



Marion County

Development Review Committee

Meeting Agenda

Monday, June 24, 2024

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. **June 17, 2024**
4. **PUBLIC COMMENT**
5. **CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL**
 - 5.1. **2626 NW 35th Street LLC - Major Site Plan**
Project #2023050009 #30105
Abshier Engineering
 - 5.2. **Sun Auto - Parcel B Ocala Highway 200 Subdivision - Major Site Plan**
Revision (Revision to #30335)
Project #2023060057 #31228 Parcel #35696-000-00
Native Engineering
 - 5.3. **Ocala Storage Revision II - Major Site Plan Revision (Revision to**
#30583)
Project #2021090108 #31623
Kimley-Horn & Associates

- 5.4. **TBD SW 96th Place -Waiver Request to Road Frontage Requirement
Project #2024060020 #31654
Parcel #3570-012-005 Permit #2024052495
Travis Aldana (Aldana Contracting LLC)**

LDC 4.2.11.D - Multiple-Family Dwelling (R-3) classification

CODE states Development Standards: Fig.4.3h. Maximum Density: 4 du/acre for Single-family, 6 du/acre for two-family, 8 du/acre for Multiple-family, 8-16 du/acre High-Urban Density (Vested or underlying land use designation, unless qualifies for the density exceptions provisions in Section 4.3.2.) Minimum Lot Area: 7,500 square feet Single-family; 12,500/7,700 square feet Two-family; 12,500/7,700 square feet 3 or more family. Minimum Lot Width: 85/70* feet Single-family; 100/70* feet Two-family; 100/70* feet 3 or more family. Maximum Building Height: 40 feet. Maximum Floor Ratio: None

APPLICANT requests a waiver to the LDC regulation (4.2.11.D) that calls for an R3 zoned property to have 100' of road frontage to construct a duplex (see attached rejection we received from the zoning department on our building application review). Section 4.2.11. of the LDC - States that smaller lots may be approved administratively through the waiver process. We are requesting an administrative approval based on the following finding of facts.

- 5.5. **13419 SW 77th Ave Ocala - Waiver Request to Water Main Extension
Project #2024060026 #31663 Parcel #8010-0936-19
Lakeshore Lira Investments Corporation**

LDC 6.14.2.A(3) - Connection Requirements

CODE states when property is within connection distance, the water main shall be extended to the farthest property line. Refer to Sec. 6.15.3.B for fire hydrant installation requirements.

APPLICANT requests a waiver as water main exists at parcels corner but not across as is required by Code 6.14.2A (3). Conditional waiver approved provided applicant (1) opens a water utility account with MCU (2) pays all connection charges, (3) pays \$5K capital connection fee as this is part of a pending ARPA grant to design and extend water main for all gaps in Marion Oaks Units 7/10.

6. **SCHEDULED ITEMS:**

- 6.1. Aldana Duplexes - Waiver Request to Minor Site Plan in Review**
Project #2024040090 #31457 Parcel #8009-1275-08
Rogers Engineering

LDC 6.8.7.A - Parking Areas and Vehicular Use Areas

CODE states a minimum five-foot wide landscape area consisting of shrubs and groundcovers, excluding turfgrass, shall be provided around the perimeter of parking areas to form a landscape screen with a minimum height of three feet achieved within one year of planting. A land use buffer that abuts a parking area may satisfy this requirement.

APPLICANT requests waiver for the perimeter plantings along the parking areas are moved to along the building per conversation with county staff.

- 6.2. JRA High Performance RV & Boat Storage - Major Site Plan Extension Request**
4121 NW 44th Ave Ocala
Project #2020120059 #26969 Parcel #13708-000-00
Radcliffe Engineering

This major site plan was approved by DRC on 6/13/22 with an expiration date of 6/13/24. This is the applicant's first request for an extension. The extension requested is in accordance with Florida Statute 252.363 and for tolling days from various Executive Orders related to Hurricane Nicole per the applicant's letter dated 6/3/24. The requested new expiration date would be 4/3/28.

- 6.3. The Golden Divine Equestrian - Waiver Request to Major Site Plan**
Project #2024050098 #31621 Parcel #02970-004-00
Michael Pape & Associates, PA

LDC 2.21.1.A(1) - Major Site Plan

CODE states a Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds: (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet.

APPLICANT requests waiver because this site is twenty acres. A new horse farm is proposed. Total project will include a modular, maintenance building, horse barn & covered arena, open air horse run-ins, horse paddocks, open jumpers arena, future employee homes and an employee break area. We will work with Marion County Stormwater staff to install stormwater controls for the excess impervious.

- 6.4. Screen Cage - Waiver Request to Major Site Plan**
8848 SE 162nd St Summerfield
Project #2024060032 #31667 Parcel #4704-048-025 Permit
#2024042979
Certi-Struct Construction

LDC 2.21.1.A(1) - Major Site Plan

CODE states A Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds: (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet.

APPLICANT requests waiver due to going over the impervious for a patio and screen cage.

- 6.5. New Shamrock Office - Waiver Request to Major Site Plan**
1905 SW 164th Place Rd Ocala
Project #2024050053 #31604 Parcel #8003-0394-03
Shamrock Construction

Associated with Minor Site Plan AR #31605 which is pending resubmittal from the applicant.

LDC 2.21.1.A(1) Major Site Plan

CODE states a Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds: (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet.

APPLICANT requests a waiver to the Major Site Plan for an office building. The site will be over the allowed 35 percent square feet per Marion County LDC.

- 6.6. **CC - Limestone Access Road - Waiver Request to Improvement Plan in Review**
Project #2024010011 #31018 Parcel #06914-000-00
Tillman & Associates Engineering

LDC 6.13.7.A - Geotechnical Criteria

CODE states Methodology. The pattern and type of test borings shall be determined by the project engineer, geotechnical engineer, or geologist based on the project size, type, and complexity.

APPLICANT requests waiver to deviate from the boring requirements for the roadside swales and use the existing borings that are in and adjacent to the project area and gives an accurate representation of the existing soils.

Calculations show that the swales work using very conservative values.

Project changed from original to leave a large vegetative buffer to the west and to miss existing large trees.

- 6.7. **Emerson Pointe Amenity - Waiver Request to Major Site Plan in Review**
Project #2024040089 #31456 Parcel #24286-000-00
Tillman & Associates Engineering

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 waiver for survey more than 1 year old. Previous survey was completed by JCH on 6/28/21. Amenity area is within the Phase 1 boundary, which is under active construction. We are using previous survey and design grades for proposed improvements. Updating the survey is not feasible due to the active construction.

LDC 2.18.4.C - Construction, completion, and close out

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 waiver to commence construction and utility Infrastructure prior to improvement plan approval at the developer's risk.

- 6.8. Adena Golf & Country Club PUD Subdivision (Master PJ) - Rezoning to PUD With Master Plan
Stavola Property; Ocala Meadows Farms OMF PUD
Project #2009070012 #31599 Parcel #14606-000-00
Tillman & Associates Engineering**

Requesting an amendment to a previously approved PUD (160711Z) to allow townhouses, villas, duplexes, condominiums and SFRs and revise development standards.

- 6.9. Armstrong - Whisper Woods - Rezoning to PUD With Master Plan
Project #2022070114 #31600 Parcel #9007-0000-12
Tillman & Associate Engineering**

Requesting an amendment to a previously approved PUD (221111ZP) from townhomes to single family detached units.

7. CONCEPTUAL REVIEW ITEMS:

8. DISCUSSION ITEMS:

- 8.1. Planning & Zoning Commission Items for June 24, 2024
Marion County Growth Services Department**

<https://marionfl.legistar.com/Calendar.aspx>

9. OTHER ITEMS:

10. ADJOURN:



Marion County

Development Review Committee

Agenda Item

File No.: 2024-15646

Agenda Date: 6/24/2024

Agenda No.: 3.1.

SUBJECT:
June 17, 2024



Marion County

Development Review Committee

Meeting Minutes

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

Monday, June 17, 2024

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:

Michelle Fanelli for Michael Savage Chairman (Building Safety Director)
Ken McCann, Vice Chairman (Fire Marshal)
Steven Cohoon (County Engineer)
Chuck Varadin (Growth Services Director)
Jody Kirkman (Utilities Director)

OTHERS PRESENT:

Alice Webber (Planning/Zoning)
Ken Odom (Planning/Zoning)
Susan Heyen (Landscape/Parks)
Alexander Turnipseed (Office of the County Engineer)
Riley Jones (Office of the County Engineer)
Heather Ringo (Office of the County Engineer)
Don Watson (Office of the County Engineer)
Brittney Murphy (Office of the County Engineer)
Kristen Savage (Office of the County Engineer)

2. PLEDGE OF ALLEGIANCE

3. ADOPT THE FOLLOWING MINUTES:

3.1. June 10, 2024

Motion by Jody Kirkman to approve the minutes, seconded by Michelle Fanelli

Motion carried 5-0

4. PUBLIC COMMENT: None

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

5.1. **Midway Terrace Apartments (9007-0101-17) - Major Site Plan**
Project #2023050037 #30147
Linn Engineering & Design

5.2. **Midway Terrace Apartments (9007-0101-18) - Major Site Plan**
Project #2023050074 #30183
Linn Engineering & Design

5.3. **Freedom Commons Phase 5 - Preliminary Plat**
Project #2024010034 #31040
Tillman & Associates Engineering

5.4. **Water Extension Waiver 8004-0508-01 - Waiver Request to Water Main Extension**
616 Marion Oaks Ln Ocala
Project #2024060003 #31630
Parcel #8004-0508-01 Permit #2024052403
Lakeshore Lira Investments Corporation

LDC 6.14.2.a(3) - Water Main Extension to Farthest Property Corner

CODE states when property is within connection distance, the water main shall be extended to the farthest property line. Refer to Sec. 6.15.3.B for fire hydrant installation requirements.

APPLICANT requests waiver because water main exists at parcel's lot line but not across as is required by Code. CONDITIONAL WAIVER approved provided applicant (1) opens a water utility account with MCU; (2) pays all Connection charges; and (3) pays \$5K capital connection fee as this is part of an in-house project to design and extend water main for all gaps in Marion Oaks Units 4.

5.5. **8010-1001-14 Water Main Extension Waiver - Waiver Request to Water Main Extension**
Project #2024060015 #31649
Parcel #8010-1001-14 Permit # 2024033082
Diego Pascale De Souza

LDC 6.14.2.A(3) - Water Main Extension to Farthest Property Corner

CODE states When property is within connection distance to water, the water main shall be extended to the farthest property line by Developer. Refer to Sec. 6.15.3.B

for fire hydrant installation requirements.
APPLICANT states Water main exists at parcel's right or left lot line but not across as is required by Code. Conditional Waiver approved provided applicant (1) opens a water utility account with MCU; (2) pays all Connection charges; and (3) pays \$5K capital connection fee as this is part of a pending ARPA grant to design and extend water main for all gaps in Marion Oaks Units 7/10.

Motion by Jody Kirkman to approve items 5.1 through 5.5 on the consent agenda, seconded by Chuck Varadin

Motion carried 5-0

6. SCHEDULED ITEMS:

- 6.1. Calcutta Farms - Waiver Request to Establishment of County MSBU
Project #2024040080 #31451 Parcel #00108-005-00
Rogers Engineering**

Tabled on 6/3/24. Applicant requests to be reheard.

LDC 2.16.1.B(8)(G) - Establishment of County MSBU

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 a waiver to provide an easement agreement that stipulates maintenance.

Motion by Chuck Varadin to rehear, seconded by Jody Kirkman

Motion carried 5-0

Motion by Motion by Steven Cohoon to approve the waiver request, seconded by Jody Kirkman

Motion carried 5-0

- 6.2. Diamond Ridge at Lake Diamond - Waiver Request to Major Site Plan in Review
Lake Diamond G&CC South Phase 3 Tract 4; Lake Diamond Apartments
Project #2015080001 #31332 Parcel #9071-0000302
Rogers Engineering**

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 and minimally along one side of the internal streets. Sidewalks shall be constructed with all-weather surfaces and shall meet Americans with Disabilities Act, Florida Building Code, and FDOT Design

Standards. D. At the discretion of the Development Review Committee, in lieu of construction along external streets, 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. The County may use these funds toward the construction of sidewalks throughout the County based on priorities established by the Board.

APPLICANT requests to reaffirm previous sidewalk waiver from 2015 for AR 16980.

Motion by Chuck Varadin to approve with the understanding that this is only for the eastern parcel associated with AR# 31332 and when the western parcel does develop there needs to be sidewalk installed along the County right-of-way, seconded by Michelle Fanelli

Motion carried 5-0

6.3. Adena Phase 1A Condominiums - Waiver Request to Improvement Plan in Review

**562 NW 78th Lane Rd Ocala
Project #2024040117 #31495 Parcel #14699-000-07
Tillman & Associates Engineering**

This item was denied on 6/10/24. Applicant is requesting to be reheard and has adjusted this request.

LDC 2.12.8 Topographic 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 a waiver to use survey that is older than one year. Existing site topography and drainage infrastructure is consistent with submitted as built survey information on 6/11/24. As built information is from 2016, however no construction or improvements have been initiated since that time.

Motion by Michelle Fanelli to rehear, seconded by Ken McCann

Motion carried 5-0

Motion by Michael Savage to approve based on the approved SUP provisions and the survey being submitted within 30 days seconded by Ken McCann

Motion carried 3-2 with Steven Cohoon and Jody Kirkman voting in opposition

This item was denied on 6/10/24. Applicant requests to be reheard. No adjustments have been made to this request.

LDC 2.18.4 Construction, completion, and close out

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 a waiver to commence construction prior to plan approval and approve early site work permit at the Developer's risk.

Motion by Jody Kirkman to approve the waiver as requested at the developers own risk excluding any utility work, seconded by Michelle Fanelli

Motion carried 4-1 with Steven Cohoon voting in opposition

This item is a new request.

LDC 2.18.4.E Construction, completion, and close out

CODE states If an applicant desires to construct a limited number of model homes, or similar type features, prior to the Final Plat being recorded, an indemnification agreement shall be provided subject to: (1) Approval of the Preliminary Plat and Improvement Plans; (2) The development being served by a central sewer and central water system; (3) The Final Plat has been submitted for review including cost estimate with appropriate assurance for subdivision improvements if incomplete; (4) No more than 10 percent of the total number of building lots, not to exceed 50 building permits; and (5) Approval by the Board.

APPLICANT request Waiver to release building permit (s) hold for condominium buildings 1-4 prior to approval of the Improvement Plan at the Developer's risk.

Motion by Michelle Fanelli to approve the waiver as requested at the developers own risk, seconded by Ken McCann

Motion carried 4-1 with Steven Cohoon voting in opposition

7. **CONCEPTUAL REVIEW ITEMS:** None

8. **DISCUSSION ITEMS:** None

9. **OTHER ITEMS:** None

Motion by Chuck Varadin to Adjourn, seconded by Ken McCann

Motion carried 5-0

10. **ADJOURN:** 9:28 am

Michael Savage, Chairman

Attest:

Brittney Murphy
OCE Customer Service Specialist



Marion County

Development Review Committee

Agenda Item

File No.: 2024-15647

Agenda Date: 6/24/2024

Agenda No.: 5.1.

SUBJECT:

2626 NW 35th Street LLC - Major Site Plan

Project #2023050009 #30105

Abshier Engineering

June 18, 2024

PROJECT NAME: MAJOR SITE PLAN FOR 2626 NW 35TH STREET LLC

PROJECT NUMBER: 2023050009

APPLICATION: MAJOR SITE PLAN #30105

- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Additional Stormwater comments
STATUS OF REVIEW: INFO
REMARKS: If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.
- 2 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.12 - Sidewalks
STATUS OF REVIEW: INFO
REMARKS: The DRC approved payment of a fee in-lieu of sidewalk construction. The fee comes out to \$9,967.75 and must be paid prior to final inspection.
- 3 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, their conditions, and the date of approval
STATUS OF REVIEW: INFO
REMARKS: 4/12/24-add waivers if requested in the future
11/28/23 - add waivers if requested in the future
- 4 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO
REMARKS: 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.
- 5 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: DEP Water Approval
STATUS OF REVIEW: INFO
REMARKS: PUBLIC WELL REGULATED BY DEP OR DOH
- 6 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.27 - Show location of outside storage areas
STATUS OF REVIEW: INFO
REMARKS: will there be any outside storage?
- 7 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Verified Owner with Sunbiz. 4.17.24 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]."



**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

AR 30105

DEVELOPMENT REVIEW PLAN APPLICATION

Date: 04/15/2023
mm/dd/yyyy

A. PROJECT INFORMATION:

Project Name: Mjor Site Plan for 2626 NW 35th Street LLC
Parcel Number(s): 4152-002-001
Section 10 Township 17S Range 22E Land Use Ind Zoning Classification M-2
Commercial Residential Industrial Institutional Mixed Use Other _____
Type of Plan: MAJOR SITE PLAN
Property Acreage 1.03 Number of Lots 1 Miles of Roads 0
Location of Property with Crossroads SE corner of SE HWY 484 and SE 31st Avenue
Additional comments regarding this submittal Construction of a office/warehouse building

B. CONTACT INFORMATION (fill in as applicable):

Engineer:

Firm Name: Abshier Engineering Inc. Contact Name: Ed Abshier
Mailing Address: P.O. Box 2770 City: Belleview State: FL Zip Code: 34421
Phone # 352-245-8592 Alternate Phone # 352
Email(s) for contact via ePlans: ed@abshiereng.com

Surveyor:

Firm Name: Preece Land Surveying Inc. Contact Name: Glen Preece
Mailing Address: 2201 SE 30th Avenue - Suite 102 City: Ocala State: FL Zip Code: 34471
Phone # 352-351-0091 Alternate Phone # _____
Email(s) for contact via ePlans: glen@plsinc.us

Owner:

Owner: 2626 NW 35th LLC Contact Name: Scott Sumner, Manager
Mailing Address: P.O. Box 608 City: Ocala State: FL Zip Code: 34478
Phone # 352-867-8850 Alternate Phone # _____
Email address: ssumner@beelinedevelopment.com

Developer:

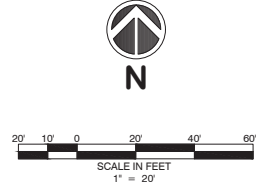
Developer: Same Contact Name: _____
Mailing Address: _____ City: _____ State: _____ Zip Code: _____
Phone # _____ Alternate Phone # _____
Email address: _____

Revised 7/2017



© 2023 Microsoft Corporation © 2023 Maxar ©CNES (2023) Distribution Airbus DS

THIS ITEM HAS BEEN DIGITALLY SIGNED AND
 ADJUSTED TO THE SCALE OF THE DATE
 OWNED COPIES OF THIS DOCUMENT ARE NOT
 VALID UNLESS THE SIGNATURE AND DATE
 CONFORMANCE WITH THE VERIFIED ON ANY ELECTRONIC
 DEVICE.



THESE DOCUMENTS ARE PREPARATIONS
 OF RECORDS BEING THE PROPERTY
 OF THE ENGINEER. THE ENGINEER
 HAS NO PART THEREIN NOR IS HE
 TO BE USED IN ANY MANNER OR FOR
 ANY PURPOSE WITHOUT WRITTEN PER-
 MITSION.

DATE	REVISIONS	BY
11/22/17	REVISED PER COUNTY COMMENTS	R.E.A.

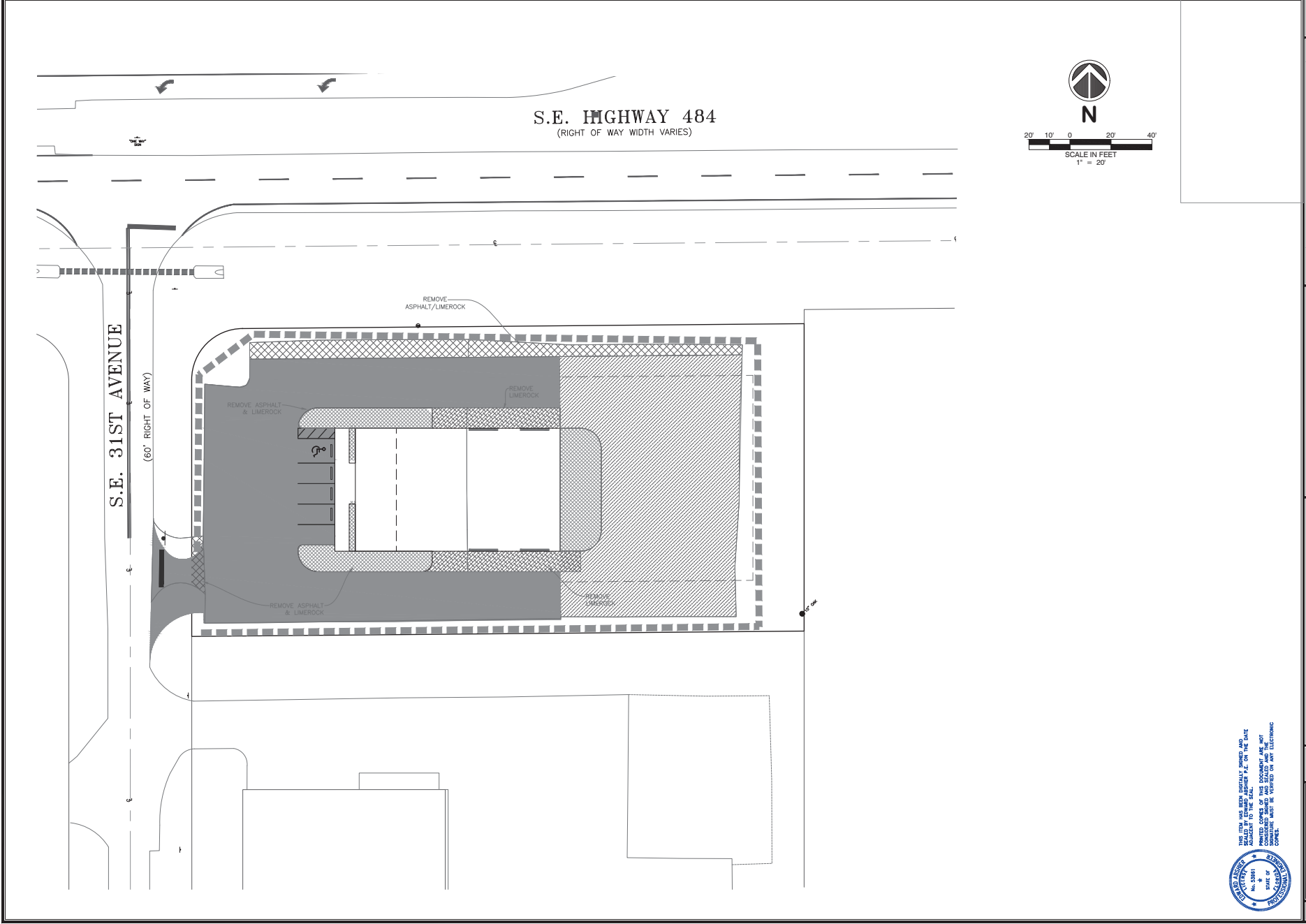
ABSHER ENGINEERING, INC.
 5614 SE 111TH AVENUE, BELLEVUE, FLORIDA
 CA# 9930
 P.O. BOX 2770 PHONE: (352) 245-8592
 BELLEVUE, FL 34421-2770 FAX: (352) 245-8597

AERIAL PLAN
MAJOR SITE PLAN
2626NW 35th ST, LLC
MARION COUNTY, FLORIDA

DATE: 3/20/23
 DRAWN BY: R.E.A.
 CHKD BY: R.E.A.

EDWARD ARSHER, P.E. #83991
 DATE: April 11, 2024

SHT. 2 OF 7



S.E. HIGHWAY 484
(RIGHT OF WAY WIDTH VARIES)

S.E. 31ST AVENUE

(60' RIGHT OF WAY)

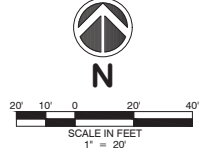
REMOVE ASPHALT & LIMEROCK

REMOVE ASPHALT/LIMEROCK

REMOVE LIMEROCK

REMOVE ASPHALT & LIMEROCK

REMOVE LIMEROCK



THIS PLAN IS TO BE USED IN CONNECTION WITH THE PERMITS AND ORDINANCES OF THE CITY OF BELLEVUE, FLORIDA. IT IS THE RESPONSIBILITY OF THE USER TO OBTAIN ALL NECESSARY PERMITS AND TO BE AWARE OF ANY CHANGES TO THE CITY OF BELLEVUE, FLORIDA ORDINANCES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.



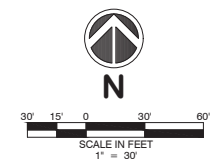
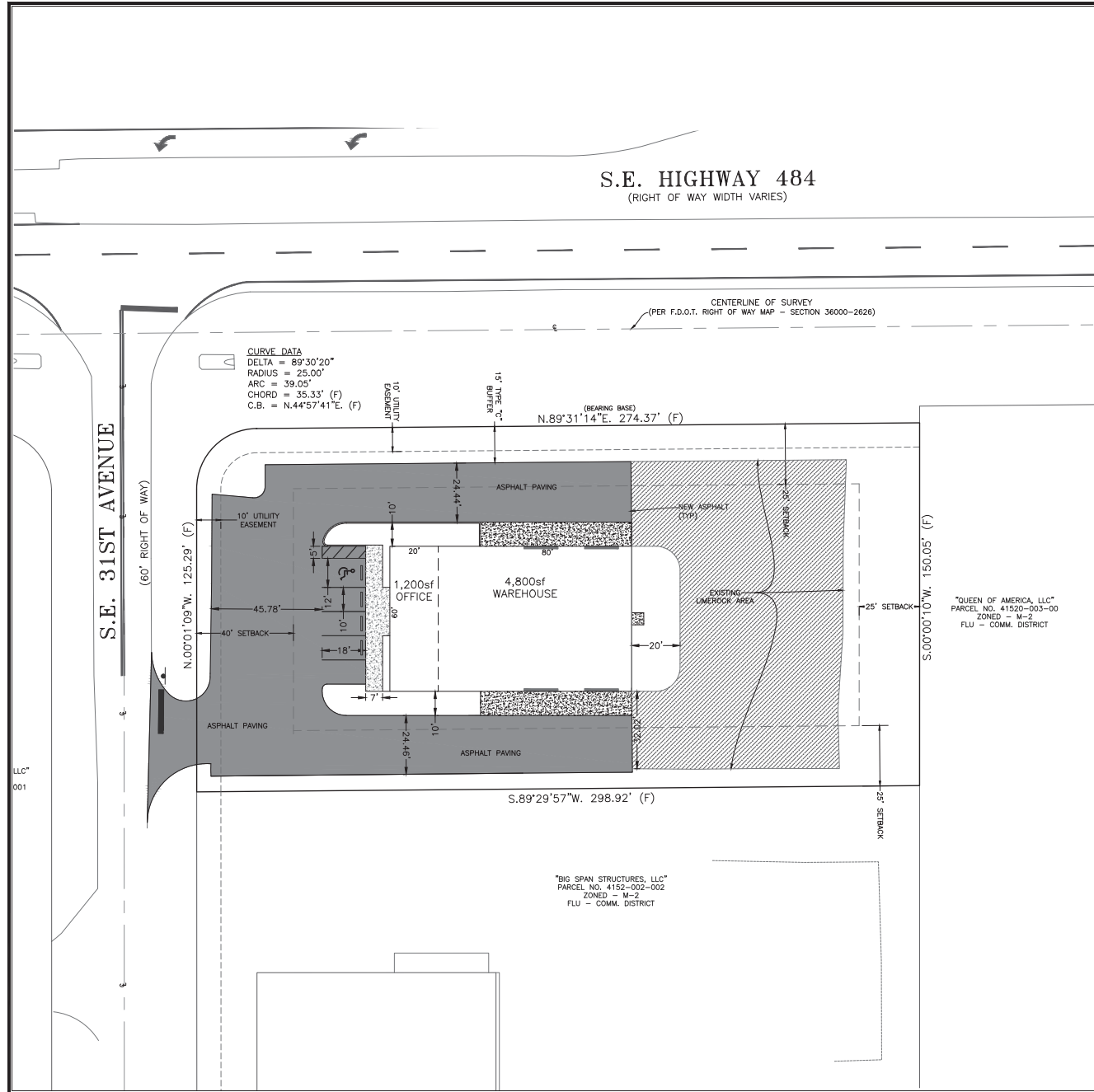
DATE	REVISIONS	BY

ARSHIER ENGINEERING, INC.
5604 SE 11TH STREET, BELLEVUE, FLORIDA
CA# 9930
P.O. BOX 2770 PHONE: (352) 245-8592
BELLEVUE, FL 34421-2770 FAX: (352) 245-8597

DEMO PLAN
MAJOR SITE PLAN
2626NW 35th ST, LLC
MARION COUNTY, FLORIDA

DATE: 3/20/23
DRAWN BY: R.E.A.
CHKD BY: R.E.A.

EDWARD ARSHIER, P.E., #5396
DATE: April 11, 2024



SITE DATA

- TOTAL ACRES = ±1.03 ACRES - 44,867sf
- ZONING = M-2, LAND USE = CO
- PROJECT ADDRESS - TO BE ASSIGNED
- BUILDING TYPE - STEEL
- BUILDING HEIGHT - < 25'
- STANDARD PARKING SPACES:
 - REQUIRED SPACES
 - 4,800sf WAREHOUSE @ 1 SPACES/3,000sf
 - 1,200sf OFFICE @ 2.5 SPACES/1,000sf
 - WAREHOUSE = 1.6 SPACES
 - OFFICE = 3 SPACES
 - REQUIRED SPACES = 5 SPACES
- HANDICAP PARKING SPACES:
 - REQUIRED = 1 SPACE
 - PROVIDED = 1 SPACE
- OWNER/DEVELOPER - 2626 NW 35th STREET, LLC
P.O. BOX 608
OCALA, FL 34478
(352) 867-8850
- ENGINEER - ABSHER ENGINEERING, INC.
P.O. BOX 2770
BELLEVUE, FL 34421-2770
(352) 245-8592
- SOIL TYPE - ARREDONDO
- PERMITTING AGENCIES:
 - MARION COUNTY
 - SJRWMD
- WATER BY WELL, SEWER BY SEPTIC
- ELECTRICAL TRANSMISSION SYSTEM PROVIDED BY DUKE ENERGY.
- LOCATED IN SECTION 10, TOWNSHIP 17 SOUTH, RANGE 22 EAST, BELLEVUE, FLORIDA.
- AREAS FOR TOTAL SITE:
 - EXISTING IMPERVIOUS AREA = 35,025 sf
 - PROPOSED BUILDING AREA = 6,000 sf
 - PROPOSED OTHER IMPERVIOUS AREA = 22,803 sf
 - TOTAL IMPERVIOUS AREA = 28,803 sf (64.20%)
 - OPEN AREA = sf 16,064 sf (35.80%)
 - FLOOR AREA RATION = 1.337
- INTENDED USE FOR SITE - OFFICE/WAREHOUSE

NOTES:

- ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
- ALL RADII SHOWN ARE TO EDGE OF PAVEMENT.
- ALL PARKING LOT STRIPING TO BE 4" PAINT.
- IF CONDITIONS WARRANT HANDICAP SIGN MAY BE MOUNTED ON BUILDING.
- NO PARKING LOT LIGHTS ARE PROPOSED. IF PARKING LOT LIGHTS ARE ADDED IN THE FUTURE, THEY SHALL MEET THE REQUIREMENTS OF SECTION 6.19 OF THE MARION COUNTY LAND DEVELOPMENT CODE.
- ALL TRAFFIC CONTROL SIGNS TO BE 84" ABOVE GRADE AT BOTTOM OF SIGN.

THIS PLAN IS THE PROPERTY OF ABSHER ENGINEERING, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT WRITTEN PERMISSION FROM ABSHER ENGINEERING, INC.



