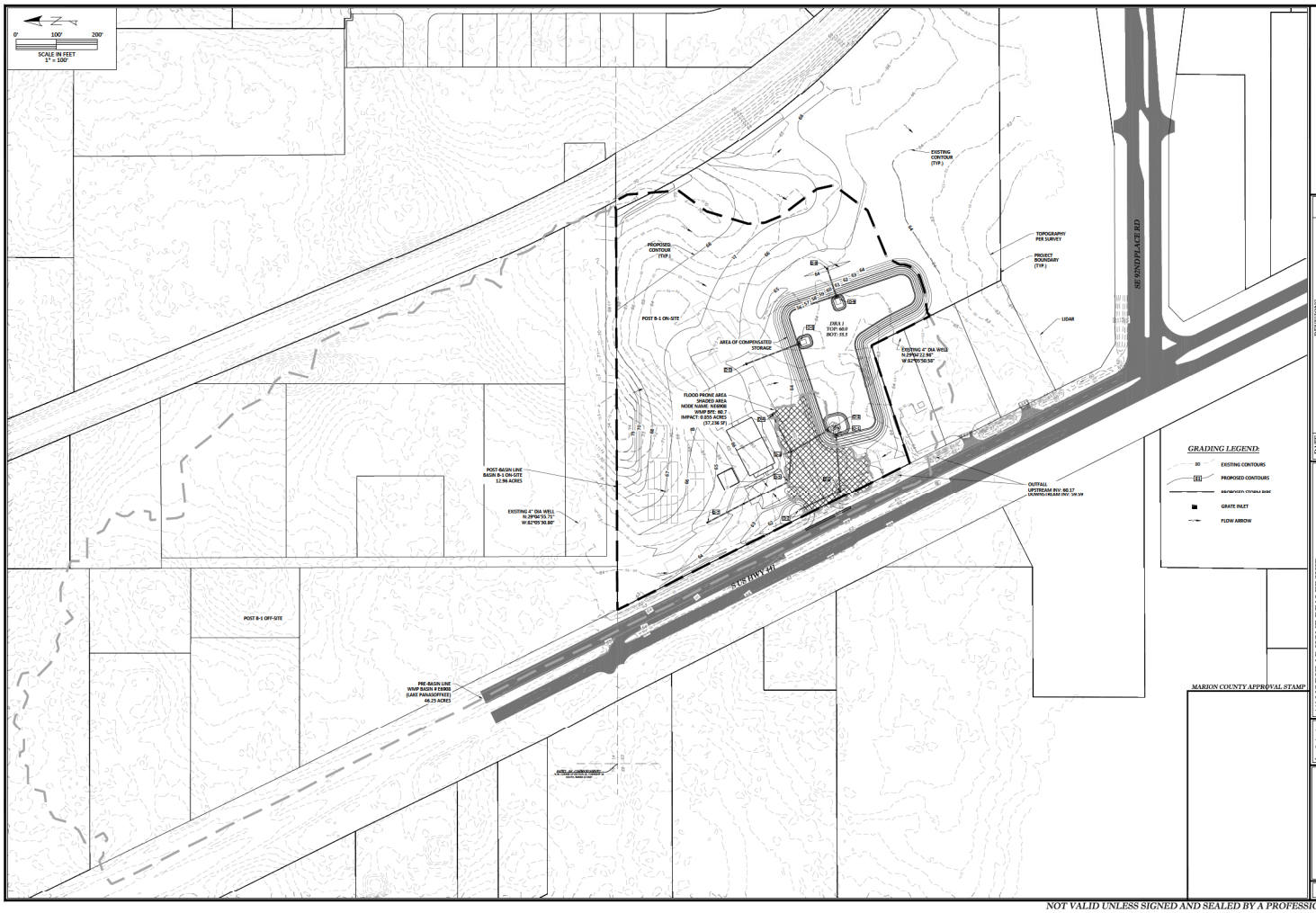
441 MODULAR HOME DEALERSHIP
MAJOR SITE PLAN
MARION COUNTY, FLORIDA

GEOMETRY PLAN

DATE 5/11/2020
DRAWN BY -
CHKD. BY RQ
JOB NO. 25-0158

SHT. 04.01

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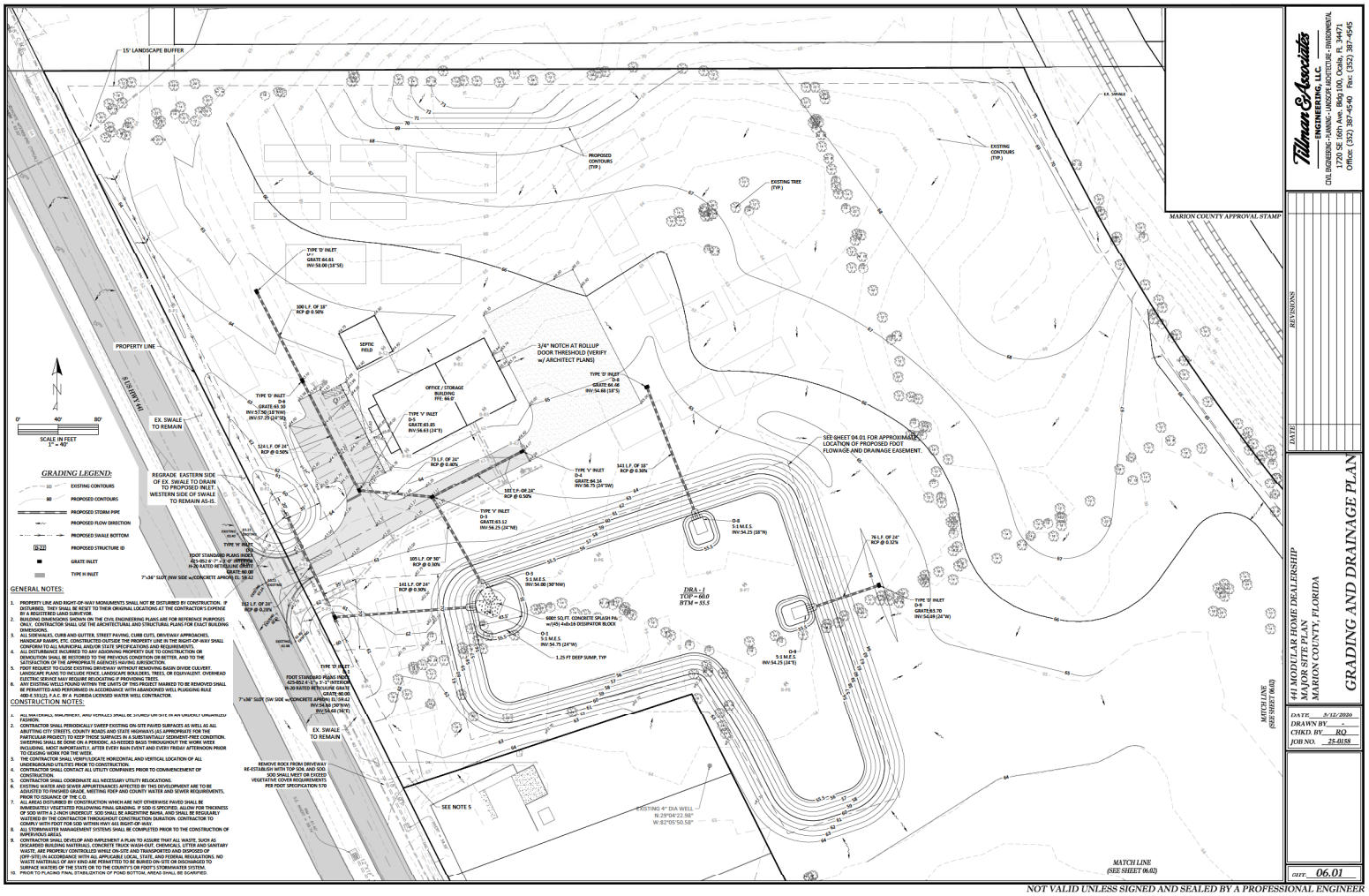
441 MODULAR HOME DEALERSHIP
MAJOR SITE PLAN
MARION COUNTY, FLORIDA

# MASTER DRAINAGE PLAN

DATE: 8/7/2020
DRAWN BY: AS
CHKD. BY: RQ
JOB NO.: 25-0158

SHT#: 05.01

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GENERAL NOTES:

1. PROPERTY LINE AND RIGHT-OF-WAY MONUMENTS SHALL NOT BE DISTURBED BY CONSTRUCTION. IF DISTURBED, THEY SHALL BE RESET TO THEIR ORIGINAL LOCATIONS AT THE CONTRACTOR'S EXPENSE BY A REGISTERED LAND SURVEYOR.
2. BUILDING DIMENSIONS SHOWN ON THE CIVIL ENGINEERING PLANS ARE FOR REFERENCE PURPOSES ONLY. CONTRACTOR SHALL USE THE ARCHITECTURAL AND STRUCTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
3. ALL CURBS, CURB AND GUTTER, STREET PAVING, CURB CUTS, DRIVEWAY APPROACHES, HANDICAP RAMPS, ETC. CONSTRUCTED OUTSIDE THE PROPERTY LINE IN THE RIGHT-OF-WAY SHALL CONFORM TO ALL MUNICIPAL AND/OR STATE SPECIFICATIONS AND REQUIREMENTS.
4. ALL DISTURBANCE INCURRED TO ANY ADJOINING PROPERTY DUE TO CONSTRUCTION OR DEMOLITION SHALL BE RESTORED TO THE PREVIOUS CONDITION OR BETTER, AND TO THE SATISFACTION OF THE APPROPRIATE AGENCIES HAVING JURISDICTION.
5. FDOT REQUEST TO CLOSE EXISTING DRIVEWAY WITHOUT REMOVING BASIN DIVIDE CULVERT. LANDSCAPING SHALL BE PLACED TO PREVENT VEHICLES FROM DRIVING ON TREES, OR EQUIVALENT. OVERHEAD LIGHTING REPAIR MAY REQUIRE RELOCATION OF POWER POLE(S).
6. ANY EXISTING WELLS FOUND WITHIN THE LIMITS OF THIS PROJECT MARKED TO BE REMOVED SHALL BE PERMITTED AND PERFORMED IN ACCORDANCE WITH ABANDONED WELL PLUGGING RULE 40D-E.531(2), F.A.C. BY A FLORIDA LICENSED WATER WELL CONTRACTOR.

CONSTRUCTION NOTES:

1. ALL MATERIALS, EQUIPMENT, AND VEHICLES SHALL BE STORED ON SITE IN AN ORDERLY ORGANIZED FASHION.
2. CONTRACTOR SHALL PERIODICALLY SWEEP EXISTING ON-SITE PAVED SURFACES AS WELL AS ALL ABUTTING CITY STREETS, COUNTY ROADS AND STATE HIGHWAYS (AS APPROPRIATE FOR THE PARTICULAR PROJECT) TO KEEP THOSE SURFACES IN A SUBSTANTIALLY SEDIMENT-FREE CONDITION. SWEEPING SHALL BE DONE ON A PERIODIC, AS-NEEDED BASIS THROUGHOUT THE WORK WEEK INCLUDING, MOST IMPORTANTLY, AFTER EVERY RAIN EVENT AND EVERY FRIDAY AFTERNOON PRIOR TO ANY WEEKEND OR HOLIDAY.
3. THE CONTRACTOR SHALL VERIFY/LOCATE HORIZONTAL AND VERTICAL LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. CONTRACTOR SHALL COORDINATE ALL NECESSARY UTILITY RELOCATIONS.
6. EXISTING WATER AND SEWER APPURTENANCES AFFECTED BY THIS DEVELOPMENT ARE TO BE ADJUSTED TO FINISHED GRADE, MEETING FDEP AND COUNTY WATER AND SEWER REQUIREMENTS, PRIOR TO FINAL INSPECTION.
7. ALL AREAS DISTURBED BY CONSTRUCTION WHICH ARE NOT OTHERWISE PAVED SHALL BE IMMEDIATELY VEGETATED FOLLOWING FINAL GRADING. IF SOD IS SPECIFIED, ALLOW FOR THICKNESS OF SOD WITH A 2-INCH UNDERCUT. SOD SHALL BE ARGENTINE BAHIA, AND SHALL BE REGULARLY WATERED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION DURATION. CONTRACTOR TO COMPLY WITH FDOT FOR SOD WITHIN HWY 441 RIGHT-OF-WAY.
8. ALL STORMWATER MANAGEMENT SYSTEMS SHALL BE COMPLETED PRIOR TO THE CONSTRUCTION OF IMPERVIOUS AREAS.
9. CONTRACTOR SHALL DEVELOP AND IMPLEMENT A PLAN TO ASSURE THAT ALL WASTE, SUCH AS CONSTRUCTION DEBRIS, TRASH, LITTER, BALED MATERIALS, PACKAGING, AND UNUSED SANITARY WASTE, ARE PROPERLY CONTROLLED WHILE ON-SITE AND TRANSPORTED AND DISPOSED OF (OFF-SITE) IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS. NO WASTE MATERIALS OF ANY KIND ARE PERMITTED TO BE BURIED ON-SITE OR DISCHARGED TO SURFACE WATERS OF THE STATE OR TO THE COUNTY'S OR FDOT'S STORMWATER SYSTEM.
10. PRIOR TO PLACING FINAL STABILIZATION OF POND BOTTOM, AREAS SHALL BE SCARIFIED.


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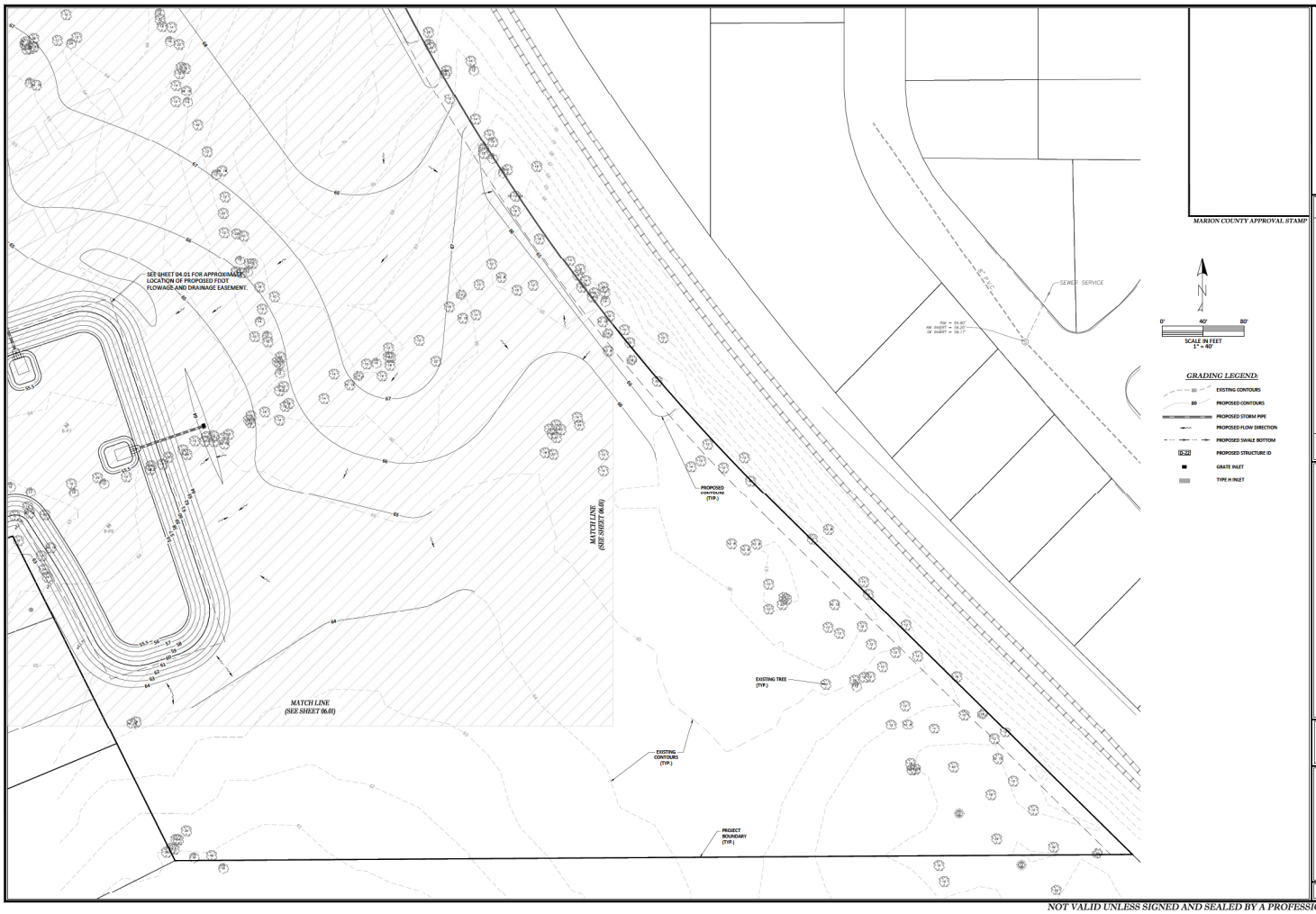
441 MODULAR HOME DEALERSHIP
MAJOR SITE PLAN
MARION COUNTY, FLORIDA

# GRADING AND DRAINAGE PLAN

DATE: 5/12/2020
DRAWN BY: -
CHKD. BY: RQ
JOB NO. 25-0158

SHT#: 06.01

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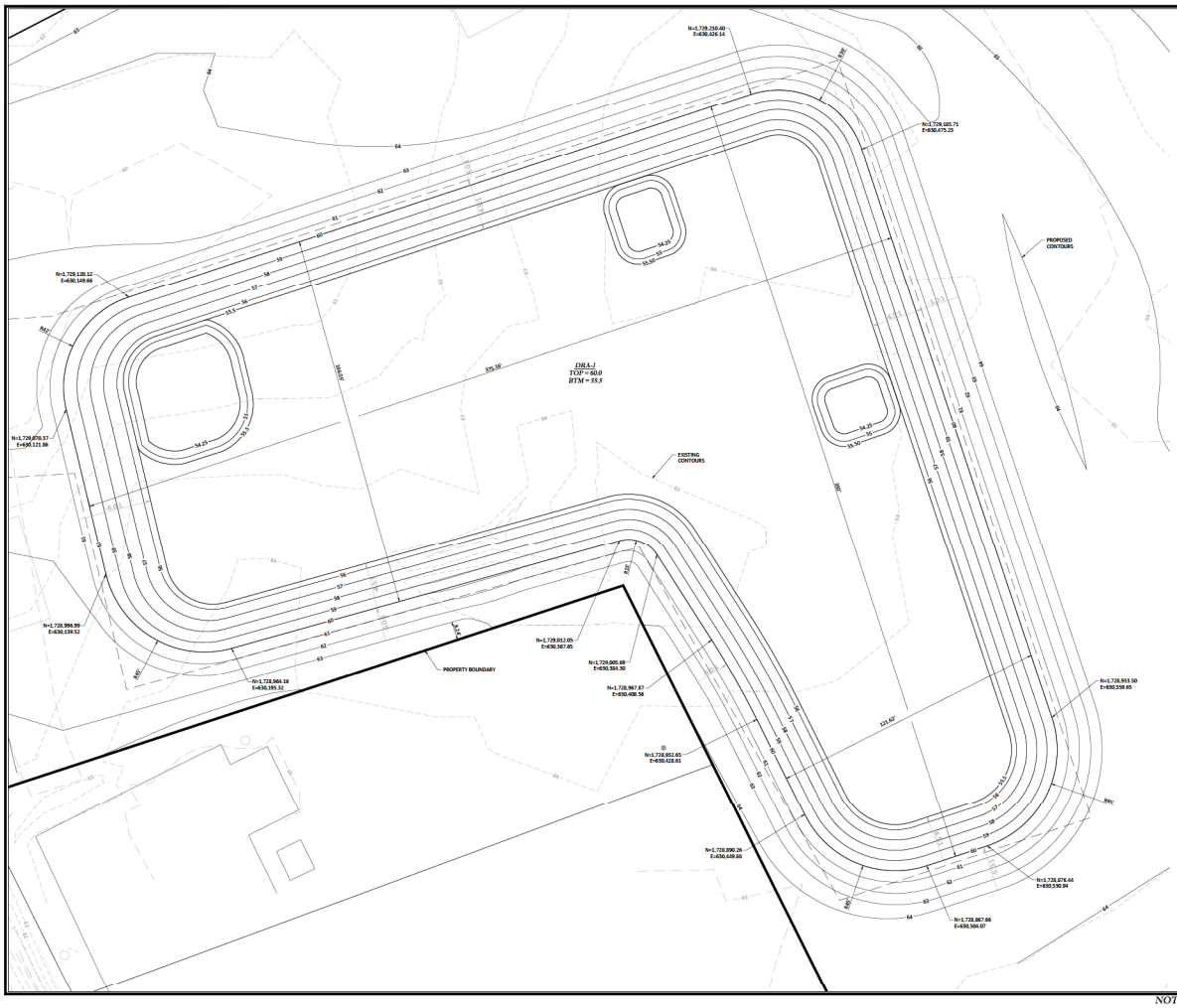
441 MODULAR HOME DEALERSHIP
MAJOR SITE PLAN
MARION COUNTY, FLORIDA

# GRADING & DRAINAGE PLAN

DATE 5/12/20
DRAWN BY -
CHKD. BY RQ
JOB NO. 25-0158

SHT. 06.02

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MARION COUNTY APPROVAL STAMP

N

0' 20' 40'

SCALE IN FEET
1" = 20'

NOTES:

1. SITE PREPARATION SHALL BE IN ACCORDANCE WITH GEOTECHNICAL SITE EXPLORATION REPORT (PROJECT NO. 26-1102R-01). CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REPORTS AND IMPLEMENTING THE RECOMMENDED CONSTRUCTION SPECIFICATIONS.
2. OWNER SHALL RETAIN SERVICES OF FLORIDA LICENSED GEOTECHNICAL ENGINEER TO OBSERVE SITE CONSTRUCTION AND PERFORM TESTING DURING CONSTRUCTION IN ACCORDANCE WITH MARION COUNTY L.D.R. AND REPORT FROM #1 ABOVE.
3. ONLY USE LOW IMPACT TRACKED EQUIPMENT TO CONSTRUCT DRA'S UNLESS OTHERWISE NOTED.
4. SEE DRAINAGE DETAILS PLANS FOR ADDITIONAL SITE PREP. CRITERIA.
5. PRIOR TO PLACING FINAL STABILIZATION BY PROPOSED DRA BOTTOM, BOTTOM AREA SHALL BE SCARIFIED.


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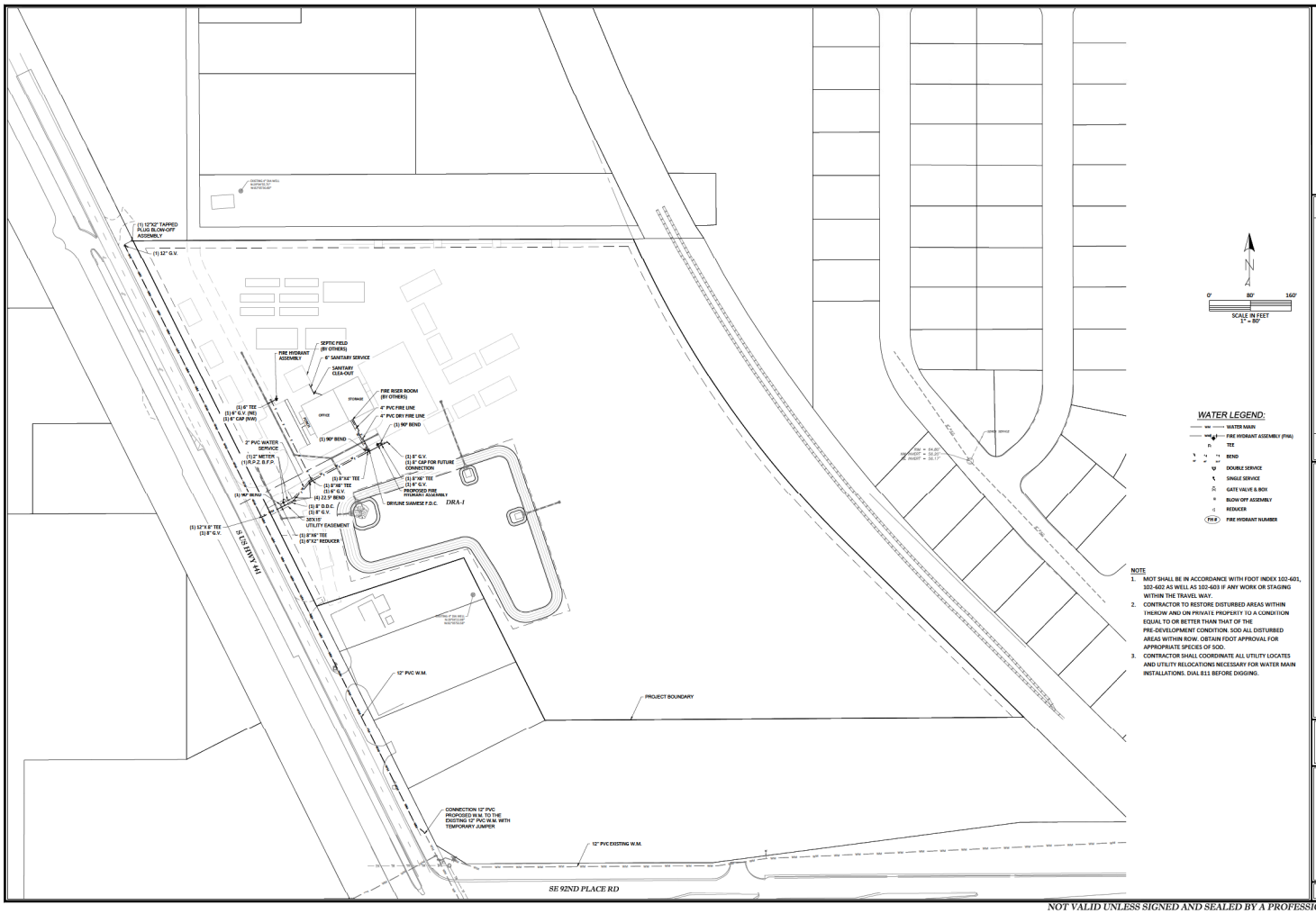
441 MODULAR HOME DEALERSHIP
MAJOR SITE PLAN
MARION COUNTY, FLORIDA

# DRA DETAILS

DATE 5/7/2020
DRAWN BY
CHKD. BY RQ
JOB NO. 25-0158

SHT. 07.01

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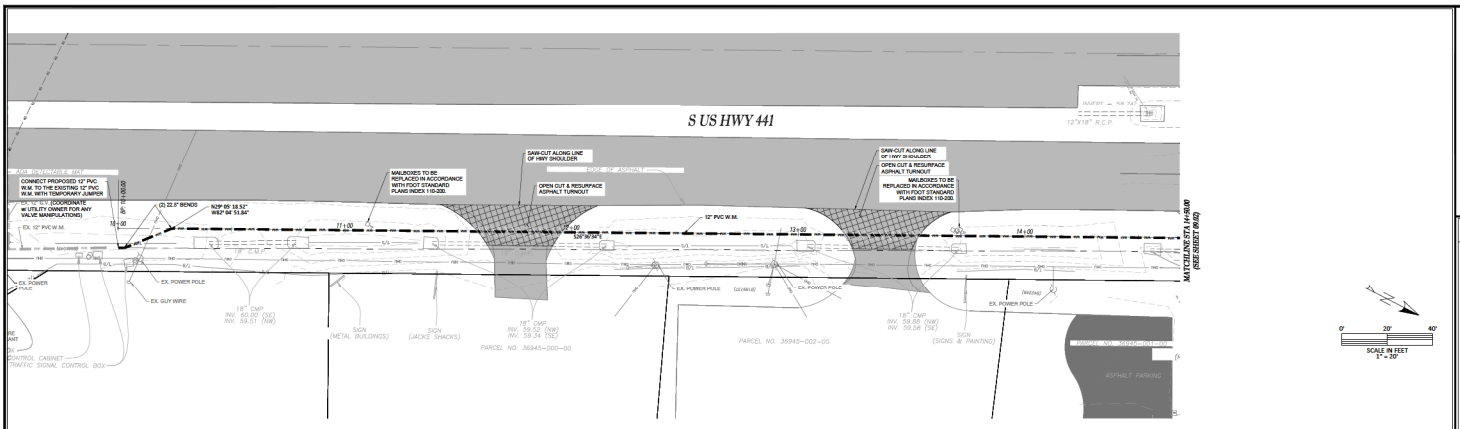
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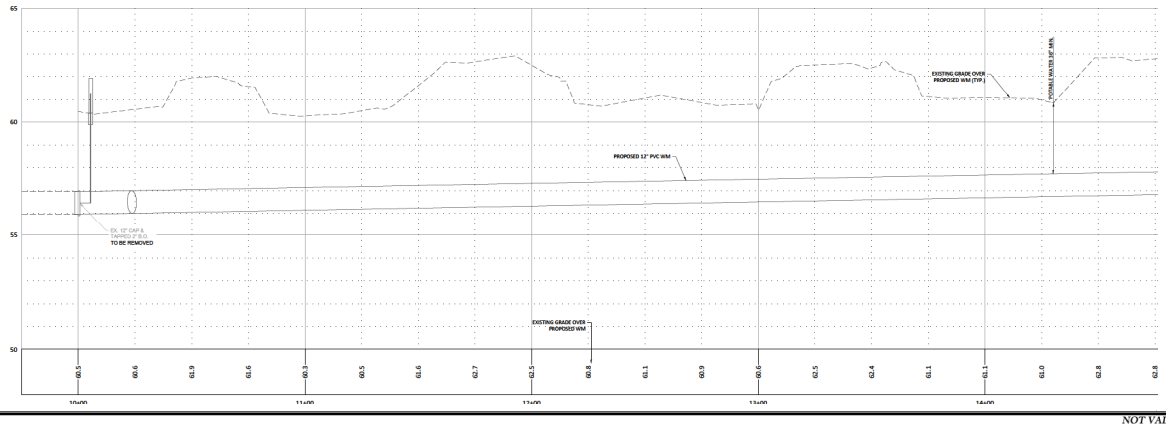
# MASTER UTILITY PLAN

DATE 5/8/20
DRAWN BY -
CHKD. BY RQ
JOB NO. 25-0158

SHT. 08.01

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**NOTE**

1. MOT SHALL BE IN ACCORDANCE WITH FDOT INDEX 102-601, 102-602 AS WELL AS 102-603 IF ANY WORK OR STAGING WITHIN THE TRAVEL WAY.
2. CONTRACTOR TO RESTORE DISTURBED AREAS WITHIN THE ROW AND ON PRIVATE PROPERTY TO A CONDITION EQUAL TO OR BETTER THAN THAT OF THE PRE-DEVELOPMENT CONDITION. SOD ALL DISTURBED AREAS WITHIN ROW. OBTAIN FDOT APPROVAL FOR APPROPRIATE SEEDING OF SOD.
3. CONTRACTOR SHALL COORDINATE ALL UTILITY LOCATES AND UTILITY RELOCATIONS NECESSARY FOR WATER MAIN INSTALLATIONS. DIAL 811 BEFORE DIGGING.
4. SEE SHEET 04.01 GEOMETRY PLAN AND 06.01 GRADING AND DRAINAGE PLAN FOR FURTHER DETAILS.
5. CONTRACTOR TO CONSTRUCT UNDER AND IN THE VICINITY OF BURIED FOC AND UGT. CONTRACTOR TO TAKE EVERY PRECAUTION TO SUPPORT AND NOT DAMAGE FOC OR UGT. CONTRACTOR TO COORDINATE WITH FOC / UGT UTILITY INSPECTION TEAM ON THE SAFE HANDLING OF THESE BURIED UTILITIES. ANY DAMAGE TO FOC OR UGT SHALL BE AT CONTRACTOR COST AND REPAIRS SHALL BE MADE IMMEDIATELY WITH CONTRACTOR WORKING ON A 24 HR/7 DAY SCHEDULE UNTIL REPAIRS ARE COMPLETED.
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7. CONTRACTOR TO CONSTRUCT ACROSS EXISTING DRIVEWAY AT ONE TIME. CONTRACTOR WILL IMMEDIATELY PROCEED WITH RESTORATION TO A DRIVEABLE SURFACE FOLLOWING INSTALLATION OF THE WATERLINE. NO HOLE SHALL BE LEFT OPEN. CONTRACTOR SHALL RESTORE DRIVEWAY TO THE EDGE OF ROAD IF PERFORMING OPEN CUT TRENCHING.
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KEY MAP
1" = 1000' SCALE

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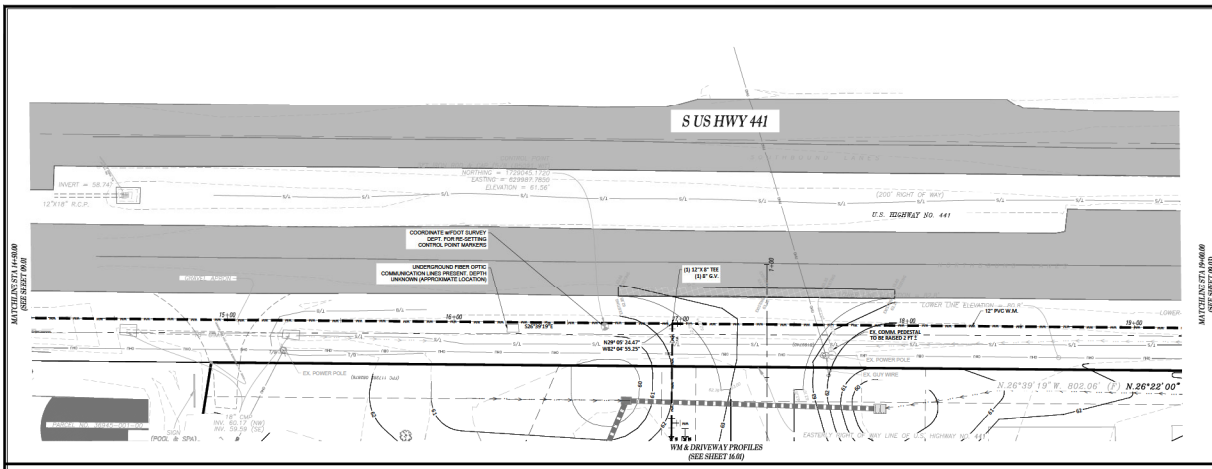
441 MODULAR HOME DEALERSHIP
MAJOR SITE PLAN
MARION COUNTY, FLORIDA

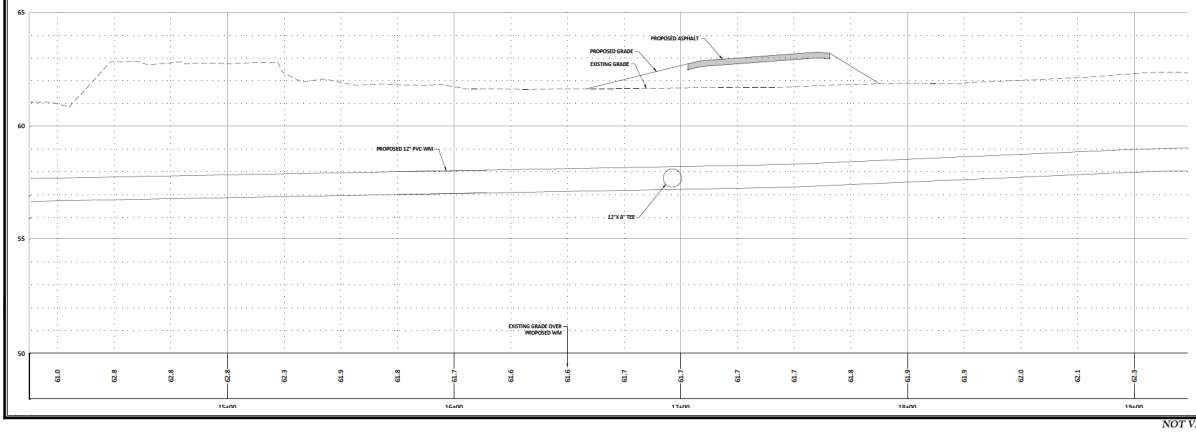
# UTILITY PLAN & PROFILES

DATE 5/31/20
DRAWN BY -
CHKD. BY RQ
JOB NO. 25-0158

SHT. 09.01

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NOTE

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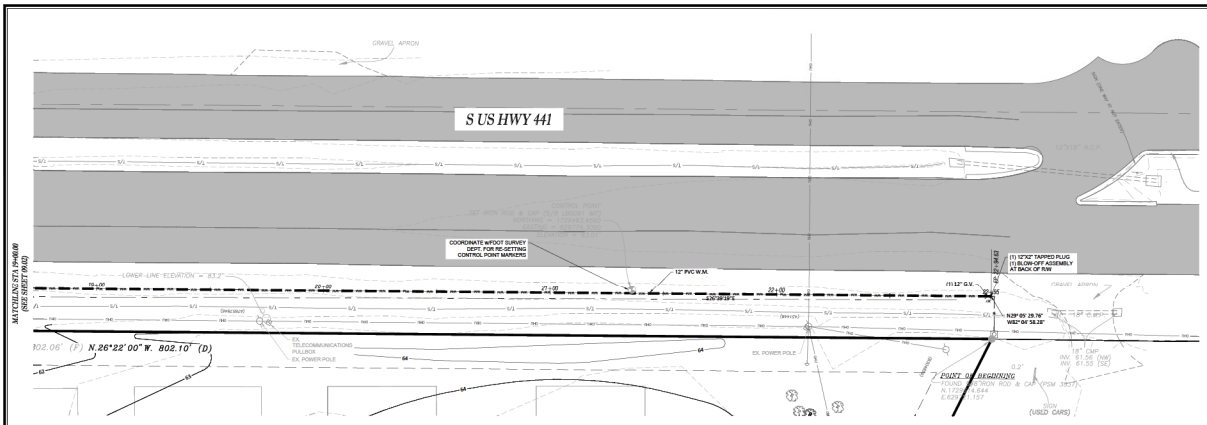
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MAJOR SITE PLAN
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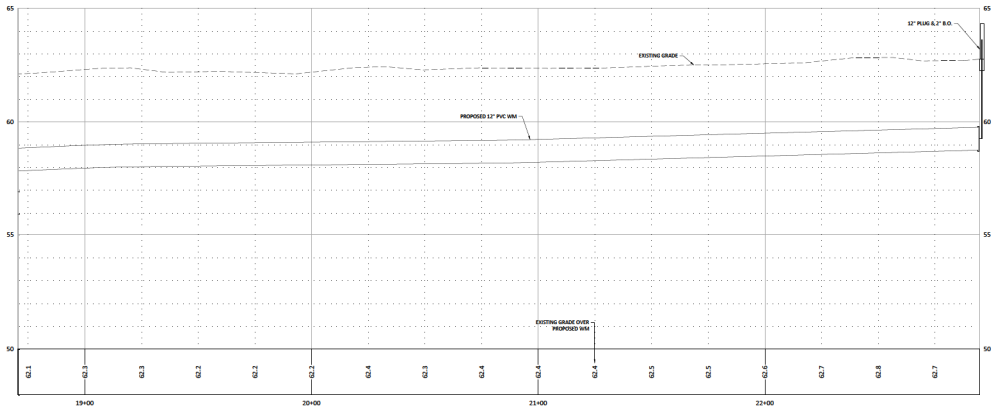
# UTILITY PLAN & PROFILES

DATE 5/31/20
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JOB NO. 25-0158

SHT. 09.02

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REVISIONS

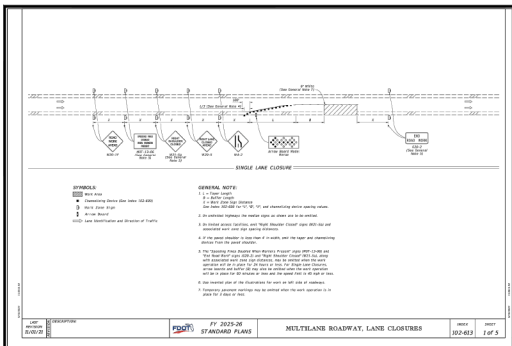
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441 MODULAR HOME DEALERSHIP
MAJOR SITE PLAN
MARION COUNTY, FLORIDA

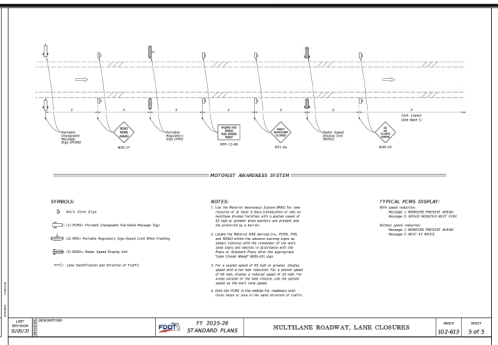
# UTILITY PLAN & PROFILES

DATE 5/31/20
DRAWN BY -
CHKD. BY RQ
JOB NO. 25-0158

SHEET 09.03

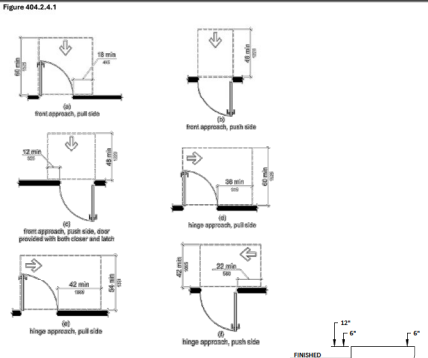



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| LAST REVISION 01/01/25 | DESCRIPTION | FDOT FY 2025-26 STANDARD PLANS | MULTILANE ROADWAY, LANE CLOSURES | INDEX 102-612 | SHEET 1 of 5 |

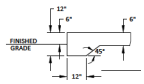



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|---|---|---|---|---|
| LAST REVISION 01/01/25 | DESCRIPTION | FDOT FY 2025-26 STANDARD PLANS | MULTILANE ROADWAY, LANE CLOSURES | INDEX 102-612 | SHEET 5 of 5 |

Figure 404.2.4.1

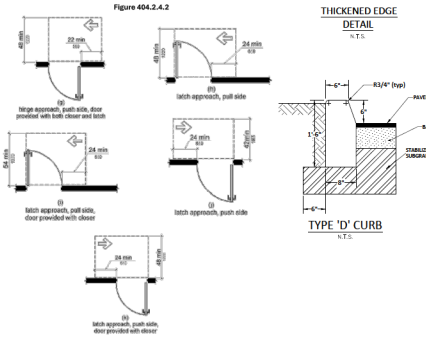



CONCRETE PADS AT EXTERIOR DOORS
MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES
REFER TO FLORIDA BUILDING CODE
N.T.S.




THICKENED EDGE DETAIL
N.T.S.

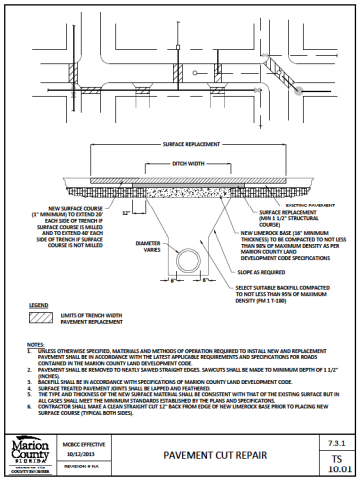
Figure 404.2.4.2



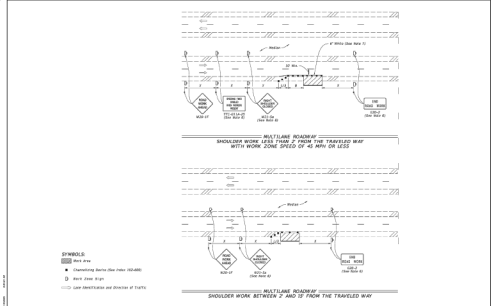

CONCRETE PADS AT EXTERIOR DOORS
MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES
REFER TO FLORIDA BUILDING CODE
N.T.S.



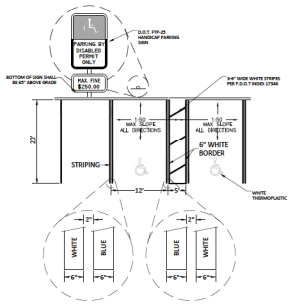

TYPE 'D' CURB
N.T.S.




| | | | |
|---|---|---|---|
| Marion County FLORIDA | MCBCC EFFECTIVE 10/12/2021 REVISIONS IF N/A | PAVEMENT CUT REPAIR | 7.3.1 TS 10.01 |

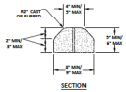


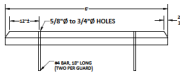

| | | | | |
|---|---|---|---|---|
| LAST REVISION 01/01/25 | DESCRIPTION | FDOT FY 2026-27 STANDARD PLANS | TWO-LANE AND MULTILANE, WORK ON SHOULDER | INDEX 102-602 | SHEET 2 of 2 |



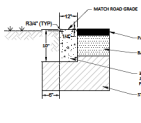

HANDICAP PARKING DETAILS
N.T.S.

NOTES:
1. LANE CLOSURE RESTRICTIONS ARE: 3PM - 6PM NORTH-BOUND AND SOUTH-BOUND LANES.
2. CONTRACTOR TO PREPARE AND SUBMIT DETAILED TRAFFIC CONTROL PLANS PRIOR TO BEGINNING CONSTRUCTION IF NECESSARY.

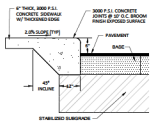



CONCRETE WHEEL STOP DETAIL
N.T.S.




RIBBON CURB DETAIL
N.T.S.




INTEGRAL SIDEWALK DETAIL
N.T.S.