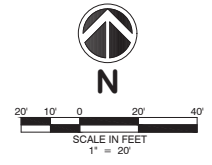
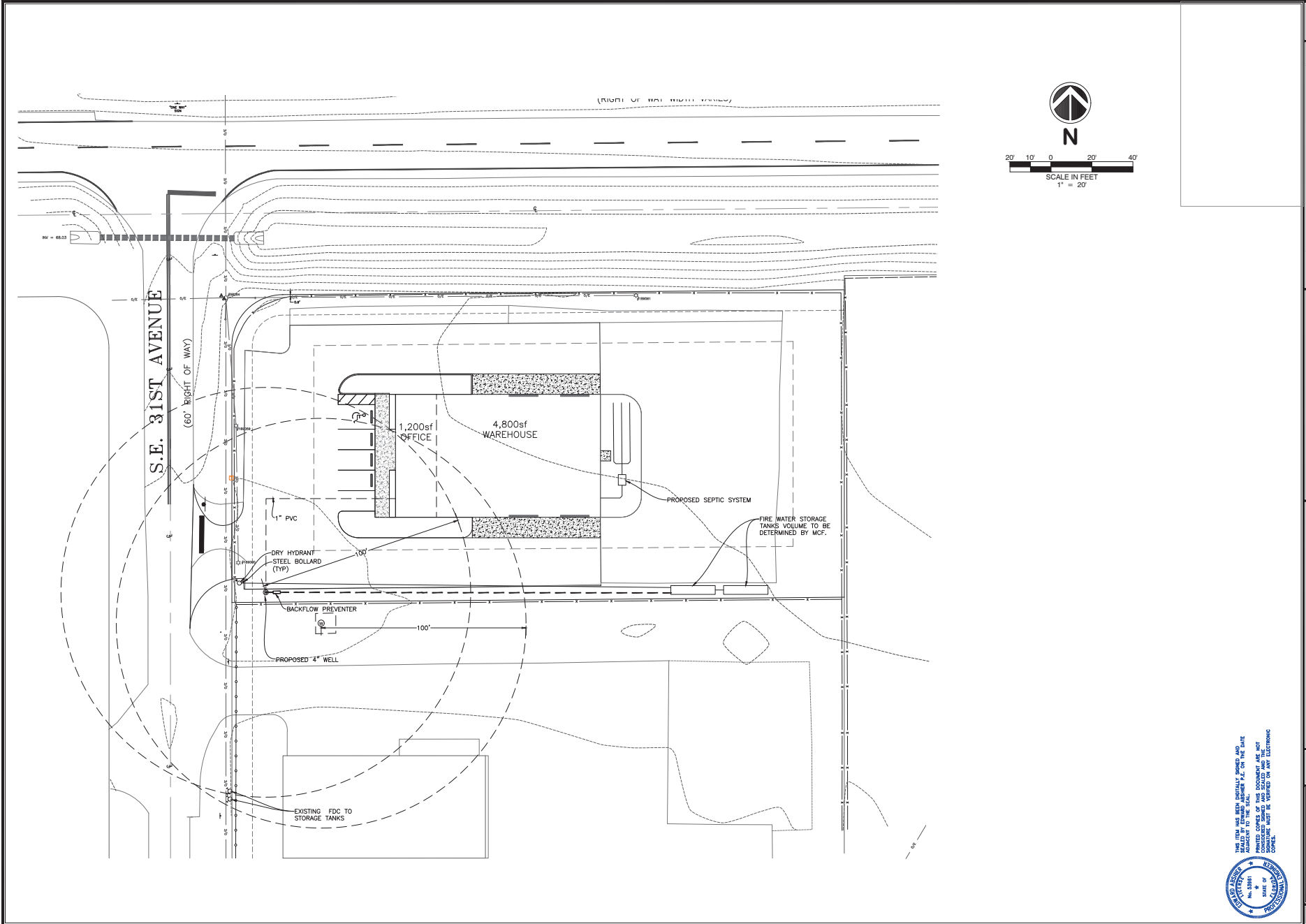
DATE	REVISIONS	BY	P.E.A.

ABSHER ENGINEERING, INC.
5614 SE 11TH STREET, BELLEVUE, FLORIDA
CA# 9930
PHONE: (352) 245-8592
FAX: (352) 245-8597
P.O. BOX 2770
BELLEVUE, FL 34421-2770

SITE PLAN
MAJOR SITE PLAN
2626NW 35th ST, LLC
MARION COUNTY, FLORIDA

DATE: 3/20/23
DRAWN BY: R.E.A.
CHKD BY: R.E.A.

EDWARD ABSHER, P.E., #5396
DATE: April 11, 2024



THIS PLAN HAS BEEN ELECTRONICALLY SIGNED AND
 MAILED BY EDWARD ARSHER, P.E. ON THE DATE
 OF 3/20/23. PRINTED COPIES OF THIS DOCUMENT ARE NOT
 VALID UNLESS THEY ARE SIGNED OR MAILED ELECTRONICALLY
 BY THE ORIGINAL ENGINEER.



THESE DOCUMENTS ARE INSTRUMENTS OF SERVICE. THE PROPERTY OF ARSHER ENGINEERING, INC. AND NO PART THEREOF MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM WITHOUT WRITTEN PERMISSION.

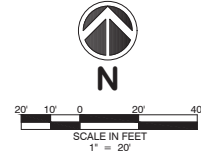
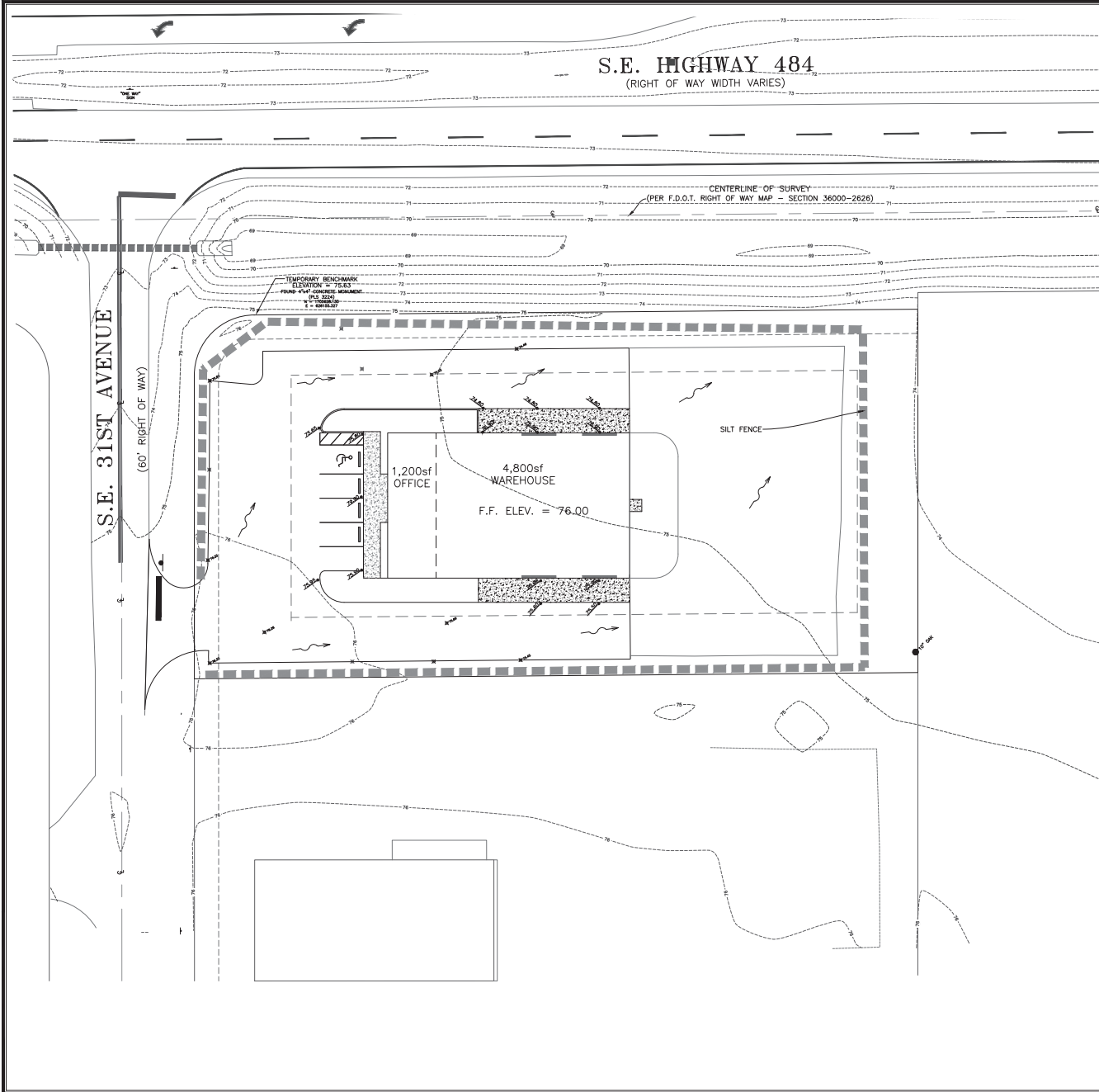
DATE	REVISIONS	BY	P.E.#

ARSHER ENGINEERING, INC.
 5614 SE 111TH STREET, BELLEVUE, FLORIDA
 CA# 9930
 P.O. BOX 2770 PHONE: (352) 245-8592
 BELLEVUE, FL 34421-2770 FAX: (352) 245-8597

UTILITY PLAN
MAJOR SITE PLAN
2626NW 35th ST, LLC
MARION COUNTY, FLORIDA

DATE: 3/20/23
 DRAWN BY: R.E.A.
 CHKD BY: R.E.A.

EDWARD ARSHER, P.E. #8396
 DATE: May 27, 2024



EROSION/SEDIMENT NOTES

1. CONTRACTOR TO INSTALL SILT FENCE PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.
2. AFTER FINAL GRADING IS COMPLETE IN ANY PORTION OF THE PROJECT IS COMPLETE, CONTRACTOR SHALL STABILIZE GROUND WITHIN 7 DAYS OF ACHIEVING THE FINAL GRADE.
3. CONTRACTOR SHALL WATER SITE IF DUST BECOMES A NUISANCE DURING CONSTRUCTION.



THESE DOCUMENTS AS INSTRUMENTS OF SERVICE BEAR THE PROPERTY OF ABSHER ENGINEERING, INC. AND NO PART THEREOF MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM WITHOUT WRITTEN PERMISSION.

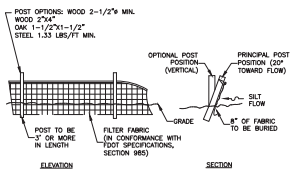
DATE	REVISIONS	BY	P.L.C.

ABSHER ENGINEERING, INC.
5614 SE 11TH STREET, BELLEVUE, FLORIDA
CA# 9930
P.O. BOX 2770 BELLEVUE, FL 34421-2770
PHONE: (352) 245-8592
FAX: (352) 245-8597

GRADING PLAN
MAJOR SITE PLAN
2828NW 35th ST, LLC
MARION COUNTY, FLORIDA

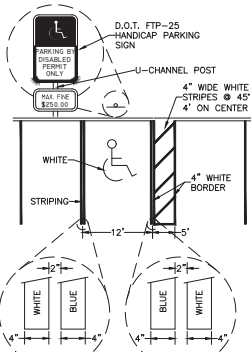
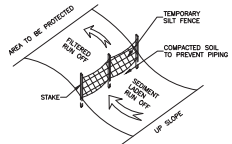
DATE: 3/20/23
DRAWN BY: R.E.A.
CHKD BY: R.E.A.

EDWARD ARSHIER, INC., P.E. #52844
DATE: APRIL 11, 2024



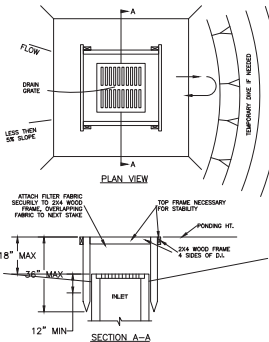
1. THE FOLLOWING LIST REPRESENTS A BASIC EROSION AND SEDIMENT CONTROL PROGRAM WHICH IS TO BE IMPLEMENTED TO HELP PREVENT OFF SITE SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROJECT.
2. TEMPORARY EROSION CONTROL TO BE UTILIZED DURING CONSTRUCTION AT AREAS SEPARATED BY THE ENGINEER OR AREAS ON SITE WHERE UNSTABILIZED GRADES MAY CAUSE EROSION PROBLEMS. EROSION CONTROL MAY BE REMOVED AFTER UPLOUSE AREA HAS BEEN STABILIZED BY SOIL, 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 HIGHLY 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 (L.F.).

FLORIDA DOT TYPE III SILT FENCE AND EROSION CONTROL



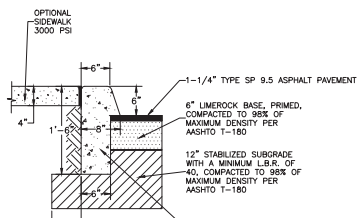
HANDICAP PARKING DETAILS

NO SCALE



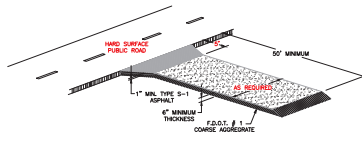
- NOTES:
1. INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, HEAVY LEVEL DRAINAGE AREAS, LESS THAN 50'.
2. USE 2X4 WOOD OR EQUIVALENT METAL STRAKES.
3. 3 FT. MIN. HEIGHT.
4. TEMPORARY STRIKE MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.
 2. THE TOP OF THE FRAME (FINISH HEIGHT) MUST BE WITHIN THE GROUND ELEVATION CORRESPONDING TO PREVENT RUNOFF FROM EXCEEDING THE FRAME. TEMPORARY STRIKE MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.

SILT FENCE INLET SEDIMENT BARRIER



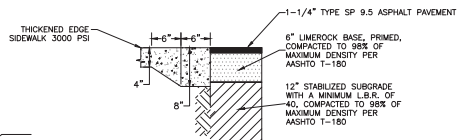
TYPE "D" CURB DETAIL

NO SCALE



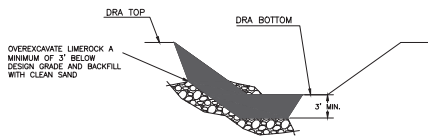
GRAVEL CONSTRUCTION ENTRANCE

N.T.S.



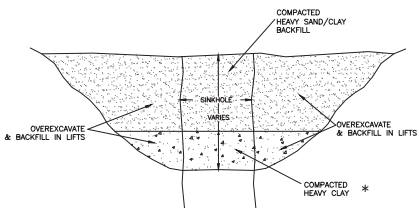
SIDEWALK & PAVEMENT DETAIL

NO SCALE



LIMESTONE OUTCROP REMOVAL DETAIL

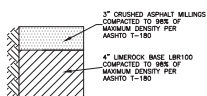
N.T.S.



SINKHOLE REPAIR

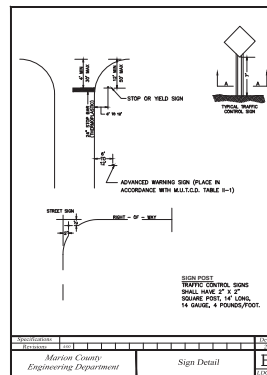
N.T.S.

* IF GROUNDWATER IS ENCOUNTERED IN THE BOTTOM OF THE SINKHOLE, FLOWABLE GROUT SHALL BE SUBSTITUTED FOR THE COMPACTED HEAVY CLAY.



TRUCK TRAILER STORAGE AREA DETAIL

NO SCALE

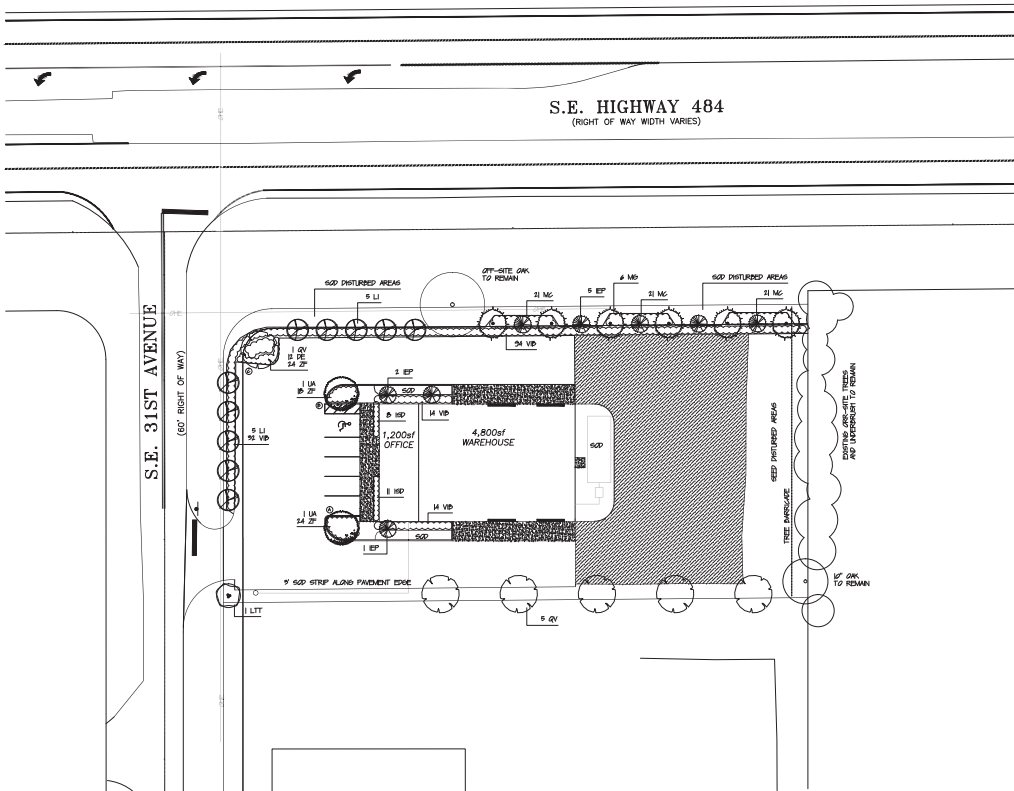


Marion County Engineering Department	Sign Detail	B
--------------------------------------	-------------	---

DATE	BY: R.E.A.
REVISIONS	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

ABSHER ENGINEERING, INC.
5614 SE 11TH STREET, BELLEVUE, FLORIDA, CA # 9930
P.O. BOX 2770 BELLEVUE, FL 34421-2770
PHONE: (352) 245-8592
FAX: (352) 245-8597

CONSTRUCTION DETAILS
MAJOR SITE PLAN
2626NW 35th ST, LLC
MARION COUNTY, FLORIDA
DATE: 3/20/23
DRAWN BY: R.E.A.
CHKD BY: R.E.A.
EDWARD ABSHER, P.E., #3390
DATE: April 11, 2024



S.E. HIGHWAY 484
(RIGHT OF WAY WIDTH VARIES)

S.E. 31ST AVENUE
(60' RIGHT OF WAY)



LANDSCAPE MATERIAL LIST

SHRUB TREES

1	MAHOGANY GERRARDIANA BROWN BOOBY	SOUTHERN MAHOGANY	NATIVE	# 6AL 15" CAL. 1/2" TALL SINGLE LEADER, FULL CANOPY
4	QUCAS VIVIPARNA	LIME OAK	NATIVE	# 6AL 15" CAL. 1/2" TALL SINGLE LEADER, 6 CT. FULL CANOPY
1	QUCAS ALATA	WINDUP ELM	NATIVE	# 6AL 15" CAL. 1/2" TALL SINGLE LEADER, 6 CT. FULL CANOPY

ORNAMENTAL TREES

5	EP	LEX EAST PALATKA	EAST PALATKA HOLLY	NATIVE	15 GAL 1" CAL. 1/2" TALL SINGLE LEADER, FULL CANOPY
1	LI	LAEKTEROSMA NOVA NATCHEZ	QUCAS NODOSA	NATIVE	25 GAL 1 1/2" CAL. 1/2" TALL MULTI-TRUNK, FULL CANOPY
1	LIT	LEOUBRUM JAPONICA TREE-TYPE	PROMET TREE	NATIVE	25 GAL 1 1/2" CAL. 1/2" TALL MULTI-TRUNK, FULL CANOPY

GRASSES

15	DE	DURANTA ERICHTA	GOLDEN BEMBRUP	NATIVE	1 GAL 8" - 14" FULL SET 9 cc.
15	SD	LEO GROSS PRINNY	GRASS SWAMP HOLLY	NATIVE	1 GAL 8" - 14" SPREAD, WELL-ORGANIZED, FULL SET 9 cc.
15	MC	MELALEUCA CAPILLARS	MULTI GRASS	NATIVE	1 GAL 14" - 20" FULL SET 9 cc.
15	VB	VERONUM GORTOSIUM	GRASS VERONUM	NATIVE	1 GAL 14" - 20" FULL SET 9 cc.
15	ZP	ZANIA FLORIDANA	GOOTE	NATIVE	1 GAL 8" - 14" SPREAD, FULL SET 25 cc.

NATIVE PLANT CALCULATIONS

TOTAL PLANT MATERIAL	=	547
NATIVE PLANTS REQUIRED	=	111 (20% OFFSITE LOSS)
NATIVE PLANTS PROVIDED	=	436

LANDSCAPE ISLANDS

TOTAL AREA	=	11,854 SF
LANDSCAPE ISLANDS REQUIRED	=	228 SF (0 / 50 SF)
LANDSCAPE ISLANDS PROVIDED	=	446 SF

BUILDING LANDSCAPING

100% AREA FRONTAGE	=	100 LF
LANDSCAPE AREA REQUIRED	=	40 LF (40%)
LANDSCAPE AREA PROVIDED	=	40 LF

90% AREA FRONTAGE

LANDSCAPE AREA REQUIRED	=	40 LF (40%)
LANDSCAPE AREA PROVIDED	=	40 LF

TREE PRESERVATION / MITIGATION

TOTAL EXISTING TREES	=	1
TOTAL EXISTING TREES REQUIRED PRESERVATION	=	1
TOTAL EXISTING TREES PROVIDED PRESERVATION	=	1

LANDSCAPE AREA CALCULATIONS

TOTAL PROJECT AREA	=	44,867 SF
LANDSCAPE AREA REQUIRED	=	8,973 SF (20%)
LANDSCAPE AREA PROVIDED	=	13,866 SF

SHRUB TREE CALCULATIONS

TOTAL PROJECT AREA	=	44,867 SF
SHRUB TREES REQUIRED	=	143 (0 / 1,000 SF)
SHRUB TREES PROVIDED	=	143
NEW SHRUB TREES REQUIRED	=	0
NEW SHRUB TREES PROVIDED	=	0

NORTH BUTTER - 150 LF, 1/2" WIDE, TYPE 'C', 4/100 SF

SHRUB TREES REQUIRED	=	53 (0 / 100 LF)
SHRUB TREES PROVIDED	=	53
ORNAMENTAL TREES REQUIRED	=	0 (0 / 100 LF)
ORNAMENTAL TREES PROVIDED	=	0
LANDSCAPE AREA REQUIRED	=	1,035 SF (60%)
LANDSCAPE AREA PROVIDED	=	1,035 SF

WEST BUTTER - 150 LF, 1/2" WIDE, TYPE 'C', 1/100 SF

SHRUB TREES REQUIRED	=	14 (0 / 100 LF)
SHRUB TREES PROVIDED	=	14
ORNAMENTAL TREES REQUIRED	=	0 (0 / 100 LF)
ORNAMENTAL TREES PROVIDED	=	0
LANDSCAPE AREA REQUIRED	=	285 SF (60%)
LANDSCAPE AREA PROVIDED	=	285 SF

ORNAMENTAL TREES USED BECAUSE OF OVERHEAD ELECTRIC LINES

ORNAMENTAL TREES USED BECAUSE OF OVERHEAD ELECTRIC LINES	=	0
--	---	---

LANDSCAPE NOTES

1. ALL MATERIAL SHALL BE FLORIDA OR BETTER.
2. ALL LANDSCAPE AREAS SHALL BE MULCHED WITH 2" - 3" OF FINE DARK MULCH.
3. MULCH SHALL NOT BE INSTALLED ON TOP OF THE ROOT BALLS OF ANY SHRUB OR ORNAMENTAL TREES.
4. ALL MATERIAL INSTALLED SHALL MEET THE 20% 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 KNOWN FOR 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 DETAIL.
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 REVIEW THE LIMITS OF WORK.
10. PLACEMENT OF ALL LANDSCAPE MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ACCEPTANCE.
11. ALL LANDSCAPE MATERIAL MUST BE INSTALLED WITH NITRATE FEAT AND SLOW-RELEASE NITROGEN FERTILIZER.
12. ALL MATERIAL SHALL BE GUARANTEED FOR 30 DAYS FROM THE DATE OF ACCEPTANCE.
13. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING IN ALL TREES & PALMS AND REMOVING AIR-POCKETS.
14. DURING THE ESTABLISHMENT PERIOD (FIRST 30 DAYS) THE LANDSCAPE CONTRACTOR SHALL APPLY A MINIMUM OF 1/4" - 1/2" OF WATER TO ALL NEW TREES.
15. LANDSCAPE CONTRACTOR MUST LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION.
16. NO PLANTINGS OR OTHER CONSTRUCTIONS MAY BE WITHIN THE 1' VERTICAL OVERHANG AREA.
17. ALL NEW 50" SHALL BE ARGENTINE-DAMA INSTALLED WITH NO GAPS OR OVERLAP.
18. 50" EDGES ALONG PLANTING BEDS SHALL BE SHAVED-CUT AND ROUNDED FOR MAINTENANCE.
19. ALL OTHER DISTURBED AREAS SHALL BE RESEED WITH ARGENTINE-DAMA AT 8 LBS PER 1000 SF.
20. RESEED AREAS SHALL BE RAKED INTO THE SOIL AND COVERED WITH STRAW OR OTHER APPROVED MATERIAL.
21. PLANTING SOIL USED FOR THE BLENDED 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 STONKS, ROCKS, OR OTHER FOREIGN OBJECTS, AND SHALL BE A MIXTURE OF 40% SAND, 50% 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 BEGINNING ANY INSTALLATION AND/OR APPROVAL.
24. THE CONTRACTOR SHALL KEEP THE SITE CLEAN OF ALL DEBRIS, SEDIMENT, DIRT, ETC., AND ENSURE THAT THE DRAINAGE SYSTEM REMAINS CLEAR AND THAT PESTICIDES ARE NOT APPLIED.
25. DO NOT PLANT NEW TREES TOO DEEP UNDER THE TRUNK FLARE AND SET THIS AT OR ABOVE THE SURROUNDING SOIL LEVELS.
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 Z602).
28. LANDSCAPE ARCHITECT MAY REQUIRE PRUNING OF NEW TREES AFTER INSTALLATION IF IT IS DETERMINED THAT THE TREES NEED A SINGLE DOWNWARD LEADER ESTABLISHED OR CLUSTER BRANCHES REMOVED.
29. ALL PLANT MATERIALS MUST MEET ALL OF THE SIZE SPECIFICATIONS AND NOT EXCEED 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 MATERIAL UNLESS OTHERWISE NOTED. MEASUREMENT SHALL BE AS PER THE CURRENT INDUSTRY GRADES AND STANDARDS.

LANDSCAPE NOTES

1. TREE PROTECTION SHALL CONTINUE DURING THE COURSE OF CONSTRUCTION. ALL REQUIREMENTS OUTLINED IN SECTION 475 E SHALL BE COMPLIED WITH BY ALL CONTRACTORS OPERATING ON SITE.
2. ALL REQUIREMENTS OUTLINED IN SECTION 475 B 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 475 B 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 REPAIRING LICENSED (400, 430), TREE PROTECTION (475 E), MAINTENANCE (400, 430), FERTILIZER USE (400, 430), AND WATERING (400).
5. ALL REQUIREMENTS OUTLINED IN SECTION 400 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 DESIGN PROFESSIONAL. A LANDSCAPE AND BIODIVERSITY ASSESSMENT CERTIFICATION SHALL BE ISSUED AND SIGNED 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 400 REGARDING LANDSCAPE MAINTENANCE SHALL BE COMPLIED WITH BY THE OWNER AND/OR OTHER MAINTENANCE PROFESSIONALS.
8. ALL REQUIREMENTS OUTLINED IN SECTION 400 REGARDING LANDSCAPE INSTALLATION AND MAINTENANCE LICENSES AND CERTIFICATION SHALL BE COMPLIED WITH.
9. ANY PERSON PROVIDING LANDSCAPE INSTALLATION SERVICES FOR THIS SHALL MEET THE LICENSE AND CERTIFICATION REQUIREMENTS LATER SECTION 400.
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 U/7/16.
13. INSTALLATION SHALL MEAN SURVIVAL. IN PRIORITY AND REPLACEMENT IF NECESSARY OF ALL MATERIALS. SEED AND/OR OTHER PLANT MATERIAL SHALL BE REPLACED BY THE OWNER WITHIN 30 DAYS OF NOTIFICATION BY THE COUNTY.

TREE PROTECTION NOTES

1. TREE PROTECTION SHALL CONTINUE DURING THE COURSE OF CONSTRUCTION. THE FOLLOWING REQUIREMENTS SHALL BE COMPLIED WITH FOR TREE REMOVAL, PERMITS, ALL PERMITS FOR CONSTRUCTION IN PUBLIC RIGHT-OF-WAY, AND ALL REQUIREMENTS FOR TREE USER AND PROXIMITY TO THIS CASE:
 - a. THE CLEANING OF CONSTRUCTION EQUIPMENT OR MATERIAL, OR THE DISPOSAL OF WASTE MATERIALS INCLUDING BUT NOT LIMITED TO PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, AND MORTAR WITHIN THE TREE OR ANY TREE WHICH IS PROTECTED IS NOT ALLOWED.
 - b. THE MOVEMENT OF EQUIPMENT OR THE STORAGE OF EQUIPMENT, MATERIALS, DEBRIS, OR PAIL WITHIN THE TREE OR ANY TREE WHICH IS BEING PROTECTED IS NOT ALLOWED.
 - c. THE CONTRACTOR SHALL INSPECT ALL TREE PROTECTION ARRANGEMENTS AND SIGNS ON A WEEKLY BASIS DURING THE COURSE OF CONSTRUCTION. ANY ARRANGEMENT OR SIGN WHICH HAS BEEN DAMAGED OR IS MISSING SHALL BE REPAIRED IMMEDIATELY.
 - d. IF ANY TREE WHICH HAS NOT BEEN APPROVED TO BE REMOVED IS DESTROYED, OR RESIGNS MAJOR DAMAGE TO THE TREE OR THE PROTECTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TREE'S LONG TERM SURVIVAL. IN QUESTION, THE TREE MUST BE REPLACED AT AN 80% FOR-80% BASIS OF THE CORRESPONDING SPECIES TO THE TREE SO DESTROYED OR DAMAGED. THE REPLACEMENT TREES SHALL BE OF COMPARABLE SPECIES TO THE DESTROYED OR DAMAGED TREES WITH A MINIMUM REPLACEMENT TREE OF 1 1/2" CALIBER. THE COUNTY RESERVES THE RIGHT TO OBTAIN A REPLACEMENT VALUE FOR 50% TREES AND PAYMENT INTO THE TREE MITIGATION FUND MAY BE AUTHORIZED BY THE COUNTY'S LANDSCAPE ARCHITECT.

SCALE 1" = 30'



RICHARD A. KESSELING, JR., P.L.A., A.S.L.A.
LANDSCAPE ARCHITECT, STATE OF FLORIDA #858

NO.	DATE	COUNTY	COMMENTS	RAK	BY
1	9/24	FLORIDA			

DATE	4 / 23
DRAWING NO.	
SCALE	1" = 30'
JOB NO.	
FR.	AK

ENVIRONMENTAL DESIGN
LANDSCAPE ARCHITECTS
1000 SE. 30th STREET, SUITE 101
Ocala, Florida 34478
(352) 822-8899
LANDSCAPE ARCHITECTING SITE PLANNING
500 GARDNER CENTER, GAINESVILLE, FLORIDA

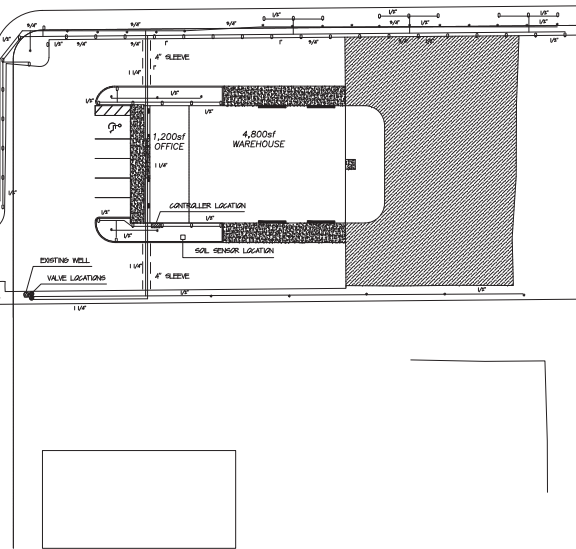


LANDSCAPE PLAN
2626 NW 35th STREET LLC
MARION COUNTY FLORIDA

SHEET 1201 OF 1201

S.E. HIGHWAY 484
(RIGHT OF WAY WIDTH VARIES)

S.E. 31ST AVENUE
(60' RIGHT OF WAY)



IRRIGATION LEGEND

- HUNTER MP 5000 SERIES POP-UP SPRAY HEADS
- HUNTER MP 5000 SERIES POP-UP SEED-SPRAY HEADS
- HUNTER POP SERIES RIBBON HEADS FOR TREES
- SOIL SENSOR LOCATION
- EXISTING WELL (SEE CIVIL PLANS)
- HUNTER X-CORE (4 STATION) CONTROLLER
- 1" NELSON VALVES IN WATER-RESISTANT BOXES
- || SLEEVING - 1021 40 PVC

IRRIGATION ZONE DATA

- TREE ZONE = 99.0 GPM
- OFFICE ZONE = 31.6 GPM
- 54.6 GPM x 5 = 273.0 GPM x
- 1 = 197.0 GPM / 7 = 28.1 GPM
- GPM = GALLONS PER MINUTE
- GFV = GALLONS PER ZONE RUN TIME
- GFV = GALLONS PER WEEK
- QPT = GALLONS PER DAY

IRIGATION 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, 1/2, OR FULL CIRCLE AS EACH LOCATION REQUIRES
4. SPRAY PATTERNS SHALL BE SET TO MINIMIZE SPRAY ONTO ADJACENT WALKS, DRIVES, AND BUILDINGS
5. IRRIGATION SHALL BE CONNECTED TO THE EXISTING WELL AS SHOWN
6. PRIOR TO ANY INSTALLATION THE IRRIGATION CONTRACTOR SHALL INSPECT THE EXISTING WELL AND PUMP, AND PROVIDE WRITTEN VERIFICATION TO THE LANDSCAPE ARCHITECT THAT THE EXISTING COMPONENTS ARE SUFFICIENT FOR THE SYSTEM AS DEMANDED. ANY MODIFICATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION
7. THE OWNER WILL PROVIDE ELECTRICAL SERVICE TO THE WELL SITE
8. THE CONTROLLER SHALL BE LOCATED IN THE GENERAL AREA SHOWN AND SHALL BE MOUNTED AS APPROVED BY THE LANDSCAPE ARCHITECT IN A LOCKABLE CABINET
9. THE OWNER WILL PROVIDE AN ELECTRICAL OUTLET IN THE CONTROLLER AREA
10. ALL VALVES SHALL BE INSTALLED IN WATER-RESISTANT BOXES
11. ALL SLEEVING MUST BE INSTALLED PRIOR TO THE LAYOUTING OF THE PAVED AREAS
12. ALL SLEEVING SHALL BE 1021 40 PVC AND INSTALLED A MINIMUM OF 18" DEEP
13. ALL FEEDER LINES SHALL BE INSTALLED A MINIMUM OF 18" DEEP
14. RAINFALL TRANSDUCER DEVICE SHALL BE INSTALLED TO MINIMIZE IRRIGATION DURING EXCESSIVE RAINFALL (2ND SERIES). IN ADDITION, AN ALGAMA 100" SENSOR WITH SOIL CONTROL MONITOR MUST BE INSTALLED AS LOCATED BY THE LANDSCAPE ARCHITECT FOR PROPER IRRIGATION ADJUSTS
15. THE ENTIRE SYSTEM MUST BE OPERATIONAL, REVISED, AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO FINAL ACCEPTANCE
16. THE CONTRACTOR SHALL RETURN WITHIN THE FIRST 30 DAYS TO ADJUST THE SYSTEM AS NECESSARY AND DIRECTED BY THE LANDSCAPE ARCHITECT
17. ALL LABOR AND MATERIALS SHALL BE GUARANTEED FOR 1 YEAR FOR FINAL ACCEPTANCE
18. THE CONTRACTOR MUST PROVIDE AN AS-BUILT DRAWING TO THE LANDSCAPE ARCHITECT PRIOR TO FINAL ACCEPTANCE
19. CONTRACTOR SHALL INSURE THAT A BACKFLOW PREVENTION DEVICE HAS BEEN INSTALLED AT THE WELL LOCATION
20. SLEEVES MUST BE INSTALLED IN ALL AREAS WHERE IRRIGATION PIPING IS INSTALLED UNDER PAVEMENT
21. ZONES ARE DESIGNED TO FUNCTION AT 20 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
22. CONTRACTOR SHALL CONSULT WITH BOTH OWNER AND THE LANDSCAPE ARCHITECT FOR THE TRIM OF THE SYSTEM BASED ON CURRENT WATER RESTRICTIONS
23. SYSTEM DOES NOT PROVIDE 100% COVERAGE OF THE ENTIRE PROJECT SITE. CONTRACTOR MUST ADJUST HEADS TO COVER THE NEW TREES AND SHRUBS AS PROVIDED BY THE LANDSCAPE ARCHITECT
24. ALL LINE LOCATIONS MUST BE ADJUSTED ON-SITE TO INSURE THAT THEY DO NOT IMPACT THE FUTURE ROOT SYSTEMS OF THE NEW TREES TO BE INSTALLED
25. ALL IRRIGATION HEADS SHALL BE LOW-VOLUEN, MICRO-IRRIGATION TO MINIMIZE WATER CONSUMPTION
26. SET RUN TIMES FOR THE SYSTEM FOR RECOMMENDATIONS BY FWS @ 20%/MAX/1.0/1.0/2.0/3.0/4.0/5.0
27. ON HEADS LOCATED BELOW THE VALVE LOCATIONS, INSURE CHECK VALVES ARE INSTALLED AT THE HEAD
28. POP-UP HEIGHTS WITHIN GSP AREAS SHALL BE SET AT 6"
29. ALL VALVES SHALL HAVE A FACTORY-INSTALLED FILTER ENTRY AND VERIFIED BY CONTRACTOR
30. VERIFY CONTROLLER SET-UP WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
31. ALL IRRIGATION INSTALLATION SHALL MEET SOB GRASSES AND STANDARDS
32. NO IRRIGATION HEADS SHALL BE INSTALLED ON ROOFS UNLESS SPECIALLY NOTED AND DETAILED
33. ALL AS-BUILTS, VERIFICATIONS, ETC. MUST BE SCHEDULED PRIOR TO FINAL INSPECTION AND ACCEPTANCE
34. BURNINGS AT ALL TREES AND PALMS SHALL BE SCHEDULED AT THEIR PROPER LOCATIONS

MARION COUNTY NOTES

1. UPON COMPLETION OF THE IRRIGATION SYSTEM INSTALLATION AND THE ACCEPTANCE OF THE AS-BUILT DRAWINGS 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 OBTAINED IN SECTION 436 SHALL BE COMPLIED WITH BY THE IRRIGATION INSTALLATION PROFESSIONALS
2. ALL REQUIREMENTS IN SECTION 436 REGARDING SYSTEM INSTALLATION SCHEDULING, OPERATION AND MAINTENANCE SHALL BE COMPLIED WITH. SYSTEM SHALL BE OPERATED AND MAINTAINED IN ACCORDANCE WITH FLORIDA PRESERVATION BEST MANAGEMENT PRACTICES FOR PROTECTION OF WATER RESOURCES BY THE GREEN BUSINESS OF THE FLORIDA YARDS AND NEIGHBORHOOD PROGRAM
3. ALL REQUIREMENTS OBTAINED IN SECTION 436 REGARDING THE IRRIGATION SCHEDULING SHALL BE COMPLIED WITH BY THE IRRIGATION INSTALLATION PROFESSIONALS
4. ALL REQUIREMENTS OBTAINED IN SECTION 436 REGARDING LICENSING AND CERTIFICATION OF THE IRRIGATION INSTALLATION AND MAINTENANCE PROFESSIONALS SHALL BE COMPLIED WITH
5. NOTES HAVE BEEN SHOWN REGARDING CLOSE-OUT REQUIREMENTS (436) WATERING INSTALLATION (436) AND INSTALLATION LICENSING REQUIREMENTS (436)



RICHARD A. HESSELING JR., P.L.A. A.S.L.A.
LANDSCAPE ARCHITECT, STATE OF FLORIDA #858

NO.	DATE	DESCRIPTION	RAK	BY
1	7/24	COUNTY COMMENTS		

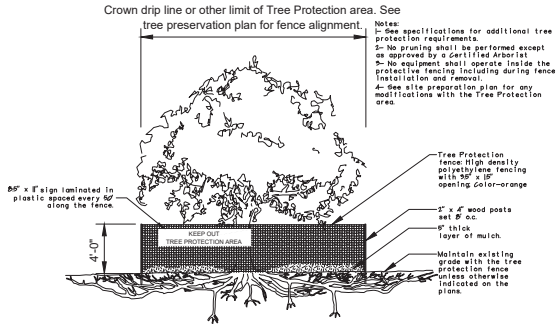
DATE:	4 / 23
DRAWING NO.:	
REV. NAME:	
PAGE:	
DATE:	
PAGE:	

ENVIRONMENTAL DESIGN
ARCHITECTS
ANDY HESSELING, LANDSCAPE ARCHITECT
1011 NW 35th Street, Suite 101
COALA, FLORIDA 32419
(352) 822-8899
LANDSCAPE ARCHITECTURE, SITE PLANNING, DESIGN
GOV. COURSE DESIGN, COMMERCIAL-RESIDENTIAL, DESIGN

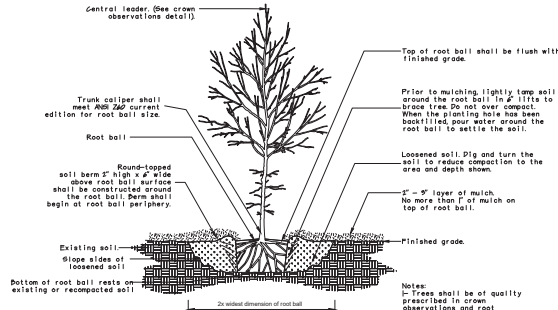


IRRIGATION PLAN
2616 NW 35th STREET LLC
MARION COUNTY FLORIDA

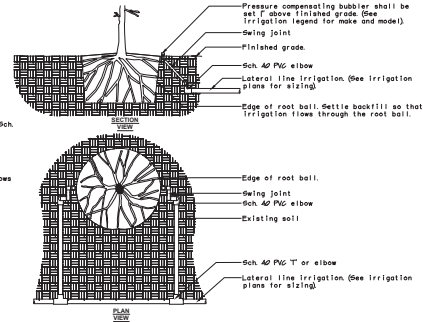
SHEET 022 of 022



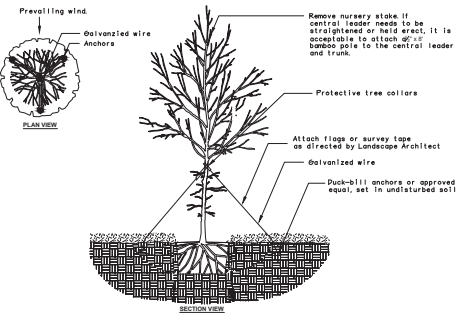
TREE PROTECTION



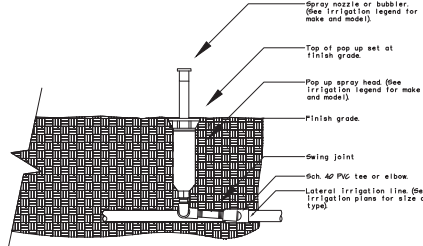
TREE INSTALLATION



TREE BUBBLER LAYOUT

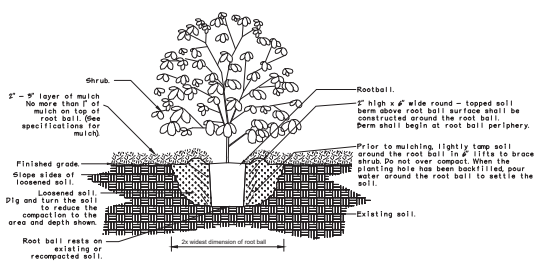


TREE STAKING - TREES < 2\"/>

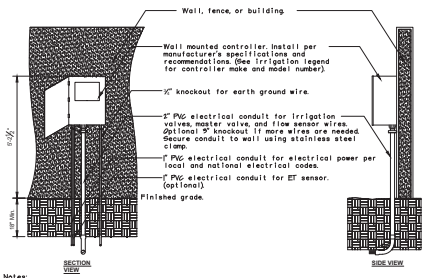


Notes:
 1- 2\"/>

POP UP-SPRAY HEAD



SHRUB INSTALLATION



Notes:
 1- Common and controller wire to be bundled using electrical tape at 6\"/>

WALL MOUNTED CONTROLLER

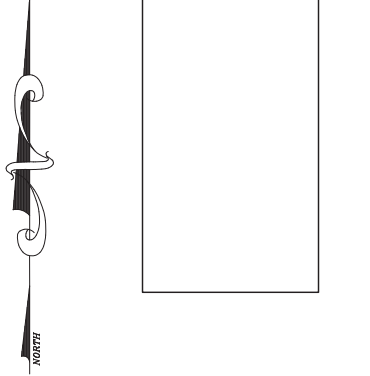
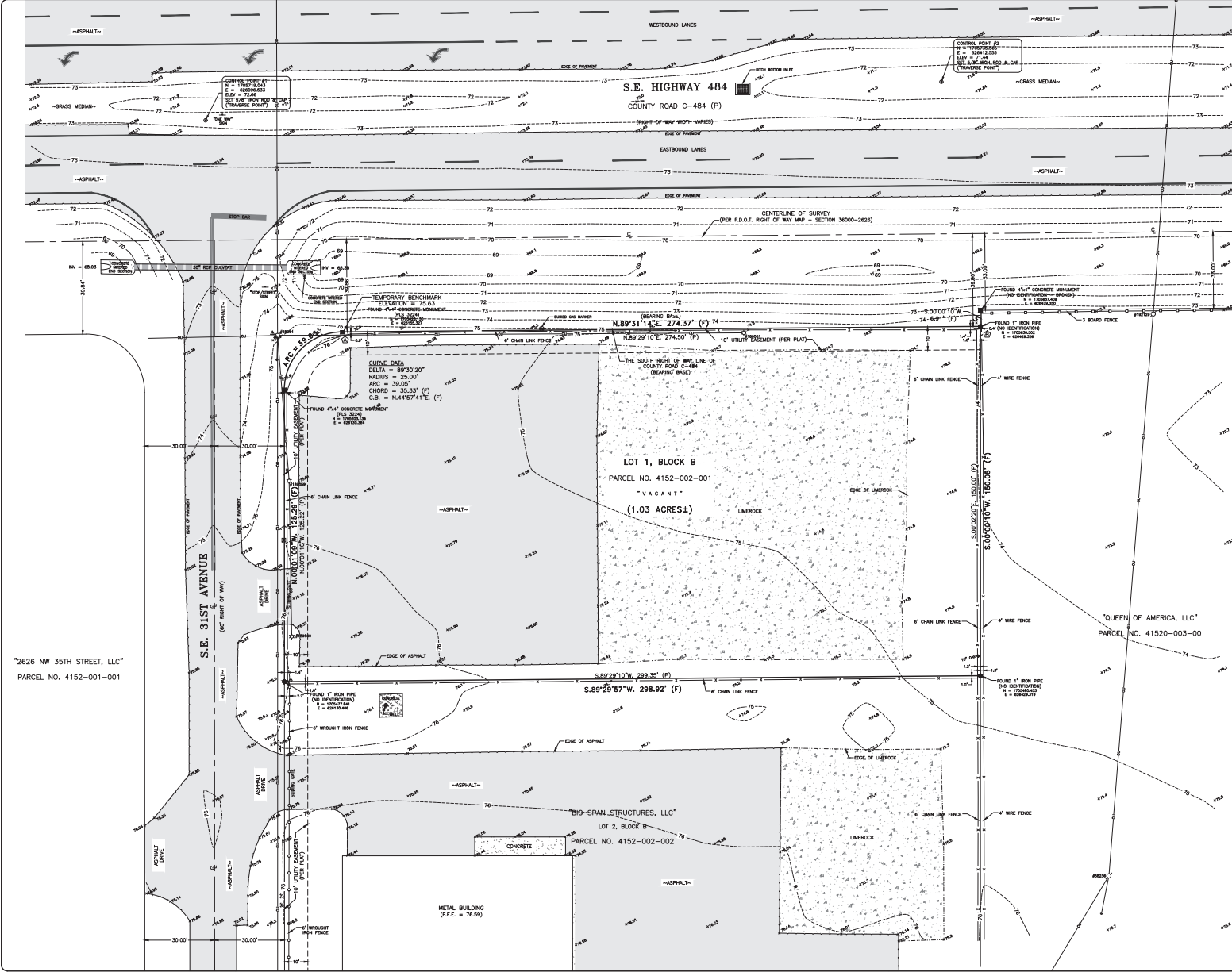
NO.	DATE	BY
1	9/24	LANITY COMMENTS

DATE:	4 / 23
DESIGN NO.:	
REV. NAME:	
SCALE:	1" = 9'
JOB NO.:	
PK:	
RE:	

ENVIRONMENTAL DESIGN ARCHITECT
 1930 SE 35th STREET
 COVINGTON, FLORIDA 32035
 (904) 622-8899
 WWW.EDKARCHITECT.COM



LANDSCAPE & IRRIGATION DETAILS
 2626 NW 35th STREET
 MARION COUNTY FLORIDA



DESCRIPTION:
 (PER OFFICIAL RECORDS BOOK 1639, PAGE 438, PUBLIC RECORDS OF MARION COUNTY, FLORIDA)
 LOT 1, BLOCK B, THREE C'S INDUSTRIAL PARK, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK V,
 PAGE 18, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

- SURVEYOR'S NOTES:**
1. THE FIELD MEASURED BEARINGS DEPICTED HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA WEST ZONE) NAD-83, (1990 ADJUSTMENT), HOLDING THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD C-484, TO BEAR N.89°31'14"E.
 2. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY.
 3. THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA WERE NOT SEARCHED BY PRECEE LAND SURVEYING, INC.
 4. THE LANDS DEPICTED HEREON ARE SUBJECT TO RECORDED AND UNRECORDED RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS THAT MAY OR MAY NOT APPEAR WITHIN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
 5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
 6. ADDITIONS OR DELETIONS TO THIS MAP OF SURVEY AND/OR REPORT BY OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
 7. THIS SURVEY HAS BEEN PREPARED FOR SOLE AND EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT THE CONSENT OF SAID PARTY(IES) AND THE SIGNING SURVEYOR.
 8. THIS MAP OF SURVEY IS NOT VALID AND IS TO ONLY BE USED FOR REFERENCE PURPOSES ONLY, UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER INDICATED HEREON.
 9. THE SYMBOLS USED TO REPRESENT PHYSICAL FEATURES ARE FOR GRAPHIC ILLUSTRATION ONLY AND MAY OR MAY NOT REFLECT THE ACTUAL SIZE AND SHAPE OF THE FEATURE BEING REPRESENTED.
 10. THE SIGNING PARTY(IES) SIGNATURE DATE DOES NOT REPRESENT THE ACTUAL DATE OF SURVEY.
 11. THE SURVEYED LANDS DEPICTED HEREON LIE WITHIN FLOOD ZONE "X" - AN AREA OF MINIMAL FLOODING, BASED ON GRAPHIC INTERPRETATION OF THE FLOOD INSURANCE RATE MAP FOUND IN COMMUNITY PANEL NUMBER 120636 0740 D, EFFECTIVE AUGUST 28, 2008.
 12. THE MOST CURRENT ABSTRACTING RECORDED INSTRUMENTS FOR ADJONERS TO THE LANDS SURVEYED WERE NOT FURNISHED.
 13. THE VERTICAL DATUM ESTABLISHED FOR THIS SURVEY WAS BASED ON N.G.S. CONTROL POINT 175-73-A17, PUBLISHED ELEVATION = 84.80', NAVD-88.
 14. THE STATE PLANE COORDINATES ESTABLISHED FOR THIS SURVEY WERE BASED ON N.G.S. CONTROL POINTS 175-73-A17 & "2 RL", NAD-83 (1990 ADJUSTMENT).

LEGEND

(P) = PLAT DIMENSION	TEM = TEMPORARY BENCHMARK	WELL = WELL	HOSE BIBB
(F) = FIELD MEASUREMENT	RCM = REINFORCED CONCRETE PIPE	TRC = TRAFFIC CONTROL BOX	WATER METER
(D) = DEED DIMENSION	CMF = CORRUGATED METAL PIPE	WMB = WATER METER BOX	BURIED CABLE MARKER
(C) = CALCULATED DIMENSION	WCP = WETTED CURB PIPE	TEB = TELEPHONE RISER BOX	ORANGE TRAP
(V) = VERTICAL DIMENSION	PVC = POLYVINYL CHLORIDE	EB = ELECTRIC BOX	SANITARY MANHOLE
(E) = EXCERPT DIMENSION	WPC = WOOD PULVERIZED CELLULOSE	CB = CABLE TV RISER BOX	STONE DRAINAGE MANHOLE
(R) = RIGHT OF WAY LINE	HUP = OVERHEAD UTILITY(IES)	WCP = WOOD POWER POLE	TELEPHONE MANHOLE
CB = CHORD BEARING	DU = FLORIDA DEPARTMENT OF TRANSPORTATION	WCP = WOOD POWER POLE	CENTRALISE
OSB = OFFICIAL RECORDS BOOK	BFS = BAYLOR FERRIS BRIDGE	WCP = WOOD POWER POLE	STORM INLET
PC = POINT OF CURVATURE	A/C = AIR CONDITIONER	WCP = WOOD POWER POLE	MONITORING WELL
PIC = POINT OF INTERSECTION	F/D = FLORIDA DEPARTMENT OF TRANSPORTATION	WCP = WOOD POWER POLE	WATER VALVE
LI = LICENSED BUSINESS	PRM = PERMANENT REFERENCE MONUMENT	WCP = WOOD POWER POLE	SEWER VALVE
LS = LICENSED SURVEYOR	PCF = PROFESSIONAL CONTROL FENCE	WCP = WOOD POWER POLE	SEWER MANHOLE
FTE = FINISHED FLOOR ELEVATION	PSR = PROFESSIONAL SURVEYOR & MAPPER	WCP = WOOD POWER POLE	LIGHT POLE
TEB = TELEPHONE RISER BOX	PLS = PROFESSIONAL LAND SURVEYOR	WCP = WOOD POWER POLE	SON POST
WCP = WOOD POWER POLE	RL = REGISTERED LAND SURVEYOR	WCP = WOOD POWER POLE	MAILBOX
CMF = CORRUGATED METAL PIPE	LD = LICENSED	WCP = WOOD POWER POLE	SANITARY CLEAN-OUT
WPP = WOOD POWER POLE	NO = NUMBER	WCP = WOOD POWER POLE	BROKEN LINE, NOT DRAIN TO SCALE
WPP = WOOD POWER POLE		WCP = WOOD POWER POLE	DEPICTS CONCRETE



BOUNDARY & TOPOGRAPHIC SURVEY
 FOR:
BEELINE DEVELOPMENT, INC.

PRECEE
 LAND SURVEYING, INC.
 (LICENSED BUSINESS NO. 7389)

BELLWETHER PROFESSIONAL PARK
 2201 S.E. 30TH AVENUE, SUITE 102
 Ocala, FL 34471
 PHONE: (352) 351-0091
 FAX: (352) 351-0093 FAX
 EMAIL: gpre@precee.us

(SURVEYOR'S CERTIFICATION)

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, FOR A BOUNDARY & TOPOGRAPHIC SURVEY.

DATE: GLEN H. PRECEE, JR., P.L.S.M. - LS 5427

DATE OF FIELD SURVEY: JUNE 21, 2022

DRAWN: G.H.P.	REVISIONS	BY	DATE
CHECKED: G.H.P.			
F.B. PAGES			
107 68-70			

FILE NO.: 3 C'S IND. PARK
 SCALE: 1" = 20' COPYRIGHT © 2022 JOB ORDER # 22-060



Marion County

Development Review Committee

Agenda Item

File No.: 2024-15668

Agenda Date: 6/24/2024

Agenda No.: 5.2.

SUBJECT:

Sun Auto - Parcel B Ocala Highway 200 Subdivision - Major Site Plan Revision (Revision to #30335)

**Project #2023060057 #31228 Parcel #35696-000-00
Native Engineering**

June 20, 2024

PROJECT NAME: SUN AUTO - PARCEL B OCALA HIGHWAY 200 SUBDIVISION - REVISION OF AR# 30335

PROJECT NUMBER: 2023060057

APPLICATION: MAJOR SITE PLAN REVISION #31228

- 1 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.27 - Show location of outside storage areas
STATUS OF REVIEW: INFO
REMARKS:
- 2 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 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
STATUS OF REVIEW: INFO
REMARKS: A proposed monument sign is shown on sheet C5.0 Site Plan. Will be permitted at a later date.
- 3 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: Additional Landscape comments
STATUS OF REVIEW: INFO
REMARKS: Revision to dumpster does not impact Landscape
- 4 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, their conditions, and the date of approval
STATUS OF REVIEW: INFO
REMARKS: 3/8/24-add waivers if requested in future - sk
- 5 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.21.2.B - Major Site Plan fee per 23-R-254
STATUS OF REVIEW: INFO
REMARKS: 5/1/24-fee due with resubmittal
3/8/24-fee due with resubmittal - sk
- 6 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Additional Stormwater comments
STATUS OF REVIEW: INFO
REMARKS: 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.
- 7 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: n/a
- 8 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO
REMARKS: 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.



**Marion County
Board of County Commissioners**

Office of the County Engineer

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

DEVELOPMENT REVIEW PLAN APPLICATION

Date: 05/01/2023
mm/dd/yyyy

A. PROJECT INFORMATION:

Project Name: REVISION OF AR # 30335 (Sun Auto @ SR 200 & SW 95th Street Rd)

Parcel Number(s): 35696-000-00

Section 19 Township 16 Range 21 Land Use Vacant Zoning Classification B2

Commercial Residential Industrial Institutional Mixed Use Other _____

Type of Plan: MAJOR SITE PLAN REVISION

Property Acreage +/-1.11ac Number of Lots _____ Miles of Roads _____

Location of Property with Crossroads S Corner of intersection at SR 200 & SW 95th Street Rd

Additional comments regarding this submittal This is a revision of AR 30335, We only propose to change the dumpster / tire enclosure size and orientation due to conflict with 8 foot utility easement.

B. CONTACT INFORMATION (fill in as applicable):

Engineer:

Firm Name: Native Engineering, PLLC Contact Name: Josh Bradley, PE

Mailing Address: PO Box 2995 City: Land O Lakes State: FL Zip Code: 34639

Phone # 813-536-2539 Alternate Phone # _____

Email(s) for contact via ePlans: adrian@nativefla.com, nich@nativefla.com, josh@nativefla.com

Surveyor:

Firm Name: TBD Contact Name: _____

Mailing Address: _____ City: _____ State: _____ Zip Code: _____

Phone # _____ Alternate Phone # _____

Email(s) for contact via ePlans: _____

Owner:

Owner: Same as Developer Contact Name: _____

Mailing Address: _____ City: _____ State: _____ Zip Code: _____

Phone # _____ Alternate Phone # _____

Email address: _____

Developer:

Developer: Amprop Ventures, LLC Contact Name: Eric Schoessler

Mailing Address: 4201 W Cypress St City: Tampa State: FL Zip Code: 33607

Phone # 813-854-2211 Alternate Phone # _____

Email address: eric@amprop.com

Revised 7/2017

SITE CONSTRUCTION PLANS FOR MAJOR SITE PLAN FOR TIRE STORE @ SR 200 & SW 95TH STREET RD

AKA
OCALA HIGHWAY 200 SUBDIVISION'S PARCEL 'B'
AS RECORDED IN MARION COUNTY
PLAT BOOK 15, PAGE 159-160
SECTION 19, TOWNSHIP 16, RANGE 21
MARION COUNTY, FL

SITE ADDRESS:

TBD

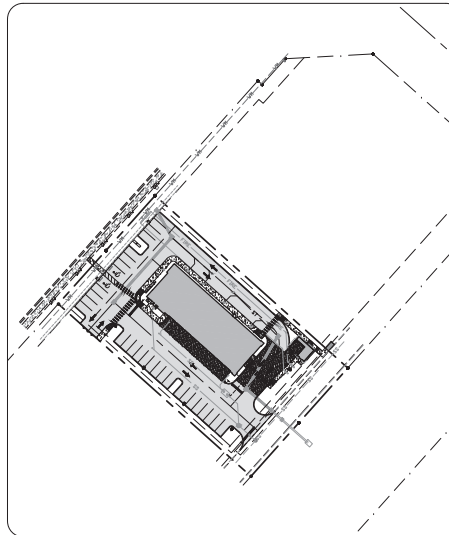
PREPARED FOR:

AMPROP VENTURES, INC.
4201 W. CYPRESS ST., TAMPA, FL 33607
813-854-2211



LOCATION MAP

N.T.S.



N.T.S.

PREPARED BY:

NATIVE
engineering,pllc
P.O. BOX 2995
LAND O' LAKES, FL 34639
(813) 536-2539

COUNTY APPROVED SET:

DECEMBER 2023

POST COUNTY APPROVAL REVISIONS		
NO.	DATE	DESCRIPTION
1	04/27/24	REVISED PER COUNTY COMMENTS
2	04/17/24	REVISED TO ADD SIGNAGE/PAVING ONE LOCATIONS
3	05/23/24	REVISED DAMPTER ENCLOSURE SIZE & LOCATION

CONTRACTOR SHALL CALL
SUNSHINE STATE ONE CALL OF FLORIDA, INC.
AT LEAST 48 HOURS PRIOR TO EXCAVATION
1-800-432-4770

OWNER:

AMPROP ENTERPRISES 200, LLC
4201 W. CYPRESS ST.,
TAMPA, FL 33607

APPLICANT:

AMPROP VENTURES, INC.
4201 W. CYPRESS ST.,
TAMPA, FL 33607
(813) 854-2211

SURVEYOR:

MOORHEAD ENGINEERING COMPANY
P.O. BOX 998, 305 S.E. 1ST AVENUE
OCALA, FLORIDA 34478
(352) 732-4406

I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE (LDC), EXCEPT AS NOTED;

JOSHUA S. BRADLEY, PE. DATE
ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT I, MY SUCCESSORS, AND ASSIGNS SHALL PERPETUALLY OBTAIN AND MAINTAIN THE STORMWATER MANAGEMENT AND ASSOCIATED ELEMENTS IN ACCORDANCE WITH THE SPECIFICATIONS SHOWN HEREIN AND ON THE APPROVED PLAN.

ERIC SCHOESSLER DATE
AMPROP ENTERPRISES 200, LLC
4201 W. CYPRESS ST
TAMPA, FL 33607
813-854-2211
OWNER'S CERTIFICATION

JOSHUA S. BRADLEY
State of Florida, Professional Engineer
License No. 60020
THE SEAL AND THIS CERTIFICATION ARE VALID ONLY IF PRINTED ON THE ORIGINAL SET OF PLANS. ANY REPRODUCTION OF THESE PLANS FOR ANY PURPOSE IS STRICTLY PROHIBITED AND WILL BE DEEMED TO BE A VIOLATION OF THE PROFESSIONAL ENGINEERING BOARD'S ETHICS CODE.