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Office: (352) 387-4940 Fax: (352) 387-4945

REVISIONS

DATE

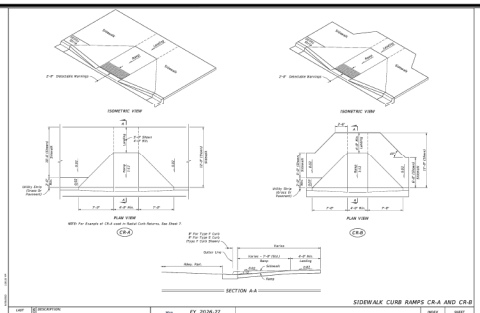
441 MODULAR HOME DEALERSHIP
MAJOR SITE PLAN
MARION COUNTY, FLORIDA

STANDARD DETAILS

DATE: 5/5/20
DRAWN BY:
CHKD. BY:
JOB NO. 25-0158

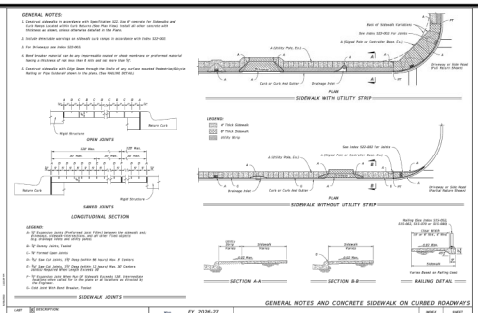
SHT#: 10.01

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SIDEWALK CURB RAMPS CR-A AND CR-B

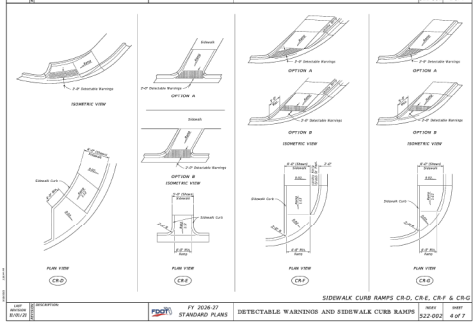
| LAST REVISION 11/01/21 | DESCRIPTION: | FDOT FY 2026-27 STANDARD PLANS | DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS | INDEX 522-002 | SHEET 2 of 7 |
|---|---|---|---|---|---|




GENERAL NOTES AND CONCRETE SIDEWALK ON CURBED ROADWAYS

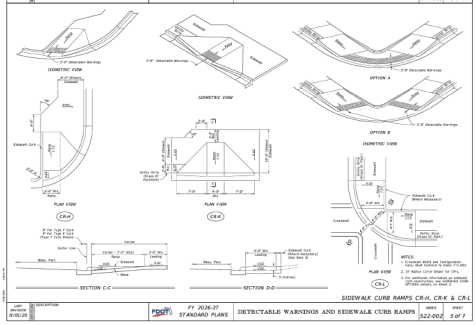
| LAST REVISION 11/01/21 | DESCRIPTION: | FDOT FY 2026-27 STANDARD PLANS | CONCRETE SIDEWALK | INDEX 522-001 | SHEET 1 of 2 |
|---|---|---|---|---|---|

"ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE."



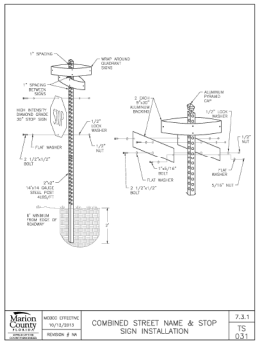

SIDEWALK CURB RAMPS CR-D, CR-E, CR-F & CR-G

| LAST REVISION 11/01/21 | DESCRIPTION: | FDOT FY 2026-27 STANDARD PLANS | DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS | INDEX 522-002 | SHEET 4 of 7 |
|---|---|---|---|---|---|

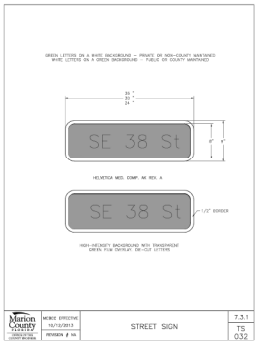



SIDEWALK CURB RAMPS CR-H, CR-K & CR-L

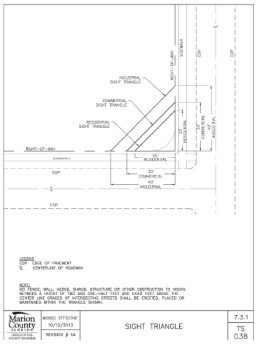
| LAST REVISION 11/01/21 | DESCRIPTION: | FDOT FY 2026-27 STANDARD PLANS | DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS | INDEX 522-002 | SHEET 3 of 7 |
|---|---|---|---|---|---|



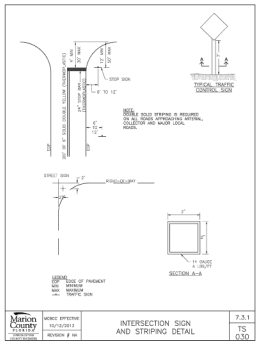

| Marion County FLORIDA | MCBOCC EFFECTIVE 10/15/2013 | COMBINED STREET NAME & STOP SIGN INSTALLATION | 7.3.1 TS 031 |
|---|---|---|---|
| | REVISION # NA | | |



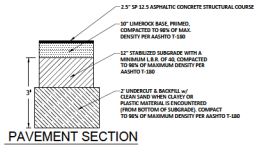

| Marion County FLORIDA | MCBOCC EFFECTIVE 10/15/2013 | STREET SIGN | 7.3.1 TS 032 |
|---|---|---|---|
| | REVISION # NA | | |



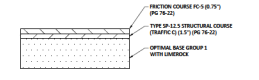

| Marion County FLORIDA | MCBOCC EFFECTIVE 10/1/2013 | SIGHT TRIANGLE | 7.3.1 TS 038 |
|---|---|---|---|
| | REVISION # NA | | |




| Marion County FLORIDA | MCBOCC EFFECTIVE 10/15/2013 | INTERSECTION SIGN AND STRIPING DETAIL | 7.3.1 TS 030 |
|---|---|---|---|
| | REVISION # NA | | |




PAVEMENT SECTION
N.T.S.




FDOT SHOULDER SECTION
N.T.S.

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REVISIONS | DATE

441 MODULAR HOME DEALERSHIP
MAJOR SITE PLAN
MARION COUNTY, FLORIDA

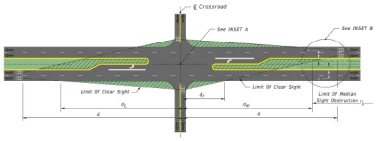
STANDARD DETAILS

DATE 5/5/20
DRAWN BY
CHKD. BY
JOB NO. 25-0158

DIFF. 10.02

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

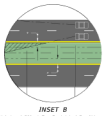
## INTERSECTION SIGHT DISTANCE: 4-LANE DIVIDED




4-LANE DIVIDED

| Median 30' or Less | | | | |
|---|---|---|---|---|
| Design Speed (mph) | d (Ft.) | $d_{l1}$ (Ft.) | $d_{l2}$ (Ft.) | $d_{l2L}$ (Ft.) |
| ≤ 25 | 515 | 365 | 580 | 655 |
| 30 | 615 | 430 | 130 | 520 |
| 35 | 720 | 510 | 140 | 603 |
| 40 | 830 | 580 | 160 | 690 |
| 45 | 925 | 655 | 180 | 780 |
| 50 | 1025 | 725 | 200 | 860 |
| 55 | 1130 | 800 | 220 | 950 |
| 60 | 1230 | 870 | 240 | 1035 |
| 65 | 1335 | 945 | 260 | 1120 |
| 70 | 1445 | 1020 | 280 | 1210 |

Combined Vehicles



INSET B

* Lateral Offset For Restricted Conditions
Clear Zone For Nonrestricted Conditions

**NOTES FOR 4-LANE DIVIDED ROADWAY**

1. SEE FIGURE 212.11.1 FOR ORIGIN OF CLEAR SIGHT LINE ON THE MINOR ROAD.
2. VALUES SHOWN IN THE TABLES ARE THE GOVERNING (CONTROLLING) SIGHT DISTANCES CALCULATED BASED ON 'AASHTO CASE B - INTERSECTION WITH STOP CONTROL ON THE MINOR ROAD'.

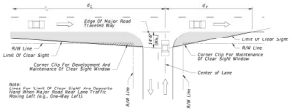
NOT TO SCALE

SIGHT DISTANCES (d) & ($d_a$) AND RELATED DISTANCES ($d_{l1}$, $d_{l2}$, & $d_{l2L}$) (FEET)

LEGEND

Areas Free Of Sight Obstructions

EXHIBIT 212-6
01/01/2025




## CLEAR SIGHT TRIANGLES

FIGURE 212.11.1
(FLORIDA GREENBOOK)
N.T.S.


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REVISIONS

DATE

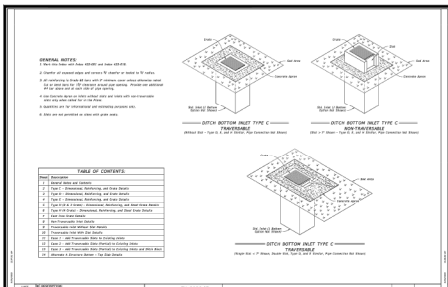
441 MODULAR HOME DEALERSHIP
MAJOR SITE PLAN
MARION COUNTY, FLORIDA

STANDARD DETAILS

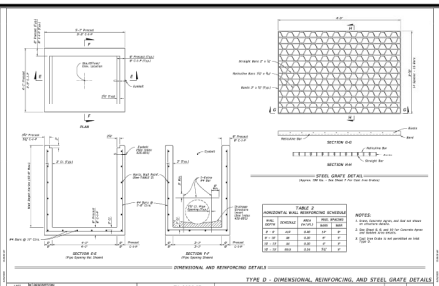
DATE 5/23/20
DRAWN BY
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JOB NO. 25-0158

SHT. 10.03

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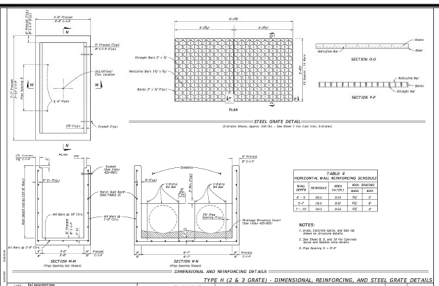




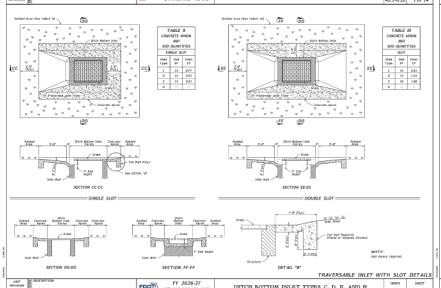



TYPE D - DIMENSIONAL, REINFORCING, AND STEEL GRATE DETAILS



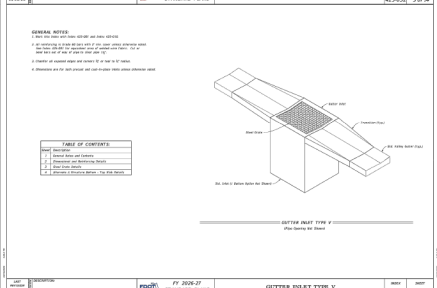



TYPE H (2 & 3 GRATE) - DIMENSIONAL, REINFORCING, AND STEEL GRATE DETAILS

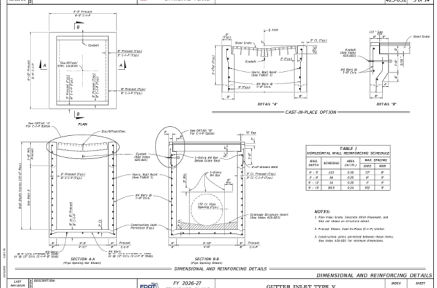





TRAVERSABLE INLET WITH SLOT DETAILS

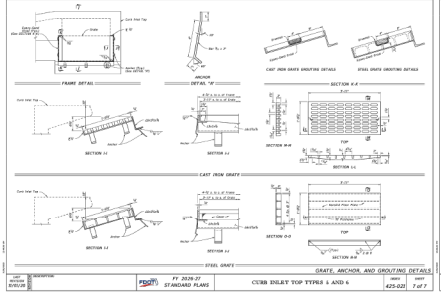




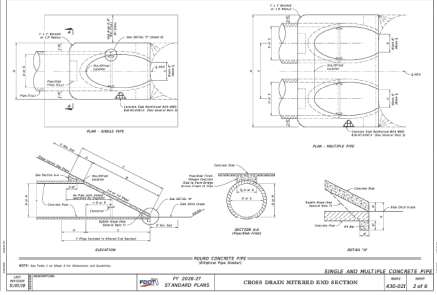



DIMENSIONAL AND REINFORCING DETAILS



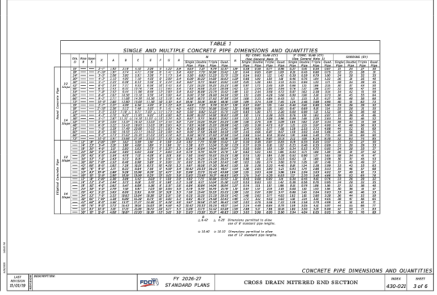



GRATE, ANCHOR, AND GROUTING DETAILS






SINGLE AND MULTIPLE CONCRETE PIPE







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REVISIONS

| DATE | |
|---|---|

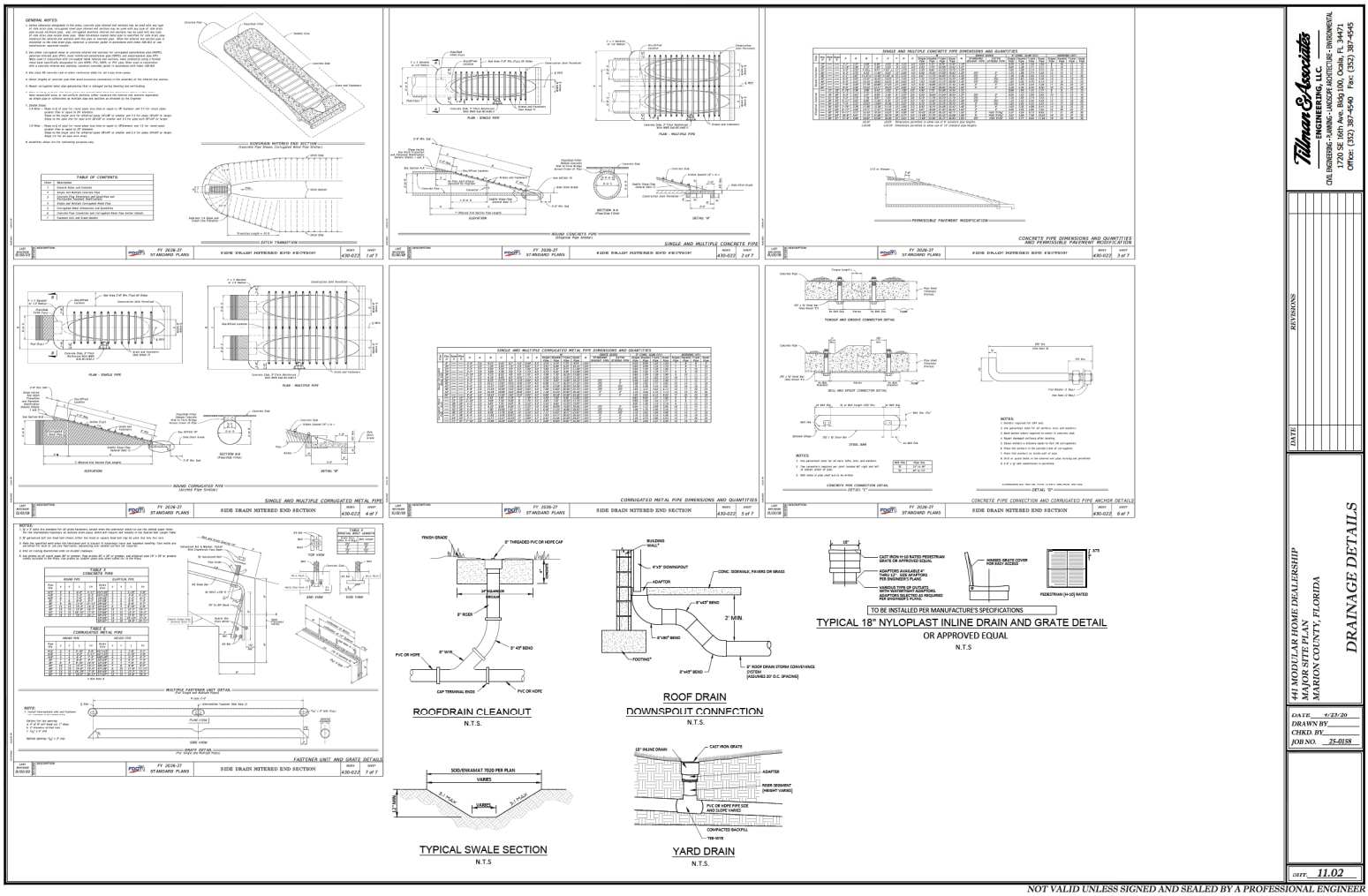
#41 MODULAR HOME DEALERSHIP
MAJOR SITE PLAN
MARION COUNTY, FLORIDA

DRAINAGE DETAILS

DATE 4/23/20
DRAWN BY
CHKD. BY
JOB NO. 25-0158

SHT. 11.01

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Office: (352) 387-4545 Fax: (352) 387-4545


REVISIONS

DATE

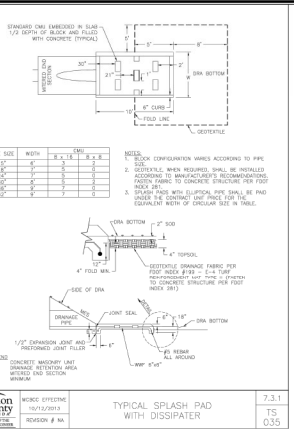
*441 MODULAR HOME DEALERSHIP*
*MAJOR SITE PLAN*
*MARION COUNTY, FLORIDA*

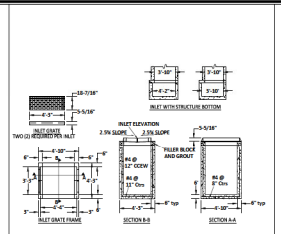
# *DRAINAGE DETAILS*

*DATE 4/25/20*
*DRAWN BY*
*CHKD. BY*
*JOB NO. 25-0158*

*DIFF. 11.02*

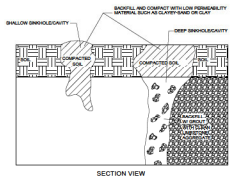
*NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER*




| DATE | REVISIONS |
|---|---|
| | |

MODIFIED TYPE V INLET DETAILS




NOTES

IN THE EVENT THAT ANY KARST FEATURES SUCH AS SINKHOLES, SOLUTION CAVITIES, CHANNELS, ETC. ARE DISCOVERED DURING ROUTINE INSPECTIONS OF THE STORMWATER BASINS, THE FOLLOWING REMEDIATION PROCEDURE SHALL BE PROFORMED

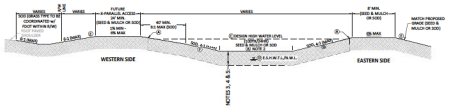
SHALLOW REPAIR (SEE DETAIL):
IF THE COLLAPSE IS SHALLOW (NO DEEP) AND THE VOIDS IN THE LIMESTONE AND OVERBURDEN MATERIAL (SINKHOLE) CAN BE REPAIRED BY BACKFILLING WITH A LOWER PERMEABILITY MATERIAL, SUCH AS CLAYEY SAND OR CLAY, THE MATERIAL SHOULD BE COMPACTED AND THE REPAIR SHALL BE SLIGHTLY ABOVE THE ORIGINAL BOTTOM IN ORDER TO CREATE A SMALL MOUND TO ACCOUNT FOR SETTLING

DEEP REPAIR (SEE DETAIL):
IF THE COLLAPSE IS DEEP, THEN THE REPAIR SHALL BE MORE PERMANENT. IF THE VOIDS ARE LOCATED IN THE LIMESTONE BEDROCK THE VOIDS IN THE BEDROCK SHALL BE PLUGGED WITH CLEAN GROUT. A LOW PERMEABILITY MATERIAL SHALL BE PLACED OVER THE CONCRETE PLUG. THE MATERIAL SHALL BE COMPACTED AND BROUGHT TO EXISTING BASIN BOTTOM.

NOTIFICATION:
THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD) SHALL BE NOTIFIED OF ANY SINKHOLE DEVELOPMENT WITHIN 48 HOURS OF DISCOVERY AND THE PROPOSED METHOD BY WHICH THE SINKHOLE WILL BE REPAIRED SHALL BE SUBMITTED TO THE SJRWMD FOR APPROVAL WITHIN 30 DAYS. THE SJRWMD WILL THEN NOTIFY THE RESPONSIBLE PARTY AS TO THE ACCEPTANCE, DENIAL OR NEED FOR MODIFICATION OF THE REPAIR METHOD.

SHALLOW AND DEEP SINKHOLE/CAVITY MAINTENANCE REPAIR DETAIL
N.T.S

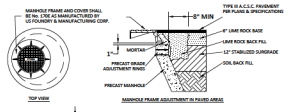
| | | | | | | | |
|---|---|---|---|---|---|---|---|
| MCBCC EFFECTIVE 10/15/2013 | | | | | | | 7.3.1 |
| REVISION # NA | TYPICAL SPLASH PAD WITH DISSIPATER | | | | | | TS 035 |

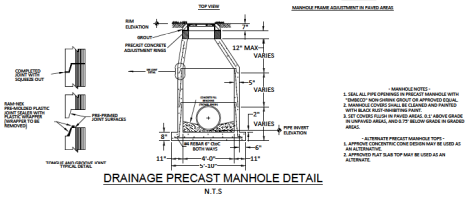



| POND | T.O.B. (A) | BOTTOM (B) SOD OR SEED & MULCH | DHWL (C) 100-YR 24-HR (D) | E.S.H.W.T.L. | SEED & MULCH OR SOD (C) | SIDE SLOPE (F) | SIDE SLOPE (G) |
|---|---|---|---|---|---|---|---|
| DRA-1 | 60.0' | 55.5' | 58.12' | 53' | MATCH PROPOSED GRADE | 4:1 MAX. (SOD) | 4:1 MAX. (SOD) |

DRA CROSS-SECTION
N.T.S.

NOTE:
1. POND SIDE SLOPES AND SWALES SHALL BE SODDED. SOD SHALL BE FLORIDA FRIENDLY NON-MUCK GROWN SOD.
2. SEED AND MULCH OR SOD OF POND BOTTOM. METHOD OF STABILIZING POND BOTTOMS MAY BE EITHER BY SEED AND MULCH OR SOD. WITH EITHER METHOD, POND BOTTOM SHALL MEET OR EXCEED VEGETATIVE COVER REQUIREMENTS PER FOOT SPECIFICATION 570 PRIOR TO PROJECT CLOSE-OUT. IF USED, SOD SHALL BE FLORIDA FRIENDLY NON-MUCK GROWN SOD FOR POND BOTTOM.
3. A MINIMUM OF THREE (3) FEET OF UNCONSOLIDATED SOIL MATERIAL SHALL BE PROVIDED BETWEEN THE SURFACE OF ANY LIMESTONE BEDROCK OR CLAY, AND THE BOTTOM AND SIDES OF ANY STORMWATER FACILITY. EXCAVATION THEREOF AND BACKFILL WITH SUITABLE MATERIAL MAY BE MADE TO MEET THIS CRITERION.
4. DURING POND CONSTRUCTION, ONLY USE LOW IMPACT TRACKED CONSTRUCTION EQUIPMENT.
5. POND BOTTOM TO BE OVER EXCAVATED DOWN TO 51.5 TO REMOVE EXISTING CLAYEY SAND AND REPLACE WITH CLEAN SAND FILL. CROSS-CROSS SCARIFY BOTTOM OF EXCAVATION PRIOR TO REPLACING WITH CLEAN NATIVE FINE SAND MATERIAL. POND BOTTOM BACKFILL MATERIAL IS TO BE FREE OF ORGANICS WITH MAXIMUM PERCENT PASSING A U.S. STANDARD NO. 200 SIEVE OF FIVE (5) PERCENT. DURING CONSTRUCTION OF THE POND BOTTOM, COMPACTION SHALL BE KEPT TO A MINIMUM AND CROS-CROSS SCARIFIED AFTER CONSTRUCTION. GEOTECHNICAL ENGINEER SHALL BE ON-SITE DURING CONSTRUCTION TO WITNESS CONSTRUCTION AND TO [illegible] AND PROVIDED TO E.O.R. PRIOR TO DRA CERTIFICATION. SEE GEOTECHNICAL REPORT FOR ANY ADDITIONAL CONSTRUCTION REQUIREMENTS.




DRAINAGE PRECAST MANHOLE DETAIL
N.T.S

MANHOLE NOTES -
1. SEAL ALL PIPE OPENINGS IN PRECAST MANHOLE WITH "DIMSEOL" NON-SHRINK GROUT OR APPROVED EQUAL.
2. MANHOLE COVERS SHALL BE CLEANED AND PAINTED WITH BITUMINOUS PAINT BEFORE INSTALLATION.
3. SET COVERS FLUSH IN PAVED AREAS, 0.1' ABOVE GRADE IN UNPAVED AREAS, AND 0.7' BELOW GRADE IN GRADED AREAS.

ALTERNATE PRECAST MANHOLE TOP -
1. APPROVE CONCENTRIC CONE DESIGN MAY BE USED AS AN ALTERNATIVE.
2. APPROVED FLAT SLAB TOP MAY BE USED AS AN ALTERNATE.

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REVISIONS | DATE

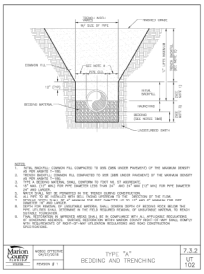
441 MODULAR HOME DEALERSHIP
MAJOR SITE PLAN
MARION COUNTY, FLORIDA

DRAINAGE DETAILS

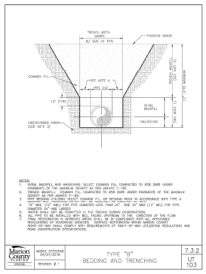
DATE 5/5/26
DRAWN BY
CHKD. BY
JOB NO. 25-0158

SHT. 11.03

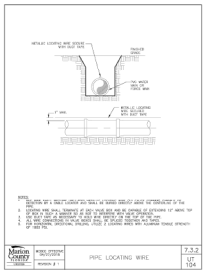
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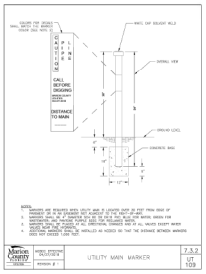
TYPE "A" BEDDING AND TRENCHING — 7.3.2 UT 102



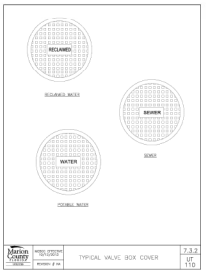
TYPE "B" BEDDING AND TRENCHING — 7.3.2 UT 103



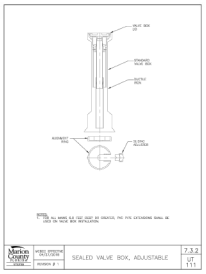
PIPE LOCATING WIRE — 7.3.2 UT 104



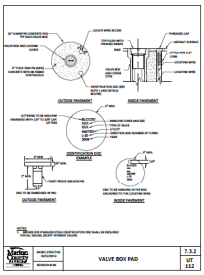
UTILITY MAIN MARKER — 7.3.2 UT 109



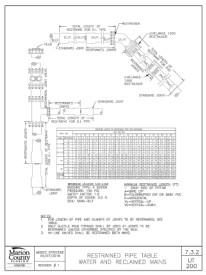
TYPICAL VALVE BOX COVER — 7.3.2 UT 110



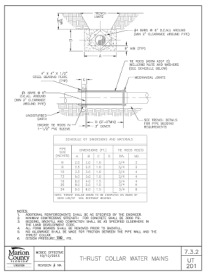
SEALED VALVE BOX, ADJUSTABLE — 7.3.2 UT 111



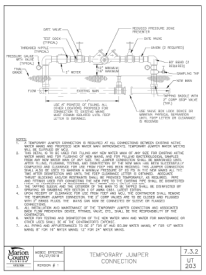
VALVE BOX PAD — 7.3.2 UT 112



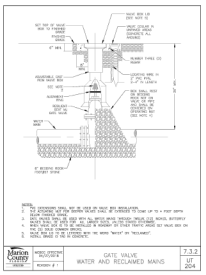
RESTRAINED PIPE TABLE WATER AND RECLAIMED MAINS — 7.3.2 UT 200



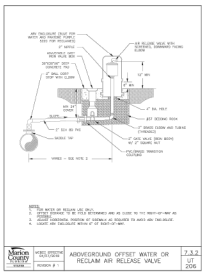
THRUST COLLAR WATER MAINS — 7.3.2 UT 201



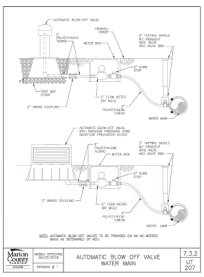
TEMPORARY JUMPER CONNECTION — 7.3.2 UT 203



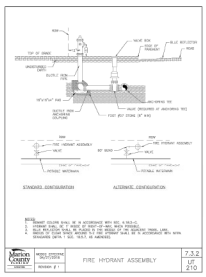
GATE VALVE WATER AND RECLAIMED MAINS — 7.3.2 UT 204



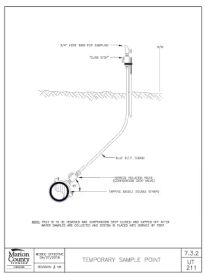
ABOVEGROUND OFFSET WATER OR RECLAIM AIR RELEASE VALVE — 7.3.2 UT 206



AUTOMATIC BLOW OFF VALVE WATER MAIN — 7.3.2 UT 207



FIRE HYDRANT ASSEMBLY — 7.3.2 UT 210



TEMPORARY SAMPLE POINT — 7.3.2 UT 211


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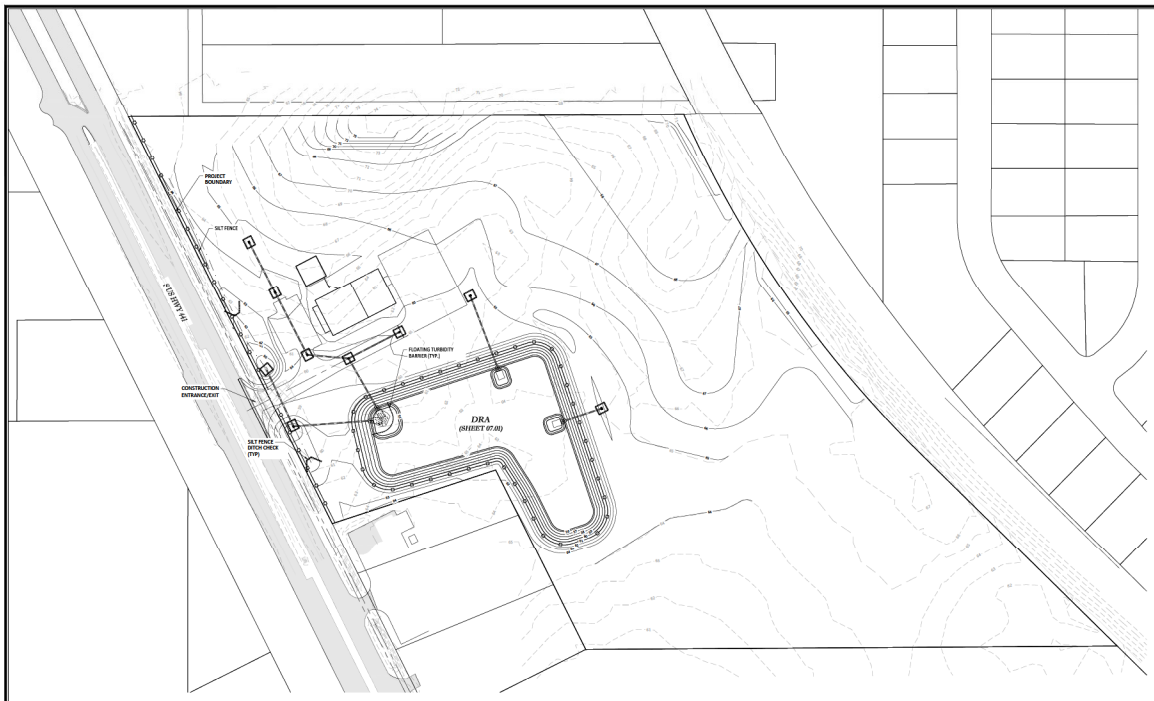
441 MODULAR HOME DEALERSHIP
MAJOR SITE PLAN
MARION COUNTY, FLORIDA

POTABLE WATER
DISTRIBUTION DETAILS

DATE 3/23/20
DRAWN BY
CHKD. BY
JOB NO. 25-0158

SHT. 12.01

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*EROSION CONTROL LEGEND*

- PROPOSED SILT FENCE
- INLET PROTECTION (TYP.) (SEE DETAIL)
- TURBIDITY BARRIER (TYP.)
- SILT FENCE OR HAY BALE DITCH CHECK

*GENERAL NOTES:*

1. THE FOLLOWING LIST REPRESENTS A BASIC EROSION AND SEDIMENT CONTROL PROGRAM WHICH IS TO BE IMPLEMENTED TO HELP PREVENT OFF SITE SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROJECT.
2. TEMPORARY EROSION CONTROL TO BE UTILIZED DURING CONSTRUCTION AT AREAS DESIGNATED BY THE ENGINEER OR AREAS ON SITE WHERE UNSTABILIZED GRADES MAY CAUSE EROSION PROBLEMS. EROSION CONTROL MAY BE REMOVED AFTER UPSLOPE AREA HAS BEEN STABILIZED BY SOD, OR COMPACTED AS DETERMINED BY THE OWNER.
3. PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE EARLIEST PRACTICAL TIME CONSISTENT WITH GOOD CONSTRUCTION PRACTICES. ONE OF THE FIRST CONSTRUCTION ACTIVITIES SHOULD BE THE PLACEMENT OF PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AROUND THE PERIMETER OF THE PROJECT OR THE INITIAL WORK AREA TO PROTECT THE PROJECT, ADJACENT PROPERTIES AND WATER RESOURCES.
4. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMICAL, EFFECTIVE AND CONTINUOUS CONTROL THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY MEASURES SHALL NOT BE CONSTRUCTED FOR EXPEDIENCY IN LIEU OF PERMANENT MEASURES.
5. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT.
6. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.
7. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
8. MATERIAL FROM SEDIMENT TRAPS SHALL NOT BE STOCKPILED OR DISPOSED OF IN A MANNER WHICH MAKES THEM READILY SUSCEPTIBLE TO BEING WASHED INTO ANY WATERCOURSE BY RUNOFF OR HIGH WATER.
9. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
10. SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (LF).
11. ALL INLETS TO BE PROTECTED BY DETAILS AS OUTLINED IN F.D.O.T. EROSION SEDIMENT CONTROL MANUAL (LATEST EDITION).
12. CONTRACTOR MUST MAINTAIN POSITIVE DRAINAGE AT ALL TIMES DURING THE COURSE OF THE CONSTRUCTION WORK.
13. CONTRACTOR MUST COORDINATE WITH ALL OF THE RESPONSIBLE AGENCIES PERTAINING TO EROSION AND SEDIMENT CONTROL WORK AND MAKE NECESSARY CHANGES BASED ON THE AGENCY'S GUIDANCE/DIRECTION AT NO ADDITIONAL COST TO THE OWNER.
14. THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE, IN THE OPINION OF THE ENGINEER, THE MINIMUM THAT MAY BE REQUIRED. ACTUAL FIELD CONDITIONS MAY REQUIRE EITHER ADDITIONAL OR REDUCED EROSION CONTROL MEASURES TO BE IMPLEMENTED. THE CONTRACTOR IS DIRECTED TO FOLLOW STANDARD BEST MANAGEMENT PRACTICES IN IMPLEMENTING A SUCCESSFUL EROSION CONTROL PLAN.
15. ALL DISTURBED AREAS TO BE SODDED OR SEEDED AND MULCHED WITHIN 7 DAYS AFTER FINAL GRADING.


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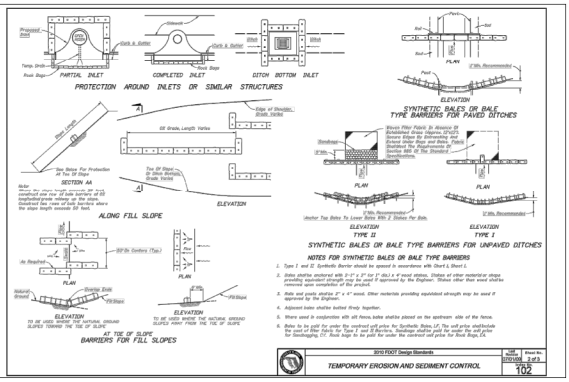
441 MODULAR HOME DEALERSHIP
MAJOR SITE PLAN
MARION COUNTY, FLORIDA

# EROSION CONTROL PLAN

DATE 5/12/20
DRAWN BY
CHKD. BY
JOB NO. 25-0158

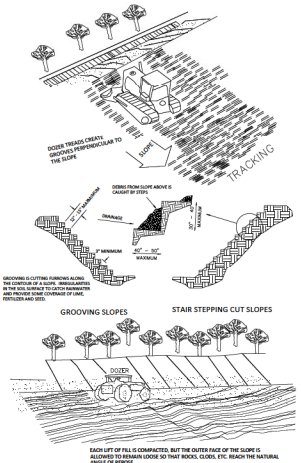
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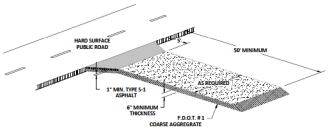
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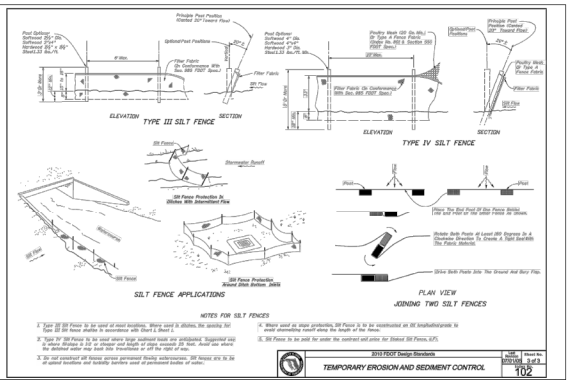



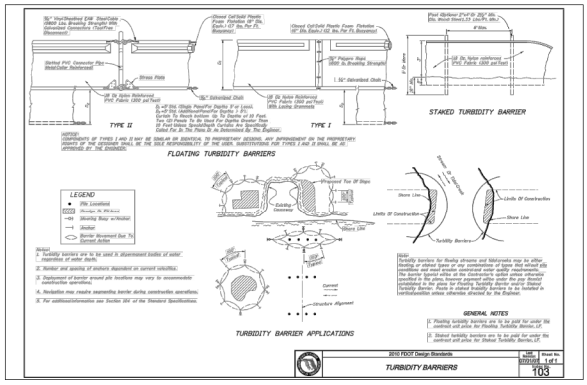

GRAVEL CONSTRUCTION ENTRANCE

N.T.S.

NOTES:

1. THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE, IN THE OPINION OF THE ENGINEER, THE MINIMUM THAT MAY BE REQUIRED. ACTUAL FIELD CONDITIONS MAY REQUIRE EITHER ADDITIONAL OR REDUCED EROSION CONTROL MEASURES TO BE IMPLEMENTED. THE CONTRACTOR IS DIRECTED TO FOLLOW STANDARD BEST MANAGEMENT PRACTICES IN IMPLEMENTING A SUCCESSFUL EROSION CONTROL PLAN.
2. ALL DISTURBED AREAS TO BE SODDED OR SEEDED AND MULCHED WITHIN 7 DAYS AFTER FINAL GRADING.




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REVISIONS

DATE

441 MODULAR HOME DEALERSHIP
MAJOR SITE PLAN
MARION COUNTY, FLORIDA

EROSION CONTROL PLAN

DATE: 5/11/20
DRAWN BY:
CHKD. BY:
JOB NO. 25-0158

DIFF: 14.02

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## MARION COUNTY CODE REQUIREMENTS

TREE REMOVAL, PRESERVATION, AND/OR REPLACEMENT INSPECTIONS/ PERMITS ARE PURSUANT TO MARION COUNTY LAND DEVELOPMENT CODE, ARTICLE 6, DIVISION 7, TREE PROTECTION AND REPLACEMENT https://library.municode.com/fl/marion_county

## TREE PRESERVATION AND REMOVAL

PROJECT AREA = 21.160 AC
TREE PRESERVATION AREA = 21.16 AC

PROTECTED TREES (SEC. 6.7.3)
ALL TREES 10" DIAMETER BREAST HEIGHT (DBH) OR LARGE ARE PROTECTED BY CODE.

EXISTING TREES TO REMAIN
TREES = 2,476"

EXISTING TREES TO REMOVE
TREES = 3,038"

PROTECTED TREES (SEC. 6.7.3)
ALL TREES 10" DIAMETER BREAST HEIGHT (DBH) OR LARGER ARE PROTECTED BY CODE.

SUBMITTAL REQUIREMENTS (SEC. 6.7.6)

EXISTING NUMBER OF TREES 10"+ = 338
EXISTING TREE DBH INCHES 10"+ = 5,514"
PRE-DEVELOPMENT INCHES PER ACRE = .261"/AC (5514"/21.16 AC)

POST-DEVELOPMENT INCHES = 2,116" (21.16 AC x 100")
POST-DEVELOPMENT INCHES PER ACRE = 100" MINIMUM

PROTECTED TREE REPLACEMENT REQUIREMENTS (SEC. 6.7.8)

RETAIN / REPLACE TREES EQUAL TO THE LESSER OF PRE-DEVELOPMENT INCHES PER ACRE, OR 100" DBH PER ACRE

TOTAL REQUIRED = 2,116" (100" x 21.16 AC)
TOTAL PROVIDED = 2,511" (SEE BELOW)

TREE INCHES REQUIRED TO BE PROVIDED AS FOLLOWS:
EXISTING TREES TO REMAIN = 2,476"
BUFFER TREES = 35" (NEW SHADE TREES REQUIRED FOR FRONT BUFFER)

NOTE: ALL EXISTING TREES ARE ASSUMED VIABLE AND FAVORABLY ASSESSED. CONTRACTOR SHALL NOTIFY ENGINEER IF TREES DISPLAY OF FAILURE OR APPEAR TO BE OF POOR HEALTH.

N

0' 80' 160'
SCALE IN FEET
1" = 80'

## TREE PROTECTION, REMOVAL, PERMITTING, AND INSPECTIONS

THE FOLLOWING REQUIREMENTS SHALL BE CONDITIONS OF TREE PROTECTION AND REMOVAL PERMITS, ALL PERMITS FOR CONSTRUCTION IN PUBLIC RIGHTS-OF-WAY, AND ALL DEVELOPMENT PERMITS ISSUED UNDER AND PURSUANT TO THE MARION COUNTY CODE:

1. TREE PRESERVATION AND/OR REPLACEMENT INSPECTIONS ARE REQUIRED TO ENSURE COMPLIANCE WITH THE MARION COUNTY CODE AND WITH PERMITTING REQUIREMENTS.
2. PRIOR TO ANY CLEARING, GRUBBING, OR ANY CONSTRUCTION, TREE PROTECTION BARRICADES SHALL BE ERECTED AROUND ALL TREES TO BE PRESERVED. PROTECTION BARRICADES SHALL BE APPROVED BY THE COUNTY'S LANDSCAPE ARCHITECT OR DESIGNEE PRIOR TO CONSTRUCTION.
3. PRIOR TO ANY CLEARING, GRUBBING, OR CONSTRUCTION, A PRELIMINARY INSPECTION SHALL BE CONDUCTED BY THE COUNTY'S LANDSCAPE ARCHITECT OR DESIGNEE TO CONFIRM THAT THE PERMITTEE HAS MARKED TREES PERMITTED TO BE REMOVED AND HAS INSTALLED TREE PROTECTION BARRICADES AROUND TREES TO BE PRESERVED. ANY DEFICIENCIES NOTED DURING THIS INSPECTION SHALL BE CORRECTED BEFORE FINAL APPROVAL UNITS. THEY ARE CORRECTED BY THE PERMITTEE AND RE-INSPECTED FOLLOWING THE INITIAL INSPECTION. NO PERMITS, APPROVAL SHALL BE ISSUED UNTIL THE COUNTY'S LANDSCAPE ARCHITECT OR HIS DESIGNEE ON THE PERMIT AND SHALL CONSTITUTE NOTICE TO PROCEED WITH TREE REMOVAL.
4. CONTRACTOR SHALL HAVE ALL AGREEMENTS AND PERMITS SECURED FOR DEMOLITION AND PROTECTION ON PROJECT SITE.
5. OWNER IS RESPONSIBLE FOR INSURING THAT ALL POSSIBLE MEASURES ARE TAKEN TO AVOID DAMAGE TO TREES NOT APPROVED FOR REMOVAL.
6. TREES TO REMAIN SHALL BE PROTECTED PER THE MARION COUNTY, FLORIDA TREE PROTECTION AND PRESERVATION REGULATIONS, INCLUDING MINIMUM PROTECTION ZONES. SEE NOTES BELOW AND PROTECTING TREES FROM ANY DAMAGE TO PRESERVE THE LONG TERM VIABILITY OF EXISTING TREES
7. THE MOVEMENT OR THE STORAGE OF EQUIPMENT, MATERIALS, DEBRIS, OR FILL, WITHIN THE TREE PROTECTION ZONE (TPZ) OR DRIP LINE OF ANY PROTECTED TREE IS PROHIBITED.
8. THE CLEANING OF CONSTRUCTION EQUIPMENT, TOOLS, MATERIALS, OR THE DISPOSAL OF WASTE, E.G. PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, WITHIN THE TPZ OR DRIP LINE OF ANY PROTECTED TREE IS PROHIBITED.
9. THE CONTRACTOR SHALL INSPECT ALL TREE PROTECTION BARRICADES AND SIGNS EVERY WEEK THROUGHOUT CONSTRUCTION. ANY BARRICADE OR SIGN THAT IS DAMAGED OR MISSING SHALL BE REPAIRED OR REPLACED.
10. ANY TREE NOT PERMITTED FOR REMOVAL THAT IS DESTROYED OR DAMAGED SO AS TO PLACE ITS LONG TERM SURVIVAL IN QUESTION, SHALL BE REPLACED AT AN INCH-TO-INCH BASIS OF THE TOTAL (COMBINED) DBH OF THE TREE(S) SO DESTROYED OR DAMAGED. THE REPLACEMENT TREES SHALL BE OF COMPARABLE SPECIES TO THE DESTROYED OR DAMAGED TREES WITH A MINIMUM REPLACEMENT SIZE OF 3.5-INCH CALIPER. THE COUNTY RESERVES THE RIGHT TO ESTABLISH A REPLACEMENT VALUE FOR SUCH TREES AND PAYMENT INTO THE TREE MITIGATION FUND MAY BE AUTHORIZED BY THE COUNTY'S LANDSCAPE ARCHITECT.
11. NO CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF COMPLETION, AS APPROPRIATE, MAY BE ISSUED FOR ANY DEVELOPMENT INVOLVING THE REMOVAL OF TREES REQUIRING A PERMIT, UNTIL ALL REQUIRED INSPECTIONS HAVE BEEN COMPLETED AND APPROVED.
12. A FINAL INSPECTION SHALL BE CONDUCTED BY THE COUNTY'S LANDSCAPE ARCHITECT OR DESIGNEE AFTER COMPLETION OF TREE REMOVAL AND REPLACEMENT. FOLLOWING FINAL INSPECTION, AND IF FOUND TO BE IN ACCORDANCE WITH THE APPROVED PLANS AND REQUIREMENTS, APPROVAL SHALL BE NOTED BY THE COUNTY'S LANDSCAPE ARCHITECT OR DESIGNEE ON THE PERMIT AND SHALL CONSTITUTE NOTICE OF COMMENCEMENT OF THE REQUIRED MAINTENANCE PERIOD OF REPLACEMENT TREES IF REPLACEMENT IS REQUIRED.