C1.0

SITE DATA

PARCEL ID: 35696-000-00
SITE ADDRESS: TBD
EXISTING ZONING: B-2
EXISTING LAND USE: VACANT COMMERCIAL
FUTURE LAND USE: COM
EXISTING FLOOD ZONE: ZONE "X"
PANEL #: 12083C 0703 E,
DATED: 4/19/07
DEVELOPMENT TYPE: COMMERCIAL
BUILDING USE: TIRE STORE
BUILDING GROSS FLOOR AREA: 6,785 SF
PARKING CALCULATIONS:
REQUIRED SPACES FOR TIRE STORE: 24 SPACES (3 SPACES X 8 BAYS)
(3 SPACES PER BAY)
PROVIDED PARKING: 30 SPACES
POST-DEVELOPED IMPERVIOUS SURFACE:
EXISTING IMPERVIOUS SURFACE TO REMAIN: 4,140 SF
BUILDINGS: 6,785 SF
*PEDESTRIAN CONCRETE: 1,898 SF
*VEHICLE USE CONCRETE: 3,503 SF
*PAVEMENT (VIA): 20,098 SF
TOTAL: 36,424 SF = 0.836 AC (75.3%)
OPEN SPACE: 11,984 SF = 0.275 AC (24.7%)
TOTAL AREA: 48,408 SF = 1.111 AC (±)
F.A.R.: 6,785 SF/48,408 SF = 0.14
*NOT INCLUDING IMPERVIOUS AREAS INSIDE THE RIGHT-OF-WAY
WATER SERVICE SUPPLIER: MARION COUNTY UTILITIES
WASTEWATER SERVICE SUPPLIER: MARION COUNTY UTILITIES
FIRE SERVICE SUPPLIER: MARION COUNTY UTILITIES
ELECTRICAL SERVICE SUPPLIER: SUMNER ELECTRIC COOPERATIVE

SHEET INDEX

SHEET #	DESCRIPTION
C1.0	COVER
C2.0	GENERAL NOTES
C3.0	EXISTING CONDITIONS & DEMOLITION PLAN
C4.0	STORMWATER POLLUTION PREVENTION PLAN
C5.0	SITE PLAN
C6.0	PAVING, GRADING, & DRAINAGE PLAN
C7.0	UTILITY PLAN
C8.0	GENERAL DETAILS
C9.0	UTILITY DETAILS
C10.0	UTILITY DETAILS
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE DETAILS
L3.0	IRRIGATION PLAN

SUPPLEMENTAL SHEET INDEX
SURVEY (BY OTHERS)

SPRING PROTECTION
PROJECT IS WITHIN SECONDARY SPRINGS PROTECTION AREA

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

CONCURRENCY NOTE
THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY 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.

PRE-CONSTRUCTION NOTE
A PRE-CONSTRUCTION MEETING IS REQUIRED TWO WEEKS PRIOR TO ANY CONSTRUCTION. PLEASE CONTACT THE MUNICIPALITY TO SCHEDULE AT THE APPROPRIATE TIME.

GENERAL NOTES

- 1. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES... 2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION... 3. ALL SPECIFICATIONS AND DOCUMENTS REFERRED TO IN THESE PLANS SHALL BE OF THE CURRENT EDITION... 4. THE FOLLOWING DOCUMENTS ARE THE COVERING STANDARDS FOR THE PREPARATION OF THE SITE CONSTRUCTION PLANS... 5. FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION)... 6. ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES... 7. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL PRE-CAST AND MANUFACTURED ITEMS TO THE ENGINEER FOR APPROVAL... 8. WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED BY OTHER CONTRACTORS... 9. THE WATER, PROVIDED BY WELLS AND STORM DRAINAGE FACILITIES ARE SUBJECT TO THE REVIEW AND APPROVAL OF APPLICABLE AGENCIES... 10. IT WILL BE NECESSARY TO EXAMINE, COORDINATE AND ADJUST ACCORDINGLY THE PROPOSED LOCATIONS OF THE VARIOUS COMPONENTS OF THE UTILITIES... 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY ENVIRONMENTAL PROTECTION AGENCY PERMITTING WHERE REQUIRED... 12. ALL EXCAVATIONS BY THE CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF THE DEPARTMENT OF LABOR'S OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION RULES AND REGULATIONS... 13. ALL EXCAVATIONS BY THE CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF THE DEPARTMENT OF LABOR'S OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION RULES AND REGULATIONS... 14. THE CONTRACTOR SHALL SCHEDULE AND COORDINATE A PRE-CONSTRUCTION CONFERENCE WITH AGENCIES HAVING JURISDICTION... 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES WHETHER OR NOT THEY ARE INDICATED ON THESE PLANS... 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES WHETHER OR NOT THEY ARE INDICATED ON THESE PLANS... 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES WHETHER OR NOT THEY ARE INDICATED ON THESE PLANS... 18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES WHETHER OR NOT THEY ARE INDICATED ON THESE PLANS... 19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES WHETHER OR NOT THEY ARE INDICATED ON THESE PLANS... 20. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL OBTAIN PERMITS FOR ALL ON-SITE AND OFF-SITE WORK REQUIRED BY APPLICABLE AGENCIES... 21. DEVIATIONS FROM THIS DRAWING ARE NOT PERMITTED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER... 22. ALL REQUIRED FIELD SHALL MEET THE ARCHITECT'S SPECIFICATIONS... 23. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AND LABOR REQUIRED FOR THE CONSTRUCTION, TESTING, INSPECTION AND COMPLETION OF THE PROJECT... 24. THE CONTRACTOR SHALL REPLACE ALL SURVEY STAKES DESTROYED... 25. THE CONTRACTOR SHALL NOTIFY ALL MARSHON COUNTY INSPECTION PERSONNEL OF THE CONSTRUCTION SCHEDULE AS THEY SO REQUIRE... 26. IT IS THE INTENT OF THIS SECTION TO CONFORM TO ALL APPLICABLE ADA CODES AND REGULATIONS... 27. THE CONTRACTOR SHALL NOT UNDERTAKE ANY WORK HE BELIEVES OR DEEMS WILL CONSTITUTE A CHANGE ORDER WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER AND THE OWNER... 28. THE CONTRACTOR SHALL MAINTAIN A SET OF FIELD DRAWINGS DEPICTING AS-BUILT CONDITIONS OF ALL IMPROVEMENTS, NOTING ANY FIELD ADJUSTMENTS... 29. THE CONTRACTOR SHALL MAINTAIN A SET OF FIELD DRAWINGS DEPICTING AS-BUILT CONDITIONS OF ALL IMPROVEMENTS, NOTING ANY FIELD ADJUSTMENTS... 30. THE CONTRACTOR SHALL MAINTAIN A SET OF FIELD DRAWINGS DEPICTING AS-BUILT CONDITIONS OF ALL IMPROVEMENTS, NOTING ANY FIELD ADJUSTMENTS... 31. THE CONTRACTOR SHALL MAINTAIN A SET OF FIELD DRAWINGS DEPICTING AS-BUILT CONDITIONS OF ALL IMPROVEMENTS, NOTING ANY FIELD ADJUSTMENTS... 32. WORK PERFORMED BY THE CONTRACTOR SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON SITE OR ADJACENT TO THE SITE... 33. CONSTRUCTION HYGIENE AND OVERALL CLEANUP SHALL BE ACCOMPLISHED BY THE CONTRACTOR IN ACCORDANCE WITH STATE AND COUNTY STANDARDS... 34. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ACCESS TO PRIVATE PROPERTY... 35. ANY DAMAGE TO STATE, COUNTY, OR LOCAL ROADS CAUSED BY THE CONTRACTOR'S HAULING OR EXCAVATION EQUIPMENT SHALL BE REPAIRED BY THE CONTRACTOR... 36. ALL U.S.C. & G.S. MONUMENT WITH LIMITS OF CONSTRUCTION IS TO BE PROTECTED BY THE CONTRACTOR... 37. THIS DRAWING DELETES PAVEMENT AND DRAINAGE CONSTRUCTION ONLY (TO WITHIN 5 FT. OF ANY BUILDING) AND EXCLUDES WATERPROOFING, RETAINING WALL, VENTILATION OR STRUCTURAL DESIGNS... 38. THE CONTRACTOR SHALL BE RESPONSIBLE TO SUBMIT A CRITERIED SET OF 'AS BUILTS' PREPARED IN ACCORDANCE WITH F.A.C. RULE 5A-17.052(1)... 39. ALL METALLIC CURVE PIPE MUST BE BITUMINOUS COATED PER AASHO-190... 40. ALL INLETS AND GRATE COVERS SHALL BE DESIGNED AND FURNISHED AS H-30 LOAD BEARING... 41. ALL EXISTING STORM MANHOLES THAT CONFLICT WITH THE PROPOSED ROAD AND/OR SIDEWALK GRADE SHALL BE ADJUSTED TO MATCH THE PROPOSED ROAD OR SIDEWALK ELEVATION... 42. ASPHALT & BASE TESTING REQUIREMENTS SHALL BE IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION... 42.b. LOT SIZE SHALL BE BASED ON 2,000 TONS OF ASPHALT WITH A MINIMUM OF TWO PAVEMENT CORE SAMPLES REQUIRED PER SUBLOT... 42.b. BASE TESTING SHALL BE IN ACCORDANCE WITH SECTION 200. ALL TESTING RESULTS SHALL BE PROVIDED TO THE ENGINEER PRIOR TO ACCEPTANCE.

- 40. ALL INLETS AND GRATE COVERS SHALL BE DESIGNED AND FURNISHED AS H-30 LOAD BEARING... 41. ALL EXISTING STORM MANHOLES THAT CONFLICT WITH THE PROPOSED ROAD AND/OR SIDEWALK GRADE SHALL BE ADJUSTED TO MATCH THE PROPOSED ROAD OR SIDEWALK ELEVATION... 42. ASPHALT & BASE TESTING REQUIREMENTS SHALL BE IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION... 42.b. LOT SIZE SHALL BE BASED ON 2,000 TONS OF ASPHALT WITH A MINIMUM OF TWO PAVEMENT CORE SAMPLES REQUIRED PER SUBLOT... 42.b. BASE TESTING SHALL BE IN ACCORDANCE WITH SECTION 200. ALL TESTING RESULTS SHALL BE PROVIDED TO THE ENGINEER PRIOR TO ACCEPTANCE.

PROJECT SPECIFIC NOTES

- 1. THE CONTRACTOR IS TO COORDINATE HIS WORK AND SITE ACCESS WITH THE OTHER ENTITIES THAT MAY BE WORKING ON SITE... 2. THE CONTRACTOR'S MAINTENANCE OF TRAFFIC PLAN MUST BE SUBMITTED AND APPROVED BY APPLICABLE AGENCIES AND ENGINEER PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES... 3. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION AND CONSTRUCTION WORK PER STANDARD 1910.12... 4. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN HIS OWN SAFETY EQUIPMENT IN ACCORDANCE WITH HIS HEALTH & SAFETY PROGRAM... 5. ALL EXCAVATIONS BY THE CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF THE DEPARTMENT OF LABOR'S OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION RULES AND REGULATIONS... 6. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE CONSTRUCTION OF BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE UTILITY COMPANIES PRIOR TO CONSTRUCTION TO OBTAIN FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES... 7. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE CONSTRUCTION OF BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE UTILITY COMPANIES PRIOR TO CONSTRUCTION TO OBTAIN FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES... 8. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE CONSTRUCTION OF BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE UTILITY COMPANIES PRIOR TO CONSTRUCTION TO OBTAIN FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES... 9. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE CONSTRUCTION OF BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE UTILITY COMPANIES PRIOR TO CONSTRUCTION TO OBTAIN FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES.

SAFETY NOTES

- 1. DURING THE CONSTRUCTION AND MAINTENANCE OF THIS PROJECT, ALL OSHA SAFETY REGULATIONS ARE TO BE ENFORCED... 2. THE CONTRACTOR'S MAINTENANCE OF TRAFFIC PLAN MUST BE SUBMITTED AND APPROVED BY APPLICABLE AGENCIES AND ENGINEER PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES... 3. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION AND CONSTRUCTION WORK PER STANDARD 1910.12... 4. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN HIS OWN SAFETY EQUIPMENT IN ACCORDANCE WITH HIS HEALTH & SAFETY PROGRAM... 5. ALL EXCAVATIONS BY THE CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF THE DEPARTMENT OF LABOR'S OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION RULES AND REGULATIONS... 6. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE CONSTRUCTION OF BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE UTILITY COMPANIES PRIOR TO CONSTRUCTION TO OBTAIN FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES... 7. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE CONSTRUCTION OF BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE UTILITY COMPANIES PRIOR TO CONSTRUCTION TO OBTAIN FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES... 8. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE CONSTRUCTION OF BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE UTILITY COMPANIES PRIOR TO CONSTRUCTION TO OBTAIN FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES... 9. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE CONSTRUCTION OF BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE UTILITY COMPANIES PRIOR TO CONSTRUCTION TO OBTAIN FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES.

TESTING NOTES

- 1. TESTS SHALL BE LOCATED NO MORE THAN 500 FEET APART... 2. TESTS SHALL BE LOCATED NO MORE THAN 300 FEET APART... 3. APPLIES TO SITE CONCRETE SUCH AS CURBS, GUTTERS, FLUMES, DRAINWAYS AND SIDEWALKS... 4. ENGINEER OF RECORD SHALL RECEIVE MATERIAL TESTING REPORTS NO LATER THAN ONE (1) WEEK FROM THE TEST DATE... 5. TESTING FOR RCP SHALL BEGUN AT THE SPRING LINE OF THE PIPE... 6. DEMONSTRATION FILL AND BACKFILL MATERIALS COMPACTED IN LIFTS NOT TO EXCEED TWELVE (12) INCHES VERTICALLY... 7. DENSITY TESTS SHALL BE PERFORMED AT A MINIMUM FREQUENCY OF ONE TEST PER EVERY 250 SQUARE YARDS OF FILL MATERIAL BEING PLACED... 8. IF SUCCESSIVE VERTICAL LIFTS ARE PLACED, THE DENSITY TESTS SHALL BE STAGGERED SO AS TO NOT BE REPEATED IN THE SAME LOCATION.

SEPARATION OF WATER AND SEWER LINES

Table with 2 columns: HORIZONTAL SEPARATION OF PIPELINES and ALTERNATE CONSTRUCTION. It details minimum separation distances for various pipe types and provides alternative construction methods for underground water and sewer lines.

Table with 2 columns: COUNTY APPROVED SEAL, REGISTERED PROFESSIONAL ENGINEER, and POST COUNTY APPROVAL REVISIONS. Includes fields for name, number, date, and description.

NATIVE engineering, inc. LAND SURVEYING ENGINEER LICENSE NO. 144389 (613) 558-2559

MAJOR SITE PLAN FOR TIRE STORE @ SIR 200 & SW 95TH STREET RD FOR AMPROV VENTURES, INC. 4201 W. GYRESS ST., TAMPA, FL 33607

GENERAL NOTES

JOSHUA S. BRADLEY Professional Engineer License No. 40338 This set of plans shall be used only for the project described herein. Any other use without the written consent of the engineer is prohibited. The engineer shall not be responsible for any errors or omissions in the plans or for any consequences arising therefrom.

SHEET NUMBER C2.0 S-1.1 19-16-21

STORMWATER POLLUTION PREVENTION PLAN

CONTAINED ON THESE PLANS AND WITHIN THE FOLLOWING NOTES IS A STORM WATER POLLUTION PREVENTION PLAN...

THE FOLLOWING ENTITIES ARE IDENTIFIED AS TEAM MEMBERS OF THE PLAN: NATIVE ENGINEERING, P.L.L.C.,...

- 1. DEVELOP STORM WATER POLLUTION PREVENTION PLAN (SWPPP) INCLUDING, BUT NOT LIMITED TO, BEST MANAGEMENT PRACTICES (BMPs)...

CONTRACTOR

- 1. SIGN AND RETURN TO NATIVE ENGINEERING A NOTICE OF INTENT AND CERTIFICATION OF STORM WATER POLLUTION PREVENTION PLAN...

- 2. MAINTAIN A COPY OF THE CONSTRUCTION PLANS, WHICH INCLUDE THE STORM WATER POLLUTION PREVENTION PLAN BOTH NOW AND ALL INSPECTION REPORTS AND CERTIFICATIONS ON SITE.

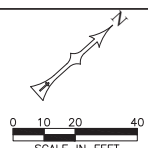
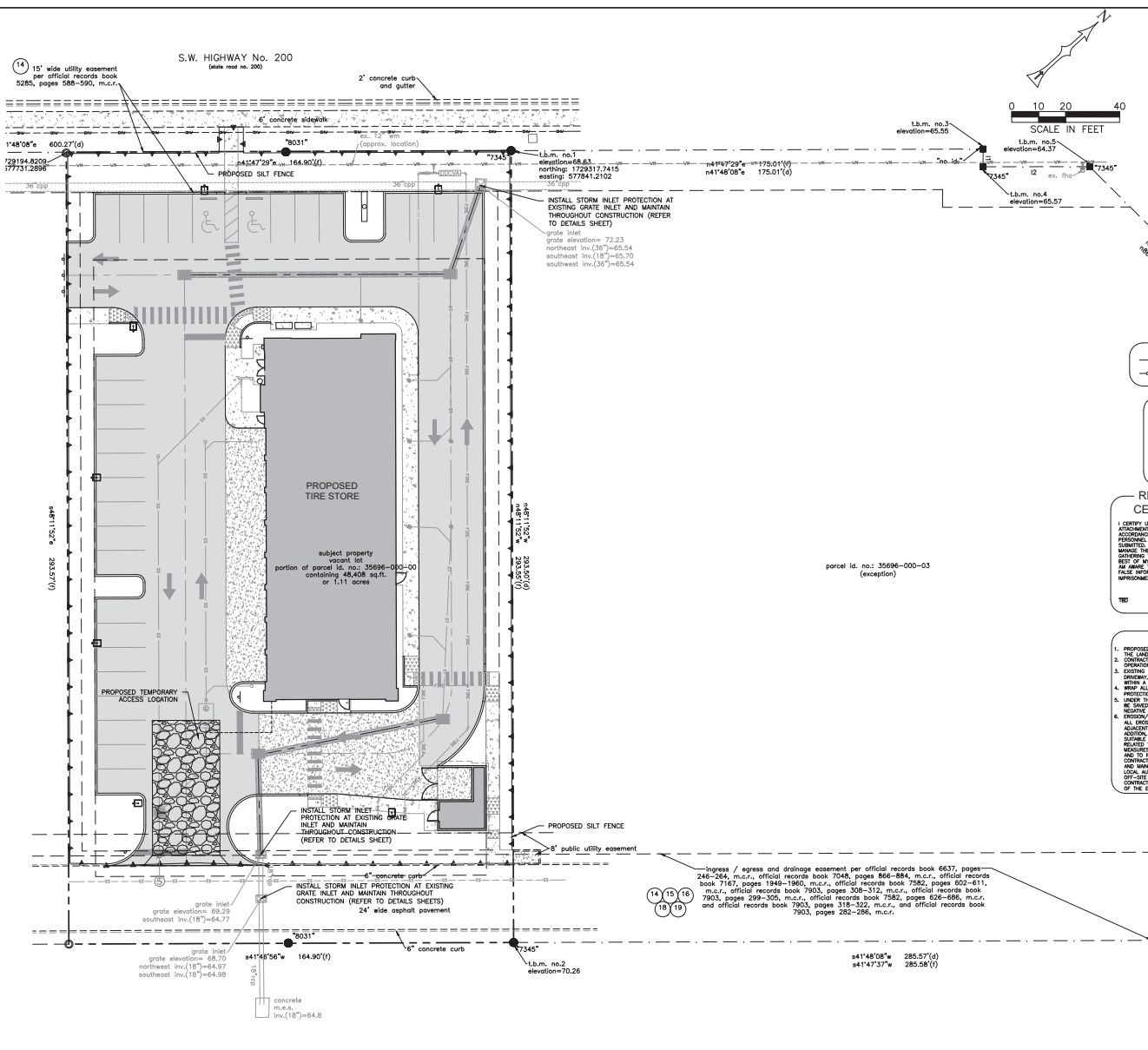
- 3. NOTIFY NATIVE ENGINEERING AND THE DEVELOPER IN WRITING OF ANY NON-STORM WATER POLLUTION SOURCES WHICH ARE BEING STORED ON OR NEAR THE CONSTRUCTION SITE...

DEVELOPER

- 1. NOTIFY NATIVE ENGINEERING OF YOUR INTENT TO COMMENCE CONSTRUCTION. SIGN THE NOTICE OF INTENT FORM...

PROJECT INFORMATION

- 1. PROJECT TYPE: COMMERCIAL
- 2. ANTICIPATED CONSTRUCTION SCHEDULE IS AS FOLLOWS:



DEWATERING NOTE: IF REMOVAL OF WATER IS REQUIRED BY CONTRACTOR TO PUMP THROUGH A FILTER SOCK INTO THE EXISTING POND...



CONTRACTOR CERTIFICATION STATEMENT: I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND AND SHALL COMPLY WITH THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERAL PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES...

RESPONSIBLE AUTHORITY CERTIFICATION STATEMENT: I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY SUPERVISION AND IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY OPERATED AND MAINTAINED THE WORKSHEET SUBMITTED...

EROSION CONTROL NOTES: 1. PROPOSED SILT FENCE MUST REMAIN IN PLACE UNTIL FINISH GRADING FOR CONSTRUCTION IS UNDERWAY. 2. CONSTRUCTION MUST CLEAN PAVEMENT AREAS DAILY DURING DARTHWORK...

Ingress / egress and drainage easement per official records book 6637, pages 246-264, m.c.r., official records book 7048, pages 866-884, m.c.r., official records book 7167, pages 1949-1960, m.c.r., official records book 7262, pages 602-611, m.c.r., official records book 7303, pages 308-312, m.c.r., official records book 7303, pages 298-305, m.c.r., official records book 7364, pages 626-656, m.c.r., and official records book 7903, pages 318-322, m.c.r., and official records book 7903, pages 262-286, m.c.r.

CONTRACTOR SHALL CALL SUNSHINE STATE ONE CALL OF FLORIDA, INC. AT LEAST 48 HOURS PRIOR TO EXCAVATION 1-800-432-4770

Table with columns: NO., DATE, DESCRIPTION. Includes entries for 'NATIVE engineering, p.l.l.c.' and 'AMPROP VENTURES, INC.' with dates and descriptions.

NATIVE engineering, p.l.l.c. State of Florida, Professional Engineer, License No. 60020

AMPROP VENTURES, INC. 4201 W. CYRESS ST., TAMPA, FL 33607

MAJOR SITE PLAN FOR TIRE STORE @ SR 200 & SW 95TH STREET RD FOR AMPROP VENTURES, INC.

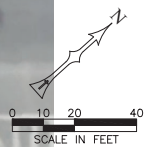
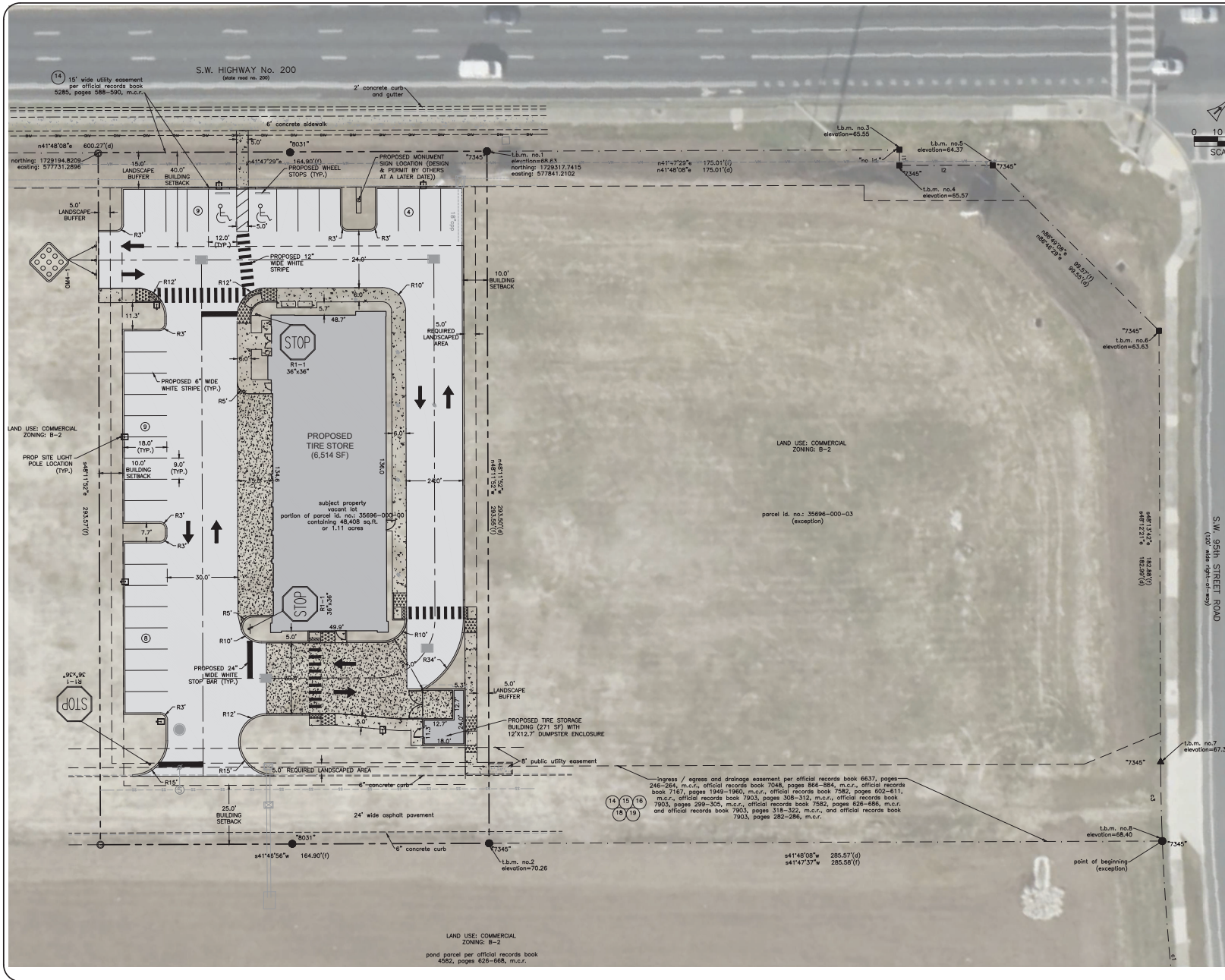
STORMWATER POLLUTION PREVENTION PLAN

SHEET NUMBER C4.0 S.I.R. 19-16-21

JOSHUA S. BRADLEY State of Florida, Professional Engineer, License No. 60020

THIS SET OF WORK SHEETS HAS BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA. I AM NOT PROVIDING CONTRACT ADMINISTRATION SERVICES.

C:\SHARED_DRAWINGS\AMPROP PROJECTS\121016100 - SUN AUTO @ SR 200 & SW 95TH STREET RD\DRAWINGS\510 SITE PLANING - 4/23/2024 2:22 PM



LEGEND

	PROPERTY LINE
	PROPOSED CENTERLINE
	EXISTING EDGE OF PAVEMENT & BACK OF CURB
	PROPOSED EDGE OF PAVEMENT & BACK OF CURB
	EXISTING CONCRETE
	PROPOSED ASPHALT
	PROPOSED 4" THICK PEDESTRIAN CONCRETE (UNLESS OTHERWISE NOTED)
	PROPOSED 6" THICK 4,000 PSI FIBERMESH REINFORCED CONCRETE PAVEMENT
	PROPOSED RED ADA TRUNCATED DOMES
	PROPOSED ADA RAMP
	PARKING NUMBERS
	EXISTING TREE TO REMAIN

- NOTES**
- GENERAL**
- CONTRACTOR SHALL PROTECT ALL COUNTY REGULATORY SIGNS DURING CONSTRUCTION AND REPLACE THOSE IN THE COUNTY RIGHT-OF-WAY WHEN CONSTRUCTION IS COMPLETED PRIOR TO ENGINEER FINAL.
- CULTURAL RESOURCES**
- THERE ARE NO OBSERVED REGISTERED CULTURAL RESOURCES PRESENT ON SITE.
- TRAFFIC MARKINGS AND SIGNING**
- FLORIDA STATUTE 316.0747 REQUIRES THAT ALL TRAFFIC CONTROL SIGNING AND MARKINGS ON PRIVATE PROPERTY OPENED TO THE GENERAL PUBLIC BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.