## TREE PROTECTION BARRICADE NOTES:

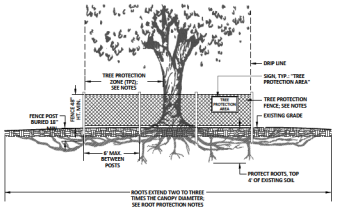
1. BARRICADES SHALL BE CONSTRUCTED OF A RIGID AND LASTING MATERIAL THAT SHALL REMAIN WHOLE AND INTACT FOR THE DURATION OF THE PROJECT.
2. BARRICADE AREAS MAY BE ENLARGED IN SIZE OR COMBINED FOR MULTIPLE TREES, SO LONG AS BARRICADES DO NOT ENCROACH INTO THE TREE CANOPY DRIP LINE.
3. DAMAGED OR MISSING BARRICADES OR SIGNS SHALL BE IMMEDIATELY REPAIRED OR REPLACED.
4. BARRICADES SHALL REMAIN INTACT UNTIL LANDSCAPE OPERATIONS BEGIN, OR WHEN CONSTRUCTION HAS BEEN FINALIZED, AND WITH APPROVAL OF LANDSCAPE ARCHITECT.
5. LANDSCAPE PREPARATION OR INSTALLATION SHALL BE PERFORMED BY HAND WITHIN THE TREE PROTECTION ZONE (TPZ), DRIP LINE OF ANY TREE TO REMAIN, OR WITHIN A BARRICADE AREA.
6. TRENCHING IS PROHIBITED WITHIN THE TREE PROTECTION ZONE (TPZ), DRIP LINE OF ANY TREE TO REMAIN, OR WITHIN A BARRICADE AREA. TUNNELING IS REQUIRED IF UTILITIES ARE ROUTED THROUGH THESE AREAS.
7. THE MOVEMENT OR THE STORAGE OF EQUIPMENT, MATERIALS, DEBRIS, OR FILL, WITHIN THE TREE PROTECTION ZONE (TPZ), DRIP LINE OF ANY TREE TO REMAIN, OR WITHIN A BARRICADE AREA IS PROHIBITED.
8. THE CLEANING OF CONSTRUCTION EQUIPMENT, TOOLS, MATERIALS, OR THE DISPOSAL OF WASTE, E.G. PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, WITHIN THE TREE PROTECTION ZONE (TPZ), DRIP LINE OF ANY TREE TO REMAIN, OR WITHIN A BARRICADE AREA IS PROHIBITED.
9. TREE PROTECTION ZONE: A CIRCULAR ZONE AROUND EACH PROTECTED TREE DEFINED AS FOLLOWS:
   a. IF THE DRIP LINE IS MORE THAN SIX (6) FEET FROM THE TRUNK OF THE TREE, THE ZONE SHALL BE THAT AREA WITHIN A MINIMUM RADIUS OF SIX (6) FEET AROUND THE TREE.
   b. IF THE DRIP LINE IS MORE THAN SIX (6) FEET FROM THE TRUNK OF THE TREE, BUT LESS THAN TWENTY (20) FEET, THE ZONE SHALL BE THAT AREA WITHIN A RADIUS OF THE FULL DRIP LINE AROUND THE TREE.
   c. IF THE DRIP LINE IS TWENTY (20) FEET OR MORE FROM THE TRUNK OF THE TREE, THE ZONE SHALL BE THAT AREA WITHIN A MINIMUM RADIUS OF TWENTY (20) FEET AROUND THE TREE.

## ROOT PROTECTION NOTES:

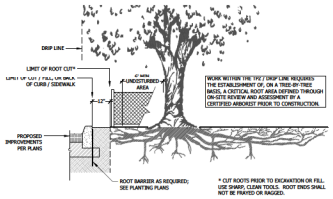
PROTECT AND CARE FOR EXISTING TREE ROOTS TO REMAIN BY MINIMIZING DAMAGE FROM COMPACTION, EXCAVATION, AND DISEASE. WHEN WORK IS REQUIRED THAT MAY DAMAGE THE ROOTS OF TREE TO REMAIN, CUT ROOTS IN ADVANCE USING SHARP, CLEAN, MECHANICAL AND HAND TOOLS. FOR WORK WITHIN THE TREE PROTECTION ZONES, HAND CLEAN AND EXCAVATE USING NARROW-TINE SPADING FORKS TO COMB SOIL AND EXPOSE ROOTS. SELECTIVELY CUT AND PRUNE ROOTS. IMMEDIATELY FOLLOWING ROOT PRUNING, TREES SHALL BE THOROUGHLY WATERED AND HAVE A FOUR (4) INCH COVER OF CLEAN FILL.

## CANOPY PROTECTION NOTES:

CONTRACTOR SHALL COORDINATE WITH LANDSCAPE ARCHITECT PRIOR TO CANOPY PRUNING. LIFT TREE CANOPY OF EXISTING TREES TO REMAIN AS REQUIRED ALONG PROPOSED BUILDINGS, PARKING AND DRIVE AISLES, AND SIDEWALKS, ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE BEST MANAGEMENT PRACTICES - TREE PRUNING. REFER TO LP ERACTICE SHEET ENT 01 FOR ADDITIONAL TREE PRUNING CRITERIA.




TREE PROTECTION BARRICADE DETAIL
NOT TO SCALE




TREE ROOT PRUNING WITHIN DRIP ZONE
NOT TO SCALE

Tillman & Associates ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
Office: (352) 387-4940 Fax: (352) 387-4945

REVISIONS

DATE

441 MODULAR HOME DEALERSHIP
MAJOR SITE PLAN
MARION COUNTY, FLORIDA

# TREE REMOVAL PLAN

DATE: 4/29/20
DRAWN BY:
CHKD. BY:
JOB NO. 25-0158

SHT: 15.01

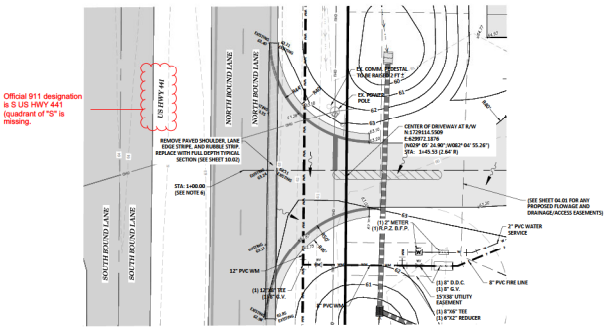
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

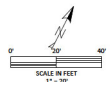
**WATER LEGEND:**

WM — WATER MAIN
FIRE HYDRANT ASSEMBLY (FHA)
TEE
BENDS
GATE VALVE & BOX

**STORM LEGEND:**

STORM PIPE
SS-01 STORM STRUCTURE ID
GRATE INLET
TYPE H INLET



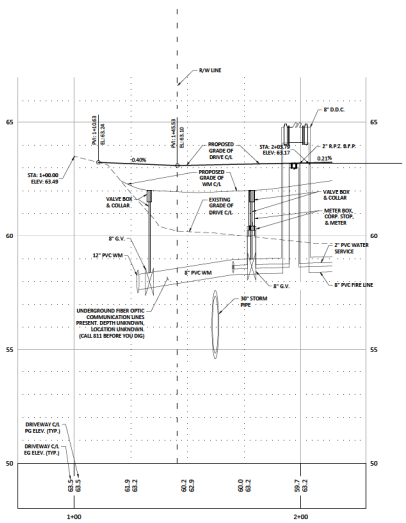




MARION COUNTY APPROVAL STAMP

NOTES:

1. SEE SHEETS 04.01 GEOMETRY PLAN AND 08.01 GRADING AND DRAINAGE PLAN FOR FURTHER DETAILS.
2. SIGHT DISTANCE AT DRIVEWAY COMPLIES WITH FDOT REQUIREMENTS.
3. WAIVER TO BE REQUESTED TO DEFER SIDEWALK. PAY FEE IN LIEU OF SIDEWALK CONSTRUCTION.
4. MOT SHALL BE IN ACCORDANCE WITH FDOT INDEX 102-601, 102-602, 102-613 FOR CONNECTION TO S HWY 441.
5. PAVEMENT MARKING SHALL BE THERMOPLASTIC.
6. STATION 1+00.00 IS ARBITRARY AND NOT BASED ON ANYTHING EXCEPT THE CENTERLINE OF THIS PROJECT'S DRIVEWAY.
7. CONTRACTOR TO CONSTRUCT UNDER AND IN THE VICINITY OF BURIED FOC AND UGT CONTRACTOR TO TAKE EVERY PRECAUTION TO SUPPORT AND NOT DAMAGE FOC OR UGT. CONTRACTOR TO COORDINATE WITH FOC / UGT UTILITY INSPECTION TEAM ON THE SAFE HANDLING OF THESE BURIED UTILITIES. ANY DAMAGE TO FOC OR UGT SHALL BE AT CONTRACTOR COST AND REPAIRS SHALL BE MADE IMMEDIATELY WITH CONTRACTOR WORKING ON A 24 HR/7 DAY SCHEDULE UNTIL REPAIRS ARE COMPLETED.
8. CONTRACTOR TO CONSTRUCT UNDER OVERHEAD ELECTRICAL. CONTRACTOR TO TAKE NECESSARY SAFETY PRECAUTIONS IN AREA OF ELECTRICAL. CONTRACTOR TO MEET WITH DUKE ENERGY BEFORE CONSTRUCTION COMMENCES TO DETERMINE SAFETY PRECAUTIONS, COORDINATION, AND ACTION PLAN FOR ALL LOCATIONS THAT DO NOT MEET CLEARANCES PER DUKE SPECIFICATION 36.02-307 GUIDELINES FOR THIRD PARTY EXCAVATION AND TRENCHING BESIDE DISTRIBUTION POWER POLES.
9. CONTRACTOR TO CONSTRUCT ACROSS EXISTING DRIVEWAY AT ONE TIME. CONTRACTOR WILL IMMEDIATELY PROCEED WITH RESTORATION TO A DRIVEABLE SURFACE FOLLOWING INSTALLATION OF THE WATERLINE. NO HOLE SHALL BE LEFT OPEN. CONTRACTOR SHALL RESTORE DRIVEWAY TO THE EDGE OF ROAD IF PERFORMING OPEN CUT TRENCHING.
10. CONTRACTOR TO DETERMINE EXACT AREA REQUIRED FOR STAGING. COORDINATION FOR STAGING ACCESS IS CONTRACTOR'S RESPONSIBILITY. RESTORATION OF ALL STAGING AREA INSIDE AND OUTSIDE OF RIGHT-OF WAY TO EXISTING OR BETTER CONDITIONS IS REQUIRED.

PROFILE SCALE:
1" = 20' HORIZ
1" = 2' VERT





Tillman & Associates ENGINEERING, LLC
CIVIL ENGINEERING · PLANNING · LANDSCAPE ARCHITECTURE · ENVIRONMENTAL
1720 SE 16th Ave., Bldg. 100, Ocala, FL 34471
OFFICE: (352) 304-3940 FAX: (352) 307-4545
CERTIFICATE OF AUTHORIZATION # 28276


REVISIONS

DATE

#41 MODULAR HOME DEALERSHIP
MAJOR SITE PLAN
MARION COUNTY, FLORIDA

# DRIVEWAY PLAN & PROFILE

DATE: 5/12/2026
DRAWN BY: -
CHKD. BY: RQ
JOB NO. 25-0158

SHT# 16.01

*NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER*




NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

# Marion County

## Development Review Committee

### Agenda Item

**File No.:** 2026-23711 **Agenda Date:** 7/20/2026 **Agenda No.:** 6.5.

**SUBJECT:**
**Majesty Corner LLC - Waiver Request to Buffers**
**Parcel #: 39122-008-00 # WaiverSTA-001018-2026**
**Aldana Contracting, LLC**

**LDC 6.8.6.L(1) Buffers**
CODE states (1) Where buffer walls are required by this article, a combination of buffer walls and berms may be used to meet the intent of buffering. Buffer fences may be used as a substitute for buffer walls with approval of the DRC. The buffer walls, buffer fences, and berms shall: (a) Not be constructed or installed in a manner which creates a threat to public safety or interferes with vehicular circulation; (b) Be designed to be compatible with existing and proposed site architecture and the character of the surrounding and adjacent settings including the style and selection of materials; and (c) Be situated so that the wall or fence components are within the buffer limits and any required landscaping shall be installed on the public view side of the wall.
**APPLICANT** - Section 6.8.6 (L)(1) of the Marion County Land Development Code defines a buffer wall and recognizes that a fence may serve as a substitute for a buffer wall. Consistent with the intent of this provision, the adjacent property owner has reviewed this request and has expressed a preference that their existing fence be considered the required physical buffer rather than having an additional buffer wall constructed. The neighboring property owner has advised that they would prefer to maintain the existing fence and view the enhanced landscape buffer rather than have a buffer wall installed along the shared property line. Therefore, the applicant is requesting to waive the buffer wall requirement.

# SUBMITTAL SUMMARY REPORT
# WaiverSTA-001018-2026

| | | | |
|---|---|---|---|
| **PLAN NAME:** | Majesty Corner LLC Plan # 33140 | **LOCATION:** | 6379 SE 115TH LN BELLEVIEW, |
| **APPLICATION DATE:** | 07/01/2026 | **PARCEL:** | 39122-008-00 |
| **DESCRIPTION:** | Waiver request for Buffers - LDC 6.8.6 - Plan # 33140 | | |

| CONTACTS | NAME | COMPANY |
|---|---|---|
| Applicant | TRAVIS ALDANA | ALDANA CONTRACTING LLC |
| Applicant | TRAVIS ALDANA | ALDANA CONTRACTING LLC |
| Contractor | TRAVIS ALDANA | ALDANA CONTRACTING LLC |
| Contractor | TRAVIS ALDANA | ALDANA CONTRACTING LLC |

| SUBMITTAL | STARTED | DUE | COMPLETE | STATUS |
|---|---|---|---|---|
| OCE: Waiver Request to Major Site Plan v.1 | 07/02/2026 | 07/14/2026 | 07/09/2026 | Approved |

## SUBMITTAL DETAILS

**OCE: Waiver Request to Major Site Plan v.1**

| ITEM REVIEW NAME (DEPARTMENT) | ASSIGNED TO | DUE | COMPLETE | STATUS |
|---|---|---|---|---|
| Fire Marshal (Plans) (Fire) | Jonathan Kenning | 07/14/2026 | 07/02/2026 | Approved |
| Growth Services Planning & Zoning (DR) (GS Planning and Zoning) | sarah wells | 07/14/2026 | 07/08/2026 | Informational |
| *Comments* | Waivers for walls will typically need to go before the BCC. | | | |
| OCE Stormwater (Permits & Plans) (Office of the County Engineer) | Alexander Turnipseed | 07/14/2026 | 07/06/2026 | Approved |
| OCE Traffic (Permits & Plans) (Office of the County Engineer) | Chris Zeigler | 07/14/2026 | 07/02/2026 | Not Required |
| Utilities (OCE Plans) (Utilities) | Heather Proctor | 07/14/2026 | 07/06/2026 | Not Required |
| *Comments* | No utilities are impacted by the change in the type of buffers. | | | |

**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

Per Section 2.10.1. of the Land Development Code: The Development Review Committee (DRC) may waive certain code requirements when not applicable to the proposed type of development or where alternative standards may promote flexibility, economical flexibility, and environmental soundness in layout and design.

Waiver requests and required documentation may be submitted through Civic Access. Waiver requests will not be processed without required information and applicable fees paid. Please be specific with all entries below.

Section Number & Title of Code:

Sec. 6.8.6 - Buffers L. (1)

Section Details from Code:

L. Buffer walls, buffer fences and berms.
(1) Where buffer walls are required by this article, a combination of buffer walls and berms may be used to meet the intent of buffering. Buffer fences may be used to as a substitute for buffer walls with approval of the DRC. The buffer walls, buffer fences, and berms shall:
(a) Not be constructed or installed in a manner which creates a threat to public safety or interferes with vehicle circulation;
(b) Be designed to be compatible with existing and proposed site architecture and the character of the surrounding and adjacent settings including the style and selection of materials; and
(c) Be situated so that the wall or fence components are within the buffer limits and any required landscaping shall be installed on the public view side of the wall.

Reason/Justification for Request:

Section 6.8.6 (L)(1) of the Marion County Land Development Code defines a buffer wall and recognizes that a fence, may serve as a substitute for a buffer wall. Consistent with the intent of this provision, the adjacent property owner has reviewed this request and has expressed a preference that their existing fence be considered the required physical buffer rather than having an additional buffer wall constructed. The neighboring property owner has advised that they would prefer to maintain the existing fence and view the enhanced landscape buffer rather than have a buffer wall installed along the shared property line. (See Attached Letter).

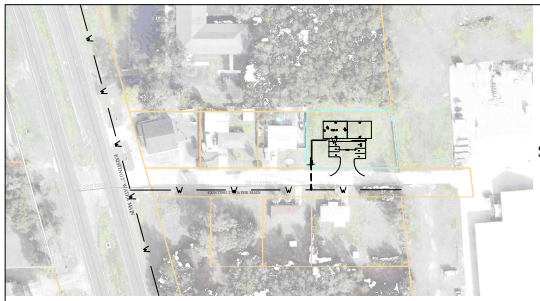
Section Number & Title of Code:

Section Details from Code:

Reason/Justification for Request:

# MINOR SITE PLAN FOR MAJESTY CORNER LLC

SE 115TH LANE
OCALA
MARION COUNTY, FL



AERIAL MAP:

LOCATION MAP
SEC 31; TWP 16; RGE 23
SCALE: 1:20

Marion County FL, Growth Services
Minor Site Plan
Plan #: 33140
Approval Date: 3/25/2026
Expiration Date: 3/25/2028

Plan to remain the same with the exception of removing the buffer wall /fence

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

Marion County FL,
Growth Services Zoning
Permit #: BLDC-26-01-00354
Zoning: B-2 Map #: 236
Flood: X FIRM: 741D
BFE:
Front: 40 Rear: 25
Side: 10 Side: 10
PLAN #:
APPROVED BY:
Cindy Garr
DATE: 3/27/2026

ABBREVIATIONS
R/C = 5/8" REBAR & CAP
CM 4"x4" CONCRETE MONUMENT
C/L CENTERLINE ~ R/W RIGHT OF WAY
F FIELD MEASURED / D PER DEED
L.B. LICENSED BUSINESS ~ FND. FOUND
' FEET WHEN USED IN A DISTANCE
" INCHES WHEN USED IN A SIZE OR DISTANCE
" SECONDS WHEN USED IN A BEARING
° DEGREES ' MINUTES WHEN USED IN A BEARING
N= NORTH S= SOUTH E= EAST W= WEST
T.B.M. = TEMPORARY BENCH MARK
N: 1743387.24
E: 554056.99 = STATE PLANE COORDINATES

GENERAL CONTRACTOR NOTIFICATIONS TO UTILITY COMPANIES:
GC SHALL NOTIFY ALL UTILITY COMPANIES PROVIDING SERVIES IN THE ROADS PRIOR TO CONSTRUCTION. GC SHALL CALL NO CUTS TO MARK ALL BURIED LINES.

## SITE DATA:

TOTAL SITE AREA (WITHIN BOUNDARY)= 14,941.08 (0.343 AC)
AREAS FOR TOTAL SITE: PROPOSED BUILDING = 2,320 SF
PROPOSED ON SITE IMPERVIOUS AREA = 2,609.16 SF
TOTAL IMPERVIOUS AREA = 5,129.16 SF
IMPERVIOUS PERCENT OF COVERAGE = 34.33%
PERVIOUS AREA (OPEN AREA) = 9,811.92 SF
PERVIOUS AREA PERCENT OF COVERAGE = 65.66%
LANDSCAPED AREA PERCENT = 3,269 SF = 21.88%

THIS SITE IS IN THE SECONDARY SPRINGS PROTECTION ZONE
THIS SITE IS IN FLOOD ZONE-X ON FEMA FIRM PANEL 12083C0741D
INTENDED USE FOR THIS SITE – WAREHOUSE BUILDING

PARCEL NUMBER: 39122-008-00
PROJECT ADDRESS: TBD SE 115TH LANE
OCALA, MARION COUNTY, FL

ZONING: B-2

FLU: EC (EMPLOYMENT CENTER)

OWNER: MAJESTY CORNER LLC
5541 W. ANTHONY
OCALA, FL. 34475

CONTRACTOR: ALDANA CONTRACTING LLC
12279 S. HWY 441
BELLEVIEW, FL. 34420

## PARKING & TRAFFIC REQUIREMENTS

PARKING
TOTAL PARKING SPACES REQUIRED = 1 SPACES: OFFICE (300 SF)1 PER 300 SF
TOTAL PARKING SPACES PROVIDED = 5 SPACES: WAREHOUSE (2220 SF) 1 PER 500 SF PARKING SPACE SIZES: 9'x18' TOTAL SPACES PROVIDED = 6 W/ 1 HANDICAP

TRAFFIC STATEMENT
USING ITE CODE 110 GENERAL LIGHT INDUSTRIAL THIS SITE IS PROJECTED TO GENERATE 59.95 DAILY TRIPS ON A WEEK DAY, AND 2.84 PEAK PM HOUR TRIPS OR 5.52 PEAK AM HOUR TRIPS

## WATER AND SEWER

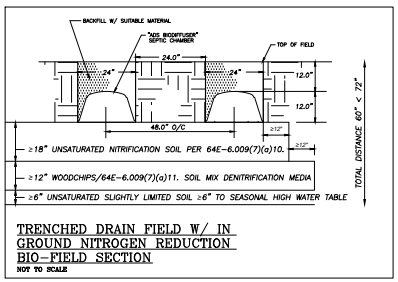
WATER
CONNECT TO CITY OF BELLVIEW UTILITIES
SEWER
SEPTIC TANK AND DRAIN FIELD
SEWER FLOW = 125 GPD

## AREA

UNIT TOTAL COVER AREA
UNIT 1 = 2,320 SF
OFFICE AREA = 300 SF EACH
WAREHOUSE = 2,220 SF
TOTAL BUILDING = 2320 SF

BUILDING HEIGHT = 24'

FIRE HYDRANT STATEMENT
THE CLOSEST FIRE HYDRANT EXCEEDS 600' VIA ROAD TO THIS SITE IN THE CITY OF BELLEVIEW.

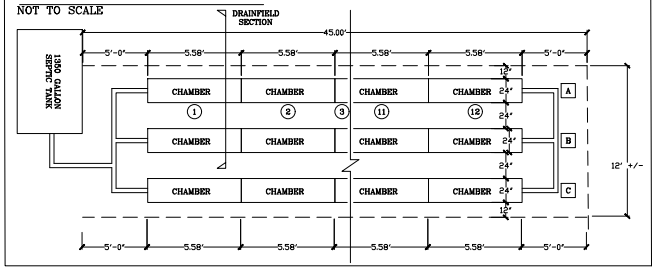


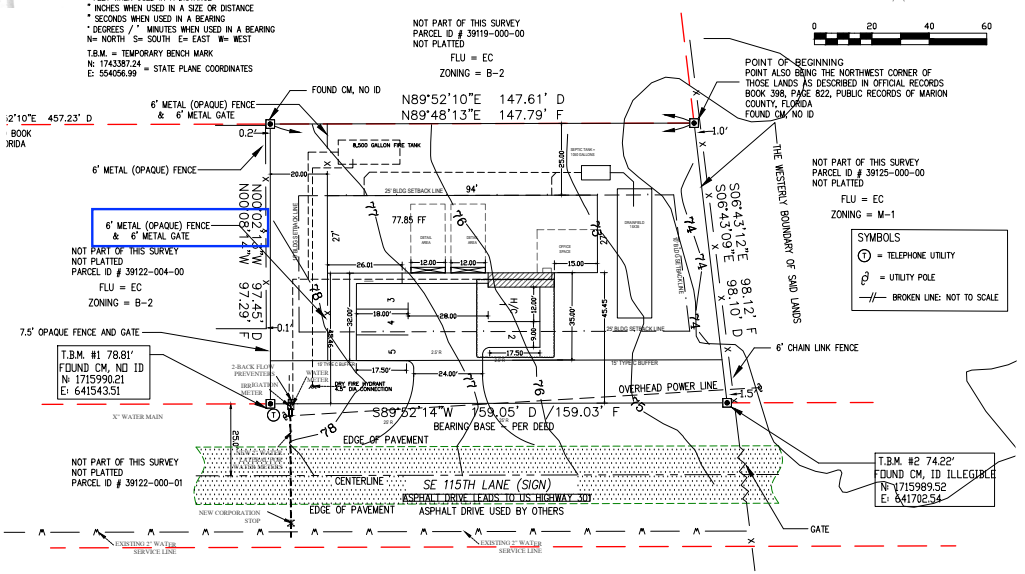

TRENCHED DRAIN FIELD W/ IN GROUND NITROGEN REDUCTION BIO-FIELD SECTION
NOT TO SCALE

GENERAL STATEMENT:
THE CONTRACTOR SHALL ASSURE THAT THIS SITE DOES NOT INCREASE FLOODING OF ADJACENT PROPERTY, OR CONCENTRATION OF STORM WATER DISCHARGE ONTO ADJACENT PROPERTY AT TIME OF GRADING.

## SEPTIC TANK DETAIL

NOT TO SCALE




PARCEL ID #39122-008-00
0.343 ACRES ±
VACANT
NO TREES PRESENT AT TIME OF SURVEY

UTILITY PLAN:
ACCORDING TO LDC 7.1.3 (D)(3), DIRECTIONAL DRILLING OR JACKING AND BORING OF PIPE UNDER EXISTING PAVEMENT IS REQUIRED. NO JETTING OF PIPE IS PERMITTED. DIRECTIONAL DRILLING SHALL MEET THE REQUIREMENTS OF SECTION 555 OF THE FDOT STANDARD SPECIFICATIONS.
IN ACCORDANCE WITH LDC 7.3. TS 009, JACK AND BORE METHOD OR DIRECTIONAL DRILLING UNDER EXISTING PAVEMENT MUST BE 48" MINIMUM DEPTH.
A RIGHT-OF-WAY UTILIZATION PERMIT IS REQUIRED FOR ALL CONSTRUCTION , HERBICIDE/PESTICIDE SPRAYING, TREE CLEARING, AND ALL TEMPORARY PRIVATE USE OF PUBLIC RIGHT-OF-WAY.

CITY OF BELLEVIEW UTILITIES (CBU):
A BILL OF SALE IS REQUIRED POST CONSTRUCTION AND BEFORE FINAL INSPECTION HOLD RELEASED FOR THIS BUILDING PERMIT. THE BILL OF SALE (Bs5) REQUIRES A DETAIL OF ASSETS FOR WATER SERVICE, AND AN AS-BUILT IN ACCORDANCE TO CBU LDC.

WATER DISTRIBUTION SYSTEM:
THE UTILITY CONTRACTOR SHALL MAINTAIN THE MINIMUM REQUIRED SEPARATION OF TAPS PER 6.15.4 LDC. . SEE UT 107 DETAIL ON THIS SHEET. WATER METER SIZE SHALL BE ¾" X ¾". METER AND BFP IN R/W ARE MAINTAINED BY CBU. METERS AND BFP ON SITE ARE MAINTAINED BY LAND OWNER.

MARION COUNTY ROW UTILIZATION PERMIT:
AFTER PLAN APPROVAL, THE CONTRACTOR SHALL SUBMIT FOR A ROW UTILIZATION PERMIT WITH APPROPRIATE FEE FOR PROCESSING. AND INCLUDE TWO (2) SIGNED & SEALED APPROVED PLANS. CONTACT ROW PERMITTING AT THE OFFICE OF THE COUNTY ENGINEER AT 352-671-8686..

## WASTE WATER CALCULATIONS

SEWER
LOT SIZE = 0.343 AC'S
ALLOWABLE SEWER D.O.H. = 2,500 GPD PER AC
SEWER FLOW ALLOWABLE = 857.5 GPD
SEWER FLOW PROPOSED:
OFFICE = (300/300)X15 GPD = 45 GPD
WAREHOUSE = 2220/500 = 4.44 EMPLOYEES
USE 5 EMPLOYEES @15 GPD
5X15 = 75 GPD
TOTAL FLOW = 125 GPD

WATER DEMAND
SEWER FLOW / .80 = 156.25 GPD

DRAINFIELD LOADING (W/ IN GROUND NITROGEN REDUCTION SYSTEM)
GIVEN INFORMATION:
INFILTRATION RATE = 0.80 GAL/SF
REQUIRED DRAINFIELD SIZE = 125 GPD / 0.80 GAL/SF = 156.5 SF
FLORIDA RATING FOR THE EQUIVALENT DRAINAGE AREA OF AN "ADS ARC LEACHFIELD CHAMBER". CHAMBER IS 15.0 SF
156.5 SF / 15.0 SF PER CHAMBER = 10.42 CHAMBERS
USE 11 CHAMBERS / 4 CHAMBERS PER ROW = 3 ROWS
LENGTH OF CHAMBER = 5.00 LF
WIDTH OF CHAMBER = 22" – 24"
SPACING OF CHAMBERS = 40"
WIDTH OF ROW = 48" O/C +/–, 22" – 24" WIDE CHAMBERS W/ 24" SPACING)
THE DRAINFIELD SHALL BE 20'+/– LONG BY 12' WIDE = 540 SF (BED AREA)
SEPTIC TANK MINIMUM EFFECTIVE CAPACITY, PER F.A.C. 64E-6.008 (2):
FOR 301 – 400 GPD = 1080 GALLON MIN EFFECTIVE CAPACITY

OPERATION AND MAINTENANCE STATEMENT
I HEREBY CERTIFY THAT I, MY SUCCESSORS, AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN ON THIS PLAN.

MAJESTY CORNER LLC
5541 W. ANTHONY RD
OCALA, FL 34475

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

MILES C ANDERSON PE
FLORIDA PROFESSIONAL ENGINEER # 39385
CA # 00000842
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY MILES ANDERSON, PE USING A DIGITAL SIGNATURE
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GENERAL PURPOSE:
THE PROPOSED MINOR SITE PLAN IN THIS SUBMITTAL INCLUDES A 0.343 ACRE. THE SITE ADDRESS IS SE 115TH LANE, MARION COUNTY, FL. THE DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS SITE PLAN IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MARION COUNTY VESTED DRI AND ITS CORRESPONDING VESTED RIGHTS DETERMINATIONS, AS MAY BE AMENDED FROM TIME TO TIME, INCLUDING PROVISIONS REGARDING THE CONCURRENCY OF PUBLIC FACILITIES

CONCURRENCY:
THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AMD/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.

SITE DISTANCE NOTE:
SIGHT DISTANCE AT DRIVEWAYS COMPLIES WITH MARION COUNTY LDC REQUIREMENTS.

GENERAL NOTES:
1. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN MARION COUNTY LAND DEVELOPMENT REGULATIONS.
2. NO CHANGE TO THE WORK AS SHOWN ON THIS PLAN SHALL BE MADE WITHOUT PRIOR APPROVAL BY THE COUNTY AND PROJECT ENGINEERS.
3. BOUNDARY, TOPOGRAPHY AND TREE INFORMATION IS BASED ON A SURVEY BY C & A SURVEY, INC.
4. BUILDINGS SHALL BE HANDICAP ACCESSIBLE AS PER THE STATE OF FLORIDA REGULATIONS. THE ARCHITECT/ENGINEER SHALL PROVIDE BUILDING PLANS. CLEAN AND SUITABLE MATERIAL SHALL BE USED FOR CONSTRUCTION OF THE BUILDING FOUNDATION AND SHALL BE COMPACTED TO A 95% MAXIMUM DENSITY WITH TERMITE TREATMENT.
5. ALL PARKING STALLS SHALL BE STRIPED WITH 6" WHITE LINES. HANDICAP SPACES SHALL BE SIGNED AND SHALL HAVE ADDITIONAL 6" BLUE LINES INSIDE EACH SPACE AT 2" FROM WHITE LINES. ALL WORK IS TO BE DONE IN ACCORDANCE WITH FDOT STANDARDS. ALL HANDICAP PARKING & ACCESS MUST COMPLY WITH FBC CHAPTER 11.
6. THE SITE, ACCESS & R.O.W.'s ARE TO BE KEPT CLEAN & FREE OF EXCESS DUST AND DEBRIS AT ALL TIMES DURING CONSTRUCTION. ANY INCIDENCE OF EROSION, SEDIMENTATION, DUST OR DEBRIS OCCURRING OFF-SITE AS A RESULT OF CONSTRUCTION ACTIVITIES ON THIS DEVELOPMENT SHALL BE CORRECTED BY THE CONTRACTOR WITHIN 48 HOURS OF EACH OCCURRENCE.
7. ALL RETENTION IMPROVEMENTS AND STORM SEWER SYSTEMS EXISTING AND PROPOSED MUST BE COMPLETE PRIOR TO CONSTRUCTION OF IMPERVIOUS AREAS.
8. IF A SINKHOLE SHOULD FORM ON THIS SITE, ALL APPLICABLE PROCEDURES OUTLINED IN THE "APPLICANTS HANDBOOK-KARST SENSITIVE AREAS", SJRWMD, MAY 1988, SHALL BE FOLLOWED.
9. MINIMUM STRENGTH FOR ALL CONCRETE ON SITE SHALL BE 3000 PSI AT 28 DAYS OR AS OTHERWISE NOTED. ALL VEHICLE PARKING AREAS SHALL BE PAVED W/ AUTO PAVEMENT (SEE PAVEMENT STRUCTURE THICKNESS TABLE ON C003); ALL OTHER PAVEMENT AREAS SHALL BE IN ACCORDANCE WITH TRUCK PAVEMENT AS PER PAVEMENT STRUCTURE THICKNESS TABLE ON C003. ALL CONCRETE TRUCK LOADING APRONS SHALL BE 3000 PSI CONCRETE UNO. GEO-TECH TO FIELD VERIFY DURING CONSTRUCTION.
10. PEDESTRIAN AND VEHICULAR TRAFFIC SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
11. ALL PAVEMENT MARKINGS, MATERIALS, AND SIGNS SHALL CONFORM TO FDOT STANDARDS AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND SAFE PRACTICES FOR STREET AND HIGHWAY AND UTILITY OPERATION.
12. COPIES OF THESE PLANS AS DESIGNED BY THE PROFESSIONAL ENGINEER HAVE BEEN RETAINED BY THE PROFESSIONAL ENGINEER, AND HE WILL NOT BE RESPONSIBLE FOR ANY SUBSEQUENT CHANGES TO ANY REPRODUCIBLE ORIGINAL DOCUMENTS.
13. THE CONTRACTOR IS RESPONSIBLE FOR ASSURING THAT ALL NECESSARY PERMITS HAVE BEEN OBTAINED PRIOR TO ANY CONSTRUCTION OF UTILITIES SHOWN ON THESE PLANS.
14. ALL DESIGNED IMPROVEMENTS SHOWN ON THESE PLANS ARE BASED ON EXISTING DATA SUPPLIED BY THE SURVEYOR.
15. FOR ANY CONSTRUCTION WITHIN THE STATE OF FLORIDA OR COUNTY R/W THE CONTRACTOR SHALL OBTAIN THE REQUIRED RIGHT-OF-WAY PERMITS BEFORE COMMENCING WITH THIS CONSTRUCTION.
16. ALL ACCESS AND PARKING SHALL COMPLY WITH 1997 FAC.
17. AS BUILT DRAWINGS OR CERTIFICATION OF COMPLETION REQUIRED PRIOR TO C.O.
18. THE CONTRACTOR SHALL ASSURE THAT THIS SITE DOES NOT INCREASE FLOODING OF ADJACENT PROPERTY OR CONCENTRATION OF STORM WATER DISCHARGE ONTO ADJACENT PROPERTY AT TIME OF GRADING.
19. THERE WILL BE NO OUTSIDE STORAGE.

OUT DOOR LIGHTING /EXTERIOR LIGHTING:
THE PROPOSED BUILDING CONSTRUCTION HAS A OUTDOOR LIGHTING (EXTERIOR LIGHTING) ON THE FACE OF THE BUILDING NEXT TO EACH OF THE ENTRY DOORS. THE LIGHTS SHALL HAVE A 60 WATT BULB AND SHALL BE SHIELDED. THE PHOTOMETRIC LIGHT SPREAD SHALL NOT OVER SHADOW ONTO THE ADJACENT PROPERTIES, AND COMPLY WITH MARION COUNTY SECTIONS 6.19.3 AND 6.19.4 OF THE LDC.

SIGNAGE:
THE PROPOSED SITE DEVELOPMENT SHALL NOT BE CONSTRUCTING ANY SIGNAGE ADVERTISING FOR THE WAREHOUSE UNIT.

NOI NOTE:
THE GENERAL CONTRACTOR SHALL PROVIDE COPY OF NOI SENT TO FDEP FOR NPDES GENERAL CONSTRUCTION PERMIT REQUIREMENTS FOR THIS PROJECT WHICH IS 0.343 ACRES

## SETBACKS

FRONT = 25 FEET
REAR = 10 FEET
SIDE = 10 FEET

## INDEX


C001 – MINOR SITE PLAN
C002 – UTILITY & LANDSCAPING PLAN
C003 – IRRIGATION PLAN



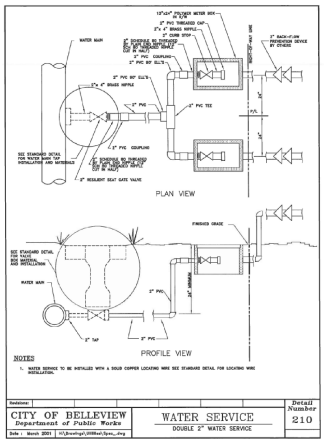
MILES CHRISTIAN ANDERSON CONSULTING ENGINEERS, INC.
CIVIL — STRUCTURAL — LAND PLANNING — GOLF COURSE DESIGN
1515 E. SILVER SPRINGS BLVD., SUITE 132 (352) 629-5591
OCALA, FLORIDA 34470 FAX (352) 629-4402


MINOR SITE PLAN – COVER
MAJESTY CORNER LLC
PROJECT: MSP 39122-008-00
MARION COUNTY, FLORIDA
SEC 31, TWP 16, RGE 23
OCALA, FLORIDA

| No. | REVISION | DATE |
|---|---|---|
| 1 | RAI | 1-16-26 |

DATE: 2-5-25 DESIGN: MCA PROJ. MAJESTY CORNER LLC
SCALE: AS SHOWN DRAW: MS JOB NUMBER: 24-076
APPROVED: MCA CHECK: MCA FILE: ALDANA ...
SHEET C001

# UTILITY PLAN




| Revision: | CITY OF BELLEVIEW Department of Public Works | WATER SERVICE DOUBLE 2" WATER SERVICE | Detail Number 210 |
|---|---|---|---|
| Date: March 2001 | W:\Brooklyn\UtilMod\Sym_.dwg | | |

**GENERAL NOTES:**

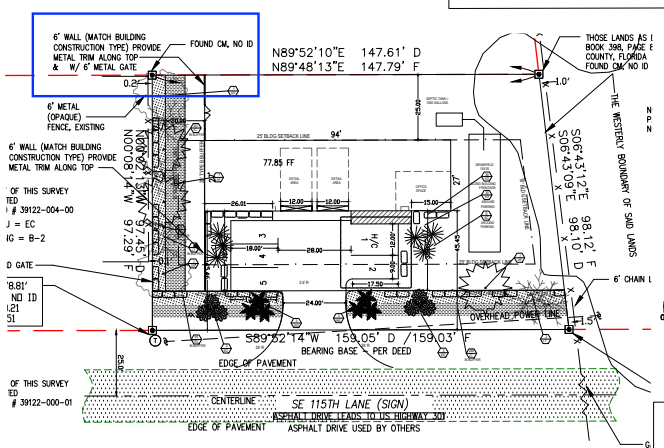
1. ALL CONSTRUCTION WITHIN THE MARION COUNTY RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS OF CITY OF BELLEVIEW AND THE FLORIDA DEPARTMENT OF TRANSPORTATION'S (FDOT) "UTILITY ACCOMMODATION MANUAL" (UAM).
2A. CHAPTER 56, FLORIDA STATUTES, REQUIRES THE PERMITTEE, PRIOR TO ANY EXCAVATION OR DEMOLITION ACTIVITIES, TO NOTIFY THE ONE-CALL SYSTEM (ALSO CALLED SUNSHINE STATE ONE-CALL). THIS IS TO BE DONE NOT LESS THAN 2, NOR MORE THAN 5, BUSINESS DAYS BEFORE BEGINNING WORK. THE PHONE NUMBER FOR SUNSHINE STATE ONE-CALL, INC. IS 1-800-432-4770.
2B. CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES FOR UTILITY LOCATION PRIOR TO CONSTRUCTION. THERE MAY BE UTILITIES NOT SHOWN ON THESE PLANS. CAUTION IS ADVISED PRIOR TO DIGGING.
2C. THE CONTRACTOR WILL BE REQUIRED TO SUPPORT POWER POLES WHEN WORKING WITHIN FIVE (5) FEET OF POLES.
3A. SODDING OPERATIONS SHALL BEGIN WITH ONE (1) WEEK AFTER UTILITY IS INSTALLED, EXCEPT IN CASES OF FRONT AND BACK WHICH SHALL BE DONE IMMEDIATELY, ALL SODDING SHALL TAKE PLACE ACCORDING TO LIKE SOD.
3B. ALL MARION COUNTY RIGHT-OF-WAY SHALL BE RESTORED, AT A MINIMUM, TO THE CONDITION WHICH EXISTED PRIOR TO ANY UTILITY WORK. IF THE PERMITTEE FAILS TO RESTORE THE RIGHTS-OF-WAY AFFECTED BY THE PERMIT INSTALLATION UNTIL VEGETATION IS ESTABLISHED.
4. AT SUCH LOCATIONS WHERE MARION COUNTY SIGNS, REFLECTORS, OR OTHER STRUCTURES WILL INTERFERE WITH INTERFERE WITH PROPOSED UTILITY INSTALLATION, THE PERMITTEE WILL NOTIFY THE LOCAL MAINTENANCE OR RESIDENT ENGINEER 48 HOURS IN ADVANCE OF STARTING WORK. ALL SIGNS AND REFLECTORS THAT REQUIRE RELOCATION OR REPLACEMENT AS A RESULT OF PERMITTEE'S WORK WILL BE RELOCATED OR REPLACED BY THE PERMITTEE
5. MAINTENANCE OF TRAFFIC (M.O.T.) SHALL CONFORM TO THE F.D.O.T. DESIGN STANDARDS (LATEST EDITION) 600, 603, 602, 605, & 607, AS APPROPRIATE. ADDITIONAL M.O.T. REQUIREMENTS ARE FOUND IN INDICIES 600-607. ALL M.O.T. IS THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. ANY CHANGES TO F.D.O.T. DESIGN STANDARD INDEXES SHALL BE APPROVED BY MARION COUNTY.
6. EROSION CONTROL SHALL BE IN COMPLIANCE WITH NPDES, INSTALLED BEFORE WORK BEGINS, AND SHALL BE INSTALLED APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
7. SHORING WILL REQUIRED TO CONFORM WITH PROVISION OF PART VI OF CHAPTER 553.60, F.D., THE "TRENCH SAFETY ACT," TO PROTECT EXISTING PAVEMENT, STRUCTURES, AND FOUNDATIONS.
8. PROJECT ENGINEER, NOR THEIR EMPLOYEES ARE NOT RESPONSIBLE FOR ON-SITE SAFETY DURING CONSTRUCTION.
9. WHEN CASINGS ARE USED FOR CROSSINGS OF FLAMMABLE GASES OR FLUID, THE CASING SHALL EXTEND TO THE TOE OF THE FRONT SLOPE AND SHALL BE VENTILATED AT OR OUTSIDE OF THE RIGHT-OF-WAY LINES.
10. WHERE SANITARY SEWER CROSSES OTHER UTILITIES, CONTRACTOR SHALL COORDINATE ANY NEEDED ADJUSTMENTS WITH THE UTILITY, HOWEVER, THE UTILITY WILL BACKCHARGE THE CONTRACTOR FOR SAID ADJUSTMENT.
11. IF SIDEWALKS, OR ANY OTHER IMPROVEMENTS ARE DAMAGED AS A RESULT OF CONSTRUCTION, THEY MUST BE REPAIRED TO MARION COUNTY DESIGN STANDARDS.

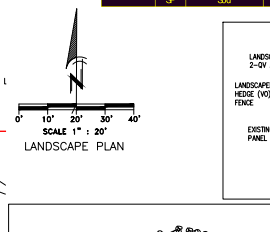
**EROSION CONTROL NOTES:**

1. NO MORE THAN ONE (1) ACRE OF PROJECT AREA MAY BE DISTURBED AT ONE TIME. ALL DISTURBED AREAS SHALL BE GRADED AND RESTORED WITH SOD ONLY.
2. DISCHARGE CONTROL AND EROSION PROTECTION MEASURES SHALL BE EMPLOYED AND OPERATED AT ALL TIMES DURING CONSTRUCTION TO AVOID ADVERSE IMPACTS TO RECEIVING WATERS OR ADJACENT PROPERTY. TEMPORARY EROSION CONTROL FEATURES SHOULD BE BUILT AND CONTINUOUSLY MAINTAINED DURING PROJECT CONSTRUCTION.
3. THE PERMITTEE SHALL ENSURE THAT THE SURFACE WATER AND STORMWATER MANAGEMENTS MEASURES PROPOSED IN THE PLAN ARE EFFECTIVELY IMPLEMENTED UNTIL COMPLETION OF THE PROJECT.
4. THE SITE SHALL REMAIN FREE OF EXCESS DUST AND DEBRIS AT ALL TIMES. ANY INCIDENCE OF EROSION, SEDIMENTATION, DUST OR DEBRIS OCCURRING OFF-SITE AS A RESULT OF CONSTRUCTION ACTIVITIES ON THIS PROJECT SHALL BE CORRECTED BY THE CONTRACTOR IMMEDIATELY (FOR EACH OCCURRENCE).
5. SILT FENCE, STRAW BALE INLET FILTERS, AND ANY OTHER EROSION/ SEDIMENTATION PROTECTION SHALL BE INSTALLED IN ACCORDANCE WITH FDOT STANDARDS INDEX NOS.: 100-106 AND IMMEDIATELY FOLLOWING SITE CLEARING AND PRIOR TO ANY SITE DEVELOPMENT. ALL EROSION/ SEDIMENTATION PROTECTION SHALL BE MAINTAINED DURING THE LIFE OF THE PROJECT AND REMOVED UPON COMPLETION OF THE PROJECT.
6. CONSTRUCTION WATER – WATER SHALL BE COLLECTED A A DESIGNATED AREA ON-SITE. ADEQUATE NUMBER OF CONTAINERS SHALL BE PROVIDED (WHEN POSSIBLE COVER CONTAINERS OR PROVIDE LIDS ON CONTAINERS). ARRANGE FOR WASTE COLLECTION BEFORE CONTAINERS OVERFLOW AND PROVIDE CLEAN UP IMMEDIATELY IF SPILLAGE OCCURS.
7. PETROLEUM PRODUCTS – OIL, GASOLINE, LUBRICANTS, AND ASPHALTIC SUBSTANCES SUCH AS PAVING MATERIALS SHOULD BE HANDLED CAREFULLY TO MINIMIZE THEIR EXPOSURE TO STORM WATER. EQUIPMENT SHOULD BE ONDISTE TO CONTAIN AND CLEAN UP PETROLEUM SPILL IN FUEL STORAGE AREAS OR ON BOARD MAINTENANCE AND FUELING VEHICLES. CONTAIN AND CLEAN UP PETROLEUM SPILLS IMMEDIATELY.

# LANDSCAPE PLAN

**SHRUBS SHALL PLANTED AT 3' ON CENTER OR AS APPROPRIATE TO THE TYPE OF SHRUB SPECIES. GROUND COVER GROWN TO 24" TALL SHALL BE SPACED AT 2'-3".**



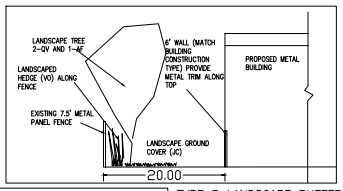




## Landscaping Calculations PID: 39122-008-00

| Type | Callout | Name | Scientific Name | Remarks | Sq.Ft. | Plant/SF | | Total Plants | Native (Y/N) |
|---|---|---|---|---|---|---|---|---|---|
| Trees | AF | Florida Maple | Acer floridanum | 65 Gal. or RFG 12'-13' ht. 6'-7' sprd., 3-1/2" cal. Min. | N/A | 1.0 | | 3 | Y |
| | QV | Live Oak | Quercus Virinjiana | 65 Gal. or RFG 12'-13' ht. 6'-7' sprd., 3-1/2" cal. Min. | N/A | 1.0 | | 2 | Y |
| Ornamentals | AC | Palm Tree | Arecaceae | 30 gal. 6'-7' x 3'-4', 3-1/2" cal. Min. | N/A | 1.0 | | 6 | Y |
| | ED | Japanese Blueberry | Elaeocarpus Decipiens | 25 Gal, 2' cal, 8' tall, single leader, full canopy | N/A | 1.0 | | 6 | Y |
| | INS | Nellie Stevens Holly | Ilex Nellie Stevens | 25 Gal, 2' cal, 8' tall, single leader, full canopy | N/A | 1.0 | | 6 | Y |
| | LT | Ligustrum Tree | ligustrum lucidum | 25 Gal, 2' cal, 8' tall, single leader, full canopy | N/A | 1.0 | | 6 | Y |
| Hedge | VO | Viburnum | Virburnum Odoratissimum | 3 gal., 20"-24" HT. x 16"-18" SPRD, 42" o.c. | 585 | 1.0 | 3.5 | 167 | Y |
| Ground Cover | JC | Blue Pacific Juniper | Juniperus Conferta | 3 GAL., 12"-16" X 12"-16", 30" o.c. | 1,288 | 1.0 | 2.5 | 515 | N |
| | SP | Sod | Pacsae | | N/A | Open Space | N/A | N/A | N/A | Y |

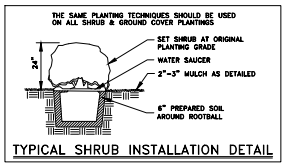
Marion County FL, Growth Services
Minor Site Plan

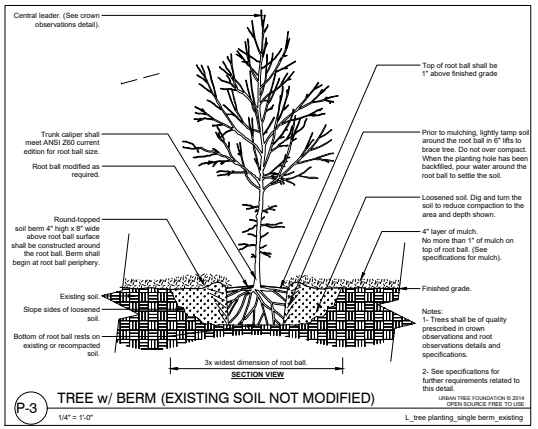
Plan #: 33140
Approval Date: 3/19/2026
Expiration Date: 3/19/2026

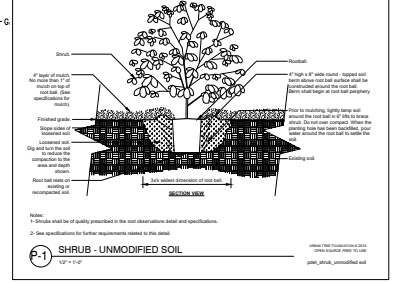


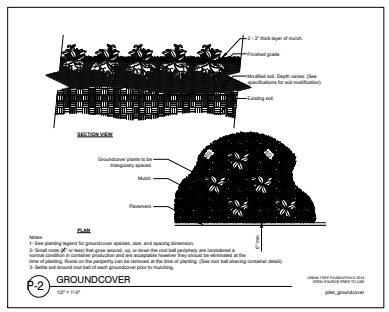







## SHADE TREE CALCULATIONS

| | | |
|---|---|---|
| TOTAL PROJECT AREA | = | 14,941.08 SF (0.343 AC) |
| SHADE TREES REQUIRED | = | 4.98 (1 PER 3,000 S.F.) |
| EXISTING TREES | = | 0 |
| NEW TREES REQUIRED | = | 5 (3.5 CAL. MIN.) |
| NEW TREES PROVIDED | = | 5 ( 2 QV, 3 AF) |
| ORNAMENTAL TREES IN LIEU OF SHADE TREES SHALL BE 3:1 MINIMUM ORNAMENTAL TREES DBH = 1.25" | | |

## OPEN SPACE REQUIRED:

| | | |
|---|---|---|
| TOTAL PROJECT AREA | = | 14,941.08 SF (0.343 AC) |
| REQUIRED OPEN SPACE = 14,941.08 X 0.20 = 2,988 SF | | |
| TOTAL OPEN SPACE PROVIDED = 9,811.92 SF | | |
| TOTAL LANDSCAPED SPACE PROVIDED = 4,159 SF | | |

## TYPE C – BUFFER CALCULATIONS

TYPE 'C' BUFFER (15' WIDE) TOTAL LENGTH = 159 LF LESS DRIVEWAY (24LF) = 135 LF

| | | |
|---|---|---|
| SHADE TREES REQUIRED | = | (2/100 LF) PROVIDE 2.7 TREES = 3 TREES |
| SHADE TREES PROVIDED | = | 0.00 DUE TO POWER LINE ON WEST BOUNDARY, SEE ORNAMENTAL TREES. |
| ORNAMENTAL TREES REQUIRED | = | 4 (3/100 LF) |
| ORNAMENTAL TREES PROVIDED | = | 3 LT, 6 INS, 6 ED |
| TOTAL BUFFER AREA | = | 2,001 SF |
| LANDSCAPE/PLANT MATERIAL AREA REQUIRED | = | 1,000 SF (50%) |
| LANDSCAPE /PLANT MATERIAL AREA PROVIDED | = | 1,337 SF |
| PLANT MATERIAL AREA PROVIDED | = | 670 JC, 667 MULCHED LANDSCAPED AREA |

## LANDSCAPING AREA CALCULATIONS:

TYPE B BUFFER = 1,337 SF
TYPE C BUFFER = 1030 SF
PARKING AREAS 697 SF
BLDG FRONTAGE = 205 SF

TOTAL = 3,269 SF

## TYPE B – BUFFER CALCULATIONS (WEST)

TYPE 'C' BUFFER (15' WIDE) TOTAL LENGTH = 97.45
SHADE TREES REQUIRED = (2/100 LF) PROVIDE 1.7 TREES = 2 TREES

| | | |
|---|---|---|
| ORNAMENTAL TREES REQUIRED | = | 3 (3/100 LF) |
| ORNAMENTAL TREES PROVIDED | = | 3 LT |
| TOTAL BUFFER AREA | = | 1,949 SF |
| LANDSCAPE/PLANT MATERIAL AREA REQUIRED | = | 974.5 SF (50%) |
| LANDSCAPE /PLANT MATERIAL AREA PROVIDED | = | 1,030 SF |
| PLANT MATERIAL AREA PROVIDED | = | 618 JC, 412 MULCHED LANDSCAPED AREA |

## INCHES DBH REQUIRED CALCULATIONS

TOTAL REQUIRED = 100 INCHES / AC = 34"
EXISTING INCHES PRESERVED = 0
REPLACEMENT INCHES = 34 INCHES REQUIRED
TOTAL PROVIDED:
NEW OAK — 2 X 3.5" = 7"
FLORIDA MAPLE — 3 X 3.5" = 10.5"
CREPE MYRTLE — 12 (4 X 3.5) = 14"
PALM TREE = 6 (2 X 3.5) = 7"
TOTAL INCHES PROVIDED = 38.5"

## NATIVE MATERIAL CALCULATIONS

| | | |
|---|---|---|
| TOTAL PLANT MATERIAL USED | = | 428 |
| NATIVE MATERIAL REQUIRED | = | 107 (25% INSIDE UGB) |
| NATIVE MATERIAL PROVIDED | = | 428 (100%) |

## NATIVE TREE CALCULATIONS

| | | |
|---|---|---|
| TOTAL NEW TREES | = | 5 |
| NATIVE TREES REQUIRED | = | 2.5 (50%) |
| NATIVE TREES PROVIDED | = | 5 (60%) |

## FLORIDA–FRIENDLY MATERIAL CALCULATIONS

| | | |
|---|---|---|
| TOTAL PLANT MATERIAL USED | = | 428 |
| FF MATERIAL REQUIRED | = | 214 (50%) |
| FF MATERIAL PROVIDED | = | 428 (100%) |

## BUILDING FRONTAGE LANDSCAPING

41' OF BUILDING FRONTAGE AVAILABLE ONLY.
bldg with =94' access to building = 29'
Planting require = 60% of bldg frontage less access
Planting width required = 65' x 60% = 39'

## LANDSCAPE NOTES

1. ALL MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER.
2. ALL LANDSCAPED AREAS SHALL BE MULCHED WITH CYPRESS BARK MULCH
3. MULCH SHALL NOT BE INSTALLED ON TOP OF THE ROOT BALLS OF ANY SHADE OR ORNAMENTAL TREES.
4. ALL MATERIAL INSTALLED SHALL MEET THE 2020 GRADES AND STANDARDS FOR LANDSCAPE INSTALLATION.
5. ALL NEW TREES MUST BE GUYED OR STAKED AS DETAILED.
6. EXISTING TREES THAT ARE TO REMAIN MUST BE PROTECTED THROUGHOUT CONSTRUCTION.
7. ALL LANDSCAPE MATERIAL MUST BE INSTALLED WITH NATIVE PEAT AND SLOW–RELEASE NITROGEN FERTILIZER.
8. DURING THE ESTABLISHMENT PERIOD (FIRST 30 DAYS) THE LANDSCAPE CONTRACTOR SHALL APPLY A MINIMUM OF 60–80 GPD TO ALL NEW TREES.
9. LANDSCAPE CONTRACTOR MUST LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION.
10. NO PLANTINGS OR OTHER OBSTRUCTIONS MAY BE WITHIN THE 2' VEHICULAR OVERHANG AREA.
11. SEED AND MULCH SHALL BE INSTALLED IN ALL DISTURBED AREAS.
12. REMOVE ANY TREE WRAP FROM AROUND THE TRUNK OF NEW TREES TO BE INSTALLED.
13. ALL NEW TREES AND SHRUBS MUST MEET THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1)
14. PLANT MATERIAL MUST MEET ALL SIZE SPECIFICATIONS, NOT JUST CONTAINER SIZE.
15. THE PRELIMINARY AND FINAL INSPECTIONS AS OUTLINED IN SECTION 6.7.12 SHALL BE COMPLETED WITH. NO CERTIFICATE OF OCCUPANCY OR CERTIFICATION OF COMPLETION SHALL BE ISSUED UNTIL THESE INSPECTIONS HAVE BEEN COMPLETED AND APPROVAL GRANTED.
16. TREE PROTECTION SHALL CONTINUE DURING THE COURSE OF CONSTRUCTION. ALL REQUIREMENTS OUTLINED IN SECTION 6.7.3 E SHALL BE COMPLIED WITH BY ALL CONTRACTORS OPERATING ON SITE.
17. THE PRELIMINARY AND FINAL INSPECTIONS AS OUTLINED IN SECTION 6.7.12 SHALL BE COMPLETED WITH. NO CERTIFICATE OF OCCUPANCY OR CERTIFICATION OF COMPLETION SHALL BE ISSUED UNTIL THESE INSPECTIONS HAVE BEEN COMPLETED AND APPROVAL GRANTED.
18. NOTES HAVE BEEN SHOWN REGARDING LICENSING (6.18.15 & 6.9.10), TREE PROTECTION (6.7.3 E), MAINTENANCE (6.8.13 & 6.9.8) FERTILIZER USE (6.8.4) AND WATERING (6.9.9).
19. ALL REQUIREMENTS OUTLINED IN SECTION 6.8.4 REGARDING FERTILIZER AND OTHER LANDSCAPE CHEMICALS SHALL BE COMPLIED WITH BY THE OWNER AND/OR OTHER LANDSCAPE PROFESSIONALS.
20. UPON COMPLETION OF THE INSTALLATION, THE CONTRACTOR SHALL REQUIRE AN INSPECTION BY THE DESIGN PROFESSIONAL. A LANDSCAPE AND IRRIGATION AS–BUILT CERTIFICATION SHALL BE SIGNED AND SEALED BY THE DESIGN PROFESSIONAL AND SUBMITTED TO THE MARION COUNTY LANDSCAPE ARCHITECT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
21. ALL REQUIREMENTS OUTLINED IN SECTION 6.8.13 REGARDING LANDSCAPE MAINTENANCE SHALL BE COMPLIED WITH BY THE OWNER AND/OR OTHER MAINTENANCE PROFESSIONALS.
22. ALL REQUIREMENTS OUTLINED IN SECTION 6.8.15 REGARDING LANDSCAPE INSTALLATION AND

## IRRIGATION NOTES

1. THE OWNER SHALL BE RESPONSIBLE FOR IRRIGATING ALL NEW LANDSCAPE MATERIAL UNTIL ESTABLISHED.
2. ALL NEW IRRIGATION SHALL BE MICRO–SPRAY HEADS, DRIP–IRRIGATION, AND/OR BUBBLER HEADS.
3. A MINIMUM OF TWO (2) BUBBLER HEADS SHALL BE INSTALLED AT EACH NEW TREE PLANTING.
4. IRRIGATION SHALL BE SET SO THERE IS NO OVERSPRAY ONTO ANY PAVED AREAS.
5. THE OWNER SHALL BE RESPONSIBLE FOR WATERING THE SEEDED AREAS UNTIL ESTABLISHMENT.
6. "RAIN–CHECK" MONITOR SHALL BE INSTALLED ON ANY PERMANENT IRRIGATION SYSTEM.
7. BACK–FLOW PREVENTION DEVICE SHALL BE INSTALLED AT THE CONNECTION OF ANY WELL OR METER.
8. UPON COMPLETION OF THE IRRIGATION SYSTEM INSTALLATION AND THE ACCEPTANCE OF THE AS–BUILT DIAGRAM AND OPERATIONAL INFORMATION, A FINAL INSPECTION AND LANDSCAPE/IRRIGATION RELEASE SHALL BE SIGNED AND SEALED BY THE IRRIGATION DESIGN PROFESSIONAL AND SUBMITTED TO THE MARION COUNTY LANDSCAPE ARCHITECT. ALL REQUIREMENTS OUTLINED IN SECTION 6.9.6 SHALL BE COMPLIED WITH BY THE IRRIGATION INSTALLATION PROFESSIONALS.
9. ALL REQUIREMENTS IN SECTION 6.9.8 REGARDING SYSTEM INSTALLATION, SCHEDULING, OPERATION, AND MAINTENANCE SHALL BE COMPLIED WITH. SYSTEM SHALL BE OPERATED AND MAINTAINED IN ACCORDANCE WITH FLORIDA–FRIENDLY BEST MANAGEMENT PRACTICES FOR PROTECTION OF WATER RESOURCES BY THE GREEN INDUSTRIES OF THE FLORIDA YARDS AND NEIGHBORHOOD PROGRAM.
10. ALL REQUIREMENTS OUTLINED IN SECTION 6.9.9 REGARDING THE IRRIGATION SCHEDULING SHALL BE COMPLIED WITH BY THE IRRIGATION INSTALLATION PROFESSIONALS.
11. ALL REQUIREMENTS OUTLINED IN SECTION 6.9.10 REGARDING LICENSING AND CERTIFICATION OF THE IRRIGATION INSTALLATION AND MAINTENANCE PROFESSIONALS SHALL BE COMPLIED WITH.
12. NOTES HAVE BEEN SHOWN REGARDING CLOSE–OUT REQUIREMENTS (6.9.6) WATERING INSTALLATION (6.9.9) AND INSTALLATION LICENSING REQUIREMENTS (6.9.10).
13. BUBBLERS FOR TREES SHALL BE STAKED IN THEIR PROPERTY LOCATIONS.

**ENGINEER'S CERTIFICATION:**

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

MILES C ANDERSON PE
FLORIDA PROFESSIONAL ENGINEER # 39355
CA # 00009542
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY MILES ANDERSON, PE USING A DIGITAL SIGNATURE
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

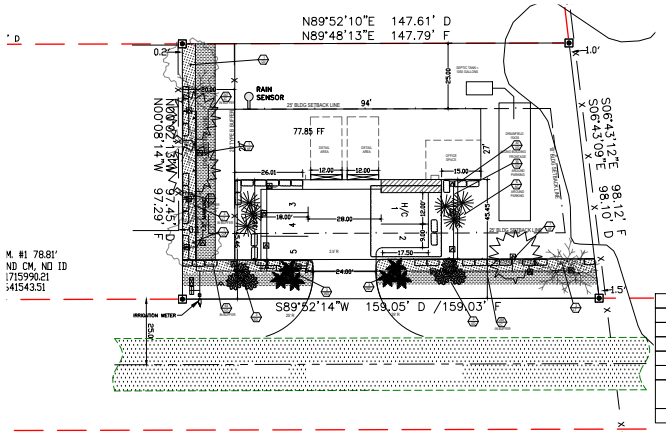

MILES CHRISTIAN ANDERSON CONSULTING ENGINEERS, INC.
CIVIL — STRUCTURAL — LAND PLANNING — GOLF COURSE DESIGN
1515 E. SILVER SPRINGS BLVD., SUITE 132 (352) 629-5591
OCALA, FLORIDA 34470 FAX (352) 629-4402

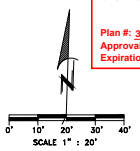

MINOR SITE PLAN | UTILITY & LANDSCAPE PLAN

MAJESTY CORNER LLC
PROJECT: MSP 39122-008-00
MARION COUNTY, FLORIDA
SEC 31, TWP 16, RGE 23
OCALA, FLORIDA

| No. | REVISION | DATE |
|---|---|---|
| 1 | RAI | 1-16-26 |

DATE: 2-5-25 | DESIGN: MCA | PROJ. MAJESTY CORNER LLC
SCALE: AS SHOWN | DRAW: MS | JOB NUMBER: 24-076
APPROVED: MCA | CHECK: MCA | FILE: P:\ALDANA ...
SHEET C002




IRRIGATION PLAN:
SCALE: 1" = 20'

Marion County FL, Growth Services
Minor Site Plan

Plan #: 33140
Approval Date: 3/19/2026
Expiration Date: 03/19/2028

## IRRIGATION SCHEDULE

| SYMBOL | MANUFACTURER / MODEL |
|---|---|
| | HUNTER PCB SERIES BUBBLER HEADS FOR TREES |
| | HUNTER 1000 SERIES SPRAY HEADS |
| | HUNTER DRIP LINES FOR SHRUBS |
| | HUNTER X-CORE (6 STATION) CONTROLLER |
| | (4) 2" NELSON VALVES IN WATER-RESISTANT BOXES |
| | HUNTER RAIN-CLIK SENSOR MOUNT IN LOCATION WITH OPEN VIEW TO SKY. |
| | SLEEVING – SCH. 40 PVC. |

### IRRIGATION ZONE DATA

| | | |
|---|---|---|
| TREE ZONE 1 | – | 40.0 GPM |
| SHRUB ZONE 1 | – | 36.0 GPM |
| SOD ZONE 1 | – | 36.0 GPM |
| SOD ZONE 2 | – | 36.0 GPM |

148 GPM x 15 = 2,220 GPR x 2
= 4,440 GPW / 7 = 634.28 GPD

GPM = GALLONS PER MINUTE
GPR = GALLONS PER ZONE RUN TIME
GPW = GALLONS PER WEEK
GPD = GALLONS PER DAY

| | |
|---|---|
| AG | AGRICULTURE, RURAL LANDS, NATURAL RESERVATION |
| SFR | SINGLE FAMILY, DUPLEX RESIDENTIAL |
| MF | MULTI-FAMILY RESIDENTIAL |
| COM | COMMERCIAL, RV PARKS, COMMERCIAL RECREATION |
| IND | INDUSTRIAL USES |
| PUB | PUBLIC USE (INCLUDING GOVERNMENT, INSTITUTIONAL, AND RELATED PROFESSIONAL OFFICES) |
| ROW | ARTERIAL OR COLLECTOR RIGHT-OF-WAY OR ROAD EASEMENT |

**LAND USE TABLE**

| PROPOSED USE | PERMITTED OR EXISTING USE | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | AG | SFR | MF | COM | IND | PUB | ROW |
| | AG | - | - | - | - | - | - | - |
| | SFR | E | - | C | A | B | C | C |
| | MF | E | A | - | A | B | C | C |
| | COM | D | B | B | - | B | C | C |
| | IND | B | B | B | B | - | B | D |
| | PUB | E | B | C | C | C | | C |

### VALVE SIZING

PRESSURE LOSS NOT TO EXCEED 5 PSI:

PGV PRESSURE LOSS IN PSI

| Flow GPM | 1" Globe | 1½" Globe | 2" Globe |
|---|---|---|---|
| 1 | 1.1 | | |
| 5 | 1.9 | | |
| 10 | 1.9 | | |
| 15 | 1.6 | | |
| 20 | 3.3 | 3 | 1 |
| 30 | 9.1 | 3 | 1 |
| 35 | 16 | 3 | 2 |
| 40 | 20 | 3 | 2 |
| 50 | | 4 | 1 |
| 60 | | 5 | 2 |
| 80 | | 5.5 | 3 |
| 100 | | 9 | 5 |
| 120 | | 11.5 | 6 |
| 135 | | | 8 |
| 150 | | | 10 |

### PLD EMITTER LINE MAXIMUM LENGTH

EMITTER LINE LENGTH IN FEET
(FOR 1.0 GPH EMITTERS)

| PSI | EMITTER SPACING 12" | 18" | 24" |
|---|---|---|---|
| 15 | 126 | 176 | 222 |
| 20 | 169 | 235 | 295 |
| 25 | 197 | 276 | 346 |
| 30 | 218 | 308 | 390 |
| 35 | 240 | 337 | 425 |
| 40 | 263 | 362 | 452 |
| 45 | 271 | 384 | 486 |
| 50 | 288 | 401 | 503 |

(LENGTH ON 0% SLOPE)
SEE MNFR'S SPECS

## IRRIGATION NOTES

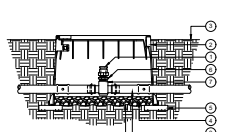
1. THE OWNER SHALL BE RESPONSIBLE FOR IRRIGATING ALL NEW LANDSCAPE MATERIAL UNTIL ESTABLISHED.
2. ALL NEW IRRIGATION SHALL BE MICRO–SPRAY HEADS, DRIP–IRRIGATION, AND/OR BUBBLER HEADS.
3. A MINIMUM OF TWO (2) BUBBLER HEADS SHALL BE INSTALLED AT EACH NEW TREE PLANTING.
4. IRRIGATION SHALL BE SET SO THERE IS NO OVERSPRAY ONTO ANY PAVED AREAS.
5. THE OWNER SHALL BE RESPONSIBLE FOR WATERING THE SEEDED AREAS UNTIL ESTABLISHMENT.
6. "RAIN–CHECK" MONITOR SHALL BE INSTALLED ON ANY PERMANENT IRRIGATION SYSTEM.
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13. BUBBLERS FOR TREES SHALL BE STAKED IN THEIR PROPERTY LOCATIONS.

**LANDSCAPE/IRRIGATION PERMIT NOTES:**
A PERMIT WILL BE ISSUED FROM MARION COUNTY BUILDING DIVISION PRIOR TO INSTALLATION OF IRRIGATION SYSTEMS. UPON COMPLETION OF THE LANDSCAPE AND/OR IRRIGATION INSTALLATION, THE CONTRACTOR SHALL REQUEST AN INSPECTION BY THE DESIGN PROFESSIONAL. PRIOR TO THE INSPECTION, THE CONTRACTOR MUST PROVIDE A CLEAR AND LEGIBLE AS–BUILT DIAGRAM OF THE IRRIGATION SYSTEM. A LANDSCAPE AND IRRIGATION AS–BUILT CERTIFICATION SHALL BE SIGNED AND SEALED BY THE DESIGN PROFESSIONAL AND SUBMITTED TO THE COUNTY LANDSCAPE ARCHITECT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, AS PER MARION COUNTY LAND DEVELOPMENT CODE SECTION 6.8.12 & 6.9.9

NOTE: CONTRACTOR RESPONSIBLE FOR HIS OWN TAKE–OFFS.

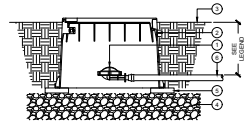
THE IRRIGATION PLAN IS DIAGRAMMATIC IN NATURE. LOCATIONS OF PIPING AND OTHER APPURTENANCES ARE SHOWN FOR CLARITY. FIELD CHANGES MAY BE REQUIRED TO ACHIEVE PROPER IRRIGATION COVERAGE.

ALL PIPE SHALL BE LOCATED WITHIN PROPERTY BOUNDARIES.



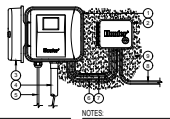
DETAIL LEGEND:
1. HUNTER AIR RELIEF VALVE
2. HUNTER RECTANGULAR PLASTIC VALVE BOX AND LID (MB-0811). LID COLORS: STANDARD BLACK, PURPLE FOR RECYCLED WATER USE, AND OTHER COLORS AVAILABLE. SEE HUNTER CATALOG.
3. FINISHED GRADE
4. GRAVEL BASE, DEPTH AS SPECIFIED
5. COMMON HALF BRICK, 2 TOTAL, INSTALL ONE ON EACH SHORT SIDE OF BOX.
6. 3/4" MPT X 1/2" FPT BUSHING
7. PLD-075-TBTEE FITTING
8. PROFESSIONAL LANDSCAPE DRIPLINE
9. FILTER FABRIC

AIR RELIEF VALVE - TUBING



DETAIL LEGEND:
1. HUNTER AUTOMATIC FLUSH VALVE (AFV-B) WITH 5/8" [17 mm] BARB CONNECTION
2. HUNTER RECTANGULAR PLASTIC VALVE BOX AND LID (MB-0811). LID COLORS: STANDARD BLACK, PURPLE FOR RECYCLED WATER USE, AND OTHER COLORS AVAILABLE. SEE HUNTER CATALOG.
3. FINISHED GRADE
4. GRAVEL BASE, DEPTH AS SPECIFIED
5. COMMON HALF BRICK, 2 TOTAL. INSTALL ONE ON EACH SHORT SIDE OF BOX.
6. HUNTER BLANK TUBING (PLD-BLNK) TO DRIPLINE ZONE. 5/8" [17 mm]

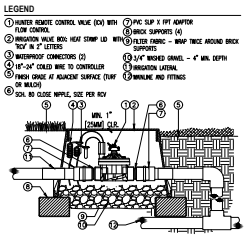
EMITTER ZONE AUTOMATIC FLUSH VALVE WITH BARB CONNECTION



DETAIL LEGEND:
1. IRRIGATION CONTROLLER, INDOOR/OUTDOOR WALL MOUNT, PER PLAN
2. FLOW-CLIK MODULE AND PROVIDED CABLE
3. PLASTIC CONTROLLER DOOR
4. CONTROL WIRE CONDUIT TO PLANTER, SIZE AS REQUIRED
5. 120 VAC CABLE FOR CONNECTION TO GROUNDED 120 VAC POWER SOURCE (230 VAC FOR INTERNATIONAL MODELS)
6. TWO (2) WIRES TO SENSOR TERMINALS IN CONTROLLER - WHITE
7. TWO (2) WIRES TO 24 VAC TERMINALS IN CONTROLLER - YELLOW
8. TWO (2) WIRES TO FLOW-CLIK SENSOR - BLACK, RED
9. SURFACE TO MOUNT CONTROLLER PER PLAN

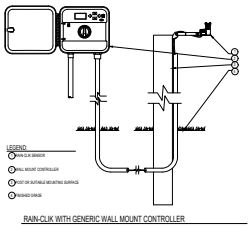
NOTES:
A. COMPLETE INSTALLATION IN ACCORDANCE WITH HUNTER'S SPECIFICATIONS. REFER TO PRODUCT INSTALLATION GUIDE PRIOR TO INSTALLATION.
B. CONTROLLER ACCEPTS 120 VOLTS A.C. OR 230 VOLTS A.C. (INTERNATIONAL MODEL). HARD WIRE OR PLUG INTO A GROUNDED POWER SOURCE.
C. MODEL NUMBER AND SPECIFICATIONS PER PLAN.
D. MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL WHEN FEASIBLE.

IRRIGATION CONTROLLER, WALL MOUNT WITH FLOW-CLIK



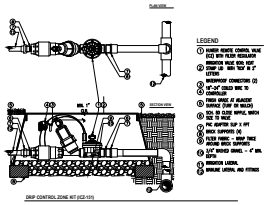
LEGEND
1. HUNTER REMOTE CONTROL VALVE (ICV) WITH FLOW CONTROL
2. IRRIGATION VALVE BOX; HEAT STAMP LID WITH "ICV" & 2" LITERS
3. WATERPROOF CONNECTORS (2)
4. 18"-24" COILED WIRE TO CONTROLLER
5. FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
6. SCH. 80 CLOSE NIPPLE, SIZE PER RCV
7. PVC SLIP X FPT ADAPTOR
8. BRICK SUPPORTS (4)
9. FILTER FABRIC – WRAP TWICE AROUND BRICK SUPPORTS
10. 3/4" WASHED GRAVEL – 4" MIN. DEPTH
11. IRRIGATION LATERAL
12. MAINLINE AND FITTINGS

IN-LINE VALVE (ICV-151G)



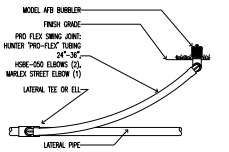
LEGEND:
1. RAIN-CLIK SENSOR
2. WALL MOUNT CONTROLLER
3. POINT OF SUITABLE MOUNTING SURFACE
4. MOUNTED STAKE

RAIN-CLIK WITH GENERIC WALL MOUNT CONTROLLER

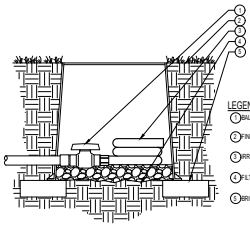


LEGEND:
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2. IRRIGATION VALVE BOX; HEAT STAMP LID WITH "ICV" & 2" LITERS
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9. FILTER FABRIC – WRAP TWICE AROUND BRICK SUPPORTS
10. 3/4" WASHED GRAVEL – 4" MIN. DEPTH
11. IRRIGATION LATERAL
12. MAINLINE AND FITTINGS

DRIP CONTROL ZONE KIT (ICZ-101)



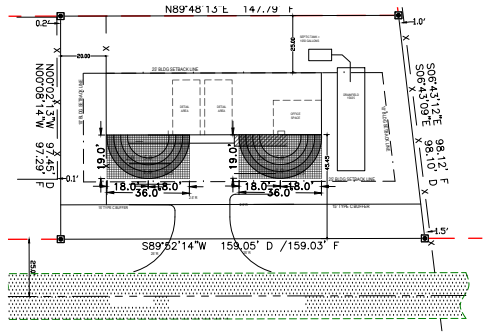

AFB BUBBLER



LEGEND:
1. BALL VALVE
2. FINISHED GRADE
3. IRRIGATION HOSE (LENGTH AS NECESSARY)
4. FILTER FABRIC
5. BRICK

FLUSH POINT - BALL VALVE

## PHOTOMETRIC PLAN




**ENGINEER'S CERTIFICATION:**
I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF MARION COUNTY LAND DEVELOPMENT CODE, EXCEPT AS WAIVED.

MILES C ANDERSON PE
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1515 E. SILVER SPRINGS BLVD., SUITE 132 (352) 629-5591
OCALA, FLORIDA 34470 FAX (352) 629-4402

MINOR SITE PLAN | IRRIGATION PLAN

MAJESTY CORNER LLC
PROJECT: MSP 39122-008-00
MARION COUNTY, FLORIDA
SEC 31, TWP 16, RGE 23
OCALA, FLORIDA

| No. | REVISION | DATE |
|---|---|---|
| 1 | RAI | 1-16-26 |

DATE: 2-5-25 | DESIGN: MCA | PROJ. MAJESTY CORNER LLC
SCALE: AS SHOWN | DRAW: MB | JOB NUMBER: 24-076 | SHEET C003
APPROVED: MCA | CHECK: MCA | FILE: ALDANA ...

**Aldana Contracting LLC**
Travis Aldana, CGC 1533310
*3002 SE 1st Avenue, Ste. 300 • Ocala, Fl 34471 • (352) 307-7727*

June 9, 2026

Marion County Development Review Committee

RE: Buffer Wall Requirement MSP 33140 (PID# 39122-008-00)

Dear Members of the Development Review Committee,

This letter is being submitted to document the adjacent property owner's agreement that the Type B buffer wall requirement along the shared east side property line is unnecessary.

The owner of the adjoining property (6345 SE 115 Lane, Belleview Fl 34420) has reviewed the proposed development and has indicated that he does not wish to require the installation of the Type B buffer wall otherwise required by the Marion County Land Development Code section 6.8.6. along the common property line. The adjacent property owner believes that his existing fence, together with the proposed landscaping shown on the approved site plan, will provide an adequate visual and physical buffer between the properties.

Accordingly, the adjacent property owner has expressed his consent to waive enforcement of the Type B buffer wall requirement along this property line and supports the use of the existing fence and proposed landscaping as a sufficient buffering solution.

We respectfully request that the Development Review Committee consider the adjacent property owner's position, consent and the existing site conditions when reviewing and evaluating our waiver request from this code requirement.

Sincerely,

Travis Aldana Sr.
Aldana Contracting LLC.

Enclosure: Adjacent Property Owner Consent

**Aldana Contracting LLC**
Travis Aldana, CGC 1533310
*3002 SE 1st Avenue, Ste. 300 • Ocala, Fl 34471 • (352) 307-7727*

Property Owner Consent:

I, the undersigned owner of property 6345 SE 115 Lane, Belleview, Fl (PID# 39122-004-00) that is the adjacent to parcel 39122-008-00, have reviewed the proposed development plans and acknowledge that I do not object to the waiver of the Typer B buffer wall requirement along out shared property line.

Property Owner Signature

Janet Recio
Printed Name

06/09/26
Date

# Marion County

## Development Review Committee

### Agenda Item

**File No.:** 2026-23712 **Agenda Date:** 7/20/2026 **Agenda No.:** 6.6.

**SUBJECT:**
**Midway Oaks (fka Midway Terrace) Major Site Plan 32788 - Waiver Request to Major Site Plan in Review**
**Parcel #: 9007-0101-32 #WaiverPIR-001059-2026**
**Mastroserio Engineering, Inc.**

**LDC 2.12.8 - Topographical Contours**
CODE states Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.
**APPLICANT** requests to utilize existing contours and lidar. A site inspection was conducted to check existing conditions on and around the site. Nothing was found that contradicts the contours and lidar that was already obtained.

**LDC 6.8.6.K(3) - Buffers**
CODE states C-Type buffer shall consist of a 15-foot wide landscape strip without a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer and form a layered landscape screen with a minimum height of three feet achieved within one year.
**APPLICANT** - A waiver is requested to provide a 6-foot high opaque fence along the property boundary fronting the cul-de-sac right of way in lieu of the required buffer consisting of 2 shade trees and shrubs and ground cover for these 52 feet of property frontage. The fencing would provide security and safety measures to prevent the neighborhood citizens from entering the DRA. The fence would be offset 10 feet inward from the property line.

# SUBMITTAL SUMMARY REPORT
# 32788

| | | | |
|---|---|---|---|
| **PLAN NAME:** | MIDWAY TERRACE | **LOCATION:** | 7191 MIDWAY TER ALL UNITS OCALA, |
| **APPLICATION DATE:** | 04/23/2025 | **PARCEL:** | 9007-0101-32 |
| **DESCRIPTION:** | THE ONLY CHANGES TO THE APPROVED PLAN ARE THE RELOCATION OF THE DRAINAGE RETENTION AREA, A SMALL AMOUNT OF ADDITIONAL IMPERVIOUS PAVEMENT AREA, MINOR GRADING REVISIONS, AND THE UPDATED PIPE CONVEYANCE IMPROVEMENTS TO THE PROPOSED DRAINAGE RETENTION AREA. THE APPROVED LANDSCAPE BUFFER AND ALL OTHER IMPROVEMENTS WILL REMAIN AS PERMITTED. | | |

| CONTACTS | NAME | COMPANY |
|---|---|---|
| Applicant | Paolo Mastroserio | Mastroserio Engineering, Inc |
| Applicant | shahbaz yousaf | |
| Engineer of Record | Paolo Mastroserio | Mastroserio Engineering, Inc |

| SUBMITTAL | STARTED | DUE | COMPLETE | STATUS |
|---|---|---|---|---|
| OCE: Plan Review Revision (DR) v.1 | 06/30/2026 | 07/15/2026 | | In Review |
| OCE: Plan Review (DR) v.1 | 01/12/2026 | 01/27/2026 | 01/12/2026 | Approved |

## SUBMITTAL DETAILS

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

| ITEM REVIEW NAME (DEPARTMENT) | ASSIGNED TO | DUE | COMPLETE | STATUS |
|---|---|---|---|---|
| 911 Management (DR) (911 Management) | | 01/27/2026 | 01/12/2026 | Approved |

*Comments*

JAMIE WALDRON / 9-1-1 MANAGEMENT / 352-671-8460 / FAX 352-671-8798

YES 2.12.8 - Legal description matches boundary on plan
YES 2.12.28 - Correct road names supplied
YES 6.2.1.F - North arrow and graphic drawing and written scale On Sheets L001 and L002 the North Arrow is not pointing true north.
N/A Additional 911 comments

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Environmental Health (Plans) (Environmental Health) — 01/27/2026 — 01/12/2026 — Approved

*Comments*

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) — 01/12/2026 — Approved

*Comments*

YES 6.18.2 - Fire Flow/Fire Hydrant
N/A 6.18.3 - Gated Communities/Properties
N/A 6.18.4 - Wildland Interface Area
N/A 6.18.5 - Access Control Box
YES 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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# SUBMITTAL SUMMARY REPORT (32788)

| ITEM REVIEW NAME (DEPARTMENT) | ASSIGNED TO | DUE | COMPLETE | STATUS |
|---|---|---|---|---|
| Growth Services Planning & Zoning (DR) (GS Planning and Zoning) | | | 01/12/2026 | Approved |

*Comments*

Zoning: Approved
YES 2.12.4.C - Owner and applicant name Included
YES 2.12.4.L(1) - Parcel number Included
YES 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown Cover sheet C001 indicates incorrect FLU and zoning designation for properties north of project (on Hemlock Loop Terrace). Please correct. Please indicate FLU and zoning designations of properties across Midway Terrace.
6/16/25 - Acknowledged by applicant.
YES 2.12.4.L(4) - Zoning requirements: lot width, area , setbacks , coverage (floor area ratios) and parking Please indicate proposed and permitted building height.
6/16/25 - Included
YES 2.12.23/4.2 -Setbacks, dimensions for all improvements, and easements Included
INFO 2.12.24 - Landscape requirements/6.8.6 - Buffering Please indicate width of required buffers on site plan. Ensure no structures are within this buffer, per LDC Sec. 6.8.6. Staff does not support separate driveway for garbage collection area. Please relocate and indicate buffering/screening for garbage collection area, per LDC Sec. 6.8.9
6/16/25 - Additional driveway removed by applicant. No structures are allowed within buffer and shall be indicated after-the-fact on as-builts.
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
YES 2.12.6 - Location of water and sewer. Does this need a special use permit? Will be served by central water and sewer. Defer to MCU
YES 2.12.9 - Show adjacent streets serving development Included
YES 2.12.32 - Show 100yr flood zone Included
YES 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) Please submit an environmental assessment for listed species (EALS), or EALS exemption request, meeting requirements in LDC Sec. 6.5
6/18/25 - EALS and transect map were submitted separately and transmitted to FWC on 6/18.
YES 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 Adequate parking is provided. For future reference, please indicate number of rooms per unit to calculate parking spaces for residential projects. 1-bedroom multi-family units, for example, only need to provide 1.5 parking spaces instead of 2. See LDC Sec. 6.11.8 and Table 6.11-4.
YES 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. Will there be any signs? If so, please indicate on site plan C003. A separate sign permit will be required.
6/16/25 - Acknowledged by applicant.
YES 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks Included
YES 2.12.27 - Show location of outside storage areas Will there be any outdoor storage areas?
6/16/25 - No outdoor storage areas indicated by applicant

YES 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain No ESOZ
Primary Springs Protection Zone
FEMA Flood Zone X
N/A Additional Zoning comments

Land Use: Approved
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?
INFO 3.2.3/6.6/5.2.5/flood - RESIDENTIAL - Complies with Min/Max Density? Site is allowed to have between 14 and 27 residential units on it. Applicant is proposing 15. This is within the allowed density
N/A 3.2.3 - NON-RESIDENTIAL - Complies with FAR?
YES 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?]
N/A 2.12.4.L(5)/5.7 - Wellhead Protection - P/S/T Zones Shown/Listed?
N/A 2.12.4.L(7 & 9) - Building Uses/Identifiers/Designations Provided for 911?
N/A 4.1.4.J - [Greenway Setback Provided?]
N/A 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)?]
N/A 2.12.9/6.12.2.B - Comp Plan Future Thoroughfares R/W Provided (TE Map)?
N/A 6.11.4.C - [Additional/Atlernate/Interconnected Access (S/QS-L) Provided?]
N/A 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?]
YES 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available?
YES 2.12.5/1.8.2.D - Concurrency - PRELIM Evaluation Required?
YES 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected?
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:

# SUBMITTAL SUMMARY REPORT (32788)

| ITEM REVIEW NAME (DEPARTMENT) | ASSIGNED TO | DUE | COMPLETE | STATUS |
|---|---|---|---|---|
| Landscape (Plans) (Parks and Recreation) | | 01/27/2026 | 01/12/2026 | Approved |

*Comments*

YES 2.12.18 - All trees 10" DBH and larger Show all existing trees on site, aerial indicates trees in middle of parcel,not shown on plans
N/A 2.12.25 - Marion Friendly Landscape Areas
YES 6.7.3 - Tree protection
N/A 6.7.4 - Shade tree requirements
YES 6.7.6 - Tree removal submittal requirements Plans indicates 5 existing trees. 3 trees to be preserved, 3 to be removed - 6 existing trees - please confirm
YES 6.7.8 - Protected tree replacement requirements
YES 6.7.9 - Replacement trees; general requirements
YES 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes)
YES 6.8.3 - Landscape design standards
N/A 6.8.4 - Landscape area requirements for non-residential development
YES 6.8.5 - Landscape area requirements for residential and mixed use developments
YES 6.8.6 - Buffers 1. OHE along north side of Midway terrace, please show on plans. 2. Large shade trees shall not be within 30' of OHE, please adjust trees, 3. Type A buffer requires 50% shrubs and groundcovers, please show on plans 4. Label buffer types 5. Label buffer material on south buffer
YES 6.8.7 - Parking areas and vehicular use areas
YES 6.8.8 - Building landscaping
YES 6.8.9 - Service and equipment areas confirm location of dumpster with planning/zoning
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
YES 6.8.10 - General planting requirements (specifications)
YES 6.8.11 - Landscape installation
YES 6.8.12 - Landscape completion inspection requirements
YES 6.9.2 - Irrigation plan requirements (details, legend, notes)
YES 6.9.3 - Irrigation design standards
YES 6.9.5 - Irrigation system installation
YES 6.9.6 - Completion inspection requirements
YES 6.19.3 - Outdoor lighting plan requirements will there be outdoor lighting? if so, please submit a signed and sealed photometric plan
N/A 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

# SUBMITTAL SUMMARY REPORT (32788)

| ITEM REVIEW NAME (DEPARTMENT) | ASSIGNED TO | DUE | COMPLETE | STATUS |
|---|---|---|---|---|
| OCE Design (Plans) (Office of the County Engineer) | | 01/27/2026 | 01/12/2026 | Approved |

*Comments*

YES 2.21.2.B - Major Site Plan fee of $1,000..00 + ($10.00 x total site acreage) 7/18/25-fee due with resubmittal
6/13/25-fee due with resubmittal
5/8/25-fee due with resubmittal
N/A 2.21.2.B - Plan review fee of $40.00 made payable to Marion County Health Department
N/A Traffic study / methodolgy fee of $200.00 made payable to Marion County BCC is required prior to plan approval. Refer to Resolution 10-R-630 for the current fee schedule.
N/A 2.1.6.A - $100 Resubmittal fee payable to Marion County BCC
N/A 2.1.7.A - $100 Revision fee payable to Marion County BCC
N/A 2.1.3 - Order of plan approval
YES 2.12.3 - Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions 6/13/25-Corrected
5/8/25-type of application; Major Site Plan
YES 2.12.4.A - Type of application on front page 6/13/25-Corrected
5/8/25-type of application; Major Site Plan
YES 2.12.4.B - Project name centered at top of front page
YES 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet
YES 2.12.4.D - Owner's certification on front sheet: I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan
YES 2.12.4.E - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet
YES 6.2.1.A - Name, street address, signature, date, license number, and seal of licensed professional on each sheet
YES 2.12.4.F - Licensed professional certification on cover sheet with signature and seal on all sheets after plan approval
YES 2.12.4.F(1) - Licensed Design Professional Certification: I hereby certify that these plans and calculations were completed in accordance with all applicable requirements of the Marion County Land Development Code, except as waived.
YES 2.12.4.G - A key location or vicinity map, with north arrow, with reference to surrounding properties, streets, municipal boundaries, sections, ranges, and township
YES 2.12.4.H - A portrait oriented minimal 3 inches x 5 inches space, located 2.75 inches from the right edge of paper and .75 inches from the top edge of paper, shall remain blank to allow for a County approval stamp
YES 2.12.4.I & 6.2.1.D - Index of sheets and numbering
INFO 2.12.4.K - List of approved waivers, their conditions, and the date of approval 5/8/25-add waivers if requested in future
YES 2.12.4.L(1) - Parcel number
YES 2.12.7 - A digital version of the plan in a format pre-approved by the Office of the County Engineer
YES 2.21.2.A - Multi-phase Major Site Plans may include a separate sheet showing independent, stand alone phasing and shall not be subject to a separate Master Plan application
YES 6.2.1.B - Plans shall be legible and meet typical industry standards
YES 6.2.1.C - Standardized sheet size shall be 24" x 36"
YES 6.2.1.F - North arrow and graphic drawing and written scale
N/A Legal Documents
INFO Additional Development Review Comments After approval, plans will be electronically stamped by the County. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24”x 36” sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued. Until such time as that development order is issued, the project does not have final approval and construction, if applicable, shall not commence. For plans requiring As-Builts, As-Builts and associated documentation shall be submitted on paper in accordance with current county requirements.