CONTRACTOR SHALL CALL SUNSHINE STATE ONE CALL OF FLORIDA, INC. AT LEAST 48 HOURS PRIOR TO EXCAVATION 1-800-432-4170

COUNTY APPROVED SET: REGISTRATION 02/23
 POST COUNTY APPROVAL REVISIONS:
 1. 02/23/24
 2. 04/23/24
 3. 04/23/24
 4. 04/23/24
 5. 04/23/24
 6. 04/23/24
 7. 04/23/24
 8. 04/23/24
 9. 04/23/24
 10. 04/23/24
 11. 04/23/24
 12. 04/23/24
 13. 04/23/24
 14. 04/23/24
 15. 04/23/24
 16. 04/23/24
 17. 04/23/24
 18. 04/23/24
 19. 04/23/24
 20. 04/23/24
 21. 04/23/24
 22. 04/23/24
 23. 04/23/24
 24. 04/23/24
 25. 04/23/24
 26. 04/23/24
 27. 04/23/24
 28. 04/23/24
 29. 04/23/24
 30. 04/23/24
 31. 04/23/24
 32. 04/23/24
 33. 04/23/24
 34. 04/23/24
 35. 04/23/24
 36. 04/23/24
 37. 04/23/24
 38. 04/23/24
 39. 04/23/24
 40. 04/23/24
 41. 04/23/24
 42. 04/23/24
 43. 04/23/24
 44. 04/23/24
 45. 04/23/24
 46. 04/23/24
 47. 04/23/24
 48. 04/23/24
 49. 04/23/24
 50. 04/23/24
 51. 04/23/24
 52. 04/23/24
 53. 04/23/24
 54. 04/23/24
 55. 04/23/24
 56. 04/23/24
 57. 04/23/24
 58. 04/23/24
 59. 04/23/24
 60. 04/23/24
 61. 04/23/24
 62. 04/23/24
 63. 04/23/24
 64. 04/23/24
 65. 04/23/24
 66. 04/23/24
 67. 04/23/24
 68. 04/23/24
 69. 04/23/24
 70. 04/23/24
 71. 04/23/24
 72. 04/23/24
 73. 04/23/24
 74. 04/23/24
 75. 04/23/24
 76. 04/23/24
 77. 04/23/24
 78. 04/23/24
 79. 04/23/24
 80. 04/23/24
 81. 04/23/24
 82. 04/23/24
 83. 04/23/24
 84. 04/23/24
 85. 04/23/24
 86. 04/23/24
 87. 04/23/24
 88. 04/23/24
 89. 04/23/24
 90. 04/23/24
 91. 04/23/24
 92. 04/23/24
 93. 04/23/24
 94. 04/23/24
 95. 04/23/24
 96. 04/23/24
 97. 04/23/24
 98. 04/23/24
 99. 04/23/24
 100. 04/23/24

NATIVE
 Engineering & Planning
 1500 W. UNIVERSITY BLVD., SUITE 200
 TAMPA, FL 33606
 (813) 288-2559
 www.nativeinc.com

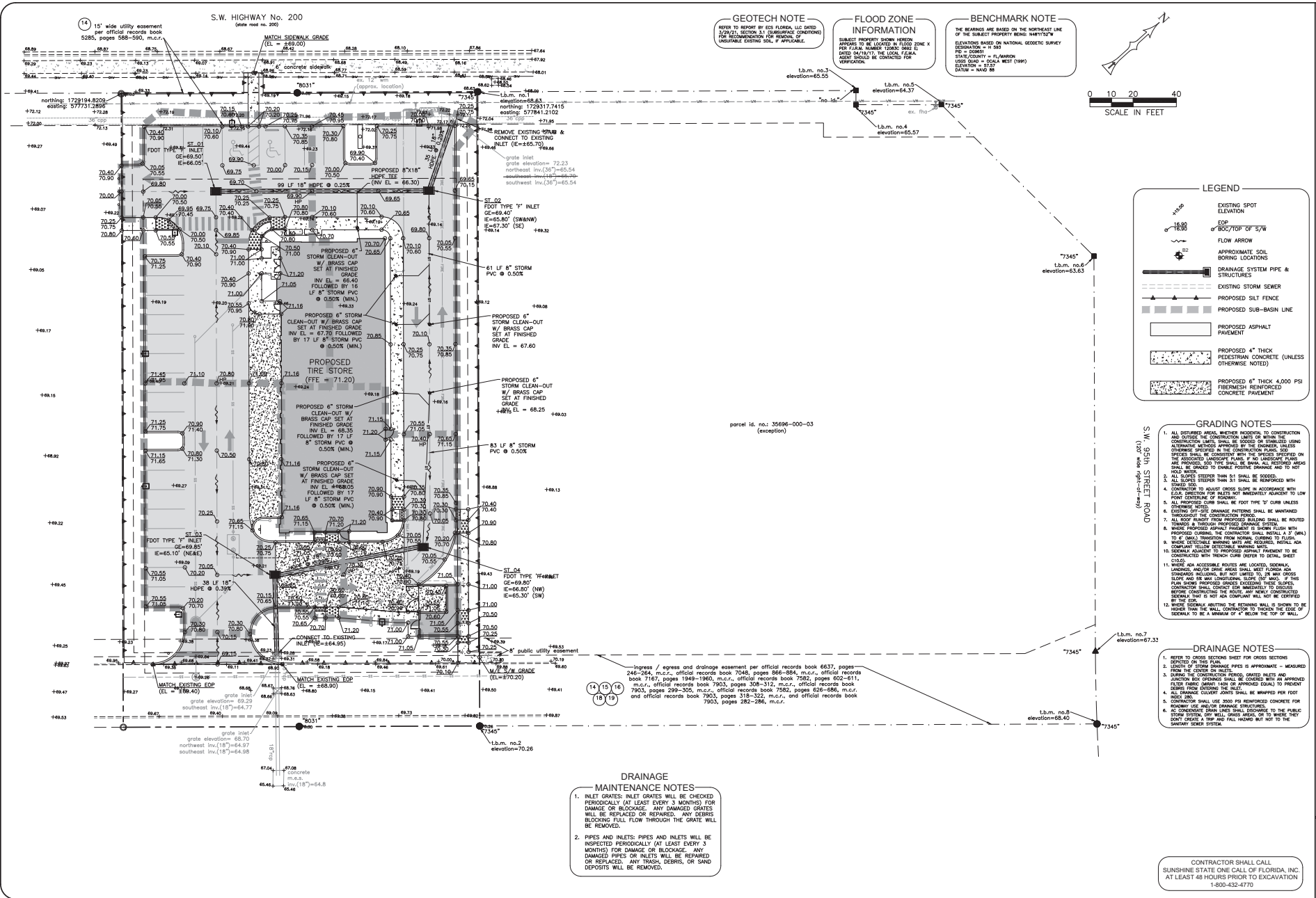
MAJOR SITE PLAN FOR TIRE STORE @ SR 200 & SW 95TH STREET RD FOR AMPROP VENTURES, INC.
 4201 W. CYRESS ST., TAMPA, FL 33607

MARION COUNTY
 FLORIDA

SITE PLAN

SHEET NUMBER
C5.0
 S.I.T.
 19-16-21

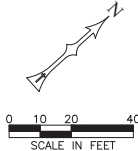
UNSHARED DRAWINGS/AMPROP PROJECTS/STREETS/GRADING & DRAINAGE/PAVING - 4/23/2024, 2:22 PM



GEOTECH NOTE
 REFER TO SHEET BY ETS FLORIDA, LLC DATED 3/26/23, SECTION 2.1 (SUBSURFACE CONDITIONS) FOR RECOMMENDATIONS FOR REMOVAL OF UNDESIRABLE EXISTING SOIL, IF APPLICABLE.

FLOOD ZONE INFORMATION
 SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE X FOR FEMA NUMBERED FLOOD INSURE EL. DATE: 04/19/15. THE LOCAL FZMA MAP SHOULD BE CONSULTED FOR VERIFICATION.

BENCHMARK NOTE
 THE BENCHMARKS ARE BASED ON THE NORTHWEST CORNER OF THE SUBJECT PROPERTY BEING 14817520".



LEGEND

- EXISTING SPOT ELEVATION
- PROPOSED ELEVATION
- FLOW ARROW
- APPROXIMATE SOIL BORING LOCATIONS
- DRAINAGE SYSTEM PIPE & STRUCTURES
- EXISTING STORM SEWER
- PROPOSED SILT FENCE
- PROPOSED SUB-BASIN LINE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED 4" THICK PEDESTRIAN CONCRETE (UNLESS OTHERWISE NOTED)
- PROPOSED 6" THICK 4,000 PSI FIBERREINFORCED CONCRETE PAVEMENT

GRADING NOTES

- ALL OUTLINED AREAS, WHETHER INCIDENTAL TO CONSTRUCTION AND OUTSIDE THE CONSTRUCTION LIMITS OR WITHIN THE SAME, SHALL BE GRADDED TO THE FINISHED GRADE ELEVATION UNLESS OTHERWISE SPECIFIED BY THE ENGINEER. UNLESS OTHERWISE SPECIFIED, THE FINISHED GRADE SHALL BE GRADDED TO THE PROPOSED FINISHED GRADE.
- ALL SLOPES STEEPER THAN 3:1 SHALL BE ACCORD TO THE PROPOSED FINISHED GRADE.
- ALL SLOPES STEEPER THAN 3:1 SHALL BE REINFORCED WITH SOIL NAIL RETAINMENT SYSTEMS.
- CONTRACTOR TO NOTIFY CROSS SLIDE IN ACCORDANCE WITH LOCAL ORDINANCE FOR SLOPES NOT IMMEDIATELY ADJACENT TO LOW FRONT CENTERLINE OF ROADWAY.
- ALL PROPOSED CURBS SHALL BE FOOT TYPE 'V' CURB UNLESS OTHERWISE NOTED.
- EXISTING OFF-SITE DRAINAGE PATTERNS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
- ALL FLOOD HAZARD FROM PROPOSED BUILDING SHALL BE ROUTED AWAY FROM PROPOSED DRAINAGE SYSTEM.
- WHERE PROPOSED DRAINAGE SYSTEMS ARE LOCATED WITHIN PROPOSED CURBS, THE CONTRACTOR SHALL INSTALL A 3" (MIN.) 10' x 4" (MIN.) TRENCH FROM NORMAL CURBS TO FUTURE DRAINAGE SYSTEMS.
- WHERE DETENTION BASINS ARE REQUIRED, INSTALL A COMPLIANT YELLOW DETECTABLE DRAINING MAT.
- SCREENERS ADJACENT TO PROPOSED ASPHALT PAVEMENT TO BE CONSTRUCTED WITH TRENCH CURB REFER TO DETAIL SHEET 10.10.
- WHERE ANY ACCESSORY ROADS ARE LOCATED, DESIGN, MAINTENANCE, AND CONSTRUCTION SHALL BE PERFORMED TO THE SAME STANDARD AS THE MAIN ROADWAY.
- ALL DRAINAGE SYSTEMS SHALL BE DESIGNED TO DRAIN TO THE STREET OR TO AN APPROVED SANITARY SEWER SYSTEM.
- CONTRACTOR SHALL CONSIDER EROSION CONTROL MEASURES TO PREVENT SOIL EROSION AND TO MAINTAIN THE PROPOSED FINISHED GRADE.
- WHERE DETENTION BASINS ARE REQUIRED, INSTALL A COMPLIANT YELLOW DETECTABLE DRAINING MAT.
- SCREENERS ADJACENT TO PROPOSED ASPHALT PAVEMENT TO BE CONSTRUCTED WITH TRENCH CURB REFER TO DETAIL SHEET 10.10.
- WHERE ANY ACCESSORY ROADS ARE LOCATED, DESIGN, MAINTENANCE, AND CONSTRUCTION SHALL BE PERFORMED TO THE SAME STANDARD AS THE MAIN ROADWAY.
- ALL DRAINAGE SYSTEMS SHALL BE DESIGNED TO DRAIN TO THE STREET OR TO AN APPROVED SANITARY SEWER SYSTEM.
- CONTRACTOR SHALL CONSIDER EROSION CONTROL MEASURES TO PREVENT SOIL EROSION AND TO MAINTAIN THE PROPOSED FINISHED GRADE.

DRAINAGE NOTES

- REFER TO CROSS SECTIONS SHEET FOR CROSS SECTIONS DETAIL ON THIS SHEET.
- DEPTH OF STORM DRAINAGE PIPES IS APPROXIMATE - MEASURED FROM THE CENTERLINE OF THE ROADWAY TO THE TOP OF THE PIPE.
- JUNCTION BOX OPENINGS SHALL BE COVERED WITH AN APPROVED 18" DIA. MANHOLE COVER OR APPROVED EQUAL TO PREVENT DEBRIS FROM ENTERING THE SILET.
- ALL DRAINAGE SYSTEMS SHALL BE REINFORCED PER FOOT.
- CONTRACTOR SHALL USE 3000 PSI REINFORCED CONCRETE FOR SLOPING USE AND 4000 PSI REINFORCED CONCRETE FOR FLAT USE.
- ALL CONCRETE DRAIN LINES SHALL ADJACENT TO THE PUBLIC STORM SYSTEM, AND ALL MANHOLES, OR TO THE PUBLIC STORM SYSTEM, AND ALL MANHOLES, OR TO THE PUBLIC STORM SYSTEM.

DRAINAGE MAINTENANCE NOTES

- INLET GRATES: INLET GRATES WILL BE CHECKED PERIODICALLY (AT LEAST EVERY 3 MONTHS) FOR DAMAGE OR BLOCKAGE. ANY DAMAGED GRATES WILL BE REPLACED OR REPAIRED. ANY DEBRIS BLOCKING FULL FLOW THROUGH THE GRATE WILL BE REMOVED.
- PIPES AND INLETS: PIPES AND INLETS WILL BE INSPECTED PERIODICALLY (AT LEAST EVERY 3 MONTHS) FOR DAMAGE OR BLOCKAGE. ANY DAMAGED PIPES OR INLETS WILL BE REPAIRED OR REPLACED. ANY TRASH, DEBRIS, OR SAND DEPOSITS WILL BE REMOVED.

CONTRACTOR SHALL CALL SUNSHINE STATE ONE CALL OF FLORIDA, INC. AT LEAST 48 HOURS PRIOR TO EXCAVATION 1-800-432-4770

COUNTY APPROVED SET, REGISTERED 2023 POST COUNTY APPROVAL REVISIONS

NATIVE Engineering, Inc. LAND SURVEYING & ENGINEERING (813) 536-2529

MAJOR SITE PLAN FOR TIRE STORE @ SR 200 & SW 95TH STREET RD FOR AMPROP VENTURES, INC.

4201 W. CYPRRESS ST., TAMPA, FL 33607

FLORIDA

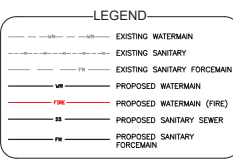
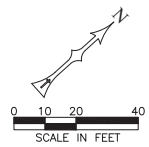
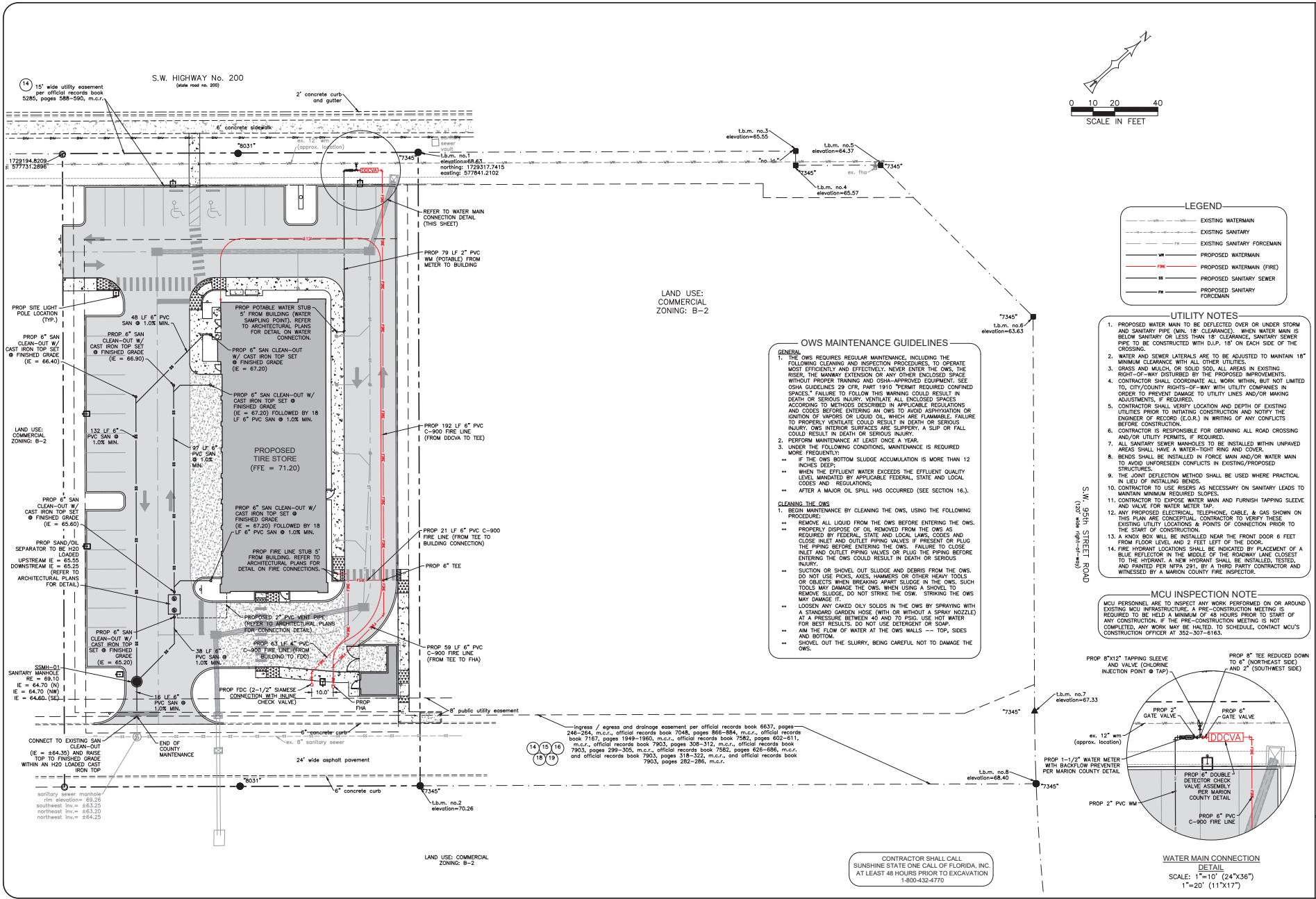
MAJOR SITE PLAN FOR TIRE STORE @ SR 200 & SW 95TH STREET RD FOR AMPROP VENTURES, INC. PAVING, GRADING & DRAINAGE PLAN

JOSHUA S. BRADLEY State of Florida, Professional Engineer, License No. 40030

THIS SET HAS BEEN DIGITALLY PREPARED BY THE ENGINEER OR PROFESSIONAL ENGINEER. ANY CHANGES TO THIS SET SHALL BE MADE BY THE ENGINEER OR PROFESSIONAL ENGINEER.

SHEET NUMBER **C6.0**

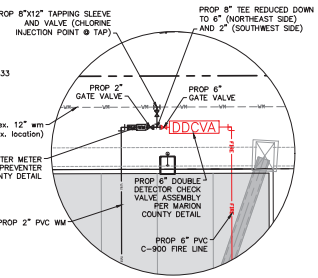
S.I.T.R. 19-16-21



- UTILITY NOTES**
- PROPOSED WATER MAIN TO BE DEFLECTED OVER OR UNDER STORM AND SANITARY PIPE (MIN. 18" CLEARANCE). WHEN WATER MAIN IS BELOW SANITARY OR LESS THAN 18" CLEARANCE, SANITARY SEWER PIPE TO BE CONSTRUCTED WITH D.I.P. 15" ON EACH SIDE OF THE CROSSING.
 - WATER AND SEWER LATERALS ARE TO BE ADJUSTED TO MAINTAIN 18" MINIMUM CLEARANCE WITH ALL OTHER UTILITIES.
 - GRASS AND MULCH, OR SOILD SOUD, ALL AREAS IN EXISTING RIGHT-OF-WAY DISTURBED BY THE PROPOSED IMPROVEMENTS.
 - CONTRACTOR SHALL COORDINATE ALL WORK WITHIN, BUT NOT LIMITED TO, ORDER TO PREVENT DAMAGE TO UTILITY LINES AND/OR MAKING ADJUSTMENTS, IF REQUIRED.
 - CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO INITIATING CONSTRUCTION AND NOTIFY THE ENGINEER OF RECORD (E.O.R.) IN WRITING OF ANY CONTACTS BEFORE CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL ROAD CROSSING AND/OR UTILITY PERMITS, IF REQUIRED.
 - ALL SANITARY SEWER MANHOLES TO BE INSTALLED WITH UNPAVED AREAS SHALL HAVE A WATER-TIGHT RING AND COVER.
 - BENGS SHALL BE INSTALLED IN FORCE MAIN AND/OR WATER MAIN TO AVOID UNFORESEEN CONFLICTS IN EXISTING/PROPOSED STRUCTURES.
 - THE JOINT DEFLECTION METHOD SHALL BE USED WHERE PRACTICAL IN LEVY OF INSTALLING BENGS.
 - CONTRACTOR TO USE RISERS AS NECESSARY ON SANITARY LEADS TO MAINTAIN MINIMUM REQUIRED SLOPES.
 - CONTRACTOR TO EXPOSE WATER MAIN AND FURNISH TAPPING SLEEVE AND VALVE AND WATER METER TAP.
 - ANY PROPOSED ELECTRICAL, TELEPHONE, CABLE, & GAS SHOWN ON THIS PLAN ARE CONCEPTUAL. CONTRACTOR TO VERIFY THESE EXISTING UTILITY LOCATIONS & POINTS OF CONNECTION PRIOR TO THE START OF CONSTRUCTION.
 - A RINX BOX WILL BE INSTALLED NEAR THE FRONT DOOR 6 FEET FROM FLOOR LEVEL AND 2 FEET LEFT OF THE DOOR.
 - FIRE HYDRANT LOCATIONS SHALL BE INDICATED BY PLACEMENT OF A BLUE REFLECTOR IN THE MIDDLE OF THE ROADWAY LINE CLOSEST TO THE HYDRANT. A NEW HYDRANT SHALL BE INSTALLED, TESTED, AND PAINTED PER NFPA 291, BY A THIRD PARTY CONTRACTOR AND WITNESSED BY A MARION COUNTY FIRE INSPECTOR.

- OWS MAINTENANCE GUIDELINES**
- GENERAL:**
- THE OWS REQUIRES REGULAR MAINTENANCE, INCLUDING THE FOLLOWING CLEANING AND INSPECTION PROCEDURES, TO OPERATE MOST EFFICIENTLY AND EFFECTIVELY. NEVER ENTER THE OWS, THE RISER, THE MANWAY EXTENSION OR ANY OTHER ENCLOSED SPACE WITHOUT PROPER TRAINING AND OSHA-APPROVED EQUIPMENT. SEE OSHA GUIDELINES 29 CFR, PART 1910 PERMIT REQUIRED CONFINED SPACES. FAILURE TO FOLLOW THIS WARNING COULD RESULT IN DEATH OR SERIOUS INJURY. VENTILATE ALL ENCLOSED SPACES ACCORDING TO METHODS DESCRIBED IN APPLICABLE REGULATIONS AND CODES BEFORE ENTERING AN OWS TO AVOID ASPHYXATION OR EXPOSURE TO GASES OR LIQUID OIL, WHICH ARE FLAMMABLE. FAILURE TO PROPERLY VENTILATE COULD RESULT IN DEATH OR SERIOUS INJURY. OWS INTERIOR SURFACES ARE SLIPPERY. A SLIP OR FALL COULD RESULT IN DEATH OR SERIOUS INJURY.
 - PERFORM MAINTENANCE AT LEAST ONCE A YEAR.
 - UNDER THE FOLLOWING CONDITIONS, MAINTENANCE IS REQUIRED MORE FREQUENTLY:
 - IF THE OWS BOTTOM SLUDGE ACCUMULATION IS MORE THAN 12 INCHES DEEP;
 - WHEN THE EFFLUENT WATER EXCEEDS THE EFFLUENT QUALITY LEVEL MANDATED BY APPLICABLE FEDERAL, STATE AND LOCAL CODES AND REGULATIONS;
 - AFTER A MAJOR OIL SPILL HAS OCCURRED (SEE SECTION 16).
- CLEANING THE OWS**
- BEGIN MAINTENANCE BY CLEANING THE OWS, USING THE FOLLOWING PROCEDURE:
 - REMOVE ALL LIQUID FROM THE OWS BEFORE ENTERING THE OWS.
 - PROPERLY DISPOSE OF OIL REMOVED FROM THE OWS AS REQUIRED BY FEDERAL, STATE AND LOCAL LAWS, CODES AND REGULATIONS.
 - CLOSE INLET AND OUTLET PIPING VALVES IF PRESENT OR PLUG THE PIPING BEFORE ENTERING THE OWS. FAILURE TO CLOSE INLET AND OUTLET PIPING VALVES OR PLUG THE PIPING BEFORE ENTERING THE OWS COULD RESULT IN DEATH OR SERIOUS INJURY.
 - SUCTION OR SHOVEL OUT SLUDGE AND DEBRIS FROM THE OWS. DO NOT USE PICKS, AXES, HAMMERS OR OTHER HEAVY TOOLS OR OBJECTS WHEN BREAKING APART SLUDGE IN THE OWS. SUCH TOOLS MAY DAMAGE THE OWS. WHEN USING A SHOVEL TO REMOVE SLUDGE, DO NOT STRIKE THE COW. STRIKING THE OWS MAY DAMAGE IT.
 - LOOSEN ANY CAVED OILY SOLIDS IN THE OWS BY SPRAYING WITH A STANDARD GARDEN HOSE (WITH OR WITHOUT A SPRAY NOZZLE) AT A PRESSURE BETWEEN 40 AND 70 PSIG. USE HOT WATER FOR BEST RESULTS. DO NOT USE DETERGENT OR SOAP.
 - AIM THE FLOW OF WATER AT THE OWS WALLS -- TOP, SIDES AND BOTTOM.
 - SHOVEL OUT THE SLURRY, BEING CAREFUL NOT TO DAMAGE THE OWS.

- MCU INSPECTION NOTE**
- MCU PERSONNEL ARE TO INSPECT ANY WORK PERFORMED ON OR AROUND EXISTING MCU INFRASTRUCTURE. A PRE-CONSTRUCTION MEETING IS REQUIRED TO BE HELD A MINIMUM OF 48 HOURS PRIOR TO START OF ANY CONSTRUCTION. IF THE PRE-CONSTRUCTION MEETING IS NOT COMPLETED, ANY WORK MAY BE HALTED. TO SCHEDULE, CONTACT MCU'S CONSTRUCTION OFFICER AT 352-307-6163.



CONTRACTOR SHALL CALL SUNSHINE STATE ONE CALL OF FLORIDA, INC. AT LEAST 48 HOURS PRIOR TO EXCAVATION 1-800-432-4770

COUNTY APPROVED (SEE RECORDERS 0023) POST COUNTY APPROVAL REVISIONS

NATIVE engineering,plc
16205522 06065 FOR COUNTY FORWARD
16205522 06065 FOR COUNTY FORWARD
16205522 06065 FOR COUNTY FORWARD
LAND: 07 JANES, FL 34639
NO. DATE DESCRIPTION

FLORIDA

MAJOR SITE PLAN FOR TIRE STORE @ SR 200 & SW 95TH STREET RD
FOR
AMPROP VENTURES, INC.
42011 W. CYBERESS ST., TAMPA, FL 33607

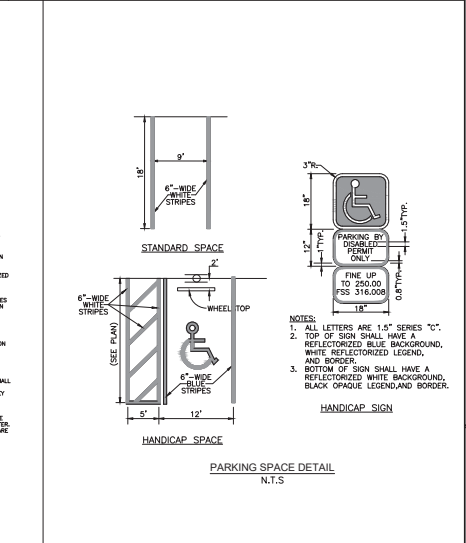
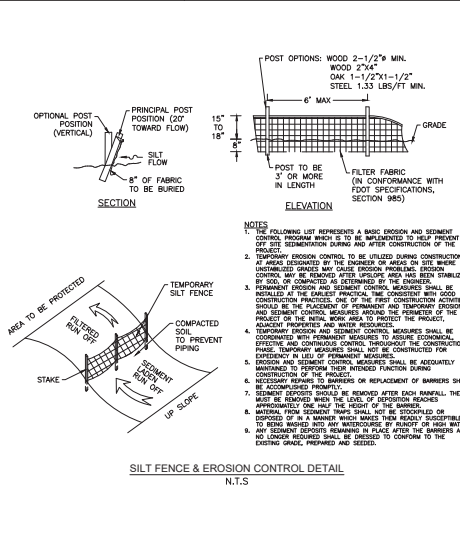
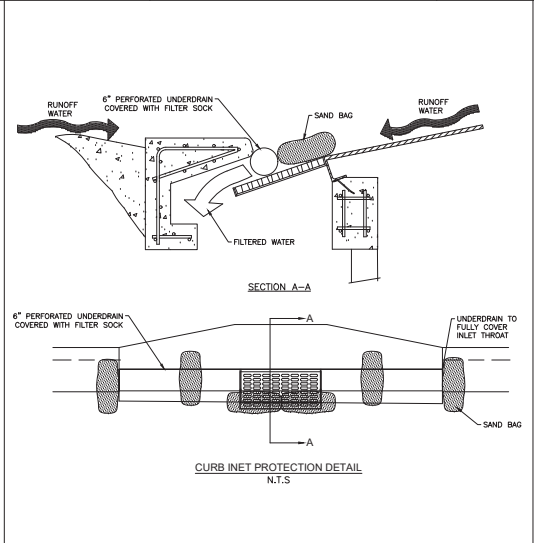
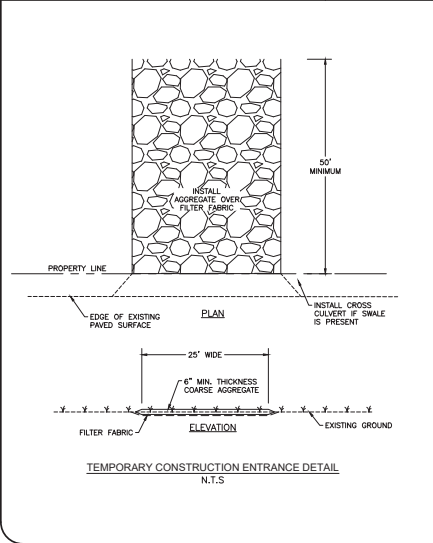
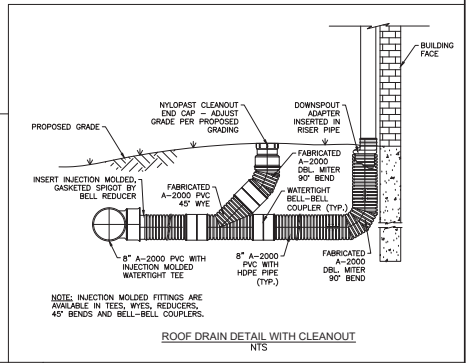
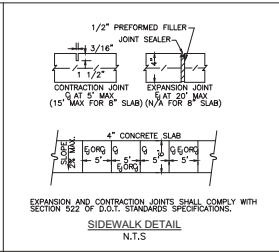
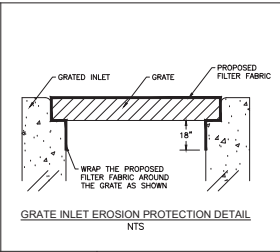
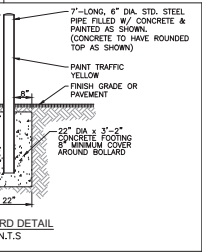
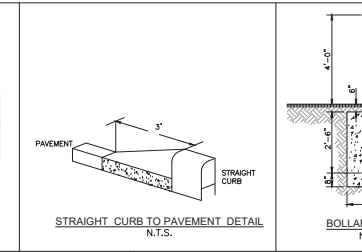
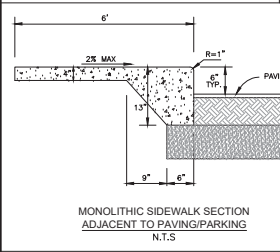
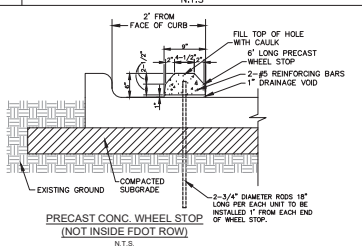
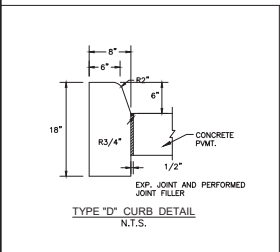
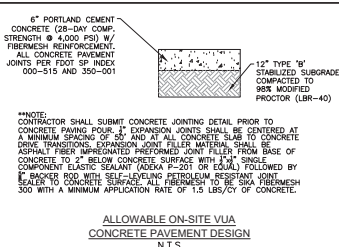
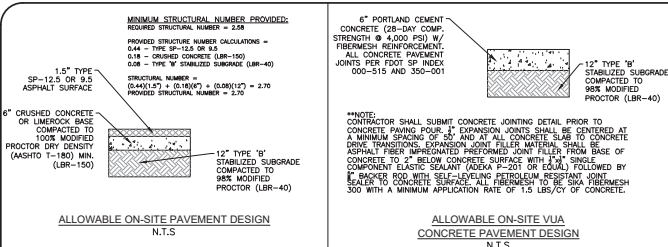
MARION COUNTY

UTILITY PLAN

JOSHUA S. BRADLEY
State of Florida,
Professional Engineer,
License No. 00029

THIS SET OF WORK SHIPPLING HAS BEEN REVIEWED BY ME AND I HAVE FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA ENGINEERING AND SURVEYING BOARD. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE USE OF THIS SET OF WORK SHIPPLING FOR ANY OTHER PURPOSES.