# SUBMITTAL SUMMARY REPORT (32788)

| ITEM REVIEW NAME (DEPARTMENT) | ASSIGNED TO | DUE | COMPLETE | STATUS |
|---|---|---|---|---|
| OCE Property Management (Plans) (Office of the County Engineer) | | | 01/12/2026 | Approved |

*Comments*

YES Major Site Plan Received authorization letter. 6-16-2025 HR
Check Sunbiz for Ocala Shores LLC & Magic Shores LLC. Shahbaz Yousaf is not an authorized signer for either LLC. Also on site plan, there are two different LLC listed under the Owner/Developer. They both should have the same name. Either Ocala Shores or Magic Shores. Check project list. 5/15/25 HR
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]."

# SUBMITTAL SUMMARY REPORT (32788)

| ITEM REVIEW NAME (DEPARTMENT) | ASSIGNED TO | DUE | COMPLETE | STATUS |
|---|---|---|---|---|
| OCE Stormwater (Permits & Plans) (Office of the County Engineer) | | 01/27/2026 | 01/12/2026 | Approved |

*Comments*

YES 2.12.4.L(9)(b) - Data Block (Impervious Area)
YES 2.12.8 - Topographical Contours
YES 2.12.9/10 - Existing Drainage Right-of-Way/Easements
N/A 2.12.9/10 - Proposed Drainage Right-of-Way/Easements
YES 2.12.13/14/15 - General Exhibits
N/A 2.12.20 - Stormwater Infrastructure Supports Phasing
YES 2.12.38 - Stormwater Maintenance Entity
YES 6.13.2.C - Geotechnical Investigation Report
YES 6.13.7 - Geotechnical Criteria
YES 6.13.2 A(1)/(2) - Contributing Basins/Tc
YES 6.13.2.B(1)/(2) - Runoff Analysis/ Tc Calculations
YES 6.13.2.A(4) - Stormwater Features & Connective Elements
YES 6.13.2.A(3) - Retention/Detention Area Design Parameters
YES 6.13.3 - Type of Stormwater Facility Criteria
YES 6.13.4 - Stormwater Quantity Criteria
YES 6.13.2.B(4) - Hydrologic Analysis
YES 6.13.4.C - Discharge Conditions
YES 6.13.2.B(6) - Freeboard
YES 6.13.4.D - Recovery Analysis
N/A 6.13.5 - Flood Plain & Protection
YES 6.13.2.A(8) - Finish Floor Elevation Criteria
YES 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
YES 6.13.6.C - Best Management Practices
YES 6.13.8 - Stormwater Conveyance Criteria
YES 6.13.2.B(5) - Hydraulic Analysis
N/A 6.13.8.B(3) - Lane Spread Calculations
YES 6.13.2.A(9) - Access Accommodates Stormwater
YES 6.13.8.B(7) - Minimum Pipe Size
YES 6.13.2.A(5) - Existing/Proposed Stormwater Structures
YES 6.13.2.A(6) - Existing/Proposed Stormwater Pipes
YES 6.13.2.A(7) - Existing/Proposed Stormwater Swales
YES 6.13.9 - Grading Criteria
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
YES 6.13.2.B(8) - Calculation & Plan Consistency
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.
YES 6.10 - Karst Topography and High Recharge Areas Please provide a signed & sealed Karst analysis.
YES 7.1.3 - Drainage Construction Specifications
YES 6.13.12 - Operation and Maintenance
YES 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.
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.

| | | | | |
|---|---|---|---|---|
| OCE Survey (Plans) (Office of the County Engineer) | Theresa Smail | | 01/12/2026 | Approved |

*Comments*

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

# SUBMITTAL SUMMARY REPORT (32788)

| ITEM REVIEW NAME (DEPARTMENT) | ASSIGNED TO | DUE | COMPLETE | STATUS |
|---|---|---|---|---|
| OCE Traffic (Permits & Plans) (Office of the County Engineer) | | 01/27/2026 | 01/12/2026 | Approved |

*Comments*

YES 2.12.9 - Location and dimensions of streets and right-of-way 5/16/25 - Include right-of-way dimensions for Midway Terrace (when showing driveway(s) on opposite side of road as indicated elsewhere).
N/A 2.12.20 - Phases of development
N/A 2.12.30 - Route Plan
N/A 2.12.38 - Maintenance of improvements
YES 6.2.1.E - Drawing legend
YES 6.11.3 - Traffic Impact Analysis 5/16/25 - Use the fitted curve equation based upon ITE Trip Generation Manual, 11th Ed. to report daily and peak HR of adjacent street traffic (AM and / or PM).
N/A 6.11.4.B - Cross access
N/A 6.11.4.E - Sight triangle
YES 6.11.5 - Driveway access 5/16/25 - 1) Show driveway(s) on opposite side of Midway Terrace for coordination purposes. 2) Relocate dumpster access to an on-site location.
YES 6.11.6 - Construction route
N/A 6.11.9.A - Traffic signals
YES 6.11.9.B - Traffic signs 5/16/25 - Stop sign is required with stop bar.
YES 6.11.9.C - Pavement marking 5/16/25 - Label stop bar and reference TS030 on details sheet to reinforce Title sheet construction notes.
N/A 6.12.1.A. - Transportation Facilities - Purpose and Intent
N/A 6.12.2 - Right-of-way
N/A 6.12.11 - Turn lanes
YES 6.12.12 - Sidewalks 6/25/25 - Applicant indicates a DRC waiver is being requested.

5/16/25 - Sidewalks required on one side of Midway Terrace. Include sidewalk design or apply for DRC waiver to this requirement.
N/A 6.12.13 - Utility position in right-of-way
N/A Additional Traffic comments

| | | | | |
|---|---|---|---|---|
| Utilities (OCE Plans) (Utilities) | | | 01/12/2026 | Approved |

**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: 07-10-2026 Parcel Number(s): 9007-0102-16, 9007-0101-32 Permit Number: 32788

**A. PROJECT INFORMATION:** Fill in below as applicable:

Project Name: MIDWAY OAKS, fka "MIDWAY TERRACE" 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): OCALA SHORES, LLC.
Signature:
Mailing Address: PO BOX 950238 City: LAKE MARY
State: FLORIDA Zip Code: 32795 Phone # 1-786-399-3700
Email address: shahbazy@yahoo.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): MASTROSERIO ENGINEERING,INC Contact Name: PAOLO MASTROSERIO
Mailing Address: 170 SE 32ND PLACE City: OCALA
State: FL Zip Code: 34471 Phone # 352-433-2185
Email address: PAOLO@MASTROSERIOENG.COM

**D. WAIVER INFORMATION:**
Section & Title of Code (be specific): 2.12.8 - Topographical Contours
Reason/Justification for Request (be specific): A waiver is requested to utilize existing contours and lidar. A site inspection was conducted to check existing conditions on and around the site. Nothing was found that contradicts the contours and lidar that was already obtained.

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**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):

Revised 6/2021

**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

Section & Title of Code (be specific) 6.8.6 - Buffers
Reason/Justification for Request (be specific): A waiver is requested to provide a 6' high opaque fence along the property boundary fronting the cul de sac right of way in lieu of the required buffer consisting of 2 shade trees and shrubs & ground cover for this 52 feet of property frontage. The fencing would provide security and safety measures to prevent the neighborhood citizens from entering the D.R.A. The fence would be offset 10 feet inward from the property line.

Section & Title of Code (be specific)_____
Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific)_____
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Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific)_____
Reason/Justification for Request (be specific): _____

Revised 6/2021

# MIDWAY OAKS (AR#32788) - MAJOR SITE PLAN MODIFICATION

## CONSTRUCTION NOTES:

1. REPRODUCTION OF THESE PLANS ARE NOT VALID UNLESS SIGNED & SEALED BY THE SURVEYOR AND ENGINEER IN RESPONSIBLE CHARGE. VALID PLANS MUST BE SIGNED AND SEALED WITH RAISED EMBOSSED SEALS. COPIES OF THESE PLANS AS DESIGNED BY THE PROFESSIONAL ENGINEER HAVE BEEN RETAINED BY THE PROFESSIONAL ENGINEER, AND THE PROFESSIONAL ENGINEER WILL NOT BE RESPONSIBLE FOR ANY SUBSEQUENT UNAUTHORIZED CHANGES TO ANY REPRODUCIBLE ORIGINAL DOCUMENTS.

2. CHANGES TO THESE PLANS ARE NOT VALID UNLESS PRIOR APPROVAL IS RECEIVED FROM BOTH THE APPROPRIATE GOVERNMENT AGENCIES AND THE PROJECT ENGINEER.

3. EXISTING IMPROVEMENTS ON THE SITE ARE AS SHOWN ON THE SURVEY. ALL EXISTING IMPROVEMENTS MAY NOT BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM A SITE INVESTIGATION PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES OR FINDINGS TO THE PROJECT ENGINEER AND SURVEYOR. UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED. THE CONTRACTOR SHALL CONTACT SUNSHINE ONE CALL OF FLORIDA (811) 48 HOURS PRIOR TO ANY DIGGING. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION AND SHALL REMAIN IN DIRECT CONTACT WITH THE UTILITY COMPANIES THROUGHOUT THE ENTIRE PROJECT. ANY DAMAGE TO UTILITIES RESULTING FROM THE CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
MARION COUNTY SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGES OR DELAYS CAUSED BY THE LOCATION OR DISPOSITION OF ANY UTILITIES.

4. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT REGULATIONS, THE MARION COUNTY WATER & SEWER CONSTRUCTION MANUAL, AND THE SAINT JOHNS WATER MANAGEMENT DISTRICT REGULATIONS.

5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN CERTIFIED AS-BUILT DRAWINGS FROM A LICENSED SURVEYOR. THE CONTRACTOR SHALL SUBMIT THE AS-BUILT DRAWINGS TO THE PROJECT ENGINEER ONCE ALL CONSTRUCTION IS COMPLETED.

6. AFTER AND/OR DURING THE CLEARING AND GRUBBING PHASE OF THE SITE, A BURN PERMIT MUST BE OBTAINED IF BURNING IS TO TAKE PLACE ON-SITE.

7. ALL DRAINAGE FACILITIES MUST BE COMPLETED AND INSTALLED PRIOR TO CONSTRUCTION OF IMPERVIOUS AREAS. THE DRAINAGE RETENTION AREAS SHALL BE EXCAVATED TO WITHIN 1 FOOT OF THE PROPOSED BOTTOM. AFTER CONSTRUCTION OF THE ROADS IS COMPLETE AND PRIOR TO FINAL SODDING OF THE DRAINAGE RETENTION AREA, THE DRAINAGE RETENTION AREA SHALL BE EXCAVATED TO THE DESIGN BOTTOM ELEVATION. SOIL AT THE BOTTOM OF THE DRAINAGE RETENTION AREA SHALL BE UNDISTURBED AND OF SUITABLE MATERIAL.

8. ALL EROSION CONTROL MEASURES AND BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED PRIOR TO CONSTRUCTION. TYPE III SILT FENCE SHALL BE INSTALLED ALONG APPROPRIATE DOWNSTREAM SIDE OF THE CONSTRUCTION BOUNDARIES PRIOR TO ANY SITE DEVELOPMENT. THE SILT FENCE SHALL BE INSPECTED AT LEAST TWICE A WEEK OR AFTER EACH STORM EVENT IN ORDER TO ENSURE PROPER FUNCTION. THE PROPOSED SITE SHALL REMAIN FREE OF EXCESS DUST AND DEBRIS AT ALL TIMES. ANY INCIDENT OF EROSION, SEDIMENTATION, DEBRIS OR DUST OCCURRING ON-SITE OR OFF-SITE SHALL BE CORRECTED IMMEDIATELY BY THE CONTRACTOR.

9. IF A SINKHOLE SHOULD FORM ON THIS SITE, ALL APPLICABLE PROCEDURES REQUIRED BY THE WATER MANAGEMENT DISTRICT AND LOCAL GOVERNMENT AGENCIES SHALL BE FOLLOWED. THE PROJECT ENGINEER, WATER MANAGEMENT DISTRICT AND LOCAL GOVERNMENT AGENCIES SHALL BE NOTIFIED IMMEDIATELY FOR REPAIR PROCEDURES.

10. IF DURING ROAD CONSTRUCTION ANY UNSUITABLE MATERIALS ARE ENCOUNTERED, A MINIMUM OF TWO FEET OF UNDERCUT WILL BE REQUIRED FROM THE BOTTOM OF THE LIMEROCK BASE. THE BACK-FILL MATERIAL SHALL BE OF SUITABLE MATERIAL. THE CONTRACTOR MUST CONTACT THE PROJECT ENGINEER PRIOR TO UNDERCUTTING.

11. THE ROAD CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL APPLICABLE UTILITY COMPANY CONSTRUCTION AND INSTALLATION. THE CONTRACTOR MUST ASSURE THAT ALL UTILITY CONDUIT, CROSSINGS, AND IMPROVEMENTS DO NOT CONFLICT WITH OTHER UNDERGROUND UTILITIES SUCH AS POTABLE WATER, SANITARY SEWER, AND STORMWATER FACILITIES.

12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT ALL VEHICULAR & PEDESTRIAN ACCESS IS MAINTAINED IN A SAFE AND OPERABLE MANNER.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MONUMENTATION (TEMPORARY OR PERMANENT) & CONSTRUCTION STAKING THAT HAVE BEEN MISPLACED OR DESTROYED DUE TO THE CONTRACTORS CONSTRUCTION. THE CONTRACTOR SHALL REPLACE ALL STAKING & MONUMENTATION (TO BE DONE BY A LICENSED SURVEYOR) AT THE CONTRACTOR'S EXPENSE.

14. THE CONTRACTOR SHALL COORDINATE WITH THE DEVELOPER ANY SLEEWING REQUIREMENTS IN THE ROADWAYS FOR IRRIGATION LINES AND/OR OTHER UTILITIES.

15. ALL QUALITY CONTROL & DENSITY TESTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL TESTING.

16. ALL SUITABLE MATERIAL SHALL BE STOCKPILED ON-SITE AT A LOCATION DETERMINED BY THE PROJECT ENGINEER AND/OR DEVELOPER. ALL UNSUITABLE MATERIAL SHALL BE DISPOSED OF OFF-SITE UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER AND/OR DEVELOPER.

17. ANY WORK PROPOSED IN THE COUNTY RIGHT OF WAY WILL REQUIRE A RIGHT OF WAY PERMIT. THE RIGHT OF WAY PERMIT MUST BE OBTAINED FROM THE MARION COUNTY ENGINEERING DEPARTMENT A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. ANY CONSTRUCTION IN THE RIGHT OF WAY SHALL CONFORM TO CONSTRUCTION STANDARDS CONTAINED IN:
A) THE MARION COUNTY LAND DEVELOPMENT REGULATIONS FOR MATERIAL REQUIREMENTS & QUALITY CONTROL;
B) THE FDOT ROADWAY & TRAFFIC DESIGN STANDARDS, &
C) THE FDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION. (UNLESS OTHERWISE SPECIFIED IN THESE PLANS).

18. ALL AREAS DISTURBED IN THE CONSTRUCTED RIGHT OF WAY SHALL BE RESTORED AND SODDED. ALLOW FOR SOD WITH A 3" UNDERCUT. OTHER AREAS DISTURBED AFTER CONSTRUCTION SHALL BE GRASSED. UNLESS SOD IS SPECIFICALLY PROPOSED.

19. TRAFFIC CONTROL & DEVICES IMPLEMENTED DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH:
A) THE MARION COUNTY LAND DEVELOPMENT REGULATIONS
B) FDOT MANUAL OF TRAFFIC CONTROLS AND SAFE PRACTICES FOR STREET & HIGHWAY CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS &
C) FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION

20. ALL PAVEMENT MARKINGS, MATERIALS, AND SIGNS SHALL CONFORM TO THE MARION COUNTY LAND DEVELOPMENT REGULATIONS, AND IN CONFORMANCE WITH ALL APPLICABLE FDOT STANDARDS AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND SAFE PRACTICES FOR STREET AND HIGHWAY AND UTILITY OPERATIONS". TRAFFIC PAINT SHALL BE FDOT CODE T-1, T-2 AND HIGH INTENSITY THERMOPLASTIC.

21. THE UTILITIES' CONTRACTORS SHALL BE RESPONSIBLE FOR ACQUIRING ANY CONSTRUCTION PERMITS NECESSARY PRIOR TO CONSTRUCTION. UTILITY COMPANIES SHALL SUBMIT TO THE PROJECT ENGINEER FOR APPROVAL, A WRITTEN REQUEST TO UTILIZE ANY EASEMENTS SHOWN ON THESE PLANS OR IN AREAS NOT PREVIOUSLY DESIGNATED AS A UTILITY EASEMENT, PRIOR TO CONSTRUCTION.

22. THE MINIMUM STRENGTH FOR ANY CONCRETE CONSTRUCTION SHALL BE 3000 PSI AT 28 DAYS UNLESS OTHERWISE INDICATED ON THESE PLANS.

23. EXISTING TREES TO REMAIN SHALL HAVE ANY LOW LIMBS TRIMMED TO ALLOW AERIAL CLEARANCE FOR VEHICLES AND/OR AERIAL UTILITIES. REFER TO FDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", SECTIONS 110.2.3 AND 110.6. AERIAL UTILITIES SHALL BE 18' MINIMUM ABOVE CENTERLINE GRADE OF ROAD.

24. AREAS AROUND PROPOSED PIPE ENDS SHALL BE FINISH GRADED AND SODDED FOR 5' MINIMUM IN ALL DIRECTIONS OR AS SPECIFIED ON THESE PLANS. SWALE ELEVATION TRANSITIONS TO PIPE ENDS SHALL BE SO AS TO AVOID ANY PONDING OF WATER AT THE PIPE ENDS.

25. CONTRACTOR MUST CLEAN OUT ALL PROPOSED CROSS DRAINS AFTER PLACEMENT OF SOD OR GRASS AND MULCH.

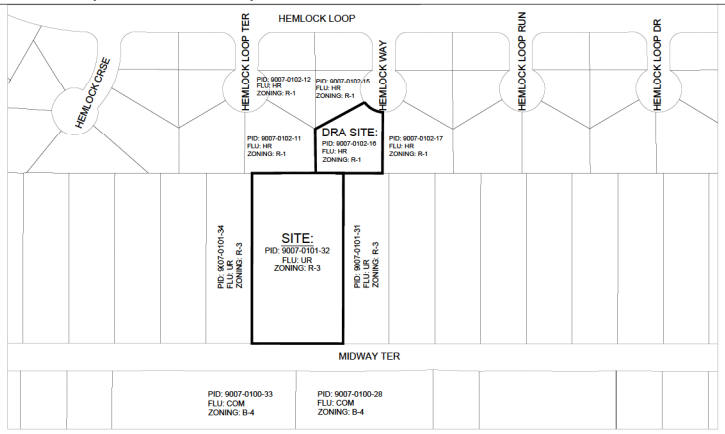
26. (50) MAILBOXES TO BE LOCATED AT EACH END OF CROSS DRAINS HAVING MITERED ENDS. INSTALLATION SHALL BE 2' MINIMUM AND 6' MAXIMUM FROM OUTSIDE EDGE OF SHOULDER. TOP OF DELINEATOR SHALL NOT BE LESS THAN 4' ABOVE FINISH GRADE.

## UTILITIES SERVICE PROVIDERS:

| | | |
|---|---|---|
| 1. POWER (DUKE ENERGY) | | (800) 694-8936 |
| 2. TELEPHONE (AT&T FLORIDA) | | (352) 401-6555 |
| 3. CABLE (COMCAST) | | Scott_Overbeck@cable.comcast.com |
| 4. GAS (TECO) | | (407) 420-2879 |
| 5. WATER & SEWER (MARION COUNTY) | | (352) 307-6000 |

SUNSHINE STATE ONE CALL
CALL BEFORE YOU DIG
1-800-432-4770

811 Know what's below. Call before you dig.




100 50 0 100
GRAPHIC SCALE IN FEET

# LOCATION MAP

SEC. 5, TWP. 16, RGE: 23
MARION COUNTY, FLORIDA

## IMPORTANT DEVELOPMENT NOTE TO ALL MARION COUNTY REVIEWERS:

BASED ON THE DRC STAFF MEETING RESULTS, AN UPDATED SITE PLAN WAS REQUIRED FOR THIS PROJECT. THE ONLY CHANGES TO THE PLAN REQUIRE 2 DEPARTMENTS TO REVIEW THIS PLAN, THOSE DEPARTMENTS ARE LANDSCAPING AND DRAINAGE.THIS PLAN IS AN UPDATE TO THE ALREADY APPROVED MIDWAY OAKS SITE PLAN AR# 32788. THIS PROJECT IS CURRENTLY UNDER CONSTRUCTION. THE OWNER HAS ACQUIRED AN ADDITIONAL PROPERTY ADJACENT TO THIS SITE. THIS NEWLY ACQUIRED PROPERTY WILL BE UTILIZED FOR STORMWATER RETENTION ONLY TO ACCOMMODATE THE IMPROVEMENTS ON THE R3 ZONED PROPERTY. THERE ARE NO CHANGES TO THE APPROVED BUILDING LAYOUT. THE ONLY CHANGES TO THE APPROVED PLAN ARE THE RELOCATION OF THE DRAINAGE RETENTION AREA, A SMALL AMOUNT OF ADDITIONAL IMPERVIOUS PAVEMENT AREA, MINOR GRADING REVISIONS, AND THE UPDATED PIPE CONVEYANCE IMPROVEMENTS TO THE PROPOSED DRAINAGE RETENTION AREA. THE APPROVED LANDSCAPE BUFFER AND ALL OTHER IMPROVEMENTS WILL REMAIN AS PERMITTED.

## SITE DATA:

| | |
|---|---|
| PROJECT NAME: | MIDWAY OAKS |
| PROJECT LOCATION: | SILVER SPRINGS SHORES, FL.<br>SEC 5, TWP. 16, RGE. 23 |
| P.I.D.: | 9007-0101-32 & 9007-0102-16 |
| OWNER: | MAGIC SHORES, LLC. |
| ADDRESS: | PO BOX 950238<br>LAKE MARY, FL 32795 |
| TOTAL SITE AREA: | 94,288 S.F. +/- 2.16 ACRES +/- |
| CURRENT ZONING: | R3(9007-0101-32) & R1(9007-0102-16) |
| CURRENT LAND USE: | UR(9007-0101-32) & HR(9007-0102-16) |
| BUILDING SETBACKS: | 25' FRONT, 8' SIDE, 25' REAR |
| BUILDING USE: | MULTIFAMILY RESIDENTIAL |
| BUILDING F.A.R.: | 0.2188 (16,194 SF) (ON R3 PARCEL ONLY) |
| ALLOWABLE BUILDING HEIGHT: | 40' |
| PROPOSED BUILDING HEIGHT: | 14.33', SINGLE STORY |

## PROPOSED DEVELOPMENT:

THE EXISTING CITY OF OCALA TO BE DEVELOPED ARE LOCATED IN SILVER SPRINGS SHORES, MARION COUNTY, FL. THE INTENT IS TO DEVELOP A MULTIFAMILY DEVELOPMENT COMPRISED OF A 3 QUADPLEXES AND 1 TRIPLEX. PARCEL 9007-0102-16 WILL BE UTILIZED FOR A DRAINAGE RETENTION AREA TO SERVE THE R3 ZONED PROPERTY. THE PROPERTY WILL BE SERVED WITH CENTRAL WATER & SEWER PROVIDED BY EXISTING MARION COUNTY UTILITY FACILITIES. THE PROPERTY ACCESS WILL CONNECT TO MIDWAY TERRACE. THE PROPOSED CONSTRUCTION WILL CONSIST OF MULTIFAMILY BUILDINGS, ASSOCIATED PAVEMENT, PARKING, UTILITIES, DRAINAGE, LANDSCAPING AND OTHER INFRASTRUCTURE REQUIRED TO SERVE THE DEVELOPMENT.

THIS DEVELOPMENT WILL ADHERE TO THE MARION COUNTY LAND DEVELOPMENT CODE REGULATIONS.

## DATA BLOCK OF SITE COVERAGE:

(ONSITE COVERAGE ONLY - TOTAL PROPOSED PARCEL)

| | | |
|---|---|---|
| EXISTING COVERAGE: | | |
| SITE IS CURRENTLY VACANT. | 94,288 S.F. | (100%) |
| PROPOSED COVERAGE: | | |
| PROPOSED BUILDINGS: | 16,196 S.F. | (17.18%) |
| PROPOSED PATIO/DECK: | 600 S.F. | (0.60%) |
| PROPOSED PAVEMENT: | 15,111 S.F. | (16.03%) |
| PROPOSED CONCRETE: | 3,199 S.F. | (3.39%) |
| TOTAL PROPOSED IMPERVIOUS: | 35,375 S.F. | (37.52%) |
| PROPOSED DRA: | 17,028 S.F. | (18.06%) |
| OPEN SPACE: | 41,883 S.F. | (44.42%) |

## PARKING CALCULATIONS:

PROPOSED MULTIFAMILY UNITS:
REQUIRED: 2 SPACES PER UNIT
2 x 15 = 30 SPACES

TOTAL REQUIRED = 30 SPACES
TOTAL PROVIDED = 45 SPACES (43 REGULAR, 2 HANDICAP)

## DRAINAGE CONSTRUCTION SPECIFICATION:

## CONCURRENCY NOTE:

THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITY. THE PROJECT AND ITS EMPLOYEES 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.

## DEVELOPMENT AGREEMENTS:

1) NONE AT THIS TIME

## TRAFFIC STATEMENT:

TRAFFIC GENERATION RATES ARE BASED ON THE ITE 11th EDITION.

MULTIFAMILY UNITS
(USE ITE CODE 220 - MULTIFAMILY HOUSING (LOW RISE)
AVERAGE VEHICLE TRIP ENDS VS. DWELLING UNITS

MULTIFAMILY UNITS = 15 UNITS
AM PEAK HOUR TRIPS = 1
AM PEAK HOUR TRIPS = 7 , PM PEAK HOUR TRIPS = 8

## GENERAL NOTES:

1. THE BOUNDARY & TOPOGRAPHIC SURVEY WAS PROVIDED BY D.W. HIRST & ASSOCIATES, INC.

2. TREE SURVEY WAS PROVIDED BY D.W. HIRST & ASSOCIATES, INC.

3. COPIES OF PERMITS FROM ALL APPROPRIATE AGENCIES SHALL BE PROVIDED ONCE APPROVAL IS OBTAINED FROM SUCH AGENCIES.

4. ALL ROADS/PAVEMENT IN THIS SITE WILL BE DESIGNED FOR ELEVATIONS ABOVE THE 100YR/24HR MAXIMUM STAGE ELEVATION OF ADJACENT LOW LYING AREAS

5. A TRAFFIC STATEMENT HAS BEEN PROVIDED.

6. ALL LANDSCAPING SHALL COMPLY WITH THE MARION COUNTY LAND DEVELOPMENT REGULATIONS.

7. THE DEVELOPER SHALL CONSTRUCT, LANDSCAPE, IMPROVE, AND MAINTAIN ALL OF THE COMMON AREAS AND GREEN SPACE AS SHOWN ON THESE PLANS.

8. THE REQUIRED BUFFERS AND SETBACKS ARE AS SPECIFIED IN THESE PLANS.

9. MASTROSERIO ENGINEERING, INC. AND ITS EMPLOYEES ARE NOT RESPONSIBLE FOR ON-SITE SAFETY DURING CONSTRUCTION.

10. AN "AS-BUILT" CERTIFICATION WILL BE REQUIRED BY THE PROJECT ENGINEER AND ALL REGULATORY REVIEW AGENCIES INVOLVED IN THIS PROJECT.

11. AT THE END OF THE PROJECT CONSTRUCTION, THE PROJECT ENGINEER SHALL PROVIDE TO THE APPROPRIATE AGENCIES, AN ELECTRONIC FILE CONTAINING THE PROJECT DEVELOPMENT PLANS IN AUTOCAD FORMAT.

## WATER AND SEWER NOTES:

1. WATER SUPPLY SHALL BE PROVIDED VIA A CONNECTION TO EXISTING WATER MAIN. THE DISTRIBUTION SYSTEM SHALL BE INSTALLED AT THE DEVELOPERS EXPENSE.

2. SEWAGE COLLECTION SHALL BE PROVIDED VIA A CONNECTION TO AN EXISTING SEWER FORCEMAIN AND SHALL BE INSTALLED AT THE DEVELOPERS EXPENSE.

3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH FDEP & MARION COUNTY SPECIFICATIONS.

4. WATER USAGE = 3,200 GPD

5. SEWER USAGE = 3,200 GPD

## PROPERTY INFORMATION:

1. PROJECT IS LOCATED IN THE SOUTHEASTERN SECTION OF MARION COUNTY, FLORIDA.

2. THE PROPERTY IS PRESENTLY ZONED R-3.

3. THIS PROJECT SHALL BE DEVELOPED BY THE MAGIC SHORES, LLC.

## CHARACTER OF DEVELOPMENT NOTE:

THIS SITE IS PROPOSED A MULTI FAMILY RESIDENTIAL DEVELOPMENT CONTAINING ATTACHED RENTAL UNITS WITHIN TRIPLEXES AND QUADPLEXES.

## SPRINGS PROTECTION ZONE NOTE:

THIS SITE LIES WITHIN THE PRIMARY SPRINGS PROTECTION ZONE.

## FLOOD ZONE NOTE:

BASED ON GRAPHICAL PLOTTING ONLY, THE PROPERTY DESCRIBED HEREON LIES IN ZONE "X", AREAS OF MINIMAL FLOOD HAZARD, AS PER FLOOD INSURANCE RATE MAP NUMBER 12083C0520D, EFFECTIVE DATE 08-28-2008.

## PLAN DATUM AND BENCHMARK NOTE:

STATE PLANE COORDINATES WERE DERIVED BY GPS, FLORIDA WEST ZONE. ELEVATIONS ARE BASED ON THE GPS RTK NETWORK DATUM FROM FDOT HARN AND HAVE BEEN ESTABLISHED ON THIS SITE BY RTK GPS, THE VERTICAL DATUM IS BASED ON NAVD 88.

## SITE LIGHTING NOTE:

ALL FUTURE EXTERIOR LIGHTING SHALL BE SHIELDED AND COMPLIANT WITH LDC SEC. 6.19 OUTDOOR LIGHTING.

## CONSTRUCTION INSPECTION NOTE:

UTILITY INSTALLATION PROJECTS SHALL BE INSPECTED BY MCUD. A PRE-CONSTRUCTION MEETING SHALL BE ORGANIZED WITH THE MCUD CONSTRUCTION MANAGER, ALEJANDRO RAD, 72 HOURS PRIOR TO START OF CONSTRUCTION. MR. RAD CAN BE REACHED AT 352-307-4630 OR ALEJANDRO.RAD@MARIONCOUNTYFL.ORG

## SIGHT DISTANCE NOTE:

ROADWAY CONNECTION TO MIDWAY TERRACE MEET
FDOT SIGHT DISTANCE CRITERIA.

## LEGAL DESCRIPTION:

LOT 32 & 33, BLOCK 101, SILVER SPRINGS SHORES UNIT NO. 7, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK J, PAGES 94-102, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

LOT 16, BLOCK 102, SILVER SPRINGS SHORES UNIT NO. 7, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK J, PAGES 94-102, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

## INDEX OF SHEETS:


| SHT. NO. | SHT. TITLE |
|---|---|
| C001 | TITLE SHEET |
| C002 | EROSION CONTROL PLAN |
| C003 | SITE/GEOMETRY/UTILITY PLAN |
| C004 | DRAINAGE & GRADING PLAN |
| C005-006 | DETAILS |
| C007 | LIFT STATION DETAILS |
| L001-004 | LANDSCAPE PLANS |
| S001 | SURVEY |
| S002 | SURVEY |


## SURVEYOR

D.W. HIRST & ASSOCIATES, INC.
13950 SE 36TH AVENUE
SUMMERFIELD FL 34421
352-347-6775

## OWNER/DEVELOPER

ELIZABETH FUENTNES & LUIS F. ROSA
SHAHBAZ YOUSAF, AUTHORIZED REPRESENTATIVE
OCALA SHORES, LLC.
PO BOX 950238
LAKE MARY, FL 32795
786-399-9700

## ENGINEER'S CERTIFICATION:

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

PAOLO MASTROSERIO, P.E. 58691
170 SE 32ND PLACE
OCALA, FL 34471
PHONE: (352)-433-2185

## OWNER'S CERTIFICATION:

I HEREBY CERTIFY THAT I AND MY SUCCESSORS AND ASSIGNS SHALL PERPETUALLY MAINTAIN AND OPERATE THE IMPROVEMENTS AS SHOWN ON THIS PLAN AND, SHALL INSPECT THE SWALES AND/OR DRAINAGE RETENTION FACILITIES MONTHLY AND FOLLOWING HEAVY RAINFALL FOR THE FORMATION OF SINKHOLES, WASH OUT/EROSION, AND BUILD UP OF DEBRIS.

ELIZABETH FUENTNES & LUIS F. ROSA
SHAHBAZ YOUSAF, AUTHORIZED REPRESENTATIVE
OCALA SHORES, LLC.
PO BOX 950238
LAKE MARY, FL 32795
786-399-9700

## WAIVERS:

RESULTS OF WAIVERS REQUESTED FOR THIS PROJECT

| CODE REFERENCE | DESCRIPTION | STATUS | CONDITIONS | DATE |
|---|---|---|---|---|
| 2.13.8 | CURRENT BOUNDARY AND TOPOGRAPHIC SURVEY | APPROVED | CONDUCTED SITE INSPECTION TO CHECK EXISTING CONDITIONS ON AND AROUND THE SITE AS WELL AS UTILIZING EXISTING CONTOURS AND LIDAR | 09-19-2025 |
| 6.12.12.D | SIDEWALKS | APPROVED | PAY FEE IN LIEU OF GEDTAILE CONSTRUCTION PRIOR TO FINAL INSPECTION | 09-19-2025 |

| DATE: | REVISION DESCRIPTION: |
|---|---|
| | |

SCALE: 1"=100'


MASTROSERIO ENGINEERING, INC
CA# 201129
170 SE 32ND PLACE
OCALA, FL 34471
PH: (352)433-2185
PAOLO@MASTROSERIOENG.COM


| | |
|---|---|
| DRAWING FILE: MASTER PLAN.DWG | DESIGNED BY: PM |
| DATE: 06-21-2026 | DRAWN BY: PM |
| | CHECKED BY: PM |

MIDWAY OAKS (AR#32788) - MAJOR SITE PLAN MODIFICATION
MARION COUNTY, FL, SEC. 5, TWP. 16, RGE: 23

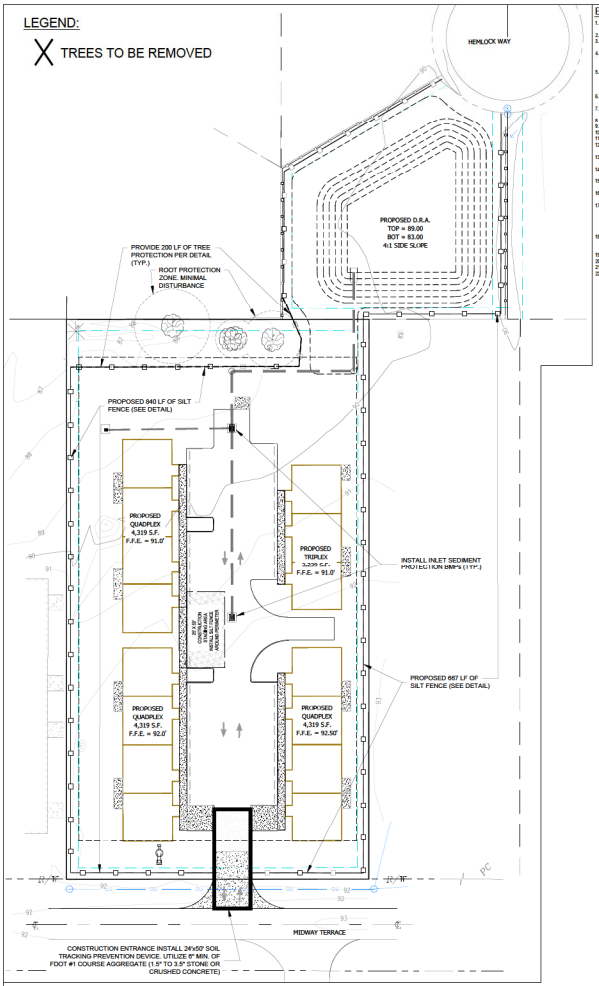
TITLE: TITLE SHEET

JOB#: 24-40

SHEET C1 OF 7

LEGEND:

X TREES TO BE REMOVED



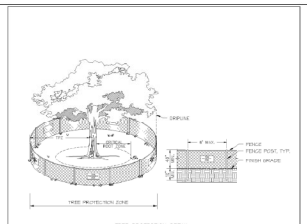

EROSION / DEMO PLAN:

30 15 0 30

GRAPHIC SCALE IN FEET

## EROSION CONTROL NOTES:

1. CONTRACTOR SHALL MAINTAIN EROSION CONTROL FACILITIES DURING THE ENTIRE CONSTRUCTION PERIOD. FACILITIES ARE NOT TO BE REMOVED UNTIL COMPLETION OF THE PROJECT AND THE SITE IS ESTABLISHED.
2. ADDITIONAL DEVICES MAY BE REQUIRED AS DEEMED NECESSARY BY GOVERNING AUTHORITIES.
3. SILT FENCES SHALL BE CLEANED OR REPLACED WHEN TRAPPED SEDIMENT REACHES 50 PERCENT OF THE ABOVE GROUND FENCE HEIGHT OR A LOWER HEIGHT BASED ON MANUFACTURERS SPECIFICATIONS.
4. SEDIMENT AND EROSION CONTROL MEASURES WILL BE INSPECTED ON A DAILY BASIS AND REPAIRED, ADJUSTED AND MAINTAINED AS NEEDED OR REQUIRED BY GOVERNING AGENCIES AT NO ADDITIONAL EXPENSE TO THE OWNER TO PROVIDE EROSION AND SEDIMENT CONTROL FOR THE DURATION OF CONSTRUCTION AND UNTIL ALL DISTURBED AREAS ARE STABILIZED.
5. ALL DISTURBED AREAS SHALL BE STABILIZED WITH A PERMANENT FAST GROWING COVER AND/OR MULCH UPON COMPLETION OF GRADING OPERATIONS. COMPLETION OF GRADING OPERATIONS DOES NOT MEAN AT THE END OF THE PROJECT. AS SOON AS FINAL GRADES ARE ESTABLISHED IN AN UNPAVED AREA, THE CONTRACTOR SHALL STABILIZE WITH A TEMPORARY GRASS OR PERMANENT SOD. IF A TEMPORARY GRASS IS APPLIED, IT WILL BE THE CONTRACTORS RESPONSIBILITY TO APPLY A PERMANENT SEED OR SOD AT THE PROPER TIME OF YEAR.
6. FILL SLOPES SHOULD BE PLANTED AS SOON AS AN AREA OF THE SITE IS BROUGHT TO FINAL GRADE. SURFACE RUNOFF SHALL BE INTERCEPTED AT THE TOP OF TEMPORARY AND PERMANENT SLOPES DURING CONSTRUCTION SO THAT WATER IS NOT ALLOWED TO FLOW OVER THE SLOPE FACE.
7. THE GENERAL CONTRACTOR AND THE GRADING CONTRACTOR SHALL REVIEW THEIR PROPOSED GRADING SEQUENCE TO INSURE THAT THE LEAST AMOUNT OF LAND POSSIBLE AT ANY ONE TIME IS DISTURBED WITHOUT PERMANENT STABILIZATION.
8. ALL SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AND FUNCTIONING PRIOR TO ANY EARTHWORK WHATSOEVER.
9. CONTRACTOR SHALL MAINTAIN SILT FENCES FOR THE DURATION OF THE PROJECT UNTIL ACCEPTED BY THE OWNER AT NO EXPENSE TO OWNER.
10. LAND DISTURBING ACTIVITIES BE KEPT TO A MINIMUM AND WILL NOT EXTEND BEYOND THE LIMITS SHOWN.
11. THE CONTRACTOR SHALL CONSTRUCT THE SILT FENCING AS SHOWN AT THE PERIMETER OF THE SITE PLAN PRIOR TO LAND CLEARING ACTIVITIES.
12. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE COMPLIANCE WITH THE NPDES STORMWATER REQUIREMENTS. THIS INCLUDES, BUT IS NOT LIMITED TO, INSPECTION REQUIREMENTS.
13. ALL EROSION CONTROL MEASURES INCEPT THE REQUIRED RIP RAP ARE TEMPORARY DEVICES. THESE TEMPORARY DEVICES SHALL BE REMOVED PRIOR TO COMPLETION OF CONSTRUCTION AND FINAL ACCEPTANCE BY THE OWNER.
14. PRIOR TO CONSTRUCTION, THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN HEREON SHALL BE IN PLACE. CLEARING AND GRUBBING OPERATIONS WILL BE ENGAGED IN ONLY AS NECESSARY TO ALLOW THE PLACEMENT OF EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN HEREON UNTIL ALL SUCH MEASURES ARE IN PLACE.
15. CONTRACTOR IS RESPONSIBLE FOR REPAIR OR DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC., REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
16. FOR SILT FENCE DETAIL SEE TYPE III SILT FENCE IN FDOT INDEX 103. SILT FENCE LOCATION SHOWN FOR AESTHETICS ONLY, ACTUAL FENCE TO BE INSTALLED ON THE PROPERTY LINE.
17. ALL EXISTING STORM WATER DRAINAGE PATTERNS AND CHANNELS OUTSIDE THE CONSTRUCTION AREAS SHOWN ON THESE PLANS ARE TO BE MAINTAINED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF THE WORK APPEARS TO INTERRUPT AN EXISTING STORM WATER DRAINAGE PATTERN. THE CONTRACTOR SHALL MAINTAIN A CLEAR PATH FOR ALL SURFACE WATER DRAINAGE STRUCTURES AND DITCHES DURING ALL PHASES OF CONSTRUCTION SUCH THAT IMPACT TO CONSTRUCTION AND/OR SURROUNDING FACILITIES IS MINIMIZED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY EROSION, SEDIMENT TRANSPORT, DISTURBED FOUNDATIONS, IMPACT TO STRUCTURES, AND ANY OTHER DAMAGE CAUSED DURING CONSTRUCTION.
18. THE CONTRACTOR SHALL PREVENT THE DISCHARGE OF SEDIMENT DUE TO CONSTRUCTION OPERATIONS. APPROVED EROSION CONTROL DEVICES SHALL BE INSTALLED TO PREVENT DISCHARGE OF SEDIMENT INTO A DRY OR WET WATERCOURSE. EROSION CONTROL SHALL CONSIST OF ANCHORED HAY BALES, SILT FENCE, OR OTHER EROSION CONTROL METHODS APPROVED BY THE PROJECT ENGINEER. ALL NEW AND EXISTING DRAIN PIPES AND STRUCTURES SHALL BE PLUGGED CLEAN AFTER CONSTRUCTION.
19. PROVIDE EROSION CONTROL BLANKET FOR ALL SLOPES 3:1 (HORIZONTAL TO VERTICAL) OR STEEPER.
20. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED OR SODDED AND MULCHED AS SOON AS PRACTICAL.
21. SEE PLAN SHEETS FOR MORE DETAILED LOCATION OF SILT FENCE.
22. THIS PLAN PROVIDES REASONABLE ASSURANCE THAT THE PROPOSED CONSTRUCTION ACTIVITIES WILL NOT RESULT IN EROSION AND SEDIMENT DEPOSITION IN STORMWATER FACILITIES, WETLANDS OR OFF-SITE AREAS.

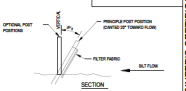


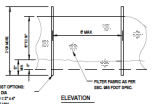

TREE PROTECTION DETAIL

NOTES:
1. TREE PROTECTION BARRICADES SHALL BE INSTALLED AROUND ALL PROTECTED TREES AND GROUPS OF TREES PRIOR TO ANY CLEARING OR GRUBBING OPERATIONS, INCLUDING THE REMOVAL OF OTHER TREES.
2. FOR LARGE GROUPS OF TREES, BARRICADES MAY BE PLACED BETWEEN THE PROTECTED TREES AND THE CONSTRUCTION ACTIVITY.
3. BARRICADES SHALL BE MADE OF RIGID MATERIAL CAPABLE OF SURVIVING FOR THE DURATION OF THE CONSTRUCTION.
4. BARRICADES SHALL BE INSPECTED WEEKLY DURING THE DURATION OF CONSTRUCTION AND REPAIRED/REINSTALLED AS REQUIRED.
5. NO CONSTRUCTION ACTIVITY MAY OCCUR IN THE TYP. NO MATERIALS, MIXTURES, BUT NOT LIMITED TO, FUEL, OIL, ASPHALT, CONCRETE, AND WASHING WITHIN THE TREE PROTECTION ZONE (TPZ) OF ANY TREE IS NOT ALLOWED.
6. NO PARKING, VEHICULAR TRAFFIC, STORAGE OF EQUIPMENT, MATERIALS, DEBRIS, OR FILL WITHIN THE TPZ OF ANY TREE IS NOT ALLOWED.
7. IF ANY TREE WHICH IS NOT PERMITTED FOR REMOVAL IS DESTROYED, OR REDUCES MAJOR DAMAGE DURING CONSTRUCTION, AS DETERMINED BY THE COUNTY ARBORIST, THE TREE SHALL BE REPLACED AS A NON-CONDITION, AND SHALL BE REPLACED AT AN INCH-TO-INCH BASIS OF THE TOTAL DIAMETER OF THE TREE(S) DESTROYED OR DAMAGED. THE REPLACEMENT TREE(S) SHALL BE OF COMPARABLE SPECIES OF THE DESTROYED OR DAMAGED TREE(S) WITH A MINIMUM SIZE OF 3.5" CALIPER.
8. REQUIRED SIGNS SHALL STATE "TREE PROTECTION ZONE."

| Marion County | MCDOT EFFECTIVE: 10/03/2013 | TREE PROTECTION | 7.3.4 LS 009 |
|---|---|---|---|
| DEPARTMENT OF PUBLIC WORKS | REVISION: # N/A | | |

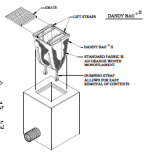
Know what's below. Call before you dig.