SHEET NUMBER
C7.0
S.I.R.
19-16-21



GENERAL DETAILS

MAJOR SITE PLAN FOR TIRE STORE @ SR 200 & SW 95TH STREET RD FOR AMPROP VENTURES, INC.
 4201 W. CYRESS ST., TAMPA, FL 33607

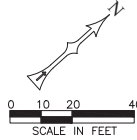
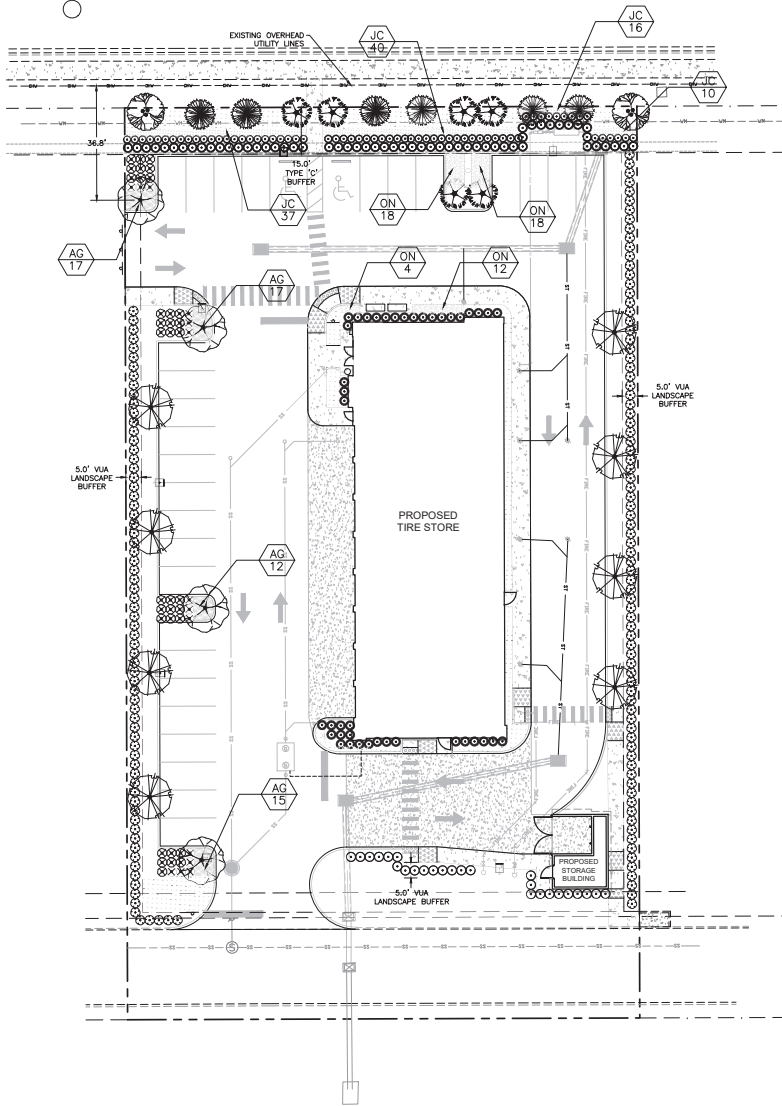
JOSHUA S. BRADLEY
 State of Florida
 Professional Engineer
 License No. 60020

THIS SET OF BLUE PRINTS HAS BEEN PREPARED BY THE ENGINEER AND THE SEALER HAS REVIEWED AND APPROVED THE SAME FOR THE PROJECT AND THE SEALER HAS REVIEWED AND APPROVED THE SAME FOR THE PROJECT AND THE SEALER HAS REVIEWED AND APPROVED THE SAME FOR THE PROJECT.

C8.0
 S.18
 19-16-21

C:\SHARED_DRAWINGS\CLIENTS\AMPROP\PROJECTS\1_21_016100 - SUN AUTO @ SR 200 & SW 95TH STREET RD\DRAWINGS\LEED IRRIGATION PLANING - 4/23/2024 2:23 PM

CONTRACTOR SHALL CALL
SUNSHINE STATE ONE CALL OF FLORIDA, INC.
AT LEAST 48 HOURS PRIOR TO EXCAVATION
1-800-432-4770



LANDSCAPE DATA TABLE

PROPOSED SITE AREA	48,408 SF (1.11 AC)
EXISTING TREES ON SITE	0
PRE-DEVELOPMENT DBH RATIO	0%/AC
TREES PROPOSED	24
CODE REQUIRED TREES PROVIDED	24

LANDSCAPE AREA REQUIREMENT
20% OF DEVELOPED LAND TO BE LANDSCAPED
11,000 SF OF LANDSCAPE AREA = 25.3% (11,000/43,562)

SHADE TREE REQUIREMENT
1 TREE PER 3000 SF OF SITE AREA REQUIRED
411' OF "B" TREES PROVIDED (43,562/106)

NOTE TO EXISTENCE OF OVERHEAD POWER LINES ALONG SR 200, UNDERSTORY TREES AND PLANTS HAVE BEEN SUBSTITUTED FOR REQUIRED SHADE TREES

PLANT SCHEDULE

TREES	CODE	QTY	COMMON / BOTANICAL NAME	SPEC	CONTAINER	CAL	NATIVE	D.T.
	MG	4	SOUTHERN MAGNOLIA MAGNOLIA GRANDIFLORA 'CLAUDIA WANNAMAKER'	10' HT; 4" SPR	45 GAL	3.5"	YES	YES
	UA	8	WINGED ELM ULMUS ALATA	10' HT; 4" SPR	45 GAL	3.5"	YES	YES
PALM TREES	CODE	QTY	COMMON / BOTANICAL NAME	SPEC	CONTAINER	CAL	NATIVE	D.T.
	SP	6	CABBAGE PALMETTO SABAL PALMETTO	10-18" CT	B&B		YES	YES
UNDERSTORY TREES	CODE	QTY	COMMON / BOTANICAL NAME	SPEC	CONTAINER	CAL	NATIVE	D.T.
	LI	2	CRAPE MYRTLE LAGERSTROEMIA INDICA X FAURIEI	8' HT; 6" SPR	MULTI-TRUNK	1" PER	NO	YES
	ED	6	JAPANESE BLUEBERRY ELAEAGNUS SCIRPENS	6' HT; FTB	25 GAL	2"	NO	NO
SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	SPEC	CONTAINER	SPC	NATIVE	D.T.
	IS	65	DWARF YAUPOON HOLLY ILEX VOMITORIA 'SCHILLINGS DWARF'	18" HT	3 GAL	30" O.C.	YES	YES
	VS	153	SANDANKONA VIBURNUM VIBURNUM SUSPENSUM	24" HT	7 GAL	30" O.C.	YES	YES
	MF	48	SIMPSON'S STOPPER MYRTANTHES FRAGRANS	18" HT	3 GAL	30" O.C.	YES	YES
	PM	26	YEW PODOCARPUS PODOCARPUS MACROPHYLLUS	36" HT	7 GAL	30" O.C.	NO	YES
GRASSES	CODE	QTY	COMMON / BOTANICAL NAME	SPEC	CONTAINER	SPC	NATIVE	D.T.
	MC	41	PINK MUHLY GRASS MULLENBERGIA CAPILLARIS	24" HT	3 GAL	30" O.C.	YES	YES
	SB	58	SAND CORDGRASS SPARTINA BAKERI	24" HT	3 GAL	30" O.C.	YES	YES
GROUND COVERS	CODE	QTY	COMMON / BOTANICAL NAME	SPEC	CONTAINER	SPC	NATIVE	D.T.
	ON	54	DWARF MONDO GRASS ORCHODON JAPONICUS 'NANUS'	----	1 GAL	12" O.C.	NO	YES
	AG	61	PERENNIAL PEANUT ARACHIS GLABRATA	----	1 GAL	12" O.C.	NO	YES
	JC	103	SHORE JUNIPER JUNIPERUS CONFERTA	----	1 GAL	12" O.C.	NO	YES
SOD/SEED	CODE	QTY	COMMON / BOTANICAL NAME	SPEC	CONTAINER	SPC	NATIVE	D.T.
	PN	±3,300 SF	BAHAGRASS PASPALUM NOTATUM	----				
	SS	±1,800 SF	ST. AUGUSTINE GRASS STENOTAPHRUM SECUNDATUM	----				

- NOTES**
- CONTRACTOR TO CONFIRM ALL PLANT COUNTS FROM DRAWING PRIOR TO INSTALLATION.
 - ALL SPECIFICATIONS ARE MINIMUMS FOR EACH PART OF THE SPECIFICATION.
 - ALL PLANT MATERIAL TO BE FLORIDA #1.
 - INSTALLATION SHALL MEAN SURVIVAL IN PERPETUITY.
 - TURF FOR STORMWATER PONDS SHALL BE BAHAGRASS AS PER CIVIL PLANS.
 - ANY AREAS SUBJECT TO EROSION MUST BE IMMEDIATELY STABILIZED WITH VEGETATIVE MATERIAL THAT WILL WITHIN A REASONABLE TIME FRAME, DETER SOIL DISTURBANCE, SOODING, PLUGGING, SPRINGING OR SEEDING IS ACCEPTABLE FOR STABILIZATION; HOWEVER, SOODING MAY BE REQUIRED IN AREAS OF EROSION-PRONE SOILS OR WHERE SLOPES ARE GREATER THAN 5:1. VEGETATION OTHER THAN GRASS IS ACCEPTABLE UNLESS OTHERWISE SPECIFIED.
 - ALL LANDSCAPE AREAS NOT PLANTED WITH TREES, SHRUBS OR GROUNDCOVER SHALL BE SOODED. SOO TO BE ST. AUGUSTINE (STENOTAPHRUM SECUNDATUM), OR OTHER APPROVED DEEP-ROOTED GRASS IN ALL OTHER AREAS UNLESS OTHERWISE SPECIFIED.
 - SHRUBBERY USED FOR SCREENING UTILITIES SHALL BE A MINIMUM HEIGHT OF 36 INCHES, SPACED A MAXIMUM 3 FEET ON CENTER AND BE INSTALLED AT AN ELEVATION EQUIVALENT TO THE PROPOSED ADJACENT FINISHED ELEVATION.
 - 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.

NO.	DATE	DESCRIPTION
1		
2		
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		

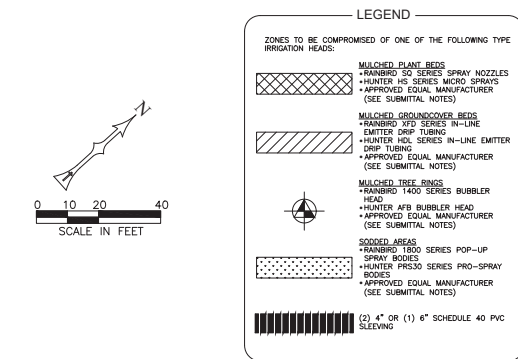
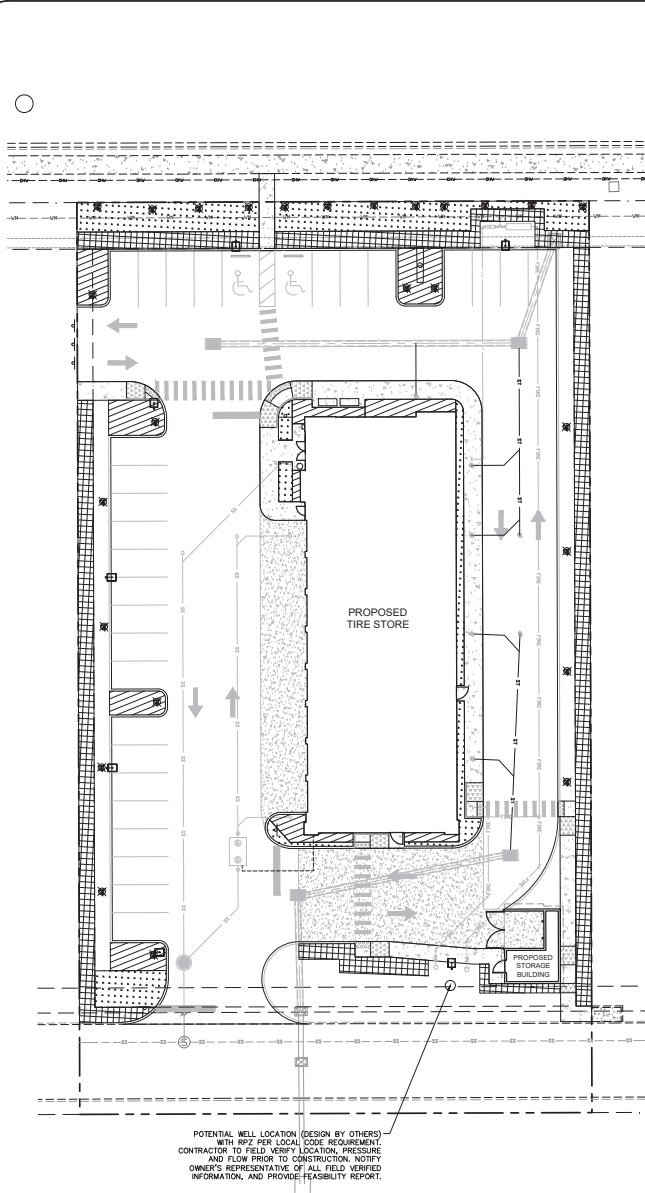
NATIVE
Engineering, Inc.
LANDSCAPE ARCHITECT
4201 W. CYRESS ST., TAMPA, FL 33607
(813) 536-2529

MAJOR SITE PLAN FOR TIRE STORE
@ SR 200 & SW 95TH STREET RD
FOR
AMPROP VENTURES, INC.
4201 W. CYRESS ST., TAMPA, FL 33607

LANDSCAPE PLAN

BRIAN BLAZEWICK
State of Florida
Registered Landscape
Architect
License No. LA0667484
10/15/2015 - 10/15/2024
10/15/2015 - 10/15/2024
10/15/2015 - 10/15/2024
10/15/2015 - 10/15/2024
10/15/2015 - 10/15/2024

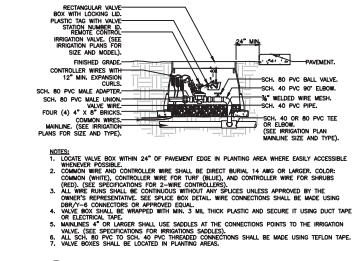
SHEET NUMBER
L1.0
S:1-R
19-10-21



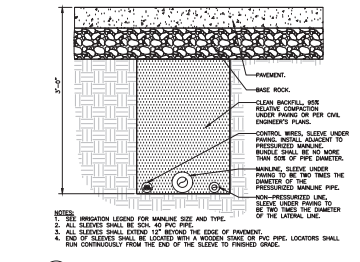
SPECIFICATIONS

GENERAL REQUIREMENTS

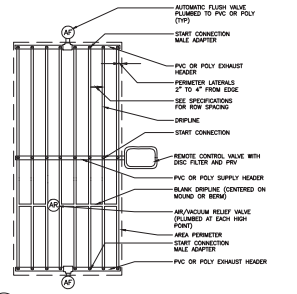
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IRRIGATION MANUAL AND THE IRRIGATION HANDBOOK, BOTH PUBLISHED BY THE IRRIGATION TOOL COMPANY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE LATEST EDITIONS OF THESE MANUALS AND THE IRRIGATION HANDBOOK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE LATEST EDITIONS OF THESE MANUALS AND THE IRRIGATION HANDBOOK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE LATEST EDITIONS OF THESE MANUALS AND THE IRRIGATION HANDBOOK.



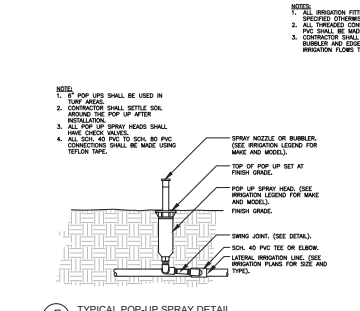
1 TYPICAL REMOTE-CONTROL VALVE DETAIL



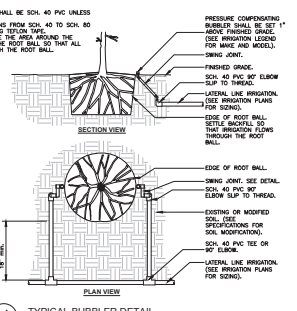
2 TYPICAL SLEEVE DETAIL



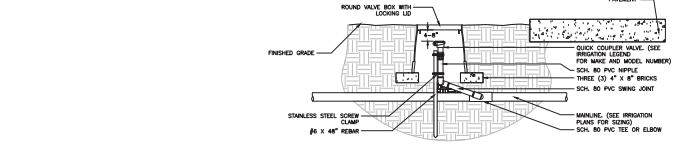
3 TYPICAL DRIP-LINE CENTER FEED LAYOUT



5 TYPICAL POP-UP SPRAY DETAIL



4 TYPICAL BUBBLER DETAIL



6 TYPICAL QUICK COUPLER DETAIL

POTENTIAL WELL LOCATION (DESIGN BY OTHERS) WITH RFP FOR LOCAL CODE REQUIREMENT. CONTRACTOR TO FIELD VERIFY LOCATION, PRESSURE AND FLOW PRIOR TO CONSTRUCTION. NOTIFY OWNER'S REPRESENTATIVE OF ALL FIELD VERIFIED INFORMATION, AND PROVIDE FEASIBILITY REPORT.

CONTRACTOR SHALL CALL SUNSHINE STATE ONE CALL OF FLORIDA, INC. AT LEAST 48 HOURS PRIOR TO EXCAVATION 1-800-432-4770

NATIVE engineering/plc
LAND SURVEYING AND DESIGN
15077 W. STATE ROAD 100, SUITE 200, TAMPA, FL 33637
(813) 536-2559

MAJOR SITE PLAN FOR TIRE STORE @ SR 200 & SW 95TH STREET RD
AMPROJ VENTURES, INC.
42011 W. CYBERST. TAMPA, FL 33607

IRRIGATION PLAN

BRIAN BLAZEWICK
State of Florida
Registered Landscape Architect
License No. LA066748A
1000 N. W. 13TH AVENUE, SUITE 200, MIAMI, FL 33136
(305) 571-1111
WWW.BLAZEWORKS.COM

SHEET NUMBER
L3.0
S:1-R:
19-16-21



Marion County

Development Review Committee

Agenda Item

File No.: 2024-15669

Agenda Date: 6/24/2024

Agenda No.: 5.3.

SUBJECT:

Ocala Storage Revision II - Major Site Plan Revision (Revision to #30583)

Project #2021090108 #31623

Kimley-Horn & Associates

June 21, 2024

PROJECT NAME: OCALA STORAGE REVISION II (REVISION TO 30583)

PROJECT NUMBER: 2021090108

APPLICATION: MAJOR SITE PLAN REVISION #31623

- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.10.B - Copy of NPDES Permit or NOI
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the NPDES permit or NOI prior to construction.
- 2 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Copy of District Permit (County Interest)
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the District permit prior to construction.
- 3 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.21.2.B - Major Site Plan fee per 23-R-254
STATUS OF REVIEW: INFO
REMARKS: 6/14/24-fee due with resubmittal
- 4 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, their conditions, and the date of approval
STATUS OF REVIEW: INFO
REMARKS: 6/14/24-add waivers if requested in future
- 5 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO
REMARKS: 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.
- 6 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.15.3 - Fire Protection
STATUS OF REVIEW: INFO
REMARKS: defer to MCFR; hydrant relocation on this DPSP-rev is within the private property boundary & not subject to MCU comment.
- 7 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: N/A
- 8 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: NFPA 1 Chapter 11.10.1 - In Building Minimum Radio Signal Strength

STATUS OF REVIEW: INFO

REMARKS: All new buildings and buildings which conduct renovations increasing the total floor space by greater than 50 percent of the floor area must comply with NFPA 1 Chapter 11.10.1. NFPA 1 Chapter 11.10.1 provides for the AHJ to establish minimum standards for in building public safety radio communications. Please be aware that your building will be required to conduct a test for the minimum radio signal strength to determine coverage. If the minimum radio signal strength is deemed insufficient then a radio signal enhancement system must be installed and the building retested to ensure it meets the minimum criteria. Please plan for this early in your project and contact Marion County Fire Rescue with any questions 352-291-8000

- 9 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected?
STATUS OF REVIEW: INFO
REMARKS: will be as approved in AR 30583
- 10 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: Additional Landscape comments
STATUS OF REVIEW: INFO
REMARKS: No landscape revisions with this submittal
- 11 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.24 - Landscape requirements/6.8.6 - Buffering
STATUS OF REVIEW: INFO
REMARKS: Buffering will be as approved in AR 30583
- 12 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 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)
STATUS OF REVIEW: INFO
REMARKS: will be as approved in AR 30583
- 13 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 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
STATUS OF REVIEW: INFO
REMARKS: will be as approved in AR 30583
- 14 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks
STATUS OF REVIEW: INFO
REMARKS: will be as approved in AR 30583
- 15 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.27 - Show location of outside storage areas
STATUS OF REVIEW: INFO
REMARKS: will be as approved in AR 30583
- 16 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain
STATUS OF REVIEW: INFO
REMARKS: will be as approved in AR 30583

17 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: Major Site Plan

STATUS OF REVIEW: INFO

REMARKS: IF APPLICABLE:

Sec. 2.18.2.I Show connections to other phases.

Sec. 2.19.2.H. Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.

Required Right of Way Dedication (select as appropriate)

Sec. 6.3.1.D.(1)(b)1. For Public Streets. "[All streets and right 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.D.(1)(b)2. For Non-Public Streets. "[All streets and right 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.(1)(b)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.(1)(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.(1)(d)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 dedicated 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.(1)(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]."



**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

AR31623

DEVELOPMENT REVIEW PLAN APPLICATION

Date: 05/29/2024

A. PROJECT INFORMATION:

Project Name: Ocala Storage Revision II
Parcel Number(s): 35300-033-00
Section ²⁶ Township ¹⁶ S Range ²⁰ E Land Use ^{COM} Zoning Classification ^{B-5}
Commercial Residential Industrial Institutional Mixed Use Other
Type of Plan: MAJOR SITE PLAN
Property Acreage ^{0.14} Number of Lots Miles of Roads
Location of Property with Crossroads SW HWY 200
Additional information regarding this submittal: This is a revision to an approved site plan (AR#27843 & #30583).
This revision includes updating the FDC location on the site plan to serve additional buildings.

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

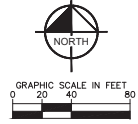
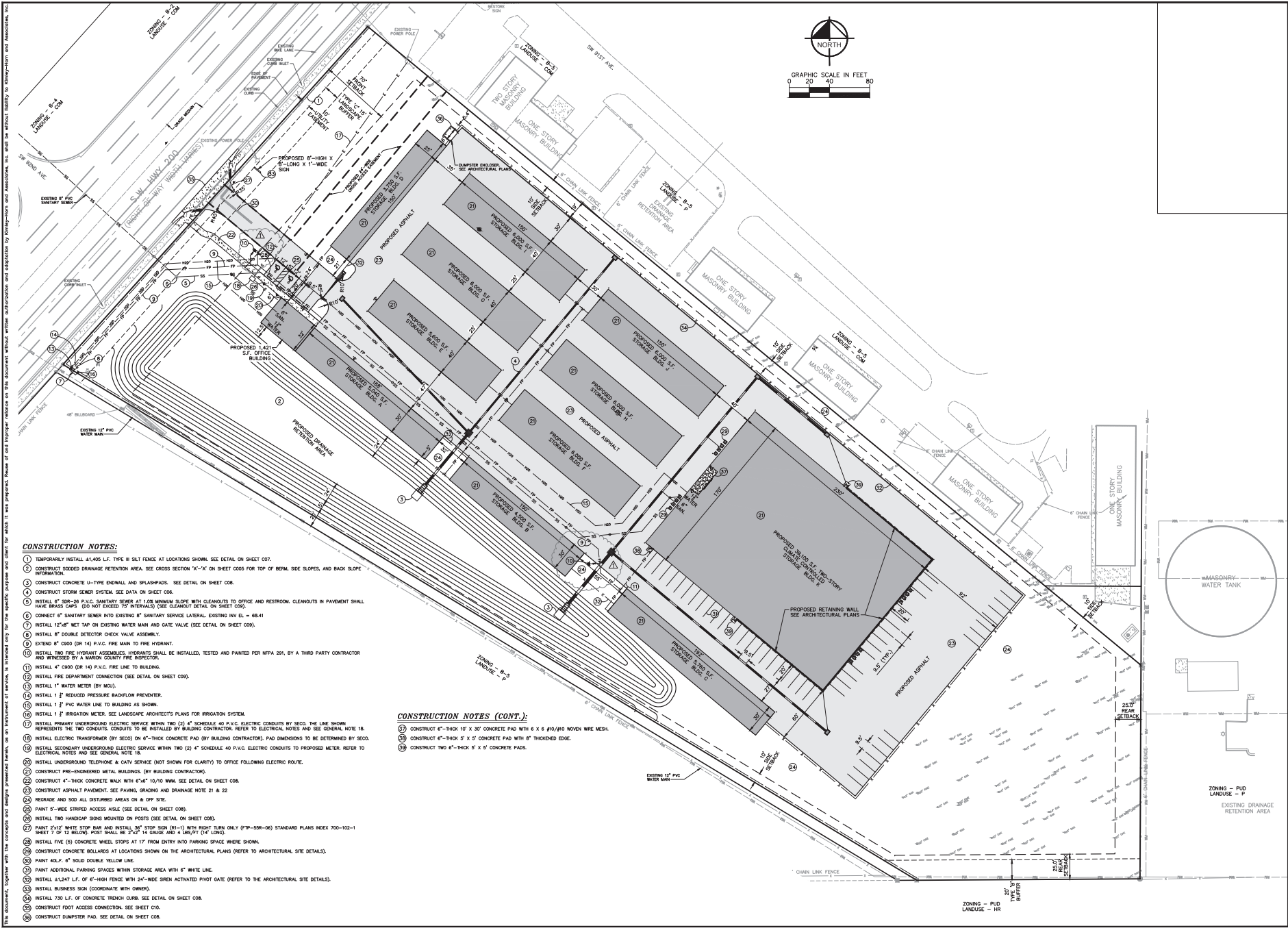
Engineer:
Firm Name: Kimley-Horn and Associates, Inc. Contact Name: Mohammed Murad, P.E.
Mailing Address: 1700 SE 17th Street City: Ocala State: FL Zip Code: 34471
Phone # 352-438-3000 Alternate Phone #
Email(s) for contact via ePlans: ocala.permits@kimley-horn.com

Surveyor:
Firm Name: Preece Land Surveying, Inc. Contact Name: Glen H. Preece
Mailing Address: 2201 SE 30th Avenue, Suite 102 City: Ocala State: FL Zip Code: 34471
Phone # 352-351-0091 Alternate Phone #
Email(s) for contact via ePlans: glen@plsinc.us

Property Owner:
Owner: Bespoke Contracting Inc. Contact Name: Erik Johnson
Mailing Address: 1959 Highway 34, Bldg A, Suite 102 City: Wall State: NJ Zip Code: 07719
Phone # 732-289-6582 Alternate Phone #
Email address: Erik@bespokebuildit.com

Developer:
Developer: Bespoke Contracting Inc. Contact Name: Erik Johnson
Mailing Address: 1959 Highway 34, Bldg A, Suite 102 City: Wall State: NJ Zip Code: 07719
Phone # 732-289-6582 Alternate Phone #
Email address: Erik@bespokebuildit.com

Revised 6/2021



CONSTRUCTION NOTES:

- 1) TEMPORARILY INSTALL 41,405 L.F. TYPE B SILT FENCE AT LOCATIONS SHOWN. SEE DETAIL ON SHEET C07.
- 2) CONSTRUCT SLOTTED DRAINAGE RETENTION AREA. SEE CROSS SECTION 'A'-A' ON SHEET C005 FOR TOP OF BERM, SIDE SLOPES, AND BACK SLOPE INFORMATION.
- 3) CONSTRUCT CONCRETE U-TYPE ENDWALL AND SPLASHPADS. SEE DETAIL ON SHEET C08.
- 4) CONSTRUCT STORM SEWER SYSTEM. SEE DATA ON SHEET C06.
- 5) INSTALL 6" 200-20 P.V.C. SANITARY SEWER AT 1.0% MINIMUM SLOPE WITH CLEANOUTS TO OFFICE AND RESTROOM. CLEANOUTS IN PAVEMENT SHALL HAVE BRASS CAPS (DO NOT EXCEED 75" INTERVALS) (SEE CLEANOUT DETAIL ON SHEET C09).
- 6) CONNECT 6" SANITARY SEWER INTO EXISTING 6" SANITARY SERVICE LATERAL EXISTING INV. EL. = 68.41
- 7) INSTALL 12"x8" MET TAP ON EXISTING WATER MAIN AND GATE VALVE (SEE DETAIL ON SHEET C09).
- 8) INSTALL 6" DOUBLE DETECTOR CHECK VALVE ASSEMBLY.
- 9) EXTEND 6" C800 (DR 14) P.V.C. FIRE MAIN TO FIRE HYDRANT.
- 10) INSTALL TWO FIRE HYDRANT ASSEMBLIES. HYDRANTS SHALL BE INSTALLED, TESTED AND PAINTED PER NFPA 291, BY A THIRD PARTY CONTRACTOR AND WITNESSED BY A MARION COUNTY FIRE INSPECTOR.
- 11) INSTALL 4" C800 (DR 14) P.V.C. FIRE LINE TO BUILDING.
- 12) INSTALL FIRE DEPARTMENT CONNECTION (SEE DETAIL ON SHEET C09).
- 13) INSTALL 1" WATER METER (BY M.O.S.).
- 14) INSTALL 1" REDUCED PRESSURE BACKFLOW PREVENTER.
- 15) INSTALL 1" P.V.C. WATER LINE TO BUILDING AS SHOWN.
- 16) INSTALL 1" IRRIGATION METER. SEE LANDSCAPE ARCHITECT'S PLANS FOR IRRIGATION SYSTEM.
- 17) INSTALL PRIMARY UNDERGROUND ELECTRIC SERVICE WITHIN TWO (2) 4" SCHEDULE 40 P.V.C. ELECTRIC CONDUITS BY SECO. THE LINE SHOWN REPRESENTS THE TWO CONDUITS. CONDUITS TO BE INSTALLED BY BUILDING CONTRACTOR. REFER TO ELECTRICAL NOTES AND SEE GENERAL NOTE 18.
- 18) INSTALL ELECTRIC TRANSFORMER (BY SECO) ON 6"-THICK CONCRETE PAD (BY BUILDING CONTRACTOR). PAD DIMENSIONS TO BE DETERMINED BY SECO.
- 19) INSTALL SECONDARY UNDERGROUND ELECTRIC SERVICE WITHIN TWO (2) 4" SCHEDULE 40 P.V.C. ELECTRIC CONDUITS TO PROPOSED METER. REFER TO ELECTRICAL NOTES AND SEE GENERAL NOTE 18.
- 20) INSTALL UNDERGROUND TELEPHONE & CATV SERVICE (NOT SHOWN FOR CLARITY) TO OFFICE FOLLOWING ELECTRIC ROUTE.
- 21) CONSTRUCT PRE-ENGINEERED METAL BUILDINGS. (BY BUILDING CONTRACTOR).
- 22) CONSTRUCT 4"-THICK CONCRETE WALK WITH 6"x4" 10/70 W/M. SEE DETAIL ON SHEET C08.
- 23) CONSTRUCT ASPHALT PAVEMENT. SEE PAVING, GRADING AND DRAINAGE NOTE 21 & 22.
- 24) REGRADE AND SOD ALL DISTURBED AREAS ON & OFF SITE.
- 25) PAINT 5'-WIDE STRIPED ACCESS AISLE (SEE DETAIL ON SHEET C08).
- 26) INSTALL TWO HANDICAP SIGNS MOUNTED ON POSTS (SEE DETAIL ON SHEET C08).
- 27) PAINT 2"x4" WHITE STOP SIGN (BY SECO) WITH 3"x3" SIGN (BY 11" WITH RIGHT TURN ONLY (79"-59"-06") STANDARD PLANS INDEX 700-102-1 SHEET 17 OF 12 BELOW. POST SHALL BE 2" x 4" 14 GAUGE AND 4' 8 1/2" (14' LONG).
- 28) INSTALL FIVE (5) CONCRETE WHEEL STOPS AT 17' FROM ENTRY INTO PARKING SPACE WHERE SHOWN.
- 29) CONSTRUCT CONCRETE BOLLARDS AT LOCATIONS SHOWN ON THE ARCHITECTURAL PLANS (REFER TO ARCHITECTURAL SITE DETAILS).
- 30) PAINT 1/2". 6" SOLID DOUBLE YELLOW LINE.
- 31) PAINT ADDITIONAL PARKING SPACES WITHIN STORAGE AREA WITH 6" WHITE LINE.
- 32) INSTALL 41,247 L.F. OF 6'-HIGH FENCE WITH 24"-WIDE SHEN ACTIVATED PIVOT GATE (REFER TO THE ARCHITECTURAL SITE DETAILS).
- 33) INSTALL BUSINESS SIGN (COORDINATE WITH OWNER).
- 34) INSTALL 730 L.F. OF CONCRETE TRENCH CURB. SEE DETAIL ON SHEET C08.
- 35) CONSTRUCT FDOT ACCESS CONNECTION. SEE SHEET C10.
- 36) CONSTRUCT DUMPSTER PAD. SEE DETAIL ON SHEET C08.