TYPE III SILT FENCE DETAIL

FDOT INDEX # 102



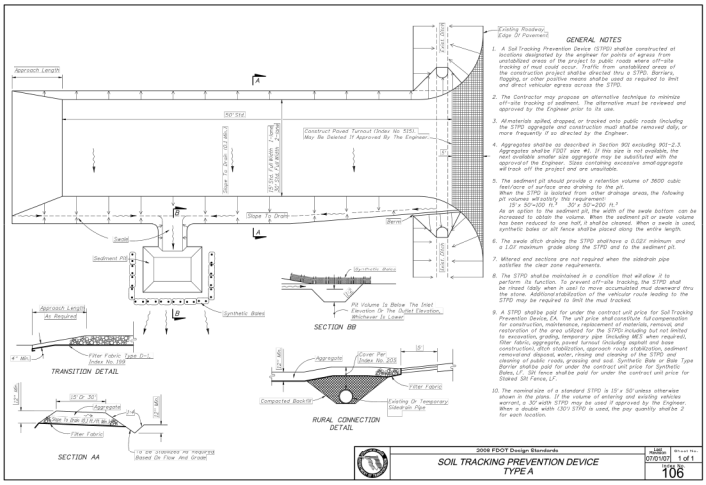

DANDY BAG DETAIL "B"

N.T.S.

DANDY BAG "B"
Installation and Maintenance Guidelines

Dandy Bag "B" is designed for use in curb inlets. It is also recommended for use in grate inlets where the grate is not flat. Some flat top grates slope out of the roof and place the grate form the Dandy Bag "B" so that the grate is level for full design and does not slope. Dandy Bag "B" should overlap under the grate but not block.

Dandy Bag "B" is constructed of heavy duty woven fabric and is designed to allow water to flow through the fabric while trapping sediment and debris. Dandy Bag "B" is not meant to replace curb inlet protection devices, but is meant to be used in conjunction with them. Dandy Bag "B" is designed to be installed in the curb inlet opening with the grate or curb box on top of it. Dandy Bag "B" is designed to be removed through the curb opening or through the grate opening for cleaning and disposal of collected debris.




GENERAL NOTES

1. A Soil Tracking Prevention Device (STPD) shall be constructed at locations designated by the engineer for points of egress from unpaved areas on to the projects site. Additional STPD's may be required should the tracking of mud or sediment onto or off the construction project shall be directed thru a STPD. Barriers, flagging, or other positive means shall be used as required to limit and direct vehicular egress across the STPD.
2. The Contractor may propose an alternative technique to minimize off-site tracking of sediment. The alternative must be reviewed and approved by the Engineer prior to its use.
3. All materials spilled, dropped, or tracked onto public roads (including the STPD aggregate and construction mud) shall be removed daily, or more frequently if so directed by the Engineer.
4. Aggregates shall be as described in Section 901 excluding 901-2.3. Aggregates shall be FDOT size #1. If this size is not available, the next available smaller size aggregate may be substituted with the approval of the Engineer. Sizes containing excessive small aggregate will track off the project and are unsuitable.
5. The sediment pit should provide a retention volume of 3600 cubic feet/acre of surface area draining to the pit. When the STPD is isolated from other drainage areas, the following pit volumes will satisfy this requirement:
15' x 50'=100 ft.³ 30' x 50'=200 ft.³
As an option to the sediment pit, the width of the swale bottom can be increased to obtain the volume. When the sediment pit or swale volume has been reduced to one half, it shall be cleaned. When a swale is used, synthetic bales or silt fence shall be placed along the entire length.
6. The swale slick draining the STPD shall have a 0.02% minimum and a 1.0% maximum grade along the STPD and to the sediment pit.
7. Metered end sections are not required when the sidedrain pipe satisfies the clear zone requirements.
8. The STPD shall be maintained in a condition that will allow it to perform its function. To prevent off-site tracking, the STPD shall be raked daily when in use to move accumulated mud downward thru the stone. Additional stabilization of the vehicular route leading to the STPD may be required to limit the mud tracked.
9. A STPD shall be paid for under the contract unit price for Soil Tracking Prevention Device, EA. The unit price shall constitute full compensation for construction, maintenance, replacement of materials, removal, and restoration of the area utilized for the STPD including but not limited to excavation, grading, temporary pipe (including MES when required), filter fabric, aggregate, paved turnout (including asphalt and base material), signing, and all labor, equipment, tools, and incidentals necessary, removal and disposal of the STPD, and cleaning of public roads, grassing and sod. Synthetic Bale or Bale Type Barrier shall be paid for under the contract unit price for Synthetic Bales, LF. Silt fence shall be paid for under the contract unit price for Staked Silt Fence, LF.
10. The nominal size of a standard STPD is 15' x 50' unless otherwise shown in the plans. If the volume of entering and existing vehicles warrant, a 30' width STPD may be used if approved by the Engineer. When a double width (30') STPD is used, the pay quantity shall be 2 for each location.

| | 2006 FDOT Design Standards | Index Number 07/01/07 | Sheet No. 1 of 1 |
|---|---|---|---|
| | SOIL TRACKING PREVENTION DEVICE TYPE A | Sheet No. 106 | |

ENGINEER'S CERTIFICATION:

DESIGNED BY: PM
DRAWN BY: PM
CHECKED BY: PM
DATE: 06-21-2025

DATE:

REGISTERED ENGINEER, FL. LIC. CA#29189

MASTROSERIO ENGINEERING, INC
TOTAL CIVIL SITE DESIGN
970 S.E. 32ND PLACE
OCALA, FL 34471
PH: (352) 342-5185
FAX: (352) 342-5185
FAOL@MASTROSERIOENGINEERING.COM

MIDWAY OAKS (AR#32798) - MAJOR SITE PLAN MODIFICATION
MARION COUNTY, FL. SEC. 8, TWP. 16, RGE. 23

TITLE: EROSION CONTROL PLAN

SCALE: 1" = 30'

JOB#: 24-40

SHEET C2 OF 7

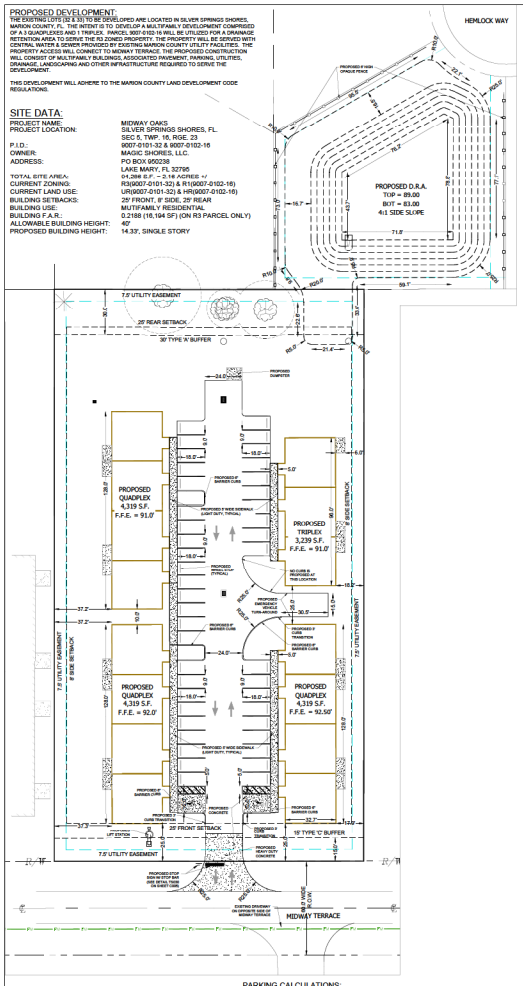
## PROPOSED DEVELOPMENT:

THE EXISTING LOTS 32 & 33 TO BE DIVIDED ARE LOCATED IN SILVER SPRINGS SHORES, MARION COUNTY, FL. THE INTENT IS TO DEVELOP A MULTIFAMILY DEVELOPMENT COMPRISED OF A 3 QUADPLEXES AND 1 TRIPLEX. PARCEL 9007-0103-16 WILL BE UTILIZED FOR A DRAINAGE RETENTION AREA TO SERVE THE R3 ZONED PROPERTY. THE PROPERTY WILL BE SERVED WITH CENTRAL WATER & SEWER PROVIDED BY EXISTING MARION COUNTY UTILITY FACILITIES. THE PROPERTY ACCESS WILL CONNECT TO MIDWAY TERRACE. THE PROPOSED CONSTRUCTION WILL CONSIST OF MULTIFAMILY BUILDINGS, ASSOCIATED PAVEMENT, PARKING, UTILITIES, DRAINAGE, LANDSCAPING AND OTHER INFRASTRUCTURE REQUIRED TO SERVE THE DEVELOPMENT.

THIS DEVELOPMENT WILL ADHERE TO THE MARION COUNTY LAND DEVELOPMENT CODE REGULATIONS.

## SITE DATA:

| | |
|---|---|
| PROJECT NAME: | MIDWAY OAKS |
| PROJECT LOCATION: | SILVER SPRINGS SHORES, FL<br>SEC 5, TWP. 16, RGE. 23 |
| P.I.D.: | 9007-0101-32 & 9007-0102-16 |
| OWNER: | MAGIC SHORES, LLC. |
| ADDRESS: | PO BOX 950238<br>LAKE MARY, FL 32795 |
| TOTAL SITE AREA: | 01.286 S.F. +/- 2.16 ACRES +/ |
| CURRENT ZONING: | R3(9007-0101-32) & R1(9007-0102-16) |
| CURRENT LAND USE: | UR(9007-0101-32) & HR(9007-0102-16) |
| BUILDING SETBACKS: | 25' FRONT, 8' SIDE, 25' REAR |
| BUILDING USE: | MUTIFAMILY RESIDENTIAL |
| BUILDING F.A.R.: | 0.2168 (16,194 SF) (ON R3 PARCEL ONLY) |
| ALLOWABLE BUILDING HEIGHT: | 40' |
| PROPOSED BUILDING HEIGHT: | 14.33', SINGLE STORY |




0 30 60
GRAPHIC SCALE IN FEET

## SITE/GEOMETRY PLAN

### PARKING CALCULATIONS:

PROPOSED MULTIFAMILY UNITS:
REQUIRED: 2 SPACES PER UNIT
2 x 14 = 28 STYCKES

TOTAL REQUIRED = 30 SPACES
TOTAL PROVIDED = 45 SPACES (43 REGULAR, 2 HANDICAP)

## DATA BLOCK OF SITE COVERAGE:

(ONSITE COVERAGE ONLY - TOTAL PROPOSED PARCEL)

EXISTING COVERAGE:
SITE IS CURRENTLY VACANT. 94,286 S.F. (100%)

PROPOSED COVERAGE:

| | |
|---|---|
| PROPOSED BUILDINGS: | 16,195 S.F. (17.18%) |
| PROPOSED PATIO/DECK: | 900 S.F. (0.05%) |
| PROPOSED PAVEMENT: | 15,111 S.F. (16.03%) |
| PROPOSED CONCRETE: | 3,169 S.F. (3.36%) |
| TOTAL PROPOSED IMPERVIOUS: | 35,375 S.F. (37.52%) |
| PROPOSED DRA: | 17,028 S.F. (18.06%) |
| OPEN SPACE: | 41,883 S.F. (44.42%) |

## POTABLE WATER & DOMESTIC SANITARY SEWER NOTES AS APPLICABLE:

DEP NOTICE

NOTE TO THE UTILITY: PURSUANT TO RULE 62-555.311, FLORIDA STATUTES, DO NOT PROVIDE WATER SERVICE TO THIS PROJECT (OTHER THAN CONSTRUCTION) UNTIL THE DEPARTMENT OF ENVIRONMENTAL PROTECTION HAS ISSUED A LETTER OF CLEARANCE ON THE UTILITY. SHALL BE SUBJECT TO ENFORCEMENT ACTION.

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

UTILITY SEPARATION - VERTICAL CLEARANCE
WHERE WATER MAINS AND STORM SEWER PIPES CROSS WITH LESS THAN 12 INCHES VERTICAL CLEARANCE OR THE SEWER MAIN IS ABOVE THE WATER MAIN, THE SANITARY SEWER WILL BE 25 FEET OF EITHER:
A. DUCTILE IRON PIPE, CENTERED ON THE POINT OF CROSSING, OR;
B. CONCRETE ENCASED VITRIFIED CLAY, OR
C. P.V.C. PIPE UPGRADED TO WATER MAIN STANDARDS AND PRESSURE TESTED.

WHERE WATER MAINS AND STORM SEWER PIPES CROSS WITH LESS THAN 12 INCHES VERTICAL CLEARANCE, THE WATER MAIN SHALL BE 25 FEET OF DUCTILE IRON PIPE CENTERED ON THE POINT OF CROSSING.

ANY DEVIATIONS TO THE REQUIRED SEPARATIONS SHALL BE APPROVED ON A CASE BY CASE BASIS BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.

UTILITY SEPARATION - HORIZONTAL SEPARATION
WHEN A WATER MAIN PARALLELS A GRAVITY SANITARY SEWER MAIN, A SEPARATION (MEASURED EDGE TO EDGE) OF AT LEAST TEN FEET SHOULD BE MAINTAINED. WHERE THIS SEPARATION IS NOT MET, ONE OF THE FOLLOWING MUST OCCUR:

A. THE WATER MAIN IS LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER; OR,

B. IF BOTH SANITARY SEWER AND POTABLE WATER MAINS ARE PROPOSED AND THE ABOVE (A) IS NOT MET, THE SANITARY SEWER PIPES SHALL BE UPGRADED TO THE EQUIVALENT PIPE MATERIAL AS THE WATER MAIN AND PRESSURE TESTED.

C. IF THE SANITARY SEWER IS EXISTING AND THE POTABLE WATER MAIN IS PROPOSED, THE WATER MAIN SHALL, AT A MINIMUM, BE UPGRADED TO DUCTILE IRON PIPE, CONSTRUCTED IN SEPARATE TRENCHES, LAID AT A HIGHER ELEVATION THAN THE SANITARY SEWER, AND UTILIZE STAGGERED JOINTS.

WHERE WATER MAINS PARALLEL STORM SEWER PIPES WITH LESS THAN 3 FEET HORIZONTAL CLEARANCE, THE WATER MAIN SHALL BE AWWA C150/C151 DUCTILE IRON IN THOSE LOCATIONS.

SEPARATION REQUIREMENTS OF 10 FEET HORIZONTAL AND 18 INCHES VERTICAL CLEARANCE BETWEEN FORCE MAINS AND POTABLE WATER MAINS MUST BE MAINTAINED UNLESS APPROVED IN ADVANCE BY THE DEPARTMENT.

WHERE WATER MAINS CROSS UNDERGROUND SEWER PIPES WITH LESS THAN 18 INCHES VERTICAL CLEARANCE OR A FIRST MAIN 10 FEET PREFERRED HORIZONTAL CLEARANCE, THE UNRESTRICTED ACCESS REUSE MAIN SHALL BE UPGRADED AND HYDROSTATICALLY TESTED IN THE SAME MANNER AS GRAVITY SANITARY SEWER MAINS (SEE A. ABOVE).

SEPARATION REQUIREMENTS BETWEEN POTABLE WATER MAINS AND ANY TYPE OF REUSE MAINS OTHER THAN UNRESTRICTED ACCESS REUSE SI 10 FEET HORIZONTAL AND 18 INCHES VERTICAL CLEARANCE.

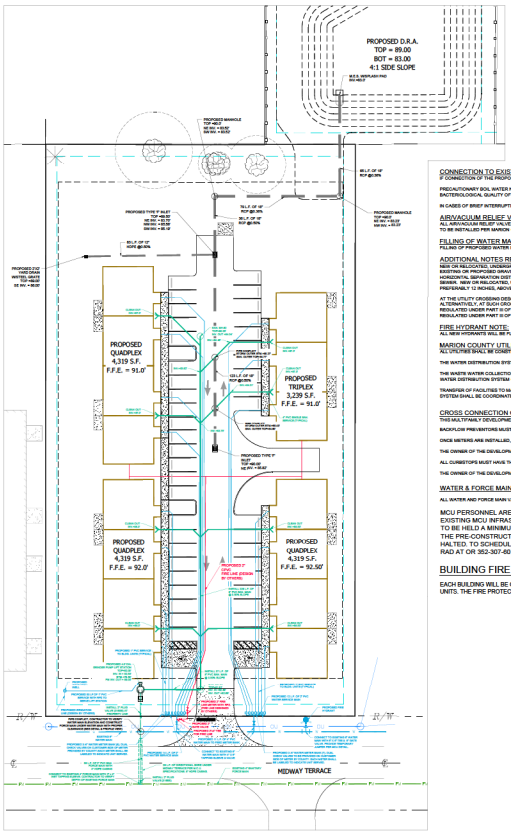
ANY DEVIATIONS TO THE REQUIRED SEPARATIONS SHALL BE APPROVED ON A CASE BY CASE BASIS BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.

CONSTRUCTION NOTES
THE PERMITTEE SHALL BE SEPARATELY RESPONSIBLE FOR APPROPRIATE CONSTRUCTION, DISINFECTION AND TESTING BEYOND THE METER TO ASSURE POTABILITY AT THE POINT OF USE.

POTABLE WATER PIPES WILL BE DISINFECTED IN ACCORDANCE WITH AWWA SPECIFICATIONS C651.

POTABLE WATER PIPES WILL BE HYDROSTATICALLY TESTED IN ACCORDANCE WITH SPECIFICATION NUMBERS C600 AND C605MCD FOR DUCTILE IRON AND PVC PIPES, RESPECTIVELY.

POTABLE WATER PIPES MUST BE MANUFACTURED IN ACCORDANCE WITH THE FOLLOWING AWWA SPECIFICATIONS:
A. DUCTILE IRON PIPE (3 INCHES TO 64 INCHES) - AWWA C150/C151;
B. P.V.C. (WITH NATIONAL SANITATION FOUNDATION SEAL)
(1) AWWA C900/ASTM 1784 (4 INCHES TO 12 INCHES) WITH DR18 MINIMUM;
(2) AWWA C905 (14 INCHES AND LARGER);
(3) ASTM 1785 OR AWWA C905 (LESS THAN 4 INCHES) SCHEDULES 40, 80, AND 125 OR ASTM 2241 (SDR 21 MINIMUM);
C. POLYETHYLENE PIPE - AWWA C901 WITH VALVES AND FITTINGS (AWWA C800); AND
D. POLYBUTYLENE PIPE - AWWA C902.
E. COLOR CODING OR MARKING OF NEW OR RELOCATED WATER MAIN PIPES SHALL BE IN ACCORDANCE WITH F.A.C. 62-555.320 (13)&(3).




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GRAPHIC SCALE IN FEET

## UTILITY PLAN

### CONNECTION TO EXISTING WATER MAINS

IF CONNECTION OF THE PROPOSED ACTIVITY TO THE WATER MAIN WILL RESULT IN A DEPRESSURIZATION OF THE EXISTING SYSTEM BELOW 20 POUNDS PER SQUARE INCH, ONE OF THE FOLLOWING MUST OCCUR:

PRECAUTIONARY BOIL WATER NOTICES MUST BE ISSUED IN CASES OF PLANNED DISTRIBUTION INTERRUPTIONS, WHICH ARE DEEMED AN IMMINENT PUBLIC HEALTH THREAT BY THE DEP CENTRAL DISTRICT OR WILL AFFECT THE BACTERIOLOGICAL QUALITY OF THE DRINKING WATER UNLESS THE PUBLIC WATER SYSTEM CAN DEMONSTRATE, BY SOUND ENGINEERING JUDGMENT, THAT THE INTEGRITY OF THE WATER SYSTEM HAS BEEN MAINTAINED; OR

IN CASES OF BRIEF INTERRUPTION IN SERVICE, ADVISORIES (NOT BOIL WATER NOTICES) SHOULD BE ISSUED IF TEMPORARY CHANGES IN WATER QUALITY ARE EXPECTED TO OCCUR AND NOT DEEMED AN IMMINENT PUBLIC HEALTH RISK.

### AIR/VACUUM RELIEF VALVES

ALL AIR/VACUUM RELIEF VALVES MUST END IN A DOWN-TURNED ELBOW WITH AT LEAST 12 INCHES ABOVE THE SURROUNDING GRADE UNLESS THE WET SEASON WATER TABLE CAN BE SHOWN TO BE BELOW THE VAULT BOTTOM. ALL AIRVS TO BE INSTALLED PER MARION COUNTY LAND DEVELOPMENT CODE DETAIL UT-206.

### FILLING OF WATER MAINS

FILLING OF PROPOSED WATER MAINS FROM EXISTING WATER MAINS WILL BE DONE IN ACCORDANCE WITH AWWA SPECIFICATION C651.

### ADDITIONAL NOTES REGARDING UTILITY CROSSINGS

NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY-TYPE OR VACUUM-TYPE SANITARY SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

AT THE UTILITY CROSSING DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, OR PIPELINES CONVEYING RECLAIMED WATER, REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY-TYPE OR PRESSURE TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C.

### FIRE HYDRANT NOTE:

ALL NEW HYDRANTS WILL BE FLOWED, TESTED, AND PAINTED PER NFPA 291.

### MARION COUNTY UTILITY NOTES:

ALL UTILITIES SHALL BE CONSTRUCTED PER THE MARION COUNTY LAND DEVELOPMENT CODE, LATEST REVISION.

THE WATER DISTRIBUTION SYSTEM SHALL MEET THE MATERIAL AND CONSTRUCTION SPECIFICATIONS PER SEC. 7.2.13.

THE WASTE WATER COLLECTION SYSTEM SHALL MEET THE MATERIAL AND CONSTRUCTION SPECIFICATIONS PER SEC. 7.2.15.
WATER DISTRIBUTION SYSTEM COMPLETION AND CLOSEOUT - ALL REQUIREMENTS OF SEC. 6.14.4 SHALL BE COMPLIED WITH. "AS-BUILTS" SHALL CONFORM SEC. 6.14.8.

TRANSFER OF FACILITIES TO MARION COUNTY UTILITIES SHALL BE COMPLIED WITH. ADDITIONALLY, ANY ASSETS TO BE CONVEYED TO MARION COUNTY UTILITIES AS PART OF THE PUBLIC UTILITY SYSTEM SHALL BE COORDINATED PRIOR TO MARION COUNTY UTILITIES THROUGH THE BILL OF SALE, AND PRIOR TO MOU/D'S AUTHORIZATION OF THE DEP CONNECTION/CLEARANCE PACKAGE.

### CROSS CONNECTION CONTROL / WATER METERS / & BACKFLOW PREVENTOR NOTES:

THIS MULTIFAMILY DEVELOPMENT CONTAINS MULTIPLE WATER METERS AND BACKFLOW PREVENTORS.

BACKFLOW PREVENTORS MUST BE INSTALLED PRIOR TO THE METER INSTALLATION.

ONCE METERS ARE INSTALLED, THE CONTRACTOR MUST TEST THE BACKFLOW PREVENTORS WITHIN SEVEN (7) DAYS AND SUBMIT THE TEST RESULTS TO CROSSCONNECTIONCONTROL@MARIONFL.ORG.

THE OWNER OF THE DEVELOPMENT IS RESPONSIBLE FOR PROVIDING METER LABELS/IDENTIFIERS THAT INDICATE WHICH UNIT EACH METER SERVES.

ALL CURBSTOPS MUST HAVE THE ABILITY TO BE LOCKED AND MUST HAVE METER NUT CONNECTIONS COMPATIBLE TO THE SIZE OF THE DESIGNED METER.

THE OWNER OF THE DEVELOPMENT IS RESPONSIBLE FOR THE MAINTENANCE OF THE BACKFLOW PREVENTORS.

### WATER & FORCE MAIN VALVE NOTE:

ALL WATER AND FORCE MAIN VALVES TO BE LOCATED OUTSIDE OF PAVEMENT AND CONCRETE AREAS.

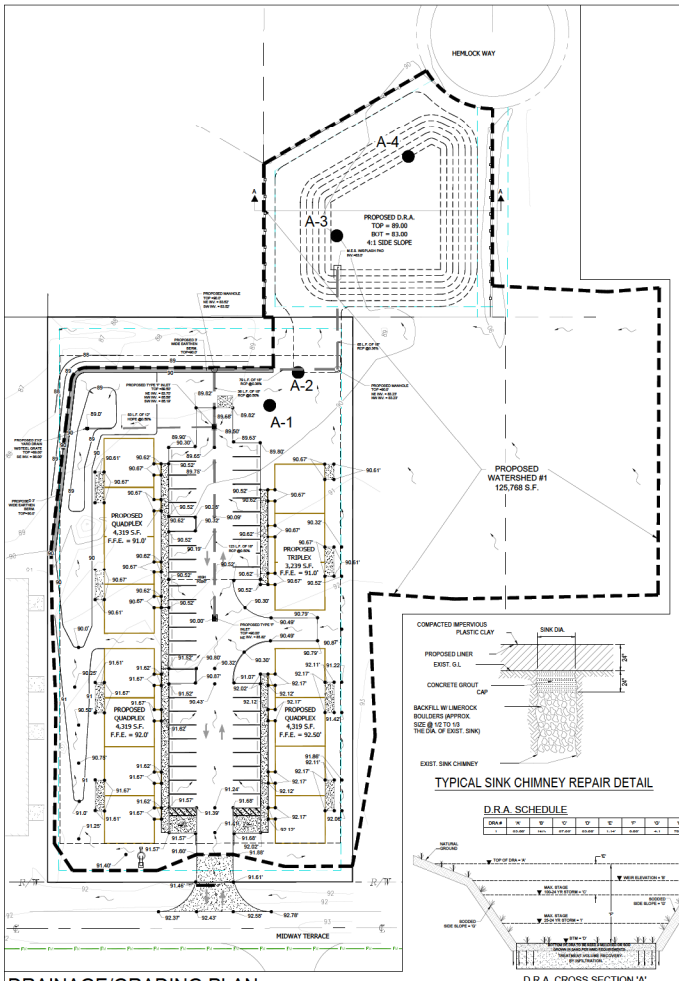
MCU PERSONNEL ARE TO INSPECT ANY WORK PERFORMED ON OR AROUND EXISTING MCU INFRASTRUCTURE. A PRE-CONSTRUCTION MEETING IS REQUIRED TO BE HELD A MINIMUM OF 48 HOURS PRIOR TO START OF ANY CONSTRUCTION. IF THE PRE-CONSTRUCTION MEETING IS NOT COMPLETED, ANY WORK MAY BE HALTED. TO SCHEDULE, CONTACT MCU'S CONSTRUCTION MANAGER, ALEJANDRO RAD AT OR 352-307-6012.

### BUILDING FIRE PROTECTION NOTE:

EACH BUILDING WILL BE CONSTRUCTED WITH 2 HOUR FIRE WALLS TO SEPARATE THE UNITS. THE FIRE PROTECTION SYSTEM WILL MEET NFPA 13 D STANDARDS.

WATER MAIN CLEARANCES/SEPARATIONS MUST ADHERE TO F.D.E.P. REGULATIONS

| Other Pipe | Horizontal Separation | Crossings (1) | Joint Spacing @ Crossings (Full Joint Centered) |
|---|---|---|---|
| Storm Sewer, Stormwater Force Main, Reclaimed Water (2) | 3 ft. minimum | Water Main 12 in. minimum (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42)




## DRAINAGE/GRADING PLAN

GRAPHIC SCALE IN FEET
30 15 0 30 60

## DRAINAGE DATA:

SOURCE:
DESIGN STORM: 100YR/24HR STORM
RAINFALL INCHES: 11.5"
SOIL TYPES: 'A'
IMPERVIOUS CURVE NUMBER: 98
PERVIOUS CURVE NUMBER: 39

## DRAINAGE SUMMARY:

1. THE RETENTION AREA SHALL BE PRIVATE.
2. THE RETENTION AREA SHALL TO BE MAINTAINED BY THE OWNER.
3. THE INTENT IS TO ROUTE STORMWATER RUNOFF TO THE ONSITE FACILITY VIA SHEET FLOW & INLET AND PIPE SYSTEM.
4. THE DESIGN STORM FOR THIS DEVELOPMENT SHALL BE THE 100YR/24HR STORM.
5. 100YR/24HR RUNOFF DISCHARGE VOLUME IS RETAINED ON-SITE WITH NO OFF-SITE DISCHARGE FOR AREAS CONTRIBUTING TO THE PROPOSED D.R.A.
6. RUNOFF RATES & VOLUMES REFLECT "PONDS" OUTPUT. SEE DRAINAGE CALCULATIONS FOR ANALYSIS OF PRE & POST WATERSHEDS.

## DRAINAGE NOTES

1. THE WATERSHED AREA IS DEFINED AS THE PORTION OF THIS PROPERTY AND OFF SITE AREAS THAT CONTRIBUTE TO THE STORM WATER MANAGEMENT SYSTEM FOR THIS SITE.
2. METHOD OF CALCULATION FOR THE WEIGHTED CN IS BY TR-55 "URBAN HYDROLOGY FOR SMALL WATERSHEDS", AND IS DETERMINED BY INTERPOLATION OF TABLE 2-2A (PAGE 2-5).
3. THE DESIGN CRITERIA USED FOR ON-SITE STORAGE IS BASED ON THE MORE CRITICAL OF: THE VOLUME OF THE FIRST 1.5" OF RUNOFF FROM EACH WATERSHED, (SEPARATE) AND THE 100YR/24HR STORM EVENT LESS INFILTRATION. STORAGE FOR CLOSED BASINS IS BASED ON MAINTAINING THE VOLUME EQUAL TO THE RUNOFF FOR A 100YR/24HR STORM EVENT LESS INFILTRATION.
4. ALL REQUIRED DRAINAGE CRITERIA HAS BEEN SATISFIED AND THIS SITE WILL NOT DISCHARGE
5. THE ENGINEER SHALL SUBMIT A COMPLETE COPY OF THE APPROVED WMD PERMIT TO MARION COUNTY TRANSPORTATION DEPARTMENT WHEN IT IS AVAILABLE.
6. AREAS AROUND THE PROPOSED INLETS OR MITERED ENDS SHALL BE PAVED WHERE INDICATED, OTHERWISE IT SHALL BE FINISH GRADED AND SODDED, AS PER F.D.O.T. CURRENT DESIGN STANDARDS.
7. THE CONTRACTOR SHALL ABIDE BY STANDARD PRACTICES AND PROCEDURES FOR EROSION AND SEDIMENT CONTROL. TYPE III SILT FENCE AND OPTIONAL DANDY BAGS SHALL BE USED AS PER DETAIL.

## DRAINAGE LEGEND:

A-1 — SOIL BORING LOCATION AND ID NUMBER

DENOTES DIRECTION OF STORMWATER FLOW

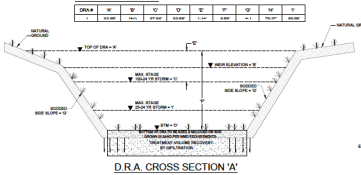
WATERSHED BOUNDARY




TYPICAL SINK CHIMNEY REPAIR DETAIL

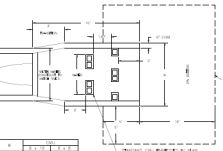
D.R.A. SCHEDULE

| DRA # | "A" | "B" | "C" | "D" | "E" | "F" | "G" | "H" | "I" |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 83.00' | N/A | 87.00' | 83.00' | 1.14' | 0.00' | 4.1' | 76.15' | 83.00' |

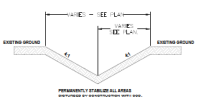



D.R.A. CROSS SECTION 'A'
N.T.S.

NOTE FOR ALL DRA CONSTRUCTION:
IF LIMEROCK IS ENCOUNTERED DURING EXCAVATION, THE RETENTION BASIN WILL BE OVEREXCAVATED AND BACKFILLED SO THAT THERE IS A MINIMUM OF THREE FEET OF UNDISTURBED NATIVE SOIL BETWEEN THE BOTTOM OF THE STORAGE OF THE LIMEROCK AND THE SEASONAL HIGH GROUNDWATER TABLE. THE ENGINEER OF RECORD FOR THE PROJECT ENGINEER AND THE APPLICABLE WATER MANAGEMENT DISTRICT MUST BE NOTIFIED IMMEDIATELY AND WILL BE A PART OF THE RECOMMENDED CONSTRUCTION REMEDIATION IF ANY LIMEROCK IS ENCOUNTERED.




ENERGY DISSIPATER DETAIL
NOT TO SCALE




V-TYPE SWALE DETAIL
NOT TO SCALE




TYPICAL HEAVY DUTY CONCRETE (RIGID) SECTION




TYPICAL LIGHT DUTY CONCRETE (RIGID) SECTION

## WATERSHED RUNOFF CALCULATIONS - MIDWAY OAKS

RAINFALL DATA: 25YR/24HR RAINFALL (INCHES) = 8.30
100YR/24HR RAINFALL (INCHES) = 11.50

PRE WATERSHED # 1 = 125768 FT^2 = 2.89 ACRES

| SOIL TYPE | % AS DECIMAL | OPEN AREA CURVE # | LOT CURVE # |
|---|---|---|---|
| A | 1 | 39 | 77 |
| B | 0 | 61 | 85 |
| C | 0 | 74 | 90 |
| D | 0 | 80 | 92 |

OVERALL OPEN AREA CONDITION CURVE # = 39.00

HYDROGRAPH SHAPE FACTOR = 484

| | AREA FT^2 | AREA ACRES | % AS DECIMAL | CURVE # (CN) |
|---|---|---|---|---|
| DRA BTM | 0 | 0.00 | 0.000 | 98.00 |
| BLDG | 0 | 0.00 | 0.000 | 98.00 |
| PAVEMENT | 0 | 0.00 | 0.000 | 98.00 |
| MISC. | 0 | 0.00 | 0.000 | 98.00 |
| | 0 | 0.00 | 0.000 | 98.00 |
| OPEN AREA | 125768 | 2.89 | 1.000 | 39.00 |

OVERALL CN = 39.00

SCS RUNOFF CALCULATION
Q = (P - Ia)^2 / (P - Ia + S) — Ia = 0.2(S), S = 1000/CN - 10
Q = (P-0.2 (SU)^2 / (P + 0.8 (S))
Q =RUNOFF (IN)
P = RAINFALL (IN)
S = POTENTIAL MAX. RETENTION AFTER RUNOFF BEGINS
Ia = INITIAL ABSTRACTIONS

PRE CONDITION — PRE-DEVELOPMENT

| 25YR/24 HR RUNOFF INCHES | 25YR/24 HR RUNOFF FT^3 | 25YR/24 HR RUNOFF AC-FT | 100YR/24 HR RUNOFF INCHES | 100YR/24 HR RUNOFF FT^3 | 100YR/24 HR RUNOFF AC-FT |
|---|---|---|---|---|---|
| 1.29 | 13469 | 0.31 | 2.92 | 30590 | 0.70 |

TIME OF CONCENTRATION (min) = N/A
IMPERVIOUS AREA = 0 S.F.
% IMPERVIOUS = 0.00%

POST WATERSHED # 1 = 125768 FT^2 = 2.89 ACRES

| SOIL TYPE | % AS DECIMAL | OPEN AREA CURVE # | LOT CURVE # |
|---|---|---|---|
| A | 1 | 39 | 77 |
| B | 0 | 61 | 85 |
| C | 0 | 74 | 90 |
| D | 0 | 80 | 92 |

OVERALL OPEN AREA & PRE CONDITION CURVE # = 39.00

HYDROGRAPH SHAPE FACTOR = 484

| | AREA FT^2 | AREA ACRES | % AS DECIMAL | CURVE # (CN) |
|---|---|---|---|---|
| DRA BTM | 4611 | 0.11 | 0.037 | 98.00 |
| BLDG | 16168 | 0.37 | 0.129 | 98.00 |
| PAVEMENT | 15111 | 0.35 | 0.120 | 98.00 |
| MISC. CONCRETE | 3639 | 0.08 | 0.029 | 98.00 |
| FUTURE | 6359 | 0.15 | 0.051 | 98.00 |
| OPEN AREA | 79854 | 1.83 | 0.635 | 39.00 |

OVERALL CN = 60.54

SCS RUNOFF CALCULATION
Q = (P - Ia)^2 / (P - Ia + S) — Ia = 0.2(S), S = 1000/CN - 10
Q = (P-0.2 (SU)^2 / (P + 0.8 (S))
Q =RUNOFF (IN)
P = RAINFALL (IN)
S = POTENTIAL MAX. RETENTION AFTER RUNOFF BEGINS
Ia = INITIAL ABSTRACTIONS

POST CONDITION

| 25YR/24HR RUNOFF INCHES | 25YR/24HR RUNOFF FT^3 | 25YR/24HR RUNOFF AC-FT | 100YR/24HR RUNOFF INCHES | 100YR/24HR RUNOFF FT^3 | 100YR/24HR RUNOFF AC-FT |
|---|---|---|---|---|---|
| 1.29 | 13469 | 0.31 | 2.92 | 30590 | 0.70 |

TIME OF CONCENTRATION (min) = 10.00
IMPERVIOUS AREA = 41305 S.F.
% IMPERVIOUS = 32.84%

TREATMENT TYPE = DRY RETENTION
TREATMENT VOLUME
1/2" OVER AREA = 5340
1.25"OVER IMPERV. = 4303
TOTAL T.V. REQUIRED = 10481

POST-PRE DIFFERENCE

| 25YR/24HR RUNOFF INCHES | 25YR/24HR RUNOFF FT^3 | 25YR/24HR RUNOFF AC-FT | 100YR/24HR RUNOFF INCHES | 100YR/24HR RUNOFF FT^3 | 100YR/24HR RUNOFF AC-FT |
|---|---|---|---|---|---|
| 2.34 | 24481 | 0.56 | 3.30 | 34650 | 0.79 |

PERCOLATION RATE
Kh= 13.27 FT/DAY = 6.68 FT/HR
Kv= 8.96 FT/DAY = 6.28 FT/HR

SHOWL = 70.97
CONFINING LAYER = 70.3
MOUND LENGTH= 237.05 ft
MOUND WIDTH= 37.45 ft

EXISTING DRA VOLUME

| STAGE | AREA (SF) | PERIMETER | AREA (ACRE) | VOLUME (FT^3) | VOLUME (AF) | VOLUME (CY) |
|---|---|---|---|---|---|---|
| 89 | 17028 | 549 | 0.39 | 53264 | 1.22 | 1973 |
| 88 | 11409 | 403 | 0.26 | 39045 | 0.90 | 1446 |
| 87 | 8843 | 316 | 0.20 | 29419 | 0.68 | 1090 |
| 86 | 6388 | 353 | 0.15 | 19298 | 0.44 | 715 |
| 85 | 7029 | 327 | 0.16 | 13350 | 0.31 | 495 |
| 84 | 5769 | 302 | 0.13 | 5190 | 0.12 | 192 |
| 83 | 4611 | 277 | 0.11 | 0 | 0.00 | 0 |


MASTROSERIO ENGINEERING, INC
CIVIL ENVIRONMENTAL SITE DESIGN
1115 SE 3RD AVENUE
OCALA, FL 34471
PHONE (352) 732-8822
FAX.COM@MASTROSERIOENG.COM


ENGINEER'S CERTIFICATION:
DATE:
PAOLO MASTROSERIO, P.E. 56991
MASTROSERIO ENGINEERING, INC. C-4457/59
1115 SE 3RD PLACE
OCALA, FL 34471

DESIGNED BY: PM
DRAWN BY: PM
CHECKED BY: PM
DATE: 06-21-2005

| REVISION DESCRIPTION: | DATE: |
|---|---|
| | |

MIDWAY OAKS (ARB527B) - MAJOR SITE PLAN MODIFICATION
MARION COUNTY, FL, SEC. 5, TWP. 16, RGE. 23

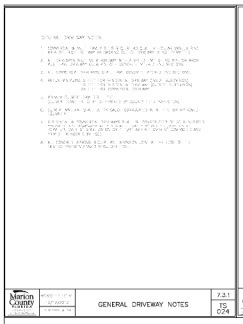
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SCALE: 1" =30'

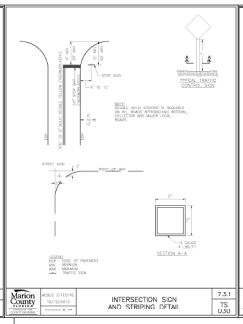
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SHEET C4 OF 7

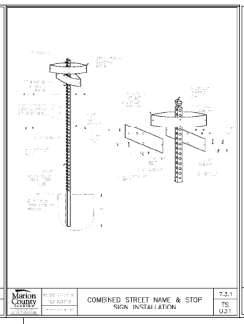
811 Know what's below. Call before you dig.



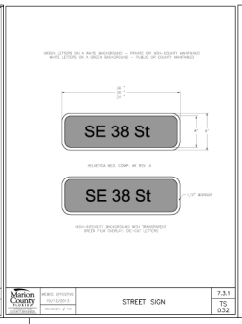
GENERAL DRIVEWAY NOTES — 7.3.1 TS 024



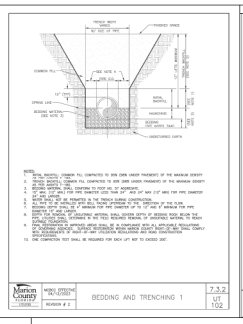
INTERSECTION SIGN AND STRIPING DETAIL — 7.3.1 TS 030



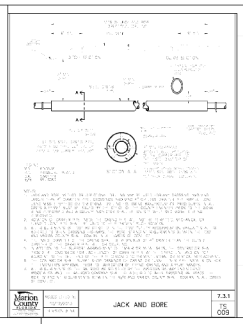
COMBINED STREET NAME & STOP SIGN INSTALLATION — 7.3.1 TS 031



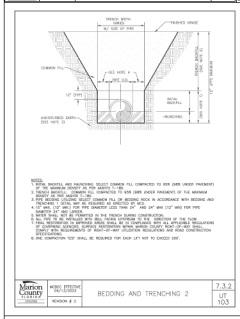

STREET SIGN — 7.3.1 TS 032



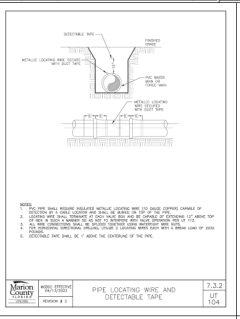
BEDDING AND TRENCHING 1 — 7.3.2 UT 102



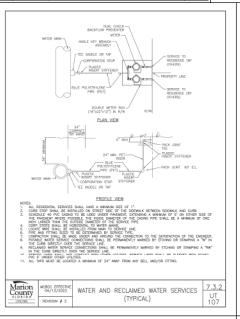
JACK AND BORE — 7.3.1 TC 009



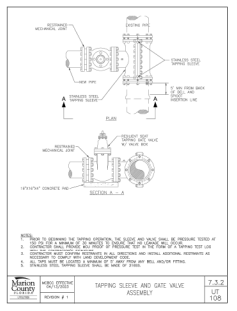
BEDDING AND TRENCHING 2 — 7.3.2 UT 103



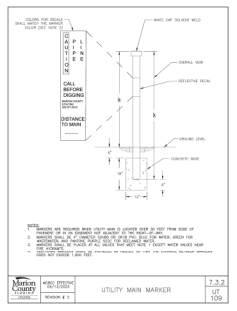
PIPE LOCATING WIRE AND DETECTABLE TAPE — 7.3.2 UT 104



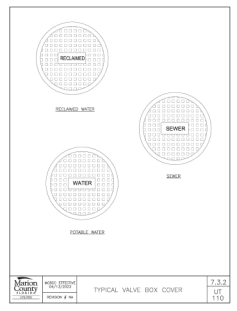
WATER AND RECLAIMED WATER SERVICES (TYPICAL) — 7.3.2 UT 107



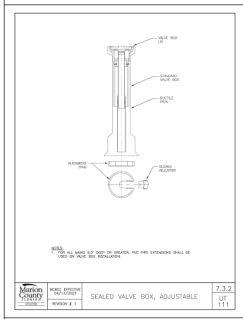
TAPPING SLEEVE AND GATE VALVE ASSEMBLY — 7.3.2 UT 108



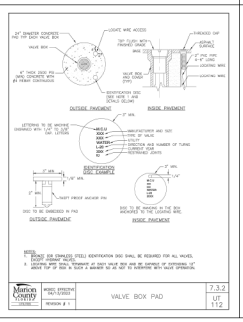
UTILITY MAIN MARKER — 7.3.2 UT 109



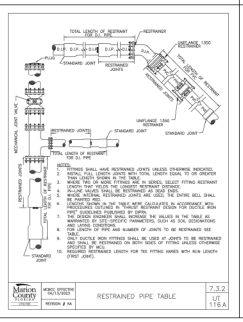

TYPICAL VALVE BOX COVER — 7.3.2 UT 110



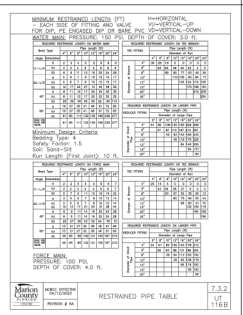
SEALED VALVE BOX, ADJUSTABLE — 7.3.2 UT 111



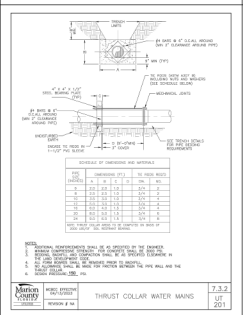
VALVE BOX PAD — 7.3.2 UT 112



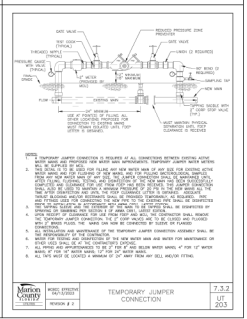
RESTRAINED PIPE TABLE — 7.3.2 UT 116A



RESTRAINED PIPE TABLE — 7.3.2 UT 116B



THRUST COLLAR WATER MAINS — 7.3.2 UT 201



TEMPORARY JUMPER CONNECTION — 7.3.2 UT 203

| REVISION DESCRIPTION: | DATE: |
|---|---|
| | |

DESIGNED BY: PM
DRAWN BY: PM
CHECKED BY: PM
DATE: 06-21-2026

ENGINEER'S CERTIFICATION:

DATE:
PAOLO MASTROSERIO P.E. 89881
MASTROSERIO ENGINEERING, INC. C-AAB159
170 SE 32ND PLACE
OCALA, FL 34471

MASTROSERIO ENGINEERING, INC
CIVIL * ENVIRONMENTAL * SITE DESIGN
170 SE 32ND PLACE
OCALA FL 34471
PH. (352) 854-1818
PAOLO@MASTROSERIOENG.COM

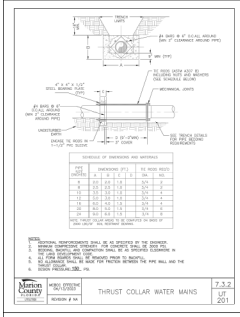
MIDWAY OAKS (ARB23738) - MAJOR SITE PLAN MODIFICATION
MARION COUNTY, FL; SEC. 5, TWP. 16, RGE. 23

TITLE: CONSTRUCTION DETAILS

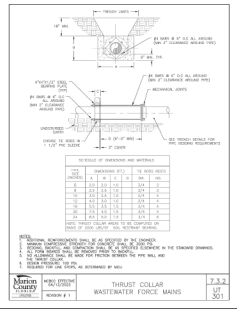
SCALE: N.T.S.

JOB#: 24-40

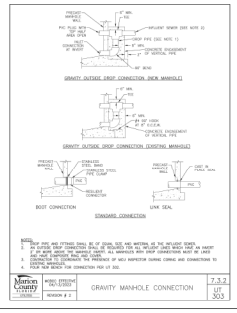
SHEET C5 OF 7



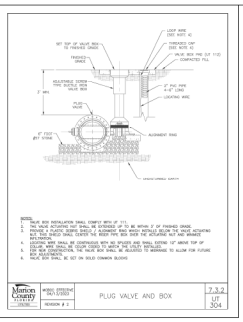
THRUST COLLAR WATER MAINS — 7.3.2 UT 201



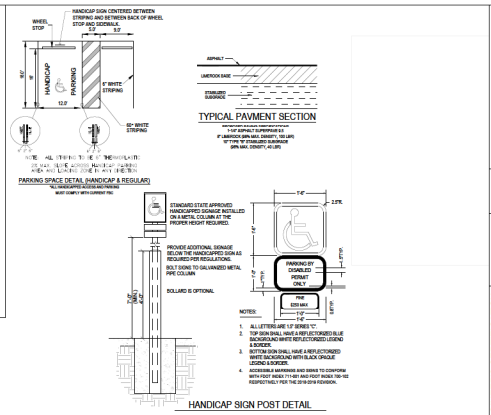
THRUST COLLAR WASTEWATER FORCE MAINS — 7.3.2 UT 301



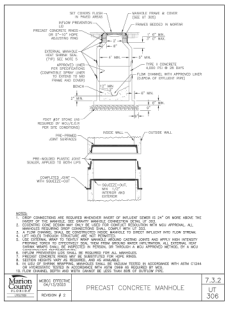
GRAVITY MANHOLE CONNECTION — 7.3.2 UT 303



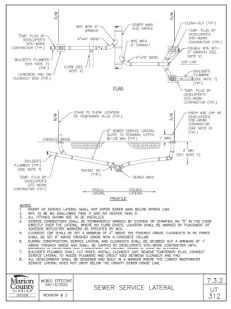
PLUG VALVE AND BOX — 7.3.2 UT 304



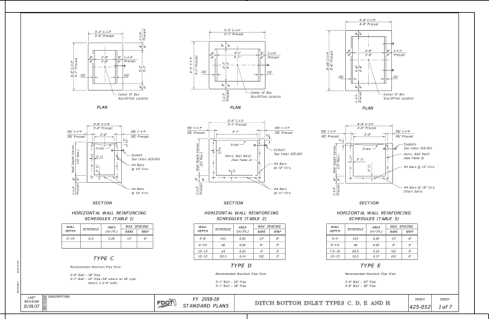
HANDICAP SIGN POST DETAIL



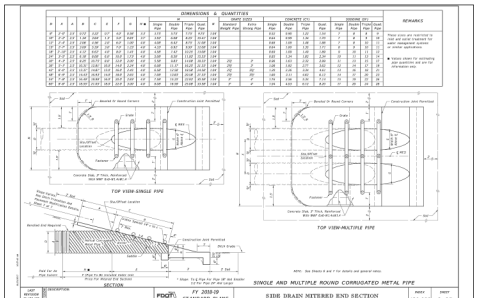
PRECAST CONCRETE MANHOLE — 7.3.2 UT 306



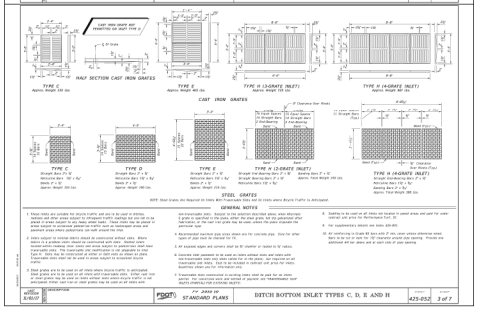
SEWER SERVICE LATERAL — 7.3.2 UT 312



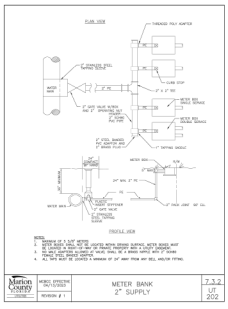
DITCH BOTTOM INLET TYPES C, D, E AND H — 425-052 — 1 of 7



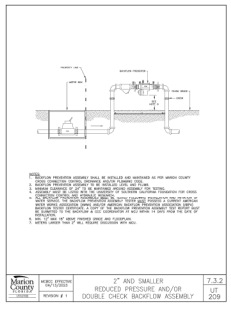
SIDE DRAIN MITERED END SECTION — 430-022 — 2 of 7



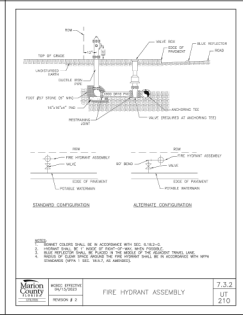
DITCH BOTTOM INLET TYPES C, D, E AND H — 425-052 — 3 of 7



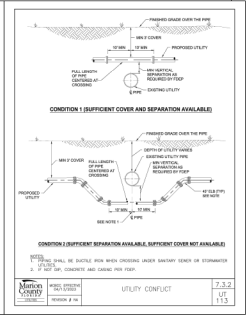
METER BANK 2" SUPPLY — 7.3.2 UT 202



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



FIRE HYDRANT ASSEMBLY — 7.3.2 UT 210



UTILITY CONFLICT — 7.3.2 UT 113

REVISION DESCRIPTION:

DATE:

DESIGNED BY: PM

DRAWN BY: PM

CHECKED BY: PM

DATE: 06-21-2026

ENGINEER'S CERTIFICATION:

PAOLO MASTROSIERO, P.E. 89991
STATE OF FLORIDA
MASTROSIERO ENGINEERING, INC. C-A25159
170 SE 32ND PLACE
OCALA, FL 34471

MASTROSIERO ENGINEERING, INC
CIVIL ENVIRONMENTAL SITE DESIGN
170 SE 32ND PLACE
OCALA, FL 34471
PHONE: (352) 854-0955
PAOLO@MASTROSIERODESIGN.COM

MIDWAY OAKS (ARB27781) - MAJOR SITE PLAN MODIFICATION
MARION COUNTY, FL; SEC. 5, TWP. 16, RGE 23

TITLE: CONSTRUCTION DETAILS

SCALE: N.T.S.

JOB#: 24-40

SHEET C6 OF 7

# RILEY & Company, Inc. (H-20 GP)©

### w/ BATTERY BACK-UP FOR AUDIO AND VISUAL ALARMS, GUARD PRO IV MONITORING SYSTEM & RCDPS PHASE CONVERSION UNITS

*(No Substitutions - No Alternates)*

**RILEY & COMPANY, INC. / GUARD PRO IV MONITORING SYSTEM:**
**GUARD PRO IV offers a remote control and maintenance solution which allows you to create a decentralized system to monitor and control devices. Up to eight (8) different lift station inputs can be monitored and up to eight (8) outputs can be controlled remotely. The GUARD PRO IV can also notify up to eight (8) different recipients via sms text and/or email.**

**PUMPS:** SPECIFICATION

Submersible grinder pumps shall be installed in the H-20 FRP wet well utilizing a dual slide rail system.

The pumps shall be capable of pumping materials normally found in domestic and commercial wastewater.

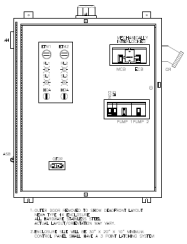
Stator winding shall be open type with Class H insulation and shall be heat -shrink fitted into the stator housing. The use of pins, bolts and other fastening devices is not acceptable.

A heat sensor thermostat shall be attached to the top end of the motor winding and shall be connected in series with a magnectic contactor coil in the control panel. If the winding temperature exceeeds 140° C, the motor shall shut off but shall automtically reset when the temperature drops below the threshhold. Two heat sensors shall be used on 3 phase motors. Upper & lower mechanical seals shall have Silicon Carbide vs Silicon Carbide.

**CONTROL PANEL:** SPECIFICATION

The Enclosure shall be NEMA 4X, minimum 30" high x 20" wide x 10" deep with a 3 point latching system.

The enclosure shall have external mounting feet to allow for wall mounting.
The following components shall be mounted through the enclosure:
1- ea. Red Alarm Beacon (Light) LED 360 Degree viewable range, NEMA 4X
1- ea. Alarm Horn (minimum 95 DCB), ROHS 3 Compliant, NEMA 4X
1- ea. Generator Receptacle w/ weatherproof cover 60A Minimum. Shall meet UL 1682, UL 1686 and UL486E Compliance.



The back panel shall be fabricated from .125, 5052-H32 marine alloy aluminum. All components shall be mounted by machined stainless steel screws.
The following components shall be mounted to back panel:
1- ea. Riley & Co. Guard Pro IV Remote Monitoring Unit
2- ea. Riley & Co. RCDPS Phase Conversion Unit
2- ea. IEC Style Motor Contactors
1- ea. Volt Monitor (1 Ph) Phase Monitor (3 Ph) w/ 2 N/O & 1 N/C Contacts
1- ea. Alternator w/ Pump Lead Switch
1- ea. Control Transformer (480 Volt Only) (Min. 500VA)
1- ea. Model RCBB5AH Battery Back-Up w/ Smart Charger (UPS) - 24 Hr Min.
20- ea. Terminals For Field Connections
6- ea. Terminals For Motor Connections (Single Phase Only)
7- ea. Grounding Lugs
1-ea. Lightning and Surge Protection shall meet the UL 1449 2nd Edition

The inner door shall have a continuous aluminum piano hinge.
The following components shall be mounted through the inner door:
1- ea. Main Circuit Breaker - UL 489
1- ea. Emergency Circuit Breaker - UL 489
1- ea. Mechanical Interlock For Emergency And Main Breakers (UL Listed)
2- ea. Short Circuit Protectors w/ Auxiliary Contacts
1- ea. Control Circuit Breaker & GFCI Circuit Breaker - UL 489
1- ea. GFI Duplex Convenience Outlet - NEMA 5-15R
1- ea. Elapsed Time Meter, Non-Resettable
**MISCELLANEOUS: All wiring on the back panel shall be contained within the wiring duct. All wiring between the inner door and the back panel shall be contained with in a plastic spiral wrap. Each wire shall have a wire number at each end to correspond to the as built drawing for field troubleshooting. The control panel must be manufactured in-house by the lift station supplier and be a TUV (UL508A Certified) facility.**

**WET WELL:** SPECIFICATION

**Wet Well FRP Wall Laminate must be designed to withstand wall collapse or buckling based on third party specifications and the assumptions below.**

***Hydrostatic Pressure: 62.4 lbs. Per SQ Ft.**
***Saturated Soil Weight: 120 lbs. Per Cubic Ft.**
***Soil Modulus: 700 lbs Per SQ Ft.**
***Pipe Stiffness as Specified in ASTM D 3753**

**The wet well FRP laminate must be constructed to withstand or exceed two times the assumed loading for the complete depth of the structure.**

**The cover shall be constructed of ¼ inch thick finished aluminum, diamond plate pattern with 300 series stainless steel hardware. The hatch shall have a positive means of locking the door open in the vertical position via a hold open arm and shall be made of a non-corrosive material. The cover shall be mounted with minimum of six 300 series stainless steel fasteners. The access hatch cover shall have a lift handle and a means of locking.**

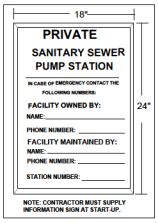
**The prefabricated FRP lift station manufacturer shall guarantee the prefabricated lift station per approved drawings for a period of one year from the date of delivery.**

**INSPECTION & TESTING:**
A factory representative shall be provided for a one (1) time start-up and shall have complete knowledge of the proper operation and maintenance of the complete system. The pump motors shall be megged out prior to the start-up to ensure that the insulation of the pump motor and cable is intact. The pumps and the controls shall be checked for mechanical reliability and proper operation.

**EXECUTION:**
**Installation shall be in strict accordance with the manufacturer's recommendations in the locations shown on the engineered drawings.**

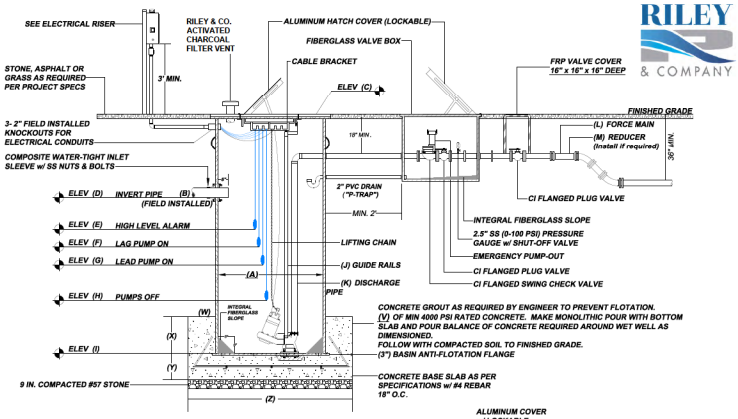
*11/18/25 SR*

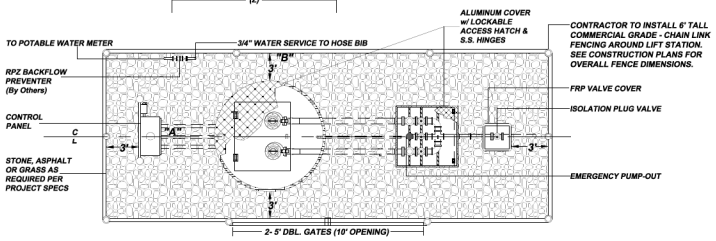
| STATION DESIGN CONDITIONS | | |
|---|---|---|
| PRIMARY PUMP CAPACITY | 39 | GPM |
| PRIMARY TDH | 39.5 | 'TDH |
| RUN-OUT PUMP CAPACITY | 39 | GPM |
| RUN-OUT TDH | 16 | 'TDH |
| PUMP MODEL # | LIBERTY RCLSGX200 | |
| R.P.M. | 3450 | |
| HORSEPOWER | 2.0 | |
| ELECTRICAL VOLTS / PHASE | 230V/3Φ | |
| PUMP DISCHARGE SIZE | 2" | |
| **STATION ELEVATIONS AND DIMENSIONS** | | |
| 100 YEAR FLOOD ELEVATION | N/A | |
| WET WELL DIAMETER (A) | 48" | |
| INVERT DIAMETER (B) | 6" | |
| TOP OF WET WELL (C) | 92.00' | |
| INLET / INVERT (D) | 82.50' | |
| HIGH LEVEL ALARM (HLA) (E) | 82.00' | |
| 2nd PUMP ON (LAG) (F) | 81.50' | |
| 1st PUMP ON (LEAD) (G) | 81.00' | |
| PUMPS OFF (OFF) (H) | 80.47' | |
| BOTTOM OF WET WELL (I) | 78.50' | |
| GUIDE RAIL DIAMETER (J) | 3/4" | |
| DISCHARGE PIPE DIAMETER (K) | 2" | |
| F.M. PIPE DIAMETER (L) | 2" | |
| REDUCER (If Required) (M) | n/a | |
| **STATION MANUFACTURING MATERIALS** | | |
| DISCHARGE/RISER PIPE | HDPE | |
| INLET PIPE | PVC | |
| GUIDE RAIL | 304 SS | |
| WET WELL | FRP ASTM D-3753 | |
| WET WELL HATCH COVER | 300 LBS PSF ALUM | |
| CABLE BRACKET | 304 SS | |
| LIFTING CHAIN | 304 SS | |
| PLUG VALVE | CAST IRON | |
| SWING CHECK VALVE | CAST IRON | |
| VALVE BOX | FRP | |
| VALVE BOX HATCH COVER | 300 LBS PSF ALUM | |
| **STATION VALVE BOX SIZES** | | |
| (36" x 36" x 36" DEEP) | FOR 2" DISCHARGE | |
| (48" x 48" x 36" DEEP) | FOR 3" DISCHARGE | |
| (48" x 48" x 36" DEEP) | FOR 4" DISCHARGE | |
| **STATION HATCH OPENINGS** | | |
| WET WELL DIA. 36" | 48" | 60" |
| 27" x 20" | 36" x 24" | 36" x 36" |
| **CONCRETE BALLAST REQUIREMENTS** | | |
| CUBIC YARDS OF CONCRETE REQUIRED (V) | 3.08 yds³ | |
| CIRCUMFERENCE DIMENSION - WIDTH (W) | 12.0" | |
| CIRCUMFERENCE DIMENSION - HEIGHT (X) | 36.0" | |
| BASE SLAB DIMENSION - HEIGHT (Y) | 12.0" | |
| BASE SLAB DIMENSION - LENGTH & WIDTH (Z) | 60.0" | |




**LIFT STATION WILL BE PRIVATELY OWNED AND MAINTAINED**

**PRIOR TO START-UP, OWNER MUST HAVE A MINIMUM 1 YR. PREVENTIVE MAINTENANCE CONTRACT WITH A REPUTABLE LIFT STATION MAINTENANCE COMPANY.**

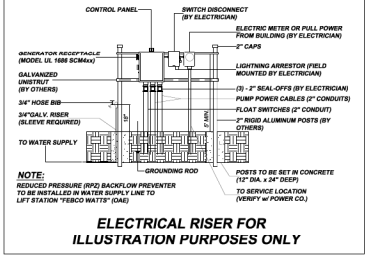



**NOTE: PUMP CONTROL PANEL SHALL BE LOCATED A MIN. OF 3 FEET FROM WET WELL PERIMETER AT POINT "A" OR "B"**

**ELECTRICIAN NOTES:**

1. DRAWING NOT TO SCALE
2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES
3. ELECTRICIAN TO INSTALL SWITCH DISCONNECT & LIGHTNING ARRESTOR
4. CONTRACTOR SHALL VERIFY POWER SUPPLY PRIOR TO ORDERING EQUIPMENT
5. NEUTRAL TO BE SUPPLIED FOR 3Φ/208-230V OR 1Φ/208-230V
6. EXCEPT FOR THE CONTROL PANEL, ALL EQUIPMENT AND COMPONENTS BY OTHERS




**NOTE:**
REDUCED PRESSURE (RPZ) BACKFLOW PREVENTER TO BE INSTALLED IN WATER SUPPLY LINE TO LIFT STATION "FEBCO WATTS" (OAE)

**ELECTRICAL RISER FOR ILLUSTRATION PURPOSES ONLY**

**For Lift Station Proposal:**
**Please Contact Chase Rachal**
**(407) 265-9963**
**c.rachal@rileyandco.com**

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RILEY & COMPANY

DESIGNED BY: PM
DRAWN BY: PM
CHECKED BY: PM
DATE: 06-21-2026

ENGINEER'S CERTIFICATION:
DATE:
PAOLO MASTROSERO, P.E. 89991
MASTROSERO ENGINEERING, INC. C.A.#35159
OCALA, FL 34471

MASTROSERO ENGINEERING, INC.
CIVIL • ENVIRONMENTAL • SITE DESIGN
1531 SE 36TH AVENUE
OCALA, FL 34471
PH: (352) 433-2185
PAOLO@MASTROSERO.COM

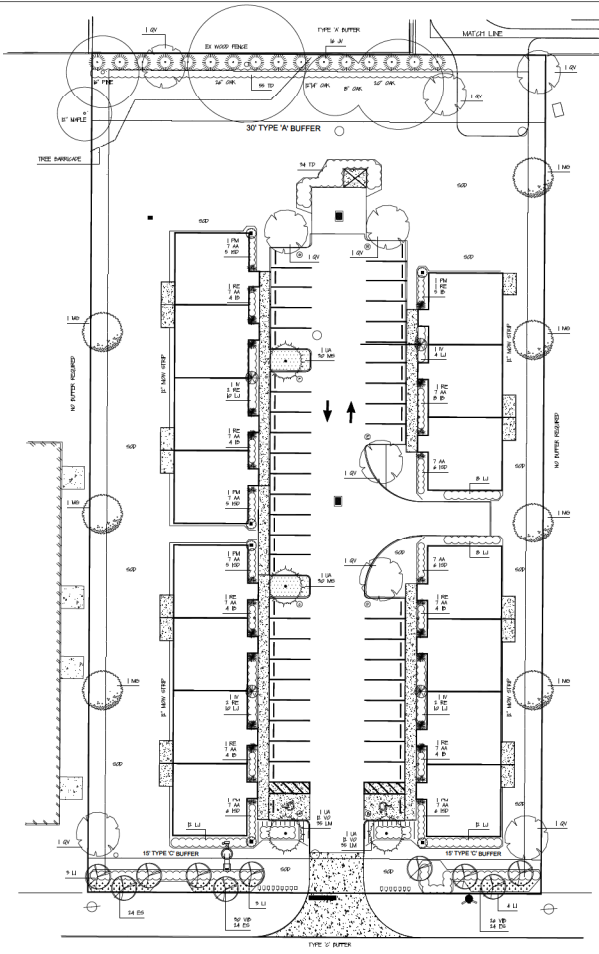
MIDWAY OAKS (UNPLATTED) - MAJOR SITE PLAN MODIFICATION
MARION COUNTY, FL, SEC. 4, TWP. 16, RGE. 22

TITLE: LIFT STATION DETAILS

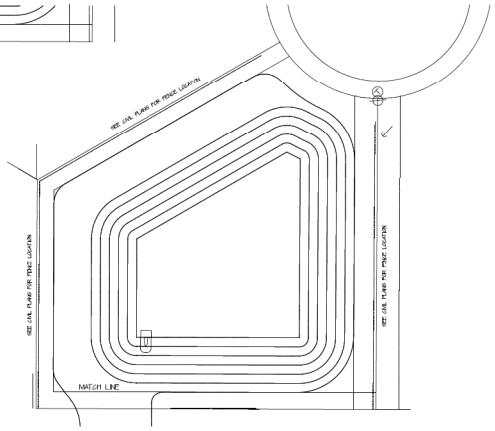
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JOB#: 24-40

SHEET C7 OF 7




MIDWAY TERRACE

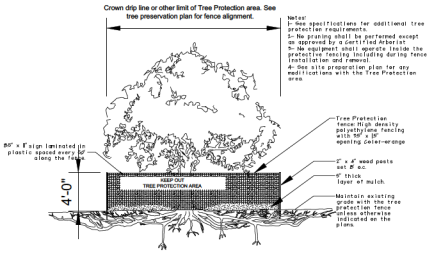



LANDSCAPE MATERIAL LIST

| | | | | |
|---|---|---|---|---|
| 7 | MG | MAGNOLIA GRANDIFLORA | SOUTHERN MAGNOLIA | NATIVE |
| 2 | QV | QUERCUS VIRGINIANA | LIVE OAK | NATIVE |
| 4 | UA | ULMUS ALATA | WINGED ELM | NATIVE |
| 52 | JV | JUNIPERUS VIRGINIANA | SOUTHERN RED CEDAR | NATIVE |
| 19 | LI | LAGERSTROEMIA INDICA | CRAPE MYRTLE | |
| 13 | EG | DRAKONTIS SPECTABILIS | PURPLE LINE GRASS | NATIVE |
| 33 | RE | RAPHIOLEPIS INDICA | CLUSTER ROSE | |
| 93 | RSD | ILEX GLABRA CHAMP | GLADES CHAMP HOLLY | NATIVE |
| 4 | IV | ILEX VOMITORIA 'PENDULA' | WEEPING HOLLY | |
| 14 | LJ | LIGUSTRUM JAPONICA | JAPANESE PRIVET | |
| 4 | FM | PODOCARPUS MACROPHYLLUM | FLORIDA YEW | |
| 69 | TA | TRIPSACUM ANDROPOGON | GAMA GRASS | NATIVE |
| 69 | TD | TRIPSACUM DACTYLOIDES | FAKAHATCHEE GRASS | NATIVE |
| 54 | VO | VIBURNUM ODORATUM | WALTERS VIBURNUM | NATIVE |
| 16 | VD | VIBURNUM DAVIBURNUM | SWEET VIBURNUM | |
| 138 | AA | AMPHIPTERIS APRICANA | BLUE MIST IRIS | |
| 52 | LM | LIRIOPE MUSCARI 'BIG BLUE' | DWARF CROSS | |
| 69 | MS | MIMOSA STRIGILLOSA | SUNSHINE MIMOSA | NATIVE |

| | | |
|---|---|---|
| 48 GAL. 10' CAL. 8' TALL MINKLE LEADER FULL CANOPY | | |
| 48 GAL. 10' CAL. 8' TALL MINKLE LEADER FULL CANOPY | | |
| 48 GAL. 10' CAL. 8' TALL MINKLE LEADER FULL CANOPY | | |
| 15 GAL. 1" CAL. 8' TALL FULL TO GROUND | | |
| 30 GAL. 1.5" CAL. 8' TALL MULTI-TRUNK, FULL CANOPY | | |
| 1 GAL. 18" - 24" TALL FULL | | |
| 3 GAL. 18" - 24" TALL FULL | | |
| 3 GAL. 12" - 18" SPREAD, FULL, SET 18" o.c. | | |
| 3 GAL. 12" - 18" SPREAD, FULL, SET 18" o.c. | | |
| 10 GAL. 4' - 5' TALL FULL CANOPY, SPECIMEN | | |
| 3 GAL. 18" - 24" TALL FULL, SET 3' o.c. | | |
| 3 GAL. 18" - 24" TALL FULL | | |
| 10 GAL. 48" - 60" TALL, SPECIMEN | | |
| 3 GAL. 18" - 24" TALL FULL, SET 3' o.c. | | |
| 3 GAL. 18" - 24" TALL FULL, SET 18" o.c. | | |
| 3 GAL. 18" - 24" TALL FULL, SET 3' o.c. | | |
| 1 GAL. MIN 6 - 7 PINS, FULL, SET 18" o.c. | | |
| 1 GAL. MIN 7 - 9 PINS, FULL, SET 18" o.c. | | |
| 1 GAL. 8" - 10" SPREAD, FULL, SET 24" o.c. | | |

NOTE: SP = ARGENTINE BAHIA SOD




TREE PROTECTION

LANDSCAPE / OPEN SPACE

| | | |
|---|---|---|
| TOTAL PROJECT AREA | = | 74,093 SF (1.70 AC) |
| LANDSCAPE AREA REQUIRED | = | 14,819 SF (20%) |
| LANDSCAPE AREA PROVIDED | = | 15,447 SF |
| (SRA NOT INCLUDED) | | |

TREE PRESERVATION

| | | |
|---|---|---|
| TOTAL EXISTING TREES | = | 6 |
| TOTAL EXISTING NATIVES | = | 6 (1.7 / AC) |
| TOTAL INCHES PRESERVED | = | 84 |
| AND MITIGATION REQUIRED | | |

SHADE TREE CALCULATIONS

| | | |
|---|---|---|
| TOTAL PROJECT AREA | = | 74,093 SF |
| SHADE TREES REQUIRED | = | 34.7 (1 / 2,000 SF) |
| LESS PRESERVED TREES | = | -10 |
| NEW SHADE TREES REQUIRED | = | 25 |
| NEW SHADE TREES PROVIDED | = | 27 |

BUILDING LANDSCAPING

| | | |
|---|---|---|
| TOTAL BUILDING FRONTAGE | = | 88 LF |
| LANDSCAPE AREA REQUIRED | = | 704 LF (80%) |
| LANDSCAPE AREA PROVIDED | = | 44 LF |

SOUTH BUFFER - 0.049 - 140 LF, TYPE 'C', 15' WIDE

| | | |
|---|---|---|
| SHADE TREES REQUIRED | = | 2.5 (1 / 100 LF) |
| SHADE TREES PROVIDED | = | 3 (2 @ 50') |
| ORNAMENTAL TREES REQUIRED | = | 4.5 (3 / 100 LF) |
| ORNAMENTAL TREES PROVIDED | = | 10 (@ 14') |
| LANDSCAPE AREA REQUIRED | = | 2,100 SF (50%) |
| LANDSCAPE AREA PROVIDED | = | 2,100 SF |

NORTH BUFFER - 1,400 LF, TYPE 'A', 30' WIDE

| | | |
|---|---|---|
| SHADE TREES REQUIRED | = | 4 (3 / 100 LF) |
| SHADE TREES PROVIDED | = | 4 (2 @ 100') |
| ORNAMENTAL TREES REQUIRED | = | 42 (3 / 100 LF) |
| ORNAMENTAL TREES PROVIDED | = | 42 (@ 14') |
| LANDSCAPE AREA REQUIRED | = | 21,000 SF (50%) |
| LANDSCAPE AREA PROVIDED | = | 21,000 SF |

NATIVE PLANTINGS

| | | |
|---|---|---|
| TOTAL PLANT MATERIAL | = | 418 |
| NATIVE PLANTS REQUIRED | = | 179 (30% SHRUB USE) |
| NATIVE PLANTS PROVIDED | = | 183 |

LANDSCAPE ISLANDS

| | | |
|---|---|---|
| TOTAL VUA | = | 17,579 SF |
| LANDSCAPE ISLANDS REQUIRED | = | 1,757 SF (10%) |
| LANDSCAPE ISLANDS PROVIDED | = | 2,360 SF |

| | | | |
|---|---|---|---|
| A | 460 SF | E | 984 SF |
| B | 460 SF | F | 152 SF |
| C | 152 SF | G | 460 SF |
| D | 184 SF | H | 160 SF |

SCALE 1" = 20'

4 0 10 20 40 60 80

KULKARNI A KASALKUNG, JR., PLA, ASLA
LANDSCAPE ARCHITECT , STATE OF FLORIDA #6658

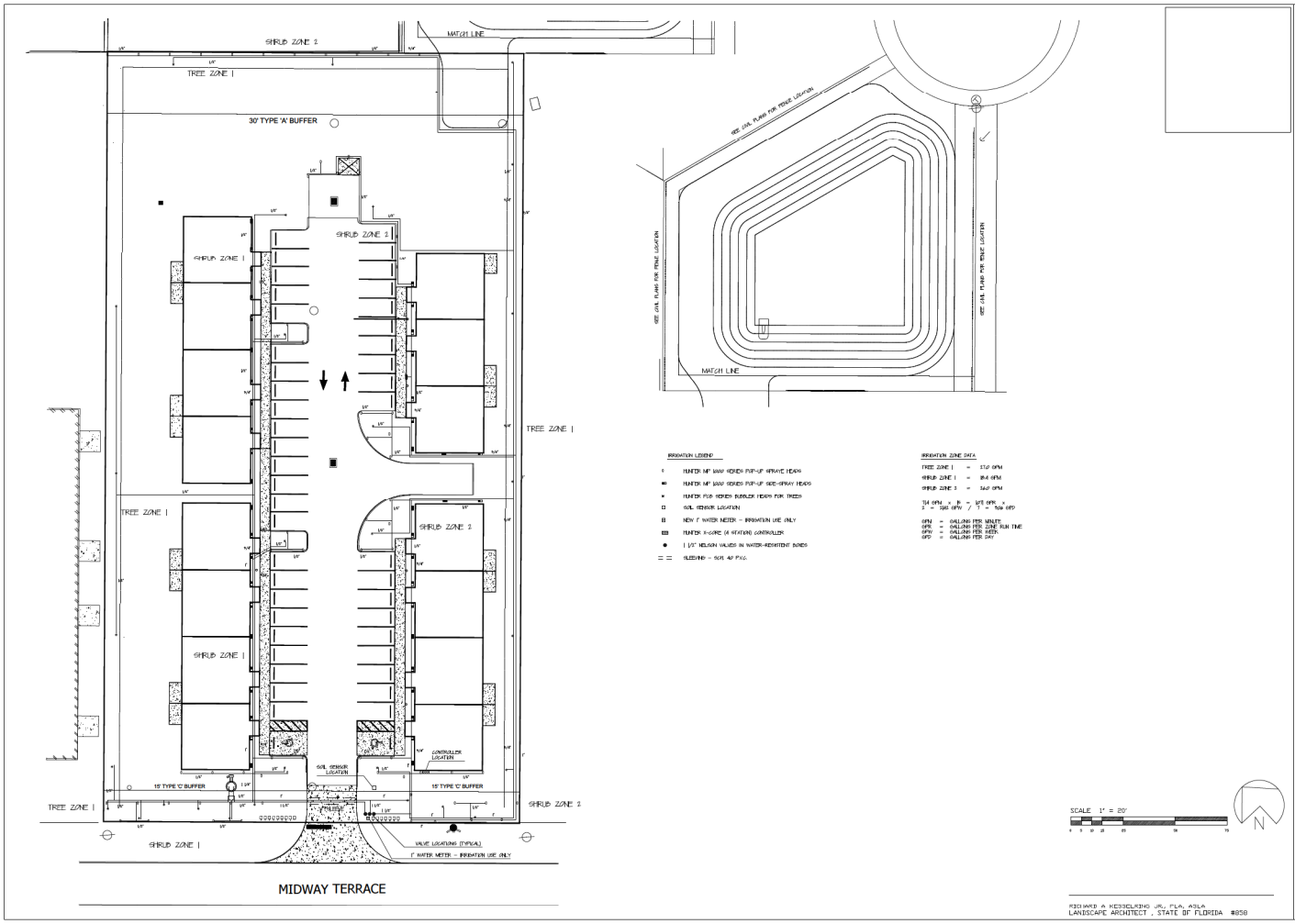
| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 3 | 4/26 | MDV DRA | RAK |
| 1 | 4/25 | COUNTY COMMENTS | RAK |

DRAWN BY: RAK
SCALE: 1" = 20'
DATE: 4 / 25
DRAWING NO.:
JOB NO.:
VIEW NAME:
PE: PG

ENVIRONMENTAL DESIGN
ANDY KESSELRING, LANDSCAPE ARCHITECT
2405 SW 34TH PLACE, GAINESVILLE, FL 32608 (352) 682-8899
CERTIFICATE OF AUTHORIZATION #LC26000121
LANDSCAPE ARCHITECTURE, SITE PLANNING, DESIGN

LANDSCAPE PLAN
MIDWAY OAKS APARTMENTS
MARION COUNTY FLORIDA

SHEET L001 of ____




RICHARD A KESSELRING JR., FLA. ASLA
LANDSCAPE ARCHITECT , STATE OF FLORIDA #858

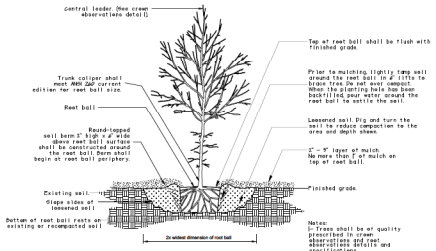
| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 4/24 | NEW JOBS | RAK |
| 2 | 4/25 | COUNTY COMMENTS | RAK |

DRAWN BY: RAK
DATE: 4 / 25
SCALE: 1" = 20'
DRAWING NO.:
JOB NO.:
VIEW NAME:
PB
PG

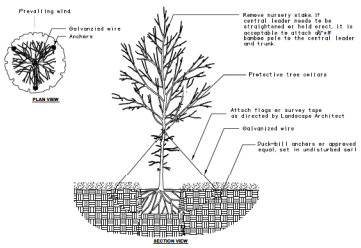
ENVIRONMENTAL DESIGN
ANDY KESSELRING, LANDSCAPE ARCHITECT
1830 SE 17th STREET, SUITE 121
OCALA, FLORIDA 34471 (352) 512-2899
LANDSCAPE ARCHITECTURE, SITE PLANNING,
GOLF COURSE DESIGN, RENOVATION, CONSULTATION, DESIGN

IRRIGATION PLAN
MIDWAY OAKS APARTMENTS
MARION COUNTY FLORIDA

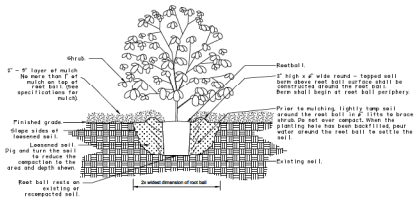
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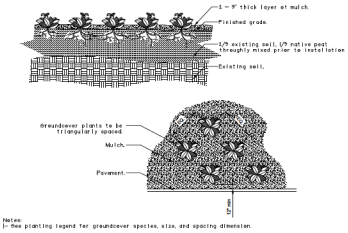

TREE INSTALLATION




TREE STAKING – TREES < 2" CALIPER




SHRUB INSTALLATION




Notes:
1- See planting legend for groundcover species, size, and spacing dimension.

GROUNDCOVER INSTALLATION

LANDSCAPE NOTES

1. ALL MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER
2. ALL LANDSCAPED AREAS SHALL BE MULCHED WITH 3" – 5" OF PINE BARK MULCH
3. MULCH SHALL NOT BE INSTALLED ON TOP OF THE ROOT BALLS OF ANY SHADE OR ORNAMENTAL TREES
4. ALL MATERIAL INSTALLED SHALL MEET THE SUB GRADES AND STANDARDS FOR LANDSCAPE INSTALLATION
5. CERTIFICATION IS REQUIRED FROM THE NURSERY AND/OR THE LANDSCAPE CONTRACTOR THAT THE TREE ROOT BALL HAS BEEN GRADED PER GRADES AND STANDARDS
6. ALL TREES MUST BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ACCEPTANCE
7. ALL NEW TREES MUST BE GUYED OR STAKED AS DETAILED
8. EXISTING TREES THAT ARE TO REMAIN MUST BE PROTECTED THROUGHOUT CONSTRUCTION
9. THE LANDSCAPE ARCHITECT SHALL REVIEW WITH THE CONTRACTOR ALL LANDSCAPING THAT IS TO BE DONE AND SHALL IDENTIFY THE SCOPE OF WORK.
10. PLACEMENT OF ALL LANDSCAPE MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT
11. ALL LANDSCAPE MATERIAL MUST BE INSTALLED WITH NATIVE PEAT AND SLOW-RELEASE NITROGEN FERTILIZER
12. ALL MATERIAL SHALL BE GUARANTEED FOR 90 DAYS FROM THE DATE OF ACCEPTANCE
13. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING IN ALL TREES AND REMOVING AIR-POCKETS
14. DURING THE ESTABLISHMENT PERIOD (FIRST 90 DAYS) THE LANDSCAPE CONTRACTOR SHALL APPLY A MINIMUM OF 40 – 80 GPD TO ALL NEW TREES AND PALMS
15. LANDSCAPE CONTRACTOR MUST LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION
16. ALL DISTURBED AREAS OUTSIDE PLANTING BEDS SHALL BE SODDED WITH ARGENTINE-BAHIA SOD
17. SOD SHALL BE INSTALLED WITH NO GAPS OR OVERLAPS
18. JOINTS SHALL BE RAKED AS DIRECTED AND ALL SOD ROLLED PRIOR TO ACCEPTANCE
19. ALL SOD AREAS SHALL BE MOWED TO ADJACENT GRADES FOR MAINTENANCE
20. SEE CIVIL PLANS FOR GRADING OR DRAINAGE RETENTION AREA
21. PLANTING SOIL USED FOR THE BUILDING PLANTERS AND BACKFILLING OF THE LANDSCAPE ISLANDS, ETC. MUST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION. ALL SOIL SHALL BE WEED-FREE, CONTAIN NO HARMFUL ROCKS, OR OTHER FOREIGN OBJECTS, AND SHALL BE A MIXTURE OF 40% SAND, 60% LOAM, AND 10% TOP-SOIL
22. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL PLANT MATERIAL, ROOTS, SOIL, AND OTHER LANDSCAPE ITEMS REMOVED FROM THIS SITE
23. THE LANDSCAPE CONTRACTOR MUST PROVIDE AN AS-BUILT OF THE IRRIGATION SYSTEM TO THE LANDSCAPE ARCHITECT PRIOR TO REQUESTING ANY INSPECTIONS AND/OR APPROVALS
24. THE CONTRACTOR SHALL KEEP THE SITE CLEAN OF ALL DEBRIS, EQUIPMENT, DIRT, ETC., AND ENSURE THAT THAT DRAINAGE SYSTEM REMAINS CLEAR AND THAT PEDESTRIAN WAYS ARE NOT BLOCKED
25. DO NOT PLANT NEW TREES TOO DEEP. UNCOVER THE TRUNK FLARE AND SET TREE AT OR ABOVE THE SURROUNDING SOIL LEVEL
26. REMOVE ANY TREE WRAP FROM AROUND THE TRUNK OF NEW TREES TO BE INSTALLED
27. ALL NEW TREES AND SHRUBS MUST MEET THE "AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60)
28. LANDSCAPE ARCHITECT MAY REQUIRE PRUNING OF NEW TREES AFTER INSTALLATION IF IT IS DETERMINED THAT THE TREES NEED A SINGLE DOMINANT LEADER ESTABLISHED OR CLUSTER BRANCHES REMOVED
29. ALL PLANT MATERIAL MUST MEET ALL OF THE SIZE SPECIFICATIONS, NOT JUST THE CONTAINER SIZE
30. HAVING THE LANDSCAPE ARCHITECT APPROVAL OF PLANT PLACEMENT IS ESSENTIAL FOR ACCEPTANCE
31. ALL SIZE SPECIFICATIONS SHOWN ON THE MATERIAL LIST ARE FOR THE HEIGHT OF THE MATERIAL UNLESS OTHERWISE NOTED. MEASUREMENT SHALL BE AS PER THE CURRENT INDUSTRY GRADES AND STANDARDS

MARION COUNTY NOTES

1. TREE PROTECTION SHALL CONTINUE DURING THE COURSE OF CONSTRUCTION. ALL REQUIREMENTS OUTLINED IN SECTION 4.7.5 E SHALL BE COMPLIED WITH BY ALL CONTRACTORS OPERATING ON SITE
2. ALL REQUIREMENTS OUTLINED IN SECTION 4.7.3 SHALL BE COMPLIED WITH FOR ANY REPLACEMENT TREES REQUIRED ON THIS SITE BY THIS CONSTRUCTION
3. THE PRELIMINARY AND FINAL INSPECTIONS AS OUTLINED IN SECTION 4.7.8 SHALL BE COMPLIED WITH. NO CERTIFICATE OF OCCUPANCY OR CERTIFICATION OF COMPLETION SHALL BE ISSUED UNTIL THESE INSPECTIONS HAVE BEEN COMPLETED AND APPROVAL GRANTED
4. NOTES HAVE BEEN SHOWN REGARDING LICENSING (4.8.1), TREE PROTECTION (4.7.5 E), MAINTENANCE (4.8.3 , 4.7.8), FERTILIZER USE (4.8.4), AND WATERING (4.7.5)
5. ALL REQUIREMENTS OUTLINED IN SECTION 4.8.4 REGARDING FERTILIZER AND OTHER LANDSCAPE CHEMICALS SHALL BE COMPLIED WITH BY THE OWNER AND/OR OTHER LANDSCAPE PROFESSIONALS
6. UPON COMPLETION OF THE INSTALLATION, THE CONTRACTOR SHALL REQUEST AN INSPECTION BY THE LANDSCAPE ARCHITECT. A LETTER SHALL BE PROVIDED TO THE MARION COUNTY PLANNING AND ZONING DEPARTMENT BY THE DESIGN PROFESSIONAL AND SUBMITTED TO THE MARION COUNTY LANDSCAPE ARCHITECT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY
7. ALL REQUIREMENTS OUTLINED IN SECTION 4.8.3 REGARDING LANDSCAPE MAINTENANCE SHALL BE COMPLIED WITH BY THE OWNER AND/OR OTHER MAINTENANCE PROFESSIONALS
8. ALL REQUIREMENTS OUTLINED IN SECTION 4.8.2 REGARDING LANDSCAPE INSTALLATION AND MAINTENANCE LICENSING AND CERTIFICATION SHALL BE COMPLIED WITH
9. ANY PERSON PROVIDING LANDSCAPE INSTALLATION SERVICES FOR HIRE SHALL MEET THE LICENSING AND CERTIFICATION REQUIREMENTS UNDER SECTION 4.8.2
10. ALL PLANTINGS SHALL BE INSTALLED ACCORDING TO BEST MANAGEMENT PRACTICES
11. TREES AND PALMS SHALL BE PROPERLY PLANTED AND GUYED OR STAKED
12. ALL PLANTINGS SHALL BE PROPERLY WATERED DURING INSTALLATION AND THROUGH THE ESTABLISHMENT PERIOD FOR HEALTHY GROWTH AS RECOMMENDED BY UF/IFAS
13. INSTALLATION SHALL MEET SURVIVAL IN PERPETUITY AND REPLACEMENT IF NECESSARY OF ALL MATERIALS DEAD AND/OR DYING PLANT MATERIAL SHALL BE REPLACED BY THE OWNER WITHIN 90 DAYS OF NOTIFICATION BY THE COUNTY

RICHARD A KESSLERING JR., FLA. ASLA
LANDSCAPE ARCHITECT , STATE OF FLORIDA #858

| NO. | DATE | DESCRIPTION | BY |
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| 3 | 4/24 | NEW DRWG. | RAK |
| 2 | 4/25 | COUNTY COMMENTS | RAK |
| 1 | 4/25 | COUNTY COMMENTS | RAK |

DRAWN BY: RAK
DATE: 4 / 25
SCALE: 1" = 20'
DRAWING NO.:
VIEW NAME:
JOB NO.:
PR
PS

ENVIRONMENTAL DESIGN
ANDY KESSLERING, LANDSCAPE ARCHITECT
P.O. BOX 1121 (352) 622-2121
OCALA, FLORIDA 34478 (352) 622-2899
LANDSCAPE ARCHITECTURE, SITE PLANNING,
AND LAND DEVELOPMENT CONSULTATION

LANDSCAPE NOTES & DETAILS
MIDWAY OAKS APARTMENTS
MARION COUNTY FLORIDA

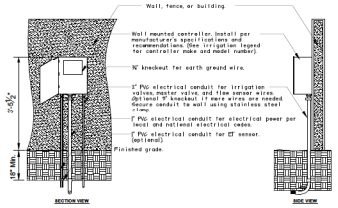
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## IRRIGATION NOTES