CONSTRUCTION NOTES (CONT.):

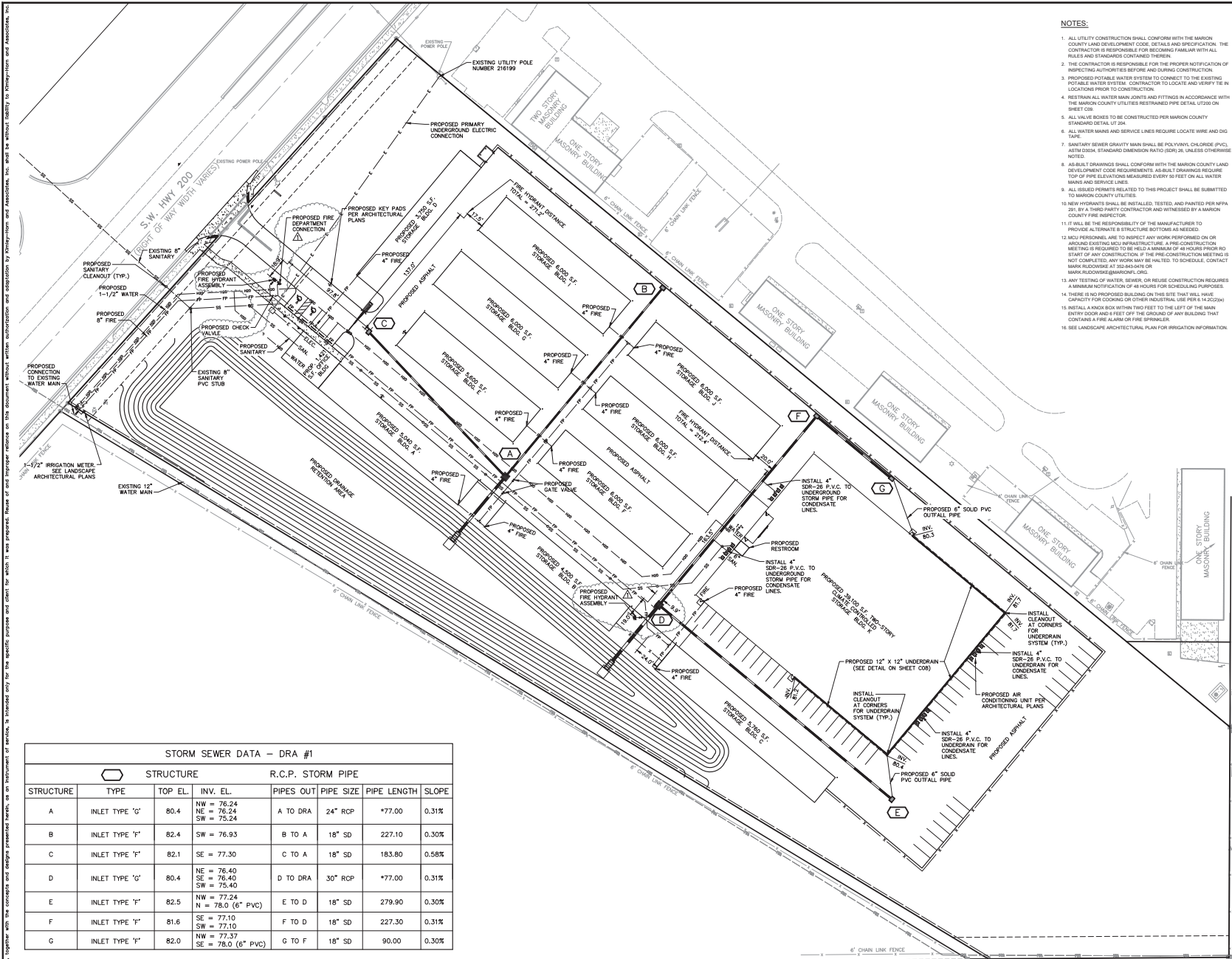
- 37) CONSTRUCT 4"-THICK 10' x 30' CONCRETE PAD WITH 6' x 6' #10/#10 W/DO WIRE MESH.
- 38) CONSTRUCT 6"-THICK 5' x 5' CONCRETE PAD WITH 6" THICKENED EDGE.
- 39) CONSTRUCT TWO 6"-THICK 5' x 5' CONCRETE PADS.

Kimley-Horn		© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 1700 SE 17TH STREET, SUITE 200, OCALA, FL, 32668 WWW.KIMLEY-HORN.COM REGISTRY NO. 35108	
LICENSED PROFESSIONAL JOSEPH C. LONDON, P.E. FLORIDA LICENSE NUMBER 33094		DRAWN BY: KHA CHECKED BY: MNH DATE:	
KHA PROJECT 2/24/2024 DATE		KHA PROJECT 2/24/2024 DATE	
SCALE AS SHOWN		SCALE AS SHOWN	
DESIGNED BY: KHA		DESIGNED BY: KHA	
DRAWN BY: MNH		DRAWN BY: MNH	
CHECKED BY: MNH		CHECKED BY: MNH	
DATE		DATE	
REVISED FOR CONSTRUCTION		REVISED FOR CONSTRUCTION	
6-4-2024 (SP)		6-4-2024 (SP)	
5-30-2024 (SP)		5-30-2024 (SP)	
NO.		NO.	
BY		BY	

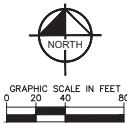
HORIZONTAL GEOMETRY PLAN

OCALA STORAGE
PREPARED FOR
GREAT AMERICAN AND RSG
SELF STORAGE OF OCALA LLC
MARION COUNTY
FLORIDA

SHEET NUMBER
C04



- NOTES:**
1. ALL UTILITY CONSTRUCTION SHALL CONFORM WITH THE MARION COUNTY LAND DEVELOPMENT CODE, DETAILS AND SPECIFICATION. THE CONTRACTOR IS RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL RULES AND STANDARDS CONTAINED THEREIN.
 2. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER NOTIFICATION OF INSPECTING AUTHORITIES BEFORE AND DURING CONSTRUCTION.
 3. PROPOSED POTABLE WATER SYSTEM TO CONNECT TO THE EXISTING POTABLE WATER SYSTEM. CONTRACTOR TO LOCATE AND VERIFY THE IN LOCATIONS PRIOR TO CONSTRUCTION.
 4. RESTRAIN ALL WATER MAIN JOINTS AND FITTINGS IN ACCORDANCE WITH THE MARION COUNTY UTILITIES RESTRAINED PIPE DETAIL UT200 ON SHEET C08.
 5. ALL VALVE BOXES TO BE CONSTRUCTED PER MARION COUNTY STANDARD DETAIL OF 204.
 6. ALL WATER MAINS AND SERVICE LINES REQUIRE LOCATE WIRE AND DIG TAP.
 7. SANITARY SEWER GRAVITY MAIN SHALL BE POLY(VINYL CHLORIDE) (PVC), ASTM D3034, STANDARD DIMENSION RATIO (SDR) 26 UNLESS OTHERWISE NOTED.
 8. AS-BUILT DRAWINGS SHALL CONFORM WITH THE MARION COUNTY LAND DEVELOPMENT CODE REQUIREMENTS AS-BUILT DRAWINGS REQUIRE TOP OF PIPE ELEVATIONS MEASURED EVERY 50 FEET ON ALL WATER MAINS AND SERVICE LINES.
 9. ALL ISSUED PERMITS RELATED TO THIS PROJECT SHALL BE SUBMITTED TO MARION COUNTY UTILITIES.
 10. NEW HYDRANTS SHALL BE INSTALLED, TESTED, AND PAINTED PER NFPA 291, BY A THIRD PARTY CONTRACTOR AND WITNESSED BY A MARION COUNTY FIRE INSPECTOR.
 11. IT WILL BE THE RESPONSIBILITY OF THE MANUFACTURER TO PROVIDE ALTERNATE STRUCTURE BOTTOMS AS NEEDED.
 12. MCJ PERSONNEL ARE TO INSPECT ANY WORK PERFORMED ON OR AROUND EXISTING MCJ 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 MARK HULLOWISE AT 352-463-5476 OR MARK.HULLOWISE@MARIONCOUNTY.FL.GOV.
 13. ANY TESTING OF WATER, SEWER, OR REUSE CONSTRUCTION REQUIRES A MINIMUM NOTIFICATION OF 48 HOURS FOR SCHEDULING PURPOSES.
 14. THERE IS NO PROPOSED BUILDING ON THIS SITE THAT WILL HAVE CAPACITY FOR COOKING OR OTHER INDUSTRIAL USE PER 4-2.2(2)(b).
 15. INSTALL A KNOX BOX WITHIN TWO FEET TO THE LEFT OF THE MAIN ENTRY DOOR AND 8 FEET OFF THE GROUND OF ANY BUILDING THAT CONTAINS A FIRE ALARM OR FIRE SPRINKLER.
 16. SEE LANDSCAPE ARCHITECTURAL PLAN FOR IRRIGATION INFORMATION.



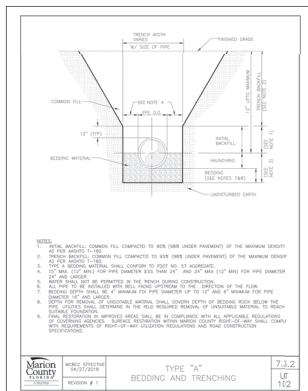
STORM SEWER DATA - DRA #1

STRUCTURE	STRUCTURE		R.C.P. STORM PIPE				
	TYPE	TOP EL.	INVT. EL.	PIPES OUT	PIPE SIZE	PIPE LENGTH	SLOPE
A	INLET TYPE 'G'	80.4	NW = 76.24 NE = 76.24 SW = 75.24	A TO DRA	24" RCP	*77.00	0.31%
B	INLET TYPE 'F'	82.4	SW = 76.93	B TO A	18" SD	227.10	0.30%
C	INLET TYPE 'F'	82.1	SE = 77.30	C TO A	18" SD	183.80	0.58%
D	INLET TYPE 'G'	80.4	NE = 76.40 SE = 76.40 SW = 75.40	D TO DRA	30" RCP	*77.00	0.31%
E	INLET TYPE 'F'	82.5	NW = 77.24 N = 78.0 (6" PVC)	E TO D	18" SD	279.90	0.30%
F	INLET TYPE 'F'	81.6	SE = 77.10 SW = 77.10 NW = 77.37 SE = 78.0 (6" PVC)	F TO D	18" SD	227.30	0.31%
G	INLET TYPE 'F'	82.0		G TO F	18" SD	90.00	0.30%

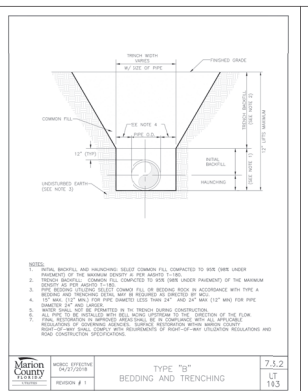
* DISCHARGE INTO POND REQUIRES INSTALLATION OF 4:1 U-TYPE CONCRETE ENDWALL PER FDOT INDEX 430-011 (FORMERLY 261) INCLUDING BAFFLES, BUT NO GRATE. LENGTH OF PIPE STOPS AT ENTRY INTO THE ENDWALL. SEE DETAIL FOR ADDITION OF SPLASH PAD ON SHEET C08.

		PROJECT NO. 24-001 SHEET NO. 06 DATE 6-4-2024 REVISION 5-30-2024 DRAWN BY KHA CHECKED BY MHW DESIGNED BY KHA SCALE AS SHOWN PROJECT NAME Ocala Storage PREPARED FOR GREAT AMERICAN AND RSG SELF STORAGE OF OCALA LLC MARION COUNTY FLORIDA MAJOR SITE PLAN	PROJECT NO. 24-001 SHEET NO. 06 DATE 6-4-2024 REVISION 5-30-2024 DRAWN BY KHA CHECKED BY MHW DESIGNED BY KHA SCALE AS SHOWN PROJECT NAME Ocala Storage PREPARED FOR GREAT AMERICAN AND RSG SELF STORAGE OF OCALA LLC MARION COUNTY FLORIDA MAJOR SITE PLAN
--	--	---	---

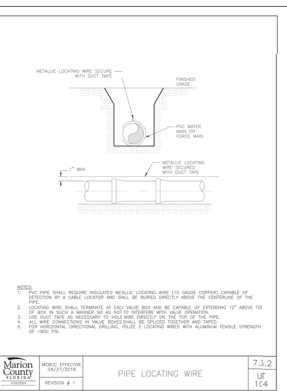
This document, together with the contract and design presented herein, or as an instrument of service, is prepared solely for the specific purpose and shall not be construed to constitute a contract or agreement between the parties hereto. It is the responsibility of the user to verify the accuracy of the information presented herein. No liability shall be assumed by the engineer or architect for any consequences arising from the use of this document for any purpose other than that for which it was prepared.



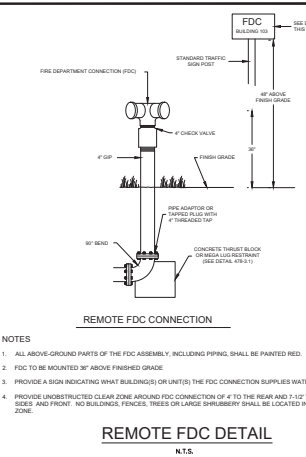
7.1.2
TYPE "A"
BEDDING AND TRENCHING
LT
112



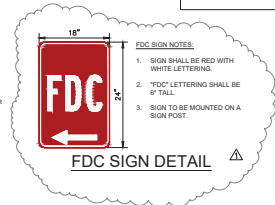
7.1.2
TYPE "B"
BEDDING AND TRENCHING
LT
113



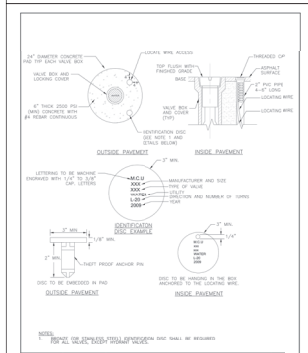
7.1.2
PIPE LOCATING WIRE
LT
114



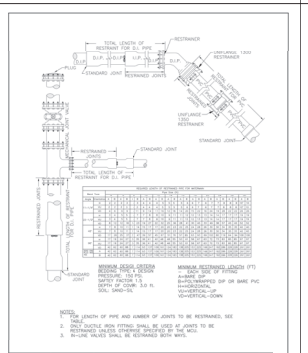
7.1.2
REMOTE FDC CONNECTION
N.T.S.



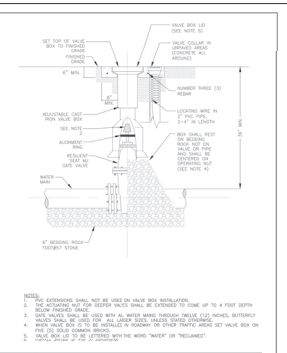
FDC SIGN DETAIL



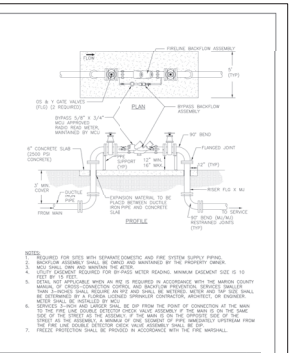
7.1.2
VALVE BOX PAD
LT
112



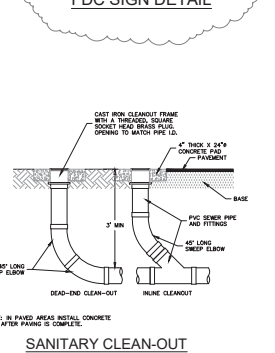
7.1.2
RESTRAINED PIPE TABLE
WATER AND RECLAIMED MAINS
LT
200



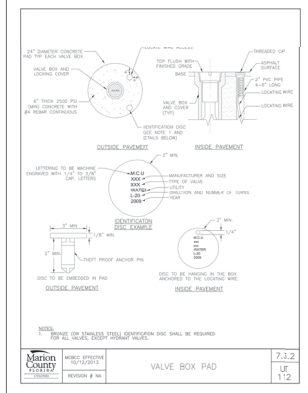
7.1.2
GATE VALVE
WATER AND RECLAIMED MAINS
LT
204



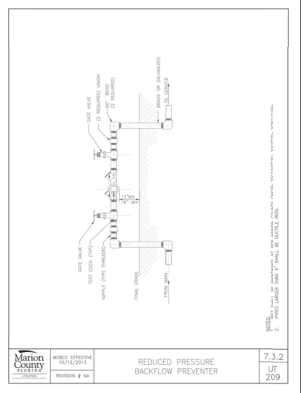
7.1.2
FIRE LINE DOUBLE DETECTOR
CHECK VALVE ASSEMBLY
LT
216



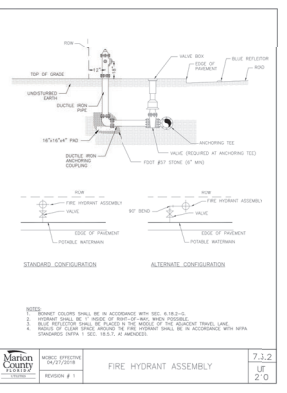
7.1.2
SANITARY CLEAN-OUT
(6" AND SMALLER MAINS)
SCHEDULE 40
N.T.S.



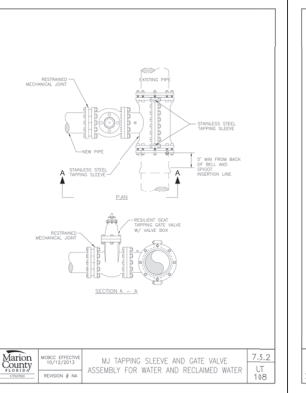
7.1.2
VALVE BOX PAD
LT
112



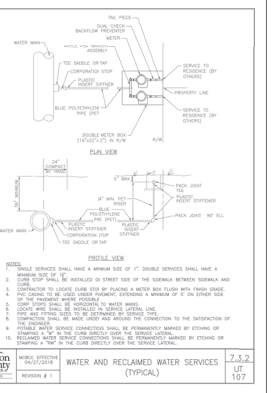
7.1.2
REDUCED PRESSURE
BACKFLOW PREVENTER
LT
209



7.1.2
FIRE HYDRANT ASSEMBLY
LT
210



7.1.2
W/ TAPPING SLEEVE AND GATE VALVE
ASSEMBLY FOR WATER AND RECLAIMED WATER
LT
186



7.1.2
WATER AND RECLAIMED WATER SERVICES
(TYPICAL)
LT
107

Kimley-Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
1700 BE 17TH STREET, SUITE 200, OCALA, FL 32067
WWW.KIMLEY-HORN.COM REGISTRY NO. 35108

OCALA STORAGE
PREPARED FOR
GREAT AMERICAN AND RSG
SELF STORAGE OF OCALA LLC
MARION COUNTY
FLORIDA

UTILITY DETAILS

KHA PROJECT NO. 242000
DATE: JUNE 2024
SCALE: AS SHOWN
DESIGNED BY: KHA
DRAWN BY: KHA
CHECKED BY: MNR
MINI DATE:

LICENSED PROFESSIONAL
JOSEPH C. LONDON, P.E.
FLORIDA LICENSE NUMBER
33094

SHEET NUMBER
C09

NO. DATE



Marion County

Development Review Committee

Agenda Item

File No.: 2024-15670

Agenda Date: 6/24/2024

Agenda No.: 5.4.

SUBJECT:

TBD SW 96th Place -Waiver Request to Road Frontage Requirement

Project #2024060020 #31654

Parcel #3570-012-005 Permit #2024052495

Travis Aldana (Aldana Contracting LLC)

LDC 4.2.11.D - Multiple-Family Dwelling (R-3) classification

CODE states Development Standards: Fig.4.3h. Maximum Density: 4 du/acre for Single-family, 6 du/acre for two-family, 8 du/acre for Multiple-family, 8-16 du/acre High-Urban Density (Vested or underlying land use designation, unless qualifies for the density exceptions provisions in Section 4.3.2.) Minimum Lot Area: 7,500 square feet Single-family; 12,500/7,700 square feet Two-family; 12,500/7,700 square feet 3 or more family. Minimum Lot Width: 85/70* feet Single-family; 100/70* feet Two-family; 100/70* feet 3 or more family. Maximum Building Height: 40 feet. Maximum Floor Ratio: None

APPLICANT requests a waiver to the LDC regulation (4.2.11.D) that calls for an R3 zoned property to have 100' of road frontage to construct a duplex (see attached rejection we received from the zoning department on our building application review). Section 4.2.11. of the LDC - States that smaller lots may be approved administratively through the waiver process. We are requesting an administrative approval based on the following finding of facts.

June 21, 2024

PROJECT NAME: TBD SW 96TH PLACE

PROJECT NUMBER: 2024060020

APPLICATION: DRC WAIVER REQUEST #31654

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: LDC 4.2.11.D - Multiple-Family Dwelling (R-3) classification.
STATUS OF REVIEW: INFO
REMARKS: Approved
- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: LDC 4.2.11.D - Multiple-Family Dwelling (R-3) classification.
STATUS OF REVIEW: INFO
REMARKS: Other duplexes within this subdivision also exhibit 80' lot widths.
Staff wil support this waiver.
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: LDC 4.2.11.D - Multiple-Family Dwelling (R-3) classification.
STATUS OF REVIEW: INFO
REMARKS: ZONING SUPPORTS THIS REQUEST. OTHER DUPLEXES IN AREA ARE ON 80' LOTS.
ACREAGE: 0.26
FLU: RL
ZONING: R-3
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 4.2.11.D - Multiple-Family Dwelling (R-3) classification.
STATUS OF REVIEW: INFO
REMARKS: APPROVED - MCU permitting has approved permit 2024052495 with evidence from providing utility.
- 5 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: LDC 4.2.11.D - Multiple-Family Dwelling (R-3) classification.
STATUS OF REVIEW: INFO
REMARKS: no comments
- 6 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: LDC 4.2.11.D - Multiple-Family Dwelling (R-3) classification.
STATUS OF REVIEW: INFO
REMARKS: N/A
- 7 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: LDC 4.2.11.D - Multiple-Family Dwelling (R-3) classification.
STATUS OF REVIEW: INFO
REMARKS: 42-SO-2897358, AP2068666
ATU Permit issued
- 8 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: LDC 4.2.11.D - Multiple-Family Dwelling (R-3) classification.
STATUS OF REVIEW: INFO
REMARKS: Defer to Zoning



**Marion County
Board of County Commissioners**

AR 31654

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: 6/6/24 Parcel Number(s): 3570-012-005 Permit Number: 2024052495

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: TBD SW 96th Place Commercial Residential
Subdivision Name (if applicable): Leighton Estates
Unit Block L Lot 5 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): Raymond "Joe" Fowler (Mortgage Solutions & Investment Properties LLC)
Signature: 
Mailing Address: PO Box 3490 City: Montclair
State: NJ Zip Code: 07043 Phone # 352-307-7727
Email address: joe@yourocalahomes.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): Travis Aldana (Aldana Contracting LLC) Contact Name: Travis Aldana / Jessica Roderick
Mailing Address: 3002 SE 1st Avenue, Bldg 300 City: Ocala
State: FL Zip Code: 34471 Phone # 352-307-7727
Email address: permits@aldanacontractingfl.com

D. WAIVER INFORMATION:

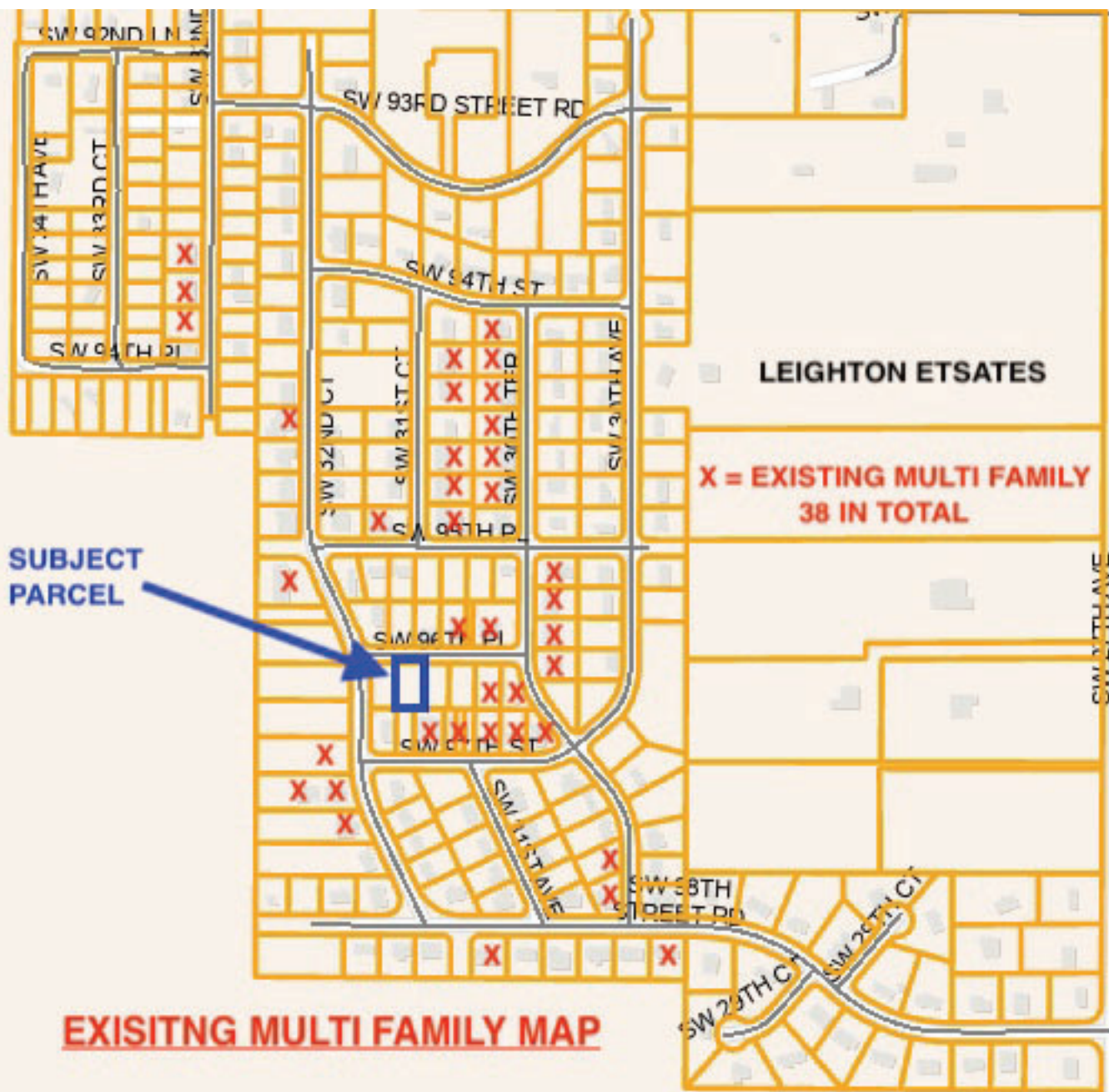
Section & Title of Code (be specific): 4.2.11.D - R3 Development Standards Minimum lot area = 12500, minimum width
Reason/Justification for Request (be specific): SEE ATTACHED

DEVELOPMENT REVIEW USE:

Received By: Email 6/6/24 Date Processed: 6/11/24 KS Project # 2024060020 AR # 31654

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):

Existing Multi-Family Map





SITE PLAN

Richard O'Connell
04/06/2024 SITES #1 AND #2
Richard O'Connell, #23-0397
(352) 812-1071

PARCEL ID #3570-012-005

TBD SW 96TH PLACE

LEIGHTON ESTATES

BLOCK L

LOT 5

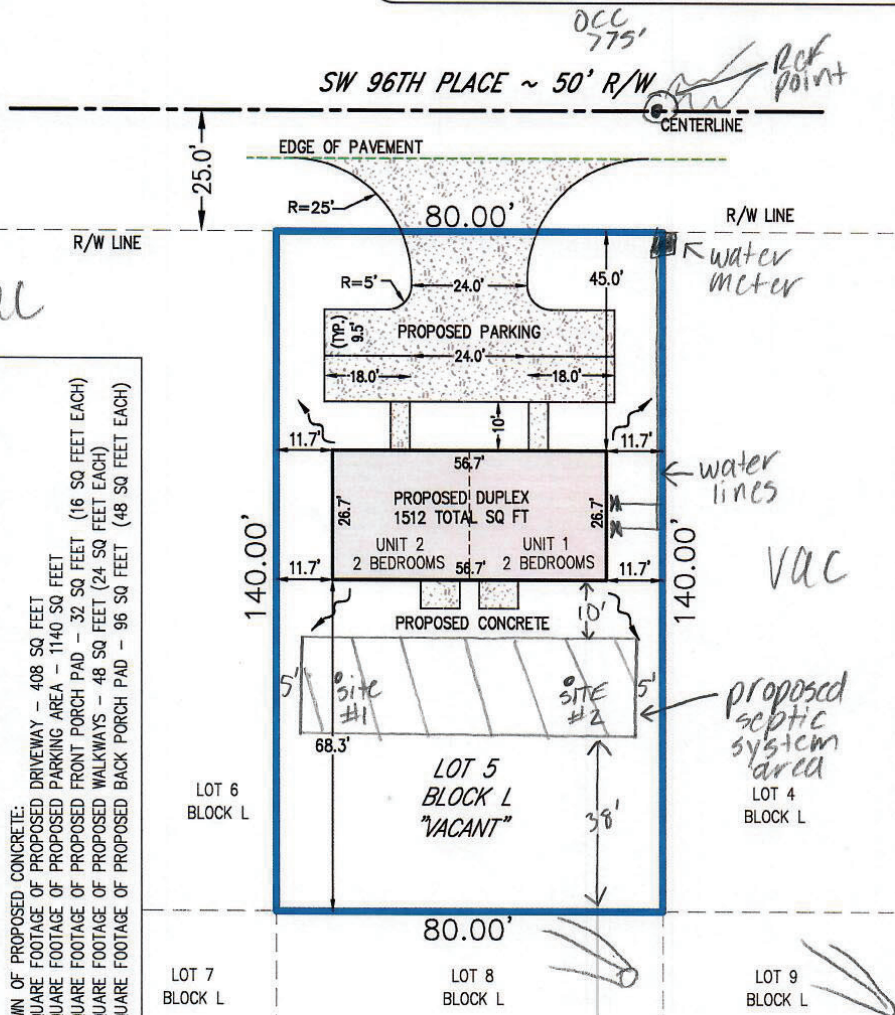
MODEL: ALDANA DUPLEX

2 UNITS

NO GARAGE

2 BEDROOMS PER UNIT

2 PARKING SPOTS PER UNIT



TOTAL SQUARE FOOTAGE OF LOT - 11200 SQ FEET
 PROPOSED IMPERVIOUS COVERAGE

TOTAL SQUARE FOOTAGE OF DUPLEX - 1512 SQ FEET
 TOTAL SQUARE FOOTAGE OF TOTAL PROPOSED CONCRETE - 1724 SQ FEET
 TOTAL SQUARE FOOTAGE OF IMPERVIOUS COVERAGE - 3236 SQ FEET

BREAKDOWN OF PROPOSED CONCRETE:
 TOTAL SQUARE FOOTAGE OF PROPOSED DRIVEWAY - 408 SQ FEET
 TOTAL SQUARE FOOTAGE OF PROPOSED PARKING AREA - 1140 SQ FEET
 TOTAL SQUARE FOOTAGE OF PROPOSED FRONT PORCH PAD - 32 SQ FEET (16 SQ FEET EACH)
 TOTAL SQUARE FOOTAGE OF PROPOSED WALKWAYS - 48 SQ FEET (24 SQ FEET EACH)
 TOTAL SQUARE FOOTAGE OF PROPOSED BACK PORCH PAD - 96 SQ FEET (48 SQ FEET EACH)

GEODRAFT, LLO

Survey Job Reference # 23-1071

NOTES

1. THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE ONE.
2. PROPOSED BUILDING OFFSETS ARE GIVEN/DETERMINED BY CLIENT.
3. EASEMENTS SHOWN ARE TAKEN FROM THE SUBDIVISION PLAT ONLY AND DOES NOT DEPICT OTHER EASEMENTS THAT MAY BE PRESENT IN OTHER DOCUMENTS SUCH AS BUT NOT LIMITED TO THE DEED OR TITLE WORK.