1. MINOR CHANGES MAY BE MADE IN THIS LAYOUT WITH APPROVAL BY THE LANDSCAPE ARCHITECT
2. ALL HEAD LOCATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION
3. HEADS SHALL BE 1/4 U/L OR FULL CIRCLE AS EACH LOCATION REQUIRES
4. SPRAYS PATTERNS SHALL BE SET TO MINIMIZE SPRAY ONTO ADJACENT WALKS, DRIVES, AND BUILDINGS
5. WATER SOURCE SHALL BE A NEW 1" WATER METER – IRRIGATION ONLY INSTALLED IN THE GENERAL AREA SHOWN. SEE CIVIL PLANS FOR COORDINATION
6. PRIOR TO ANY INSTALLATION, THE IRRIGATION CONTRACTOR SHALL INSPECT THE EXISTING SITE AND PROPOSED SYSTEM. WRITTEN QUESTIONS SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING ANY INSTALLATION. ALL QUESTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION.
7. THE CONTROLLER SHALL BE LOCATED IN THE GENERAL AREA SHOWN AND SHALL BE MOUNTED AS APPROVED BY THE LANDSCAPE ARCHITECT IN A LOCKABLE CASE.
8. THE OWNER WILL PROVIDE AN ELECTRICAL OUTLET IN THE CONTROLLER AREA
9. ALL VALVES SHALL BE INSTALLED IN WATER-RESISTENT BOXES
10. ALL SLEEVING MUST BE INSTALLED PRIOR TO THE LANDSCAPING OF THE PAVED AREAS
11. ALL SLEEVING SHALL BE SCH. 40 PVC, AND INSTALLED A MINIMUM OF 18" DEEP
12. ALL FEEDER LINES SHALL BE INSTALLED A MINIMUM OF 12" DEEP
13. RAINBIRD "RAINSENSE" DEVICE SHALL BE INSTALLED TO MINIMIZE IRRIGATION DURING ADEQUATE RAINFALL. (ROOF HEADERS). IN ADDITION, AN ACCLIMA TDT SENSOR WITH SCH CONTROL MONITOR MUST BE INSTALLED AS LOCATED BY THE LANDSCAPE ARCHITECT FOR PROPER IRRIGATION AMOUNTS
14. THE ENTIRE SYSTEM MUST BE OPERATIONAL, REVIEWED, AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO FINAL ACCEPTANCE
15. THE CONTRACTOR SHALL RETURN WITHIN THE FIRST 30 DAYS TO ADJUST THE SYSTEM AS NECESSARY AND DIRECTED BY THE LANDSCAPE ARCHITECT
16. ALL LABOR AND MATERIALS SHALL BE GUARANTEED FOR 1 YEAR FOR FINAL ACCEPTANCE
17. THE CONTRACTOR MUST PROVIDE AN AS-BUILT DRAWING TO THE LANDSCAPE ARCHITECT PRIOR TO FINAL ACCEPTANCE
18. BACKFLOW PREVENTION DEVICE MUST BE INSTALLED AT THE METER LOCATION
19. SLEEVES MUST BE INSTALLED IN ALL AREAS WHERE IRRIGATION PIPING IS INSTALLED UNDER PAVEMENT
20. ZONES ARE DESIGNED TO FUNCTION AT 90 GPM AND 40 PSI AT THE VALVE LOCATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING AT ALL HEADS TO INSURE PROPER PRESSURE AND WATER QUANTITY FOR THE DESIGNED COVERAGE
21. CONTRACTOR SHALL CONSULT WITH BOTH OWNER AND THE LANDSCAPE ARCHITECT FOR THE TIMING OF THE SYSTEM, BASED ON CURRENT WATER RESTRICTIONS
22. SYSTEM DOES NOT PROVIDE 100% COVERAGE OF THE ENTIRE PROJECT SITE. CONTRACTOR MUST ADJUST HEADS TO COVER NEW PLANT INSTALLATION AND ADD AREAS AS DIRECTED BY THE LANDSCAPE ARCHITECT
23. ALL LINE LOCATIONS MUST BE ADJUSTED ON-SITE TO INSURE THAT THEY DO NOT IMPACT THE MATURE ROOT SYSTEMS OF THE TREES TO BE PRESERVED
24. ALL IRRIGATION HEADS SHALL BE LOW-VOLUME, MICRO-IRRIGATION TO MINIMIZE WATER CONSUMPTION
25. SET RUN TIMES FOR THE SYSTEM PER RECOMMENDATIONS BY THIS @ 15MM/PRAIRLER/MESS
26. ON HEADS LOCATED BELOW THE VALVE LOCATIONS, INSURE CHECK VALVES ARE INSTALLED AT THE HEAD
27. POP-UP HEIGHTS WITHIN SOD AREAS SHALL BE SET AT 6"
28. ALL VALVES SHALL HAVE A FACTORY-INSTALLED FILTER SENTRY AND VERIFIED BY CONTRACTOR
29. VERIFY CONTROLLER SET-UP WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
30. ALL IRRIGATION INSTALLATION SHALL MEET SUB GRADES AND ELEVATIONS
31. NO IRRIGATION HEADS SHALL BE INSTALLED ON RISERS UNLESS SPECIFICALLY NOTED AND DETAILED
32. ALL AS-BUILTS, VERIFICATIONS, ETC. MUST BE SUBMITTED PRIOR TO FINAL INSPECTION AND ACCEPTANCE
33. BUBBLERS AT ALL TREES AND PALMS SHALL BE STAKED AT THEIR PROPER LOCATIONS

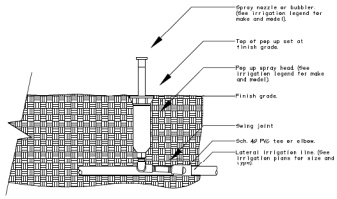
## MARION COUNTY NOTES

1. UPON COMPLETION OF THE IRRIGATION SYSTEM INSTALLATION AND THE ACCEPTANCE OF THE AS-BUILT DRAWING AND OPERATIONAL INFORMATION, A FINAL INSPECTION AND LANDSCAPE / IRRIGATION RELEASE SHALL BE SIGNED AND SEALED BY THE IRRIGATION DESIGN PROFESSIONAL AND SUBMITTED TO THE MARION COUNTY LANDSCAPE ARCHITECT. ALL REQUIREMENTS OUTLINED IN SECTION 4734 SHALL BE COMPLIED WITH BY THE IRRIGATION INSTALLATION PROFESSIONALS
2. ALL REQUIREMENTS IN SECTION 4735 REGARDING SYSTEM INSTALLATION, SCHEDULING, OPERATION, AND MAINTENANCE SHALL BE COMPLIED WITH. SYSTEM SHALL BE OPERATED AND MAINTAINED IN ACCORDANCE WITH FLORIDA-FRIENDLY BEST MANAGEMENT PRACTICES FOR PROTECTION OF WATER RESOURCES BY THE GREEN INDUSTRIES OF THE FLORIDA YARDS AND NEIGHBORHOOD PROGRAM
3. ALL REQUIREMENTS OUTLINED IN SECTION 4736 REGARDING THE IRRIGATION INSPECTIONS SHALL BE COMPLIED WITH BY THE IRRIGATION INSTALLATION PROFESSIONALS
4. ALL REQUIREMENTS OUTLINED IN SECTION 4737 REGARDING LICENSING AND CERTIFICATION OF THE IRRIGATION INSTALLATION AND MAINTENANCE PROFESSIONALS SHALL BE COMPLIED WITH
5. NOTES HAVE BEEN SHOWN REGARDING CLOSE-OUT REQUIREMENTS (4738) WATERING INSTALLATION (4739) AND INSTALLATION LICENSING REQUIREMENTS (4740)



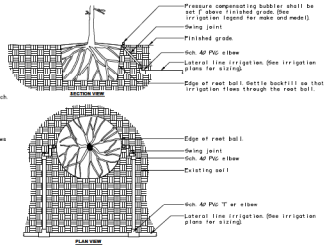

Notes:
1- Common and controller wire to be bundled using electrical tape at 10'-0" on center.
2- Grounding rods shall be located between 8'-0" to 10' away from the controller. Grounding rods shall be 8' in length. connect the grounding rod to the controller using a gauge bare copper wire per manufacturer's specifications.
3- Controller shall be mounted on a wall or a free standing pedestal minimum 48" high. and out from any overhead obstructions such as building overhangs, trees, or utilities.

### WALL MOUNTED CONTROLLER




Notes:
1- 6" pop ups shall be used in turf areas.
2- Contractor shall settle soil around the pop up after installation.
3- All pop up spray heads shall have check valves.
4- All Sch. 40 PVC to Sch. 80 PVC connections shall be made using teflon tape.

### POP UP-SPRAY HEAD




Notes:
1- All irrigation fittings shall be Sch. 40 PVC unless specified otherwise.
2- All threaded connections from PVC to PVC or PVC to metal shall be made using teflon tape.
3- Contractor shall settle the area around the bubbler and edge of the root ball so that all irrigation flows through the root ball.

### TREE BUBBLER LAYOUT

RICHARD A KESSELRING JR., FLA. ASLA
LANDSCAPE ARCHITECT , STATE OF FLORIDA #858

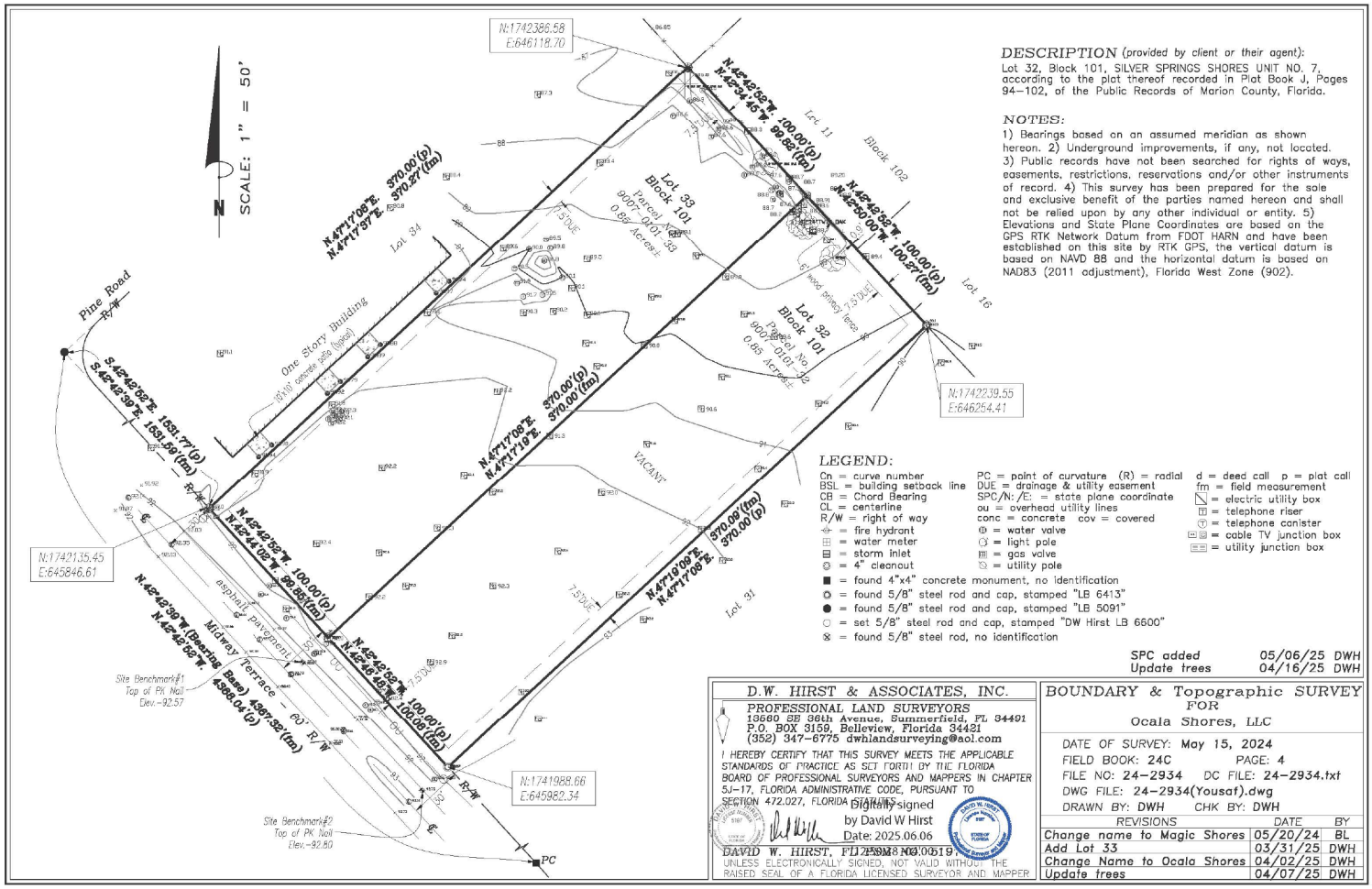
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| 2 | 4/24 | NEW DRWG. | RAK |
| 1 | 4/25 | AGENCY COMMENTS | RAK |

DRAWN BY: RAK
DATE: 4 / 25
SCALE: 1" = 20'
DRAWING NO.:
JOB NO.:
VIEW NAME:
PB
PS


ENVIRONMENTAL DESIGN
ANDY KESSELRING, LANDSCAPE ARCHITECT
1830 SE 17TH STREET, SUITE 121
OCALA, FLORIDA 34471 (352) 622-2899
LANDSCAPE ARCHITECTURE, SITE PLANNING,
GOLF COURSE DESIGN, CONSTRUCTION, DESIGN


# IRRIGATION NOTES & DETAILS
## MIDWAY OAKS APARTMENTS
## MARION COUNTY FLORIDA

SHEET 1 of 1




## DESCRIPTION (provided by client or their agent):

Lot 32, Block 101, SILVER SPRINGS SHORES UNIT NO. 7, according to the plat thereof recorded in Plat Book J, Pages 94–102, of the Public Records of Marion County, Florida.

## NOTES:

1) Bearings based on an assumed meridian as shown hereon. 2) Underground improvements, if any, not located. 3) Public records have not been searched for rights of ways, easements, restrictions, reservations and/or other instruments of record. 4) This survey has been prepared for the sole and exclusive benefit of the parties named hereon and shall not be relied upon by any other individual or entity. 5) Elevations and State Plane Coordinates are based on the GPS RTK Network Datum from FDOT HARN and have been established on this site by RTK GPS, the vertical datum is based on NAVD 88 and the horizontal datum is based on NAD83 (2011 adjustment), Florida West Zone (902).

## LEGEND:

| | | |
|---|---|---|
| Cn = curve number | PC = point of curvature (R) = radial | d = deed call p = plat call |
| BSL = building setback line | DUE = drainage & utility easement | fm = field measurement |
| CB = Chord Bearing | SPC/N: /E: = state plane coordinate | = electric utility box |
| CL = centerline | ou = overhead utility lines | = telephone riser |
| R/W = right of way | conc = concrete cov = covered | = telephone canister |
| = fire hydrant | = water valve | = cable TV junction box |
| = water meter | = light pole | = utility junction box |
| = storm inlet | = gas valve | |
| = 4" cleanout | = utility pole | |

■ = found 4"x4" concrete monument, no identification
⊙ = found 5/8" steel rod and cap, stamped "LB 6413"
● = found 5/8" steel rod and cap, stamped "LB 5091"
○ = set 5/8" steel rod and cap, stamped "DW Hirst LB 6600"
⊗ = found 5/8" steel rod, no identification

SPC added 05/06/25 DWH
Update trees 04/16/25 DWH


D.W. HIRST & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
13680 SE 96th Avenue, Summerfield, FL 34491
P.O. BOX 3159, Belleview, Florida 34421
(352) 347-6775 dwhlandsurveying@aol.com


I HEREBY CERTIFY THAT THIS SURVEY MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Digitally signed by David W Hirst
Date: 2025.06.06

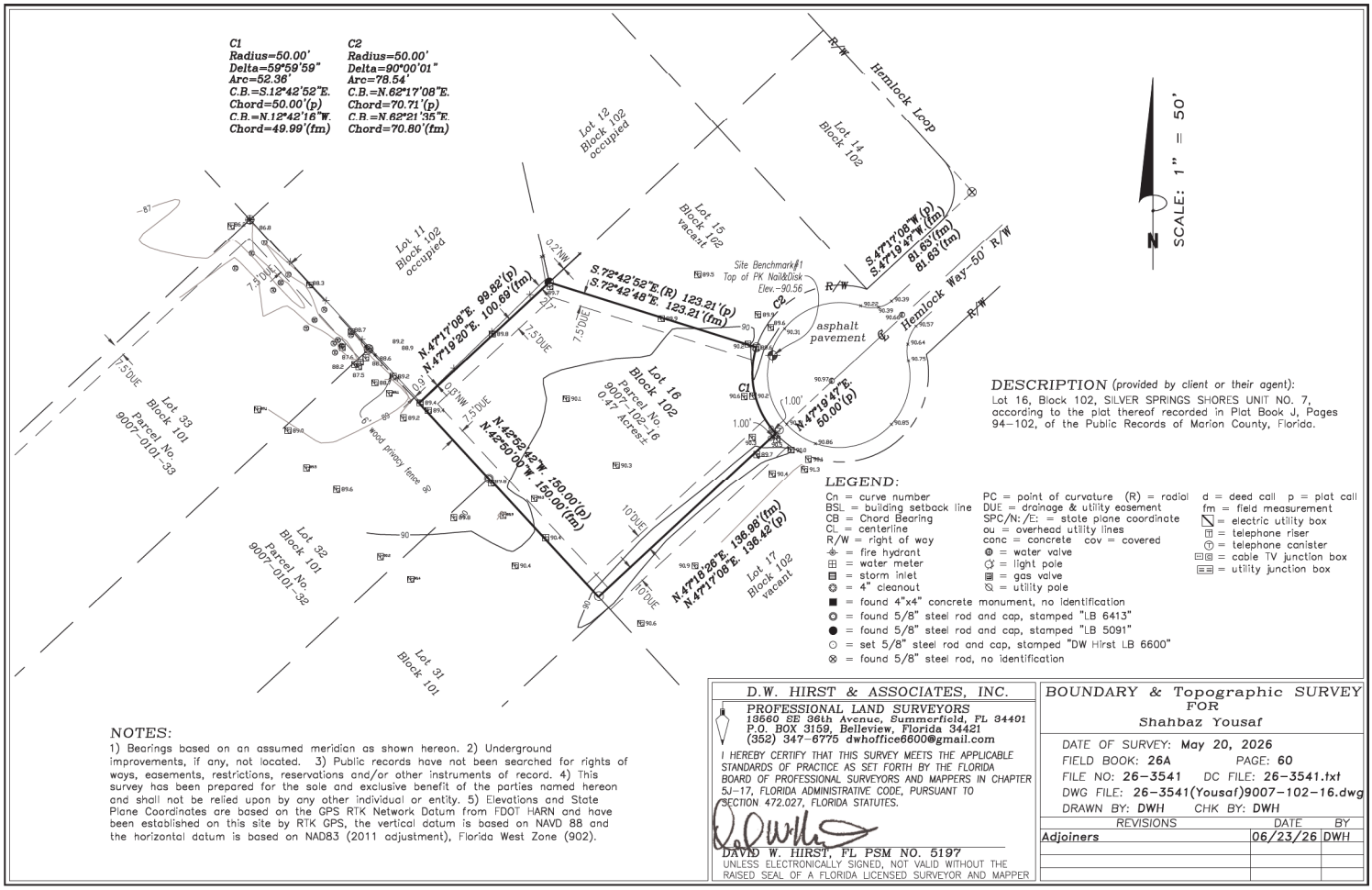
DAVID W. HIRST, FLORIDA REG. NO. 6519

UNLESS ELECTRONICALLY SIGNED, NOT VALID WITHOUT THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

# BOUNDARY & Topographic SURVEY
FOR
Ocala Shores, LLC

DATE OF SURVEY: May 15, 2024
FIELD BOOK: 24C PAGE: 4
FILE NO: 24-2934 DC FILE: 24-2934.txt
DWG FILE: 24-2934(Yousaf).dwg
DRAWN BY: DWH CHK BY: DWH

| REVISIONS | DATE | BY |
|---|---|---|
| Change name to Magic Shores | 05/20/24 | BL |
| Add Lot 33 | 03/31/25 | DWH |
| Change Name to Ocala Shores | 04/02/25 | DWH |
| Update trees | 04/07/25 | DWH |




## DESCRIPTION (provided by client or their agent):

Lot 16, Block 102, SILVER SPRINGS SHORES UNIT NO. 7, according to the plat thereof recorded in Plat Book J, Pages 94–102, of the Public Records of Marion County, Florida.

## LEGEND:

Cn = curve number
BSL = building setback line
CB = Chord Bearing
CL = centerline
R/W = right of way
= fire hydrant
= water meter
= storm inlet
= 4" cleanout
PC = point of curvature (R) = radial
DUE = drainage & utility easement
SPC/N:/E: = state plane coordinate
ou = overhead utility lines
conc = concrete cov = covered
= water valve
= light pole
= gas valve
= utility pole
d = deed call p = plat call
fm = field measurement
= electric utility box
= telephone riser
= telephone canister
= cable TV junction box
= utility junction box
■ = found 4"x4" concrete monument, no identification
= found 5/8" steel rod and cap, stamped "LB 6413"
● = found 5/8" steel rod and cap, stamped "LB 5091"
○ = set 5/8" steel rod and cap, stamped "DW Hirst LB 6600"
⊗ = found 5/8" steel rod, no identification

## NOTES:

1) Bearings based on an assumed meridian as shown hereon. 2) Underground improvements, if any, not located. 3) Public records have not been searched for rights of ways, easements, restrictions, reservations and/or other instruments of record. 4) This survey has been prepared for the sole and exclusive benefit of the parties named hereon and shall not be relied upon by any other individual or entity. 5) Elevations and State Plane Coordinates are based on the GPS RTK Network Datum from FDOT HARN and have been established on this site by RTK GPS, the vertical datum is based on NAVD 88 and the horizontal datum is based on NAD83 (2011 adjustment), Florida West Zone (902).


D.W. HIRST & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
13560 SE 36th Avenue, Summerfield, FL 34491
P.O. BOX 3159, Belleview, Florida 34421
(352) 347-6775 dwhoffice6600@gmail.com


I HEREBY CERTIFY THAT THIS SURVEY MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DAVID W. HIRST, FL PSM NO. 5197
UNLESS ELECTRONICALLY SIGNED, NOT VALID WITHOUT THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

# BOUNDARY & Topographic SURVEY FOR Shahbaz Yousaf

DATE OF SURVEY: May 20, 2026
FIELD BOOK: 26A PAGE: 60
FILE NO: 26-3541 DC FILE: 26-3541.txt
DWG FILE: 26-3541(Yousaf)9007-102-16.dwg
DRAWN BY: DWH CHK BY: DWH

| REVISIONS | DATE | BY |
|---|---|---|
| Adjoiners | 06/23/26 | DWH |
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# Marion County

## Development Review Committee

### Agenda Item

**File No.:** 2026-23713 **Agenda Date:** 7/20/2026 **Agenda No.:** 6.7.

**SUBJECT:**
**Church of the Risen Savior - Minor Site Plan - 32922 - Waiver Request to Minor Site Plan in Review**
**Parcel #: 8002-0244-03 #WaiverPIR-001068-2026**
**Abshier Engineering**

**LDC Division 8, 6.8.2 Landscape plan requirements**
CODE states A landscape plan which indicates the following is required for all development except for individual single-family homes and duplexes: All existing landscaping, indigenous open space, and natural features; B. Locations of existing protected trees, labeled and with sizes provided, groups of trees, landscaping and other vegetation to be preserved; C. Vegetation and tree protection barricades; D. All replacement trees as required per Section 6.7.8; E. All proposed landscape areas, labeled and with sizes provided; F. Construction details as applicable, including but not limited to: (1) Tree protection; (2) Tree, palm, and shrub installation; (3) Details for specialized installations; (4) Elevation drawings of walls proposed for buffers and/or screening; and (5) Cross section of proposed walls/berms/combination for buffers. G. Plant schedule: (1) A key matching the plants being specified (may be plant symbols or written) (2) Quantities of plants being specified (3) Common plant names (4) Scientific plant names (5) Plant specifications including height, spread, and spacing (6) Native status H. Calculations for required landscaping: (1) Tree preservation and replacement (2) Shade tree requirements (3) Buffers (4) Parking areas (5) Vehicle use areas I. Notes including installation instructions and special requirements related to licensing, tree protection, maintenance, fertilizer use, and watering. J. Notes regarding tree protection and inspections as outlined in Section 6.7.3 and 6.7.12 and shall also be provided on the site and grading plan sheets.
**APPLICANT** - The Church is requesting not to add any additional landscaping with the addition to the Church. Other than handicap parking the parking spaces are grass. The addition is to the rear and side of the church.

# SUBMITTAL SUMMARY REPORT
# 32922

| | | | |
|---|---|---|---|
| **PLAN NAME:** | MINOR SITE PLAN FOR THE CHURCH OF THE RISEN SAVIOR | **LOCATION:** | 13830 SW 36TH AVENUE RD OCALA, |
| **APPLICATION DATE:** | 05/29/2025 | **PARCEL:** | 8002-0244-03 |
| **DESCRIPTION:** | | | |

| CONTACTS | NAME | COMPANY |
|---|---|---|
| Applicant | Ed Abshier | ABSHIER ENGINEERING INC. |
| Owner | glenroy reid | Church of the Risen Savior Inc. |

| SUBMITTAL | STARTED | DUE | COMPLETE | STATUS |
|---|---|---|---|---|
| GS Development Review Depts Reviews v.2 | 06/01/2026 | 06/15/2026 | 06/16/2026 | Requires Re-submit |
| GS Development Review Depts Reviews v.1 | 01/14/2026 | 01/29/2026 | 01/30/2026 | Requires Re-submit |
| GS Development Review Depts Reviews v.3 | | | | Not Received |

## SUBMITTAL DETAILS

### GS Development Review Depts Reviews v.2

| ITEM REVIEW NAME (DEPARTMENT) | ASSIGNED TO | DUE | COMPLETE | STATUS |
|---|---|---|---|---|
| 911 Management (DR) (911 Management) | Jamie Waldron | 06/15/2026 | 06/03/2026 | Approved |
| Environmental Health (Plans) (Environmental Health) | Evan Searcy | 06/15/2026 | 06/05/2026 | Approved |
| Fire Marshal (Plans) (Fire) | Anthony Marino | 06/15/2026 | 06/02/2026 | Approved |
| Growth Services Planning & Zoning (DR) (GS Planning and Zoning) | Jared Rivera | 06/15/2026 | 06/16/2026 | Requires Re-submit |

| | |
|---|---|
| *Corrections* | 4.4 - Show proposed signs to meet LDC Sec 4.4 (**Resolved**) - [INFO] No additional signs proposed by applicant. [INITIAL] Indicate if sign(s) is proposed on site. If so, show the proposed sign's location and design. |
| *Corrections* | 2.12/6.11.6 - Construction access (**Resolved**) - [INFO] No construction access from alleyway will be allowed. |
| *Corrections* | 2.12 & Article 5 - Overlay zones: Provide a statem (**Resolved**) - [6/3/26] Initial comment corrected. See following planning/zoning information: (1) FEMA Flood Zone X; (2) Secondary Springs Protection Zone; (3) No ESOZ. [INITIAL] Secondary Springs* Protection Zone, Correct on plan. |
| *Corrections* | 2.12.19 - Dimension & location of site improvement (**Not Resolved**) - To be able to confirm existing building SF, please indicate dimensions of existing building on site plan. |
| *Corrections* | 2.12/4.2 - Lot setback (**Resolved**) - [INFO] All setbacks shall be measured from the outside wall of buildings or structures and from the concrete curb surrounding gas pumps; however, only eaves, roof overhangs or pilasters may protrude two feet into a required setback. Staff notes that existing canopy on church was located within 40' of front property line. If existing church building is destroyed and replaced, the building will need to be moved to be outside 40' front setback. |
| *Corrections* | 2.12 - Waivers (Requested & Approved) (**Not Resolved**) - [INFO] Please include list of proposed/approved waivers on cover/plan sheet, including approval date and conditions, as found necessary during development review process |
| *Corrections* | 3.2.3/6.6/5.2.5 - RESIDENTIAL - Min/Max Density (**Resolved**) - [INFO] Up to one (1) dwelling unit for business/property owner allowed |
| *Corrections* | 2.12/6.11.8 - Parking (**Resolved**) - [INFO] Adequate parking provided. Please note that no paving seems to be indicated for driving aisles, as permitted by code for places of worship. Defer to Fire and Stormwater regarding implications of stabilized aisles on impervious surface amounts. |
| *Corrections* | 2.12.4.L - DRI/FQD Compliance Note? (**Not Resolved**) - Revise the plan to add the following advisory note: "DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS [SITE PLAN/SUBDIVISION PLAT] IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MARION OAKS VESTED DRI AND ITS CORRESPONDING VESTED RIGHTS DETERMINATIONS, AS MAY BE AMENDED FROM TIME TO TIME, INCLUDING PROVISIONS REGARDING THE CONCURRENCY OF PUBLIC FACILITIES." |
| *Corrections* | Additional Growth Services Comments (**Not Resolved**) - [6/3/26] Staff was unable to identify min. lot width/area on site plan. Please indicate on site data table at least. Please note that maximum building height is 50'. [INITIAL] Provide required setback and proposed setback, floor area ratios, and lot width in the site data table and show them on the plan. |
| *Corrections* | 2.12 - Owner and applicant name (**Resolved**) - [6/3/26] Owner name included. [INITIAL] Owner name is missing. Please correct on the cover sheet. |
| *Corrections* | 2.12 - Land Use Designation-adjacent properties (**Resolved**) - [6/3/26] Included in site plan. [INITIAL] Land use designation of adjacent parcel is missing. Zoning classification of adjacent parcel is missing. Please correct. |
| *Corrections* | 2.12.27 - Location & screening of outside storage (**Resolved**) - [INFO] No outdoor storage allowed |
| *Corrections* | 2.12.5/1.8.2.D - Traffic Concurrency Evaluation? (**Not Resolved**) - [INFO] Please coordinate with OCE regarding any improvements to be constructed based on required traffic impact analysis |
| *Corrections* | 3.2.3 - NON-RESIDENTIAL - Complies with FAR (**Resolved**) - [INFO] Maximum FAR of 1.0 |

# SUBMITTAL SUMMARY REPORT (32922)

| ITEM REVIEW NAME (DEPARTMENT) | ASSIGNED TO | DUE | COMPLETE | STATUS |
|---|---|---|---|---|
| Growth Services Planning & Zoning (DR) (GS Planning and Zoning) | Jared Rivera | 06/15/2026 | 06/16/2026 | Requires Re-submit |
| *Corrections* | 2.12.16/6.5 - EALS or Exemption provided? (**Not Resolved**) - [6/3/26] Response letter makes reference to "attached signed and sealed letter" but no separate document was located. A full EALS will not be required; however, a EALS exemption request as separate document by licensed professional explicitly certifying/listing all criteria in LDC Sec. 6.5.3 must still be submitted. Please note that this is known Gopher Tortoise area and scrub jay bird area (see Marion County Interactive Map for scrub jay bird area). [INITIAL] (ZONING) Provide Environmental Assessment of Listed Species (EALS) or submit an Exemption per LDC Sec. 6.5. (LAND USE) Full environmental assessment is not required. However, this is a known Gopher Tortoise area. Please have a certified biologist or environmental scientist conduct a transect analysis to verify that the area contains no active burrows. | | | |
| *Corrections* | 2.12.24 - Landscape requirements/6.8.6 - Buffering (**Resolved**) - [6/3/26] No buffers required by code for project. [INITIAL] Proposed buffers are missing. Please provide all required descriptions and illustrations for each proposed buffer. | | | |
| *Corrections* | 6.5 & 6.6 - Habitat Preservation/Mitigation (**Resolved**) - [INFO] Refer to LDC Sec. 6.6 for requirements and design standards if the site contains open water, wetland, listed species, native habitat vegetation, and/or natural open space. If any listed species are observed/potentially located on site, coordinate with FWC and get required permits. | | | |
| *Corrections* | 2.12.5/1.8.2.F - Concurrency Deferral Statement (**Not Resolved**) - Please indicate following on cover/plan sheet, or in a separate sworn and notarized affidavit: "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]." | | | |
| *Comments* | For any questions related to this planning/zoning review, please contact jared.rivera@marionfl.org | | | |
| Landscape (Plans) (Parks and Recreation) | Susan Heyen | 06/15/2026 | 06/15/2026 | Requires Re-submit |
| *Comments* | Please submit waiver to not provide landscape or irrigation | | | |
| OCE Property Management (Plans) (Office of the County Engineer) | | 06/15/2026 | 06/15/2026 | Informational |
| *Comments* | IF APPLICABLE:<br>Sec. 2.18.1.I - Show connections to other phases.<br>Sec.2.19.2.H – Legal Documents<br>Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.<br>Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)<br>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."<br>Sec. 6.3.1.B.2 – Required Right of Way Dedication<br>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."<br>Sec. 6.3.1.D.3 - Cross Access Easements<br>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]."<br>Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)<br>"[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."<br>Sec. 6.3.1.C.2 – Utility Easements<br>"[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."<br>Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:<br>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."<br><br>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."<br><br>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."<br>Sec.6.3.1.D(f) –<br>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]."<br>- DR 6/15/26 | | | |
| OCE Stormwater (Permits & Plans) (Office of the County Engineer) | Alexander Turnipseed | 06/15/2026 | 06/01/2026 | Informational |
| *Comments* | The applicant is proposing to add 2,130 sf of impervious area to the 0.92 -acre parcel (8002-0244-03) and there is approximately 3,344 sf existing impervious area on-site. The total existing and proposed impervious area is 7,074 sf. The site will be 1,926 sf under the allowed 9,000 sf per the Marion County LDC. There is no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. | | | |
| OCE Survey (Plans) (Office of the County Engineer) | Theresa Smail | 06/15/2026 | 06/03/2026 | Not Required |
| OCE Traffic (Permits & Plans) (Office of the County Engineer) | Chris Zeigler | 06/15/2026 | 06/02/2026 | Approved |

# SUBMITTAL SUMMARY REPORT (32922)

| ITEM REVIEW NAME (DEPARTMENT) | ASSIGNED TO | DUE | COMPLETE | STATUS |
|---|---|---|---|---|
| Utilities (Plans) (Utilities) | Heather Proctor | 06/15/2026 | 06/15/2026 | Approved |
| *Comments* | Connected to MCU water and sewer. No additional flows. | | | |

**GS Development Review Depts Reviews v.1**

| ITEM REVIEW NAME (DEPARTMENT) | ASSIGNED TO | DUE | COMPLETE | STATUS |
|---|---|---|---|---|
| 911 Management (DR) (911 Management) | Janet Warbach | 01/29/2026 | 01/27/2026 | Approved |
| Environmental Health (Plans) (Environmental Health) | Evan Searcy | 01/29/2026 | 01/20/2026 | Approved |
| Fire Marshal (Plans) (Fire) | Jonathan Kenning | 01/29/2026 | 01/14/2026 | Requires Re-submit |
| *Comments* | 1. Additional information will need to be provided on the plans. It appears that the location is utilizing grass as the parking lot area. The parking lot will need to be stabilized to support the weight of emergency vehicles. Please add the following notes to the plans. The stabilized road will need to have a 3rd party engineer certify the ground compaction is sufficient to support the weight of 78,000 Lbs for MCFR services to access the structure. – This document is to be submitted to the Marion County Fire Marshal for review and approval. Signage will need to be in place in or a form of delineation for emergency personnel to maintain driving on the stabilized roadway. | | | |
| Growth Services Planning & Zoning (DR) (GS Planning and Zoning) | Jared Rivera | 01/29/2026 | 01/27/2026 | Requires Re-submit |
| *Comments* | Files in Review File folder seems to indicate conversion from EPlans to EPL; no updated files have been provided for review. Please refer to 1st round Land Use/Zoning comments. Please note that no paving seems to be indicated for driving aisles, as permitted by code. Defer to Fire and Stormwater regarding implications of stabilized aisles on impervious surface amounts. If paving is planned, please indicate on site plan.<br><br>For any questions related to this Planning/Zoning review, please contact jared.rivera@marionfl.org or 352-438-2687. | | | |
| Landscape (Plans) (Parks and Recreation) | Susan Heyen | 01/29/2026 | 01/16/2026 | Requires Re-submit |
| *Comments* | Per comment of 7/10/25, please submit Tree Preservation, signed and sealed Landscape , Irrigation and (if applicable) photometric plans | | | |
| OCE Property Management (Plans) (Office of the County Engineer) | | 01/29/2026 | 01/30/2026 | Informational |
| *Comments* | IF APPLICABLE:<br>Sec. 2.18.1.I - Show connections to other phases.<br>Sec.2.19.2.H – Legal Documents<br>Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.<br>Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)<br>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."<br>Sec. 6.3.1.B.2 – Required Right of Way Dedication<br>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."<br>Sec. 6.3.1.D.3 - Cross Access Easements<br>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]."<br>Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)<br>"[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."<br>Sec. 6.3.1.C.2 – Utility Easements<br>"[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."<br>Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:<br>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."<br><br>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."<br><br>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."<br>Sec.6.3.1.D(f) –<br>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) | Alexander Turnipseed | 01/29/2026 | 01/14/2026 | Informational |
| *Comments* | The applicant is proposing to add 2,130 sf of impervious area to the 0.92 -acre parcel (8002-0244-03) and there is approximately 3,344 sf existing impervious area on-site. The total existing and proposed impervious area is 5,474 sf. The site will be 3,526 sf under the allowed 9,000 sf per the Marion County LDC. There is no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. | | | |

# SUBMITTAL SUMMARY REPORT (32922)

| ITEM REVIEW NAME (DEPARTMENT) | ASSIGNED TO | DUE | COMPLETE | STATUS |
|---|---|---|---|---|
| OCE Survey (Plans) (Office of the County Engineer) | Theresa Smail | 01/29/2026 | 01/20/2026 | Requires Re-submit |
| *Comments* | A revised site plan was not submitted for review, and no response to comments was provided. | | | |
| OCE Traffic (Permits & Plans) (Office of the County Engineer) | Chris Zeigler | 01/29/2026 | 01/14/2026 | Requires Re-submit |
| *Comments* | A new updated site plan was not submitted for review nor was there a response to comments. | | | |
| Utilities (Plans) (Utilities) | Heather Proctor | 01/29/2026 | 01/27/2026 | Requires Re-submit |
| *Comments* | A revised site plan was not submitted for review, and no response to comments was provided. | | | |

**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

Per Section 2.10.1. of the Land Development Code: The Development Review Committee (DRC) may waive certain code requirements when not applicable to the proposed type of development or where alternative standards may promote flexibility, economical flexibility, and environmental soundness in layout and design.

Waiver requests and required documentation may be submitted through Civic Access. Waiver requests will not be processed without required information and applicable fees paid. Please be specific with all entries below.

Section Number & Title of Code:

Division 8 Landscaping

Section Details from Code:

The Church is requesting not to add any additional landscaping with the addition to the Church.

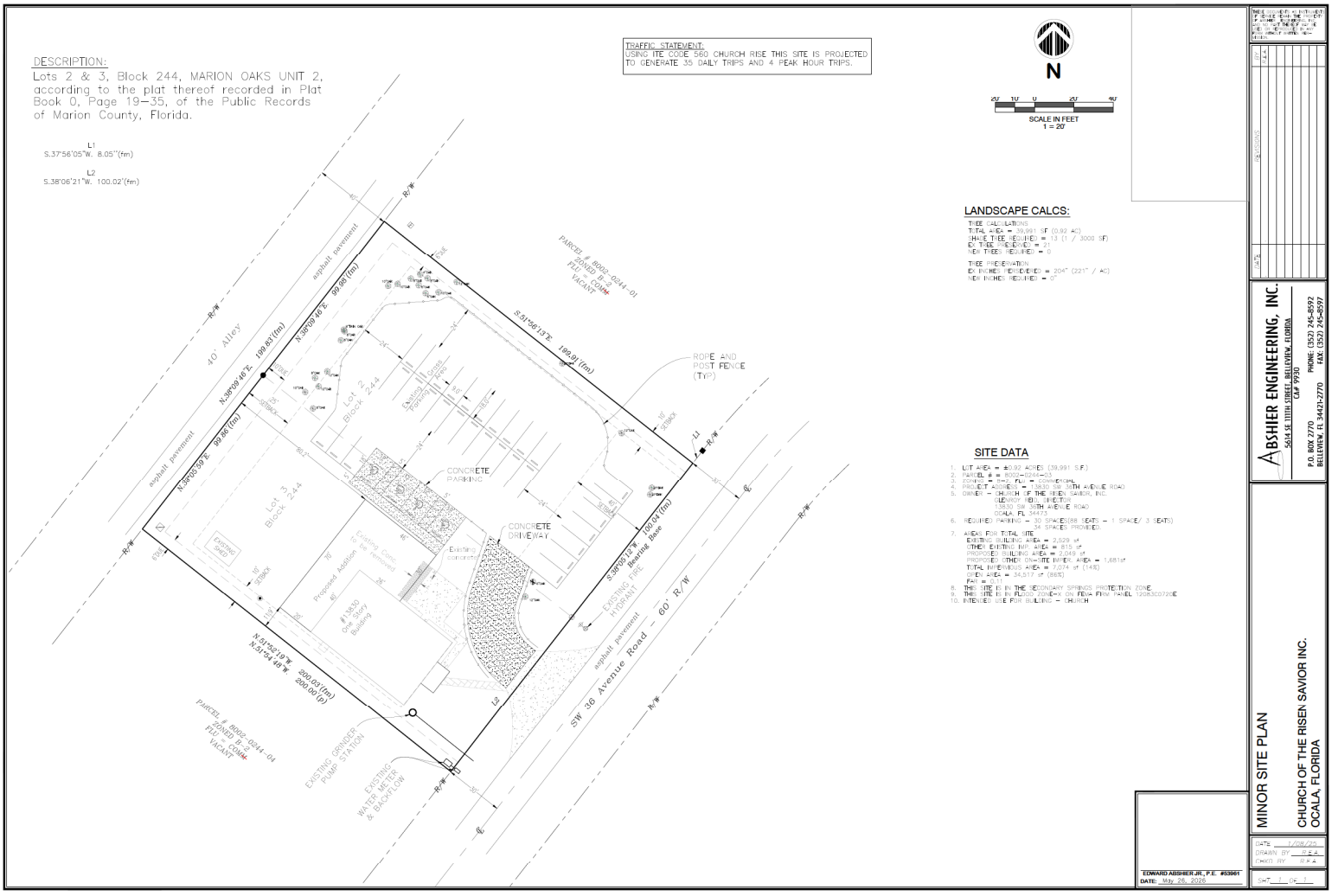
Reason/Justification for Request:

Other than handicap parking the parking spaces are grass. The addition is to the rear and side of of the church.

Section Number & Title of Code:

Section Details from Code:

Reason/Justification for Request:


DESCRIPTION:
Lots 2 & 3, Block 244, MARION OAKS UNIT 2, according to the plat thereof recorded in Plat Book 0, Page 19–35, of the Public Records of Marion County, Florida.
L1
S.37°56'05"W. 8.05'(rm)
L2
S.38°06'21"W. 100.02'(rm)
TRAFFIC STATEMENT:
USING ITE CODE 560 CHURCH RISE THIS SITE IS PROJECTED TO GENERATE 35 DAILY TRIPS AND 4 PEAK HOUR TRIPS.
N
SCALE IN FEET
1 = 20'
LANDSCAPE CALCS:
TREE CALCULATIONS
TOTAL AREA = 39,991 SF (0.92 AC)
CANOPY TREE REQUIRED = 13 (1 / 3000 SF)
EX. TREES PRESERVED = 21
NEW TREES REQUIRED = 0
TREE PRESERVATION
EX. INCHES PRESERVED = 204" (221" / AC)
NEW INCHES REQUIRED = 0"
SITE DATA
1. LOT AREA = ±0.92 ACRES (39,991 S.F.)
2. PARCEL # = R002-0244-03
3. ZONING = RMD, FLU = COMMERCIAL
4. PROJECT ADDRESS = 3830 SW 36TH AVENUE ROAD
5. OWNER = CHURCH OF THE RISEN SAVIOR, INC.
GLENROY REID, PRESTOR
3830 SW 36TH AVENUE ROAD
OCALA, FL 34473
6. REQUIRED PARKING = 30 SPACES(88 SEATS = 1 SPACE/ 3 SEATS)
54 SPACES PROVIDED.
7. AREAS FOR TOTAL SITE
EXISTING BUILDING AREA = 2,529 sf
OTHER EXISTING IMP. AREA = 815 sf
PROPOSED BUILDING AREA = 2,049 sf
PROPOSED OTHER ON-SITE IMPER. AREA = 1,681sf
TOTAL IMPERVIOUS AREA = 7,074 sf (18%)
OPEN AREA = 34,517 sf (86%)
FAR = 0.11
8. THIS SITE IS IN THE SECONDARY SPRINGS PROTECTION ZONE.
9. THIS SITE IS IN FLOOD ZONE X ON FEMA FIRM PANEL 12083C0720E
10. INTENDED USE FOR BUILDING – CHURCH
TRUE NORTH
GRID NORTH
N.38°09'46"E. 99.86'(rm)
N.38°09'46"E. 199.83'(rm)
S.51°56'15"E. 199.93'(rm)
S.38°06'21"W. 100.04'(rm)
N.51°52'19"W. 200.01'(rm)
N.51°54'48"W. 200.00'(p)
Bearing Base
40' Alley
asphalt pavement
SW 36 Avenue Road – 60' R/W
R/W
Lot 2 Block 244
Lot 3 Block 244
Existing Gross Parking Area
CONCRETE PARKING
CONCRETE DRIVEWAY
Existing Conc.
Proposed Addition to be removed
#3830 One Story Building
Existing Shed
ROPE AND POST FENCE (TYP)
PARCEL # 8002-0244-01 ZONED: R-3 FLU: COMM VACANT
PARCEL # 8002-0244-04 ZONED: R-3 FLU: COMM VACANT
EXISTING FIRE HYDRANT
EXISTING GRINDER PUMP STATION
EXISTING WATER METER & BACKFLOW
L1
L2
ABSHIER ENGINEERING, INC.
5614 SE 111TH STREET, BELLEVIEW, FLORIDA
CA# 9930
P.O. BOX 2770
BELLEVIEW, FL 34421-2770
PHONE: (352) 245-8592
FAX: (352) 245-8597
MINOR SITE PLAN
CHURCH OF THE RISEN SAVIOR INC.
OCALA, FLORIDA
EDWARD ABSHIER JR., P.E. #53961
DATE: May 26, 2026
DATE: 1/09/25
DRAWN BY: E.A.
CHKD BY: E.A.
SHT 1 OF 1

# Marion County

## Development Review Committee

Agenda Item

**File No.:** 2026-23714 **Agenda Date:** 7/20/2026 **Agenda No.:** 8.1.

**SUBJECT:**
**Review of Planning & Zoning Case Items for June 27, 2026**
**Marion County Growth Services Department**