SYMBOLS & ABBREVIATIONS

= ENTRY
 = PROPOSED CONCRETE
 = PROPOSED RUNOFF DIRECTION





Travis Aldana , Owner
Office (352)307-7727
3002 SE 1st Ave Bldg 300
Ocala, FL 34471
CGC 1533310

Reason / Justification for Request

We are asking for a waiver to the LDC regulation (4.2.11.D) that calls for an R3 zoned property to have 100' of road frontage to construct a duplex (see attached rejection we received from the zoning department on our building application review). Section 4.2.11. of the LDC - States that smaller lots may be approved administratively through the waiver process. We are requesting an administrative approval based on the following finding of facts.

Proposed Development Facts:

The proposed construction is consistent with the surrounding usages throughout the neighborhood. Leighton Estates is a subdivision with many types of residences. There are Mobile Homes, SFR's and Multifamily buildings currently in it. There are (38) existing multi-family structures (see existing multi-family map). The existing multifamily properties range from 1 year old buildings to 40 year old buildings.

The proposed develop is for a smaller than normal sized duplex, consisting of (2) 2 bed 1 bath units. The building is only 1,552 sq ft under air, or 756 sq ft under air for each unit. The building dimensions 56.7' wide by 26.7 deep. (see attached site plan)

Setbacks are being met with no issues, leaving ample room for green space activities. (see attached site plan)

The property will be serviced by water utilities not water wells. (see attached site plan)

The property will have an aerobic nitrogen reducing septic system. (see attached site plan)

The proposed construction is consistent with the allowable usages of R3 zoning.

Sincerely,
Travis Aldana Sr.



REVIEW DEPARTMENT	STATUS	OUT DATE	RELEASED
911 MANAGEMENT	REJECT	5/29/2024	5/29/2024
BUILDING PERMIT DEPARTMENT	COMPLETE	5/20/2024	5/20/2024
ENGINEERING ROW UTILITY DEPARTMENT	COMPLETE	5/23/2024	5/23/2024
ENVIRONMENTAL HEALTH	PENDING		
FILE FOLDER LOCATION	COMPLETE	5/20/2024	5/20/2024
MARION COUNTY UTILITIES	COMPLETE	5/28/2024	5/28/2024
PERMIT READY FOR ISSUANCE	PENDING		
PLANNING IMPACT FEE DEPARTMENT	PENDING		
PLANS REVIEW FOR GOV SUPPORT AGENCY	COMPLETE	5/28/2024	5/28/2024
ZONING DEPARTMENT	REJECT	5/28/2024	5/28/2024

Remarks

Rejected By: ZO342CB
 5/28/24 To build a duplex parcel would need to be a minimum of 100' frontage. This parcel is only 80' frontage so a duplex would not be permitted. Thank you CB





Marion County

Development Review Committee

Agenda Item

File No.: 2024-15671

Agenda Date: 6/24/2024

Agenda No.: 5.5.

SUBJECT:

13419 SW 77th Ave Ocala - Waiver Request to Water Main Extension

Project #2024060026 #31663 Parcel #8010-0936-19

Lakeshore Lira Investments Corporation

LDC 6.14.2.A(3) - Connection Requirements

CODE states when property is within connection distance, the water main shall be extended to the farthest property line. Refer to Sec. 6.15.3.B for fire hydrant installation requirements.

APPLICANT requests a waiver as water main exists at parcels corner but not across as is required by Code 6.14.2A (3). Conditional waiver approved provided applicant (1) opens a water utility account with MCU (2) pays all connection charges, (3) pays \$5K capital connection fee as this is part of a pending ARPA grant to design and extend water main for all gaps in Marion Oaks Units 7/10.

June 20, 2024

PROJECT NAME: 13419 SW 77TH AVE OCALA

PROJECT NUMBER: 2024060026

APPLICATION: DRC WAIVER REQUEST #31663

- 1 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: LDC 6.14.2.A(3) - Connection Requirements
STATUS OF REVIEW: INFO
REMARKS: Defer to Marion County Utilities. Growth Services staff does not support this request.
- 2 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 6.14.2.A(3) - Connection Requirements
STATUS OF REVIEW: INFO
REMARKS: MCU & APPLICANT CONSENT TO CONDITIONAL APPROVAL - Existing water main encroaches the subject parcel, and will support a meter installation at the property corner. In anticipation of a future water main extension across parcel's frontage, this SFR water main extension requirement may be waived by DRC with payment of capital connection fee and Agreement to connect to MCU water by payment of all connection fees with an MCU Billing Specialist. Applicant will be notified by MCU with follow-up instructions post-DRC approval.
- 3 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: LDC 6.14.2.A(3) - Connection Requirements
STATUS OF REVIEW: INFO
REMARKS: N/A
- 4 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: LDC 6.14.2.A(3) - Connection Requirements
STATUS OF REVIEW: INFO
REMARKS: Defer to Marion County Utilities.
Note: If the connection to water is required via WM, please ensure Contractor restores the ROW back to existing grade.



**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

Complete this form and email IT and YOUR UTILITY MAP to DevelopmentReview@MarionFL.org then after sending, call 352-671-8686 to make payment for your \$300 application fee (service fee applies by phone).

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: _____ Parcel Number(s): 8010-0936-19 Permit Number: 2023110431

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: 13419 SW 77th Ave, Ocala Commercial Residential
Subdivision Name (if applicable): Marion Oaks
Unit 10 Block 936 Lot 19 Tract -- _____

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

Name (print): MARION OAKS EVOLUTION LLC
Signature: _____
Mailing Address: 16749 BROADWATER AVE City: WINTER GARDEN
State: FL Zip Code: 34787 Phone # 407-580-2815
Email address: jl@beatrix.us.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): Lakeshore Lira Investments Corporati Contact Name: Leonardo Castro Lira
Mailing Address: 6996 Piazza Grande Ave, Suite 104 City: Orlando
State: FL Zip Code: 32835 Phone # 689-243-9288
Email address: utilities@lakeshoredevelopmentfl.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 6.14.2.A(3) - Water Main Extension to Farthest Property Corner
Reason/Justification for Request (be specific): Water main exists at parcel's corner but not across as is required by Code 6.14.2A(3). CONDITIONAL WAIVER approved provided applicant (1) opens a water utility account with MCU; (2) pays all Connection charges; and (3) pays \$5K capital connection fee as this is part of a pending ARPA grant to design and extend water main for all gaps in Marion Oaks Units 7/10.

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

Empowering Marion for Success

marionfl.org



Legend

- Water Mains
- Subject Parcels

Water Connection: At property line
 Water Extension: Approximately 80 feet to farthest parcel corner

8010-0935-11
MARION OAKS EVOLUTION LLC
 8010-0935-11

8010-0936-19
MARION OAKS EVOLUTION LLC
 8010-0936-19





Marion County

Development Review Committee

Agenda Item

File No.: 2024-15672

Agenda Date: 6/24/2024

Agenda No.: 6.1.

SUBJECT:

Aldana Duplexes - Waiver Request to Minor Site Plan in Review

Project #2024040090 #31457 Parcel #8009-1275-08

Rogers Engineering

LDC 6.8.7.A - Parking Areas and Vehicular Use Areas

CODE states a minimum five-foot wide landscape area consisting of shrubs and groundcovers, excluding turfgrass, shall be provided around the perimeter of parking areas to form a landscape screen with a minimum height of three feet achieved within one year of planting. A land use buffer that abuts a parking area may satisfy this requirement.

APPLICANT requests waiver for the perimeter plantings along the parking areas are moved to along the building per conversation with county staff.

June 18, 2024

PROJECT NAME: ALDANA DUPLEXES

PROJECT NUMBER: 2024040090

APPLICATION: MINOR SITE PLAN #31457

- 1 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.20.2.B - \$150.00 Minor Site Plan fee payable to Marion County BCC effective July 8, 2019
STATUS OF REVIEW: INFO
REMARKS:
- 2 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval
STATUS OF REVIEW: INFO
REMARKS: 5/3/24-add waivers if requested in future
- 3 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: Additional 911 comments
STATUS OF REVIEW: INFO
REMARKS: The application shows this is for a second duplex however the site plan shows this is for a proposed SFR with an existing duplex.
- 4 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: 42-SO-2829794,AP2025566
- 5 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?
STATUS OF REVIEW: INFO
REMARKS:
- 6 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Minor Site Plan
STATUS OF REVIEW: INFO
REMARKS: 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]."

7 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.12.12 - Sidewalks

STATUS OF REVIEW: NO

REMARKS: 5/27/24 - The DRC must approve the fee in-lieu of construction.

5/1/24 - Sidewalk is required on SW 61st Circle. Staff supports the payment of a fee in-lieu of sidewalk construction. If approved by the Development Review Committee, the fee comes out to \$2,525.00 and must be paid prior to final plan approval.

8 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.7 - Parking areas and vehicular use areas

STATUS OF REVIEW: NO

REMARKS: 1. Shade trees required in parking island 2. Perimeter planting required around parking area

9 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.13.3 D(4) - Landscaping of private stormwater management facilities

STATUS OF REVIEW: NO

REMARKS: How will stormwater be addressed?



**Marion County
Board of County Commissioners**

AR #31457

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: 06/14/2024 Parcel Number(s): 8009-1275-08 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Aldana Duplexes AR31457 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): Alyson Aldana - 13847 Tri County LLC
Signature: *Alyson Aldana*
Mailing Address: 14050 S. Highway 475 City: Summerfield
State: FL Zip Code: 34491 Phone # 352-307-7727
Email address: permits@aldanacontractingfl.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): Rogers Engineering, LLC Contact Name: Rodney Rogers
Mailing Address: 1105 S.E. 3rd Avenue City: Ocala
State: FL Zip Code: 34471 Phone # 352-622-9214
Email address: mclemons@rogerseng.com

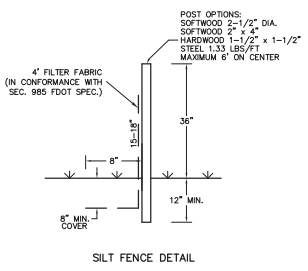
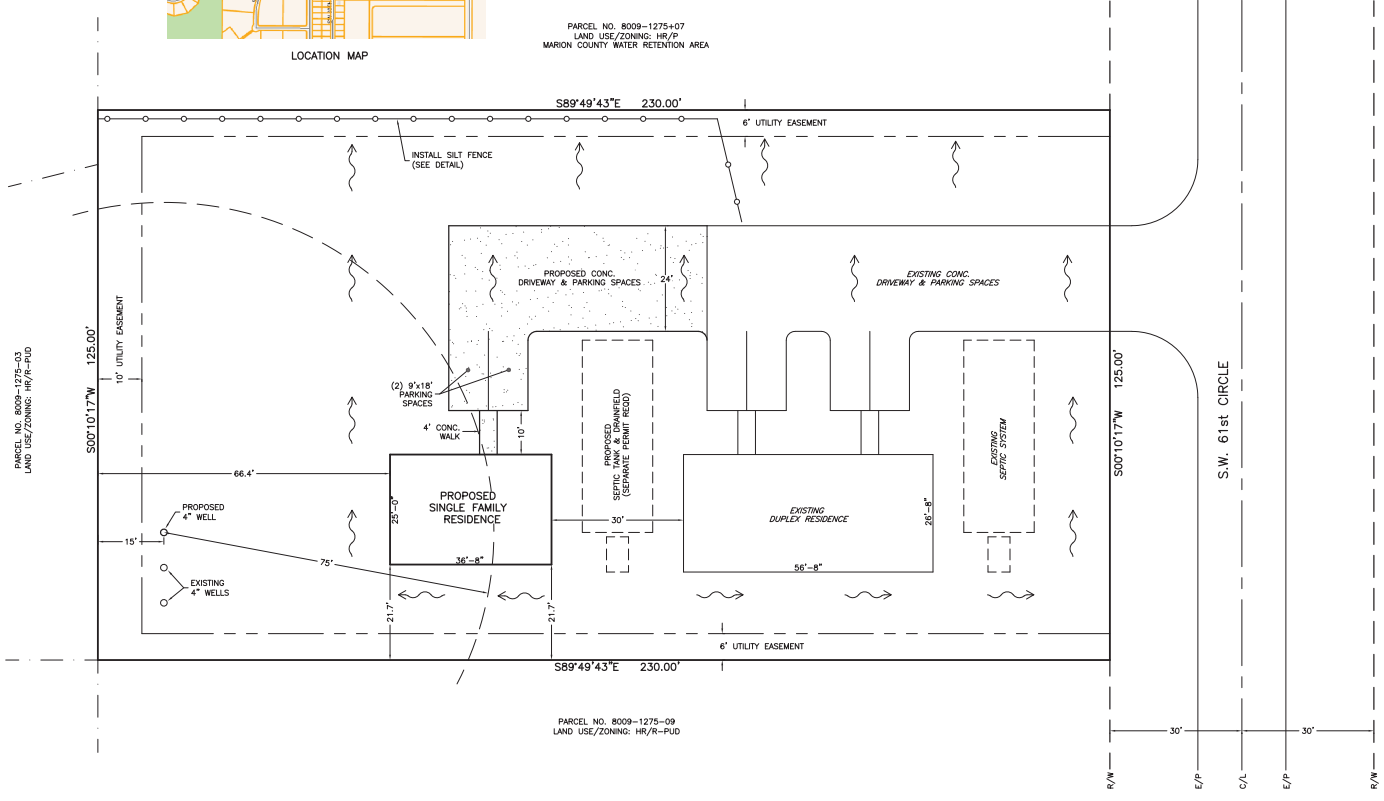
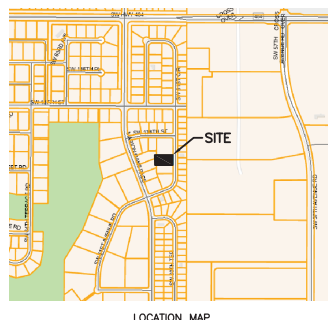
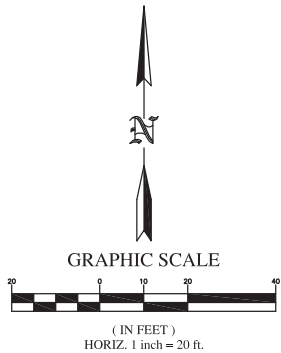
D. WAIVER INFORMATION:

Section & Title of Code (be specific): LDC 6.8.7 - Parking Areas and Vehicular Use Areas
Reason/Justification for Request (be specific): Perimeter plantings along the parking areas are moved to along the building per conversation with county staff

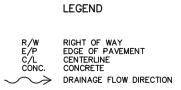
DEVELOPMENT REVIEW USE:

Received By: Email 6/14/24 Date Processed: 6/18/24 CF Project # 2024040090 AR # 31457

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): _____



NOTE:
SILT FENCING SHALL BE INSTALLED PRIOR TO EXCAVATION AND/OR FILING OF THE PROPERTY AND MAINTAINED UNTIL COMPLETION OF CONSTRUCTION AND STABILIZATION OF ALL DISTURBED AREAS.



LEGAL DESCRIPTION
LOT 8, BLOCK 1275, MARION OAKS UNIT No. 9, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 0, PAGES 164 THROUGH 193, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA

TRAFFIC STATEMENT
LAND USE CODE 220 (MULTIFAMILY HOUSING) LOW RISE
ITE TRIP GENERATION MANUAL 11th EDITION, VOLUME 2
WEEKDAY:
AM PEAK HOUR= 0.56 TRIPS/UNIT
3x0.56= 1.68 VTPH
(23% ENTER/77% EXIT)
PM PEAK HOUR= 0.67 TRIPS/UNIT
3x0.67= 2.01 VTPH
(63% ENTER/37% EXIT)
SATURDAY:
PEAK HOUR= 0.70 TRIPS/UNIT
3x0.70= 2.10 VTPH
SUNDAY:
PEAK HOUR= 0.67 TRIPS/UNIT
3x0.67= 2.01 VTPH

SITE DATA
OWNER: 13847 TRI COUNTY, LLC
ADDRESS: 14050 S. HWY. 475
SUMMERFIELD, FL 34491
CONTACT PERSON: TRAVIS ALDANA, JR.
PARCEL NO.: 8009-1275-08
PARCEL SIZE: 0.66 ACRE
LAND USE/ZONING: HR/R-PUD
DENSITY ALLOWED: 12 UNITS/ACRE
DENSITY PROPOSED: 4.5 UNITS/ACRE
PARKING REQUIRED = 2 SPACES
PARKING PROVIDED = 2 SPACES

AREA CALCULATIONS
PROJECT AREA = 28,750 S.F.
IMPERVIOUS AREA:
BUILDINGS & CONCRETE SURFACES = 7129 S.F. (24.8%)

CONCURRENCY NOTE:
THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITY. 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.

Robert L. Rogers, PE
Fl. Reg. No. 10027
rlrogers@rogerseng.com
Roderick K. Rogers, PSM
Fl. Reg. No. 9274
rkrogers@rogerseng.com
Mekelle M. Boyer, PSM
Fl. Reg. No. 7398
kboyer@rogerseng.com

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074

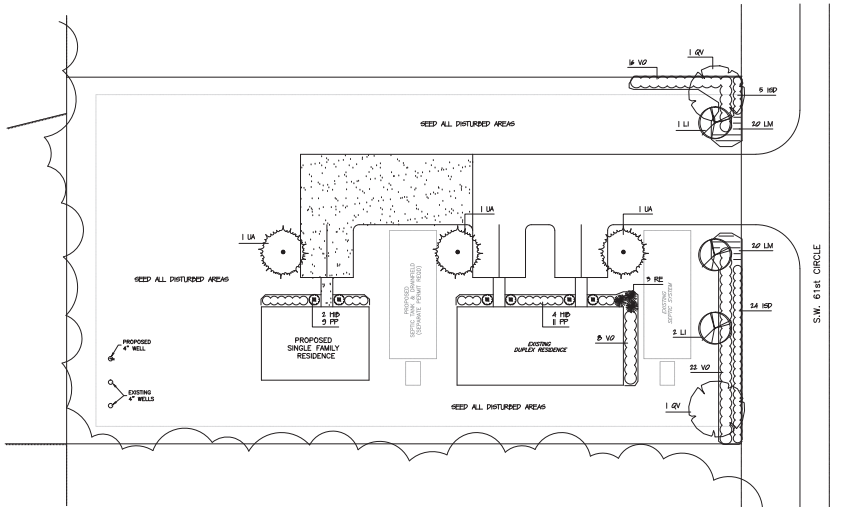
A MARION COUNTY MINOR SITE PLAN
FOR
13847 TRI COUNTY, LLC
Single Family Residence

JOB No.
24-8009-1275-08

DATE
4-22-2024

SCALE
1" = 20'

SHEET
1 OF 1



LANDSCAPE MATERIAL LIST

1	OV	QUERCUS VIRGINIANA	LIVE OAK	NATIVE	48 GAL, 35\" GAL, 1/2 TALL, SINGLE LEADER, FULL CANOPY
2	UA	ULMUS ALATA	WINGED ELM	NATIVE	48 GAL, 35\" GAL, 1/2 TALL, SINGLE LEADER, FULL CANOPY
3	LI	LACONOSTEMUM INDICA	GRAPE MYRTLE	NATIVE	24 GAL, 15\" GAL, 7 TALL, MULTI-TRUNK, FULL CANOPY
4	HB	HIBISCUS GIBBERUS	HIBISCUS	NATIVE	9 GAL, 12\" - 14\" TALL, FULL
5	SB	IBID. SPINOSA DWARF	SPINOSA DWARF	NATIVE	9 GAL, 12\" - 14\" TALL, FULL, SET 15\" c.c.
6	LM	LEUCOPHYLIUM	BORDER GRASS	NATIVE	9 GAL, 12\" - 14\" TALL, FULL, SET 15\" c.c.
7	SH	SHRUB	SHRUB	NATIVE	9 GAL, 12\" - 14\" TALL, FULL, SET 15\" c.c.
8	SI	SI	SI	NATIVE	9 GAL, 12\" - 14\" TALL, FULL, SET 15\" c.c.
9	LV	LYRATA	LADY PALM	NATIVE	9 GAL, 12\" - 14\" TALL, FULL, SET 15\" c.c.
10	LN	LYRATA	MULTI-TREE	NATIVE	9 GAL, 12\" - 14\" TALL, FULL, SET 15\" c.c.

TREE PRESERVATION

WHERE ARE NO EXISTING TREES ON THE PROJECT SITE

BUFFERS

EAST BUFFER - (25 - 30) 1/2 FT. TYPE 'C' 5\" WIDE, 35\" OF

SHRUB TREES REQUIRED = 1 (0 / 100 LF)
 SHRUB TREES PROVIDED = 1 (0 / 100 LF)
 ORNAMENTAL TREES REQUIRED = 3 (0 / 100 LF)
 ORNAMENTAL TREES PROVIDED = 3 (0 / 100 LF)
 LANDSCAPE AREA REQUIRED = 700 SF (80%)
 LANDSCAPE AREA PROVIDED = 700 SF

NORTH - NO BUFFER REQUIRED
 WEST - NO BUFFER REQUIRED
 SOUTH - NO BUFFER REQUIRED

FOUNDATION LANDSCAPING

TOTAL BUILDING FRONTAGE = 102 LF
 LANDSCAPE AREA REQUIRED = 31 LF
 LANDSCAPE AREA PROVIDED = 11 LF (36%)

LANDSCAPE ISLANDS

TOTAL I/A LANDSCAPE ISLANDS REQUIRED = 487 SF (100%)
 LANDSCAPE ISLANDS PROVIDED = 140 SF (29%)

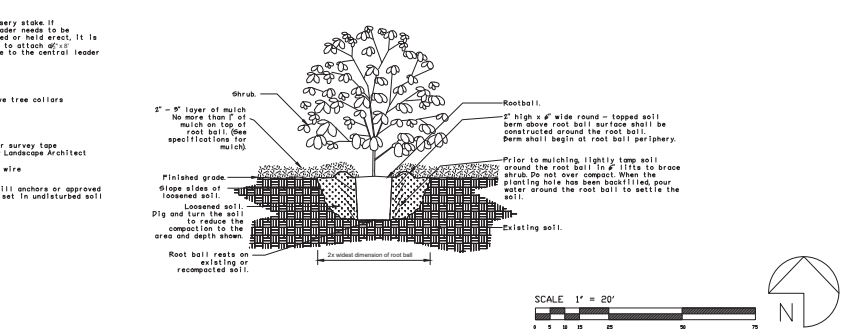
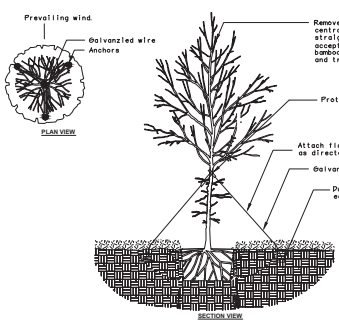
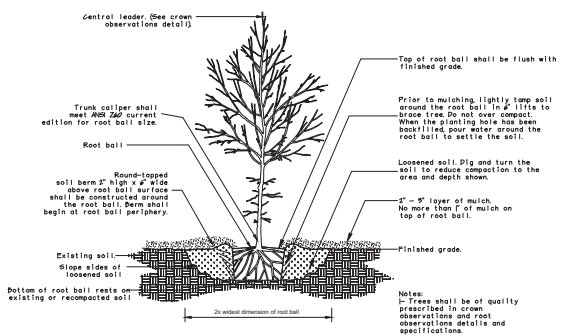
A 100 SF OF C 100 SF OF
 D 100 SF OF F 100 SF OF

NATIVE PLANTS

TOTAL PLANT MATERIAL NATIVE PLANTS REQUIRED = 85
 NATIVE PLANTS PROVIDED = 80 (94% OUTSIDE LOSS)

- LANDSCAPE NOTES**
- ALL MATERIAL SHALL BE FLORIDA GROWN OR BETTER.
 - ALL LANDSCAPE AREAS SHALL BE MULCHED WITH 2\" - 3\" OF FINE DARK MULCH.
 - MULCH SHALL NOT BE INSTALLED ON TOP OF THE ROOT BALLS OF ANY SHRUB OR ORNAMENTAL TREES.
 - ALL MATERIALS INSTALLED SHALL MEET THE SIZE GRADING AND STANDARDS FOR LANDSCAPE INSTALLATION.
 - CERTIFICATION IS REQUIRED FROM THE NURSERY AND/OR THE LANDSCAPE CONTRACTOR THAT THE TREE ROOT BALL HAS BEEN GROWN FREE DROPPED AND STANDBY.
 - ALL TREES MUST BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ACCEPTANCE.
 - ALL NEW TREES MUST BE GUTTED OR STAKED AS DETAILED.
 - THERE ARE NO EXISTING TREES ON THE PROJECT SITE.
 - THE LANDSCAPE ARCHITECT SHALL REVIEW WITH THE CONTRACTOR ALL LANDSCAPING THAT IS TO BE DONE AND SHALL IDENTIFY THE SCOPE OF WORK.
 - PLACEMENT OF ALL LANDSCAPE MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
 - ALL LANDSCAPE MATERIAL MUST BE INSTALLED WITH NATIVE PEAT AND SLOW-RELEASE NITROGEN FERTILIZER.
 - ALL MATERIAL SHALL BE GUARANTEED FOR 30 DAYS FROM THE DATE OF ACCEPTANCE.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING ALL TREES AND REMOVING AIR-POCKETS DURING THE ESTABLISHMENT PERIOD (FIRST 30 DAYS) THE LANDSCAPE CONTRACTOR SHALL APPLY A MINIMUM OF 40 - 60 GALS TO ALL NEW TREES.
 - LANDSCAPE CONTRACTOR MUST LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION.
 - NO PLANTINGS OR OTHER OBSTRUCTIONS MAY BE WITHIN THE 5' VEGETABLE OVERHANG AREA.
 - ALL DISTURBED AREAS SHALL BE GRESSED OR SEEDS AS DIRECTED BY THE LANDSCAPE ARCHITECT.
 - 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 ROCKS, BRICKS OR OTHER FOREIGN OBJECTS, AND SHALL BE A MIXTURE OF 40% SAND, 40% LOAM, AND 20% TOP-SOIL.
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL PLANT MATERIAL, ROOTS, SOIL, AND OTHER LANDSCAPE ITEMS REMOVED FROM THE SITE.
 - THE LANDSCAPE CONTRACTOR MUST PROVIDE AN AS-BUILT OF THE IRRIGATION SYSTEM TO THE LANDSCAPE ARCHITECT PRIOR TO REQUESTING ANY INSPECTIONS AND/OR APPROVALS.
 - THE CONTRACTOR SHALL KEEP THE SITE CLEAN OF ALL DEBRIS, WASTE, DIRT, ETC., AND ENSURE THAT THE IRRIGATION SYSTEM REMAINS CLEAR AND THAT PROTECTION BARRIERS ARE NOT BLOTTED.
 - DO NOT PLANT NEW TREES TOO DEEP, UNLESS THE TRUNK FLARE AND SET THE AT OR ABOVE THE SURROUNDING SOIL LEVEL.
 - REMOVE ANY TREE WIPAW FROM AROUND THE TRUNK OF NEW TREES TO BE INSTALLED.
 - ALL NEW TREES AND SHRUBS MUST MEET THE 'MERICAN STANDARDS FOR NURSERY STOCK' (ANSI 360).
 - 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.
 - ALL PLANT MATERIAL MUST MEET ALL OF THE SIZE SPECIFICATIONS, NOT JUST THE CONTAINER SIZE.
 - HAVING THE LANDSCAPE ARCHITECT APPROVAL OF PLANT PLACEMENT IS ESSENTIAL FOR ACCEPTANCE.
 - ALL SIZE SPECIFICATIONS SHOWN ON THE MATERIAL LIST ARE FOR THE HEIGHT OF THE MATERIAL, UNLESS OTHERWISE NOTED. MEASUREMENT SHALL BE 40 PER THE CURRENT INDUSTRY GRADING AND STANDARDS.

- MARION COUNTY NOTES**
- TREE PROTECTION SHALL CONTINUE DURING THE COURSE OF CONSTRUCTION. ALL REQUIREMENTS OUTLINED IN SECTION 675 SHALL BE COMPLIED WITH BY ALL CONTRACTORS OPERATING ON SITE.
 - ALL REQUIREMENTS OUTLINED IN SECTION 675 SHALL BE COMPLIED WITH FOR ANY REPLACEMENT TREES REQUIRED ON THIS SITE BY THIS CONSTRUCTION.
 - THE PRELIMINARY AND FINAL INSPECTIONS AS OUTLINED IN SECTION 675 SHALL BE COMPLIED WITH NO CERTIFICATE OF COMPLETION OR CERTIFICATION OF COMPLETION SHALL BE ISSUED UNTIL THESE INSPECTIONS HAVE BEEN COMPLETED AND APPROVAL GRANTED.
 - NOTES HAVE BEEN FROM REVISIONS LICENSED (A/RN - 4334). TREE PROTECTION (A7D E) MAINTENANCE (A/RN - 4335). FERTILIZER USE (A/RN - 4336) AND WATERING (A/RN - 4337).
 - ALL REQUIREMENTS OUTLINED IN SECTION 675 REGARDING FERTILIZER AND OTHER LANDSCAPE CHEMICALS SHALL BE COMPLIED WITH BY THE OWNER AND/OR OTHER LANDSCAPE PROFESSIONALS.
 - UPON COMPLETION OF THE INSTALLATION, THE CONTRACTOR SHALL REQUEST AN INSPECTION BY THE DESIGN PROFESSIONAL, A LANDSCAPE AND RESTORATION AS-BUILT CERTIFICATION SHALL BE ISSUED AND SIGNED BY THE DESIGN PROFESSIONAL AND SUBMITTED TO THE MARION COUNTY LANDSCAPE ARCHITECT TO SIGNATURE OR A CERTIFICATE OF ACCEPTANCE.
 - ALL REQUIREMENTS OUTLINED IN SECTION 675 REGARDING LANDSCAPE MAINTENANCE SHALL BE COMPLIED WITH BY THE OWNER AND/OR OTHER MAINTENANCE PROFESSIONALS.
 - ALL REQUIREMENTS OUTLINED IN SECTION 675 REGARDING LANDSCAPE INSTALLATION AND MAINTENANCE LICENSES AND CERTIFICATION SHALL BE COMPLIED WITH.
 - ANY PERSON PROVIDING LANDSCAPE INSTALLATION SERVICES FOR THIS SHALL MEET THE LICENSES AND CERTIFICATION REQUIREMENTS UNDER SECTION 675.
 - ALL PLANTINGS SHALL BE INSTALLED ACCORDING TO BEST MANAGEMENT PRACTICES.
 - TREES AND PALMS SHALL BE PROPERLY PLANTED AND GUTTED OR STAKED.
 - ALL PLANTINGS SHALL BE PROPERLY WATERED DURING INSTALLATION AND THROUGHOUT THE ESTABLISHMENT PERIOD FOR HEALTHY GROWTH AS RECOMMENDED BY THE I/P/MS.
 - INSTALLATION SHALL BEAN SCHEDULE IN PERTINENT, AND REPLACEMENT OF ALL MATERIALS DEAD AND/OR DRYED PLANT MATERIAL SHALL BE REPLACED BY THE OWNER WITHIN 30 DAYS OF NOTIFICATION BY THE COUNTY.



TREE INSTALLATION

TREE STAKING - TREES < 2\"/>

SHRUB INSTALLATION

RICHARD A. KESSELRING JR., P.L.A. ASLA
 LANDSCAPE ARCHITECT, STATE OF FLORIDA #858

NO.	DATE	DESCRIPTION	BY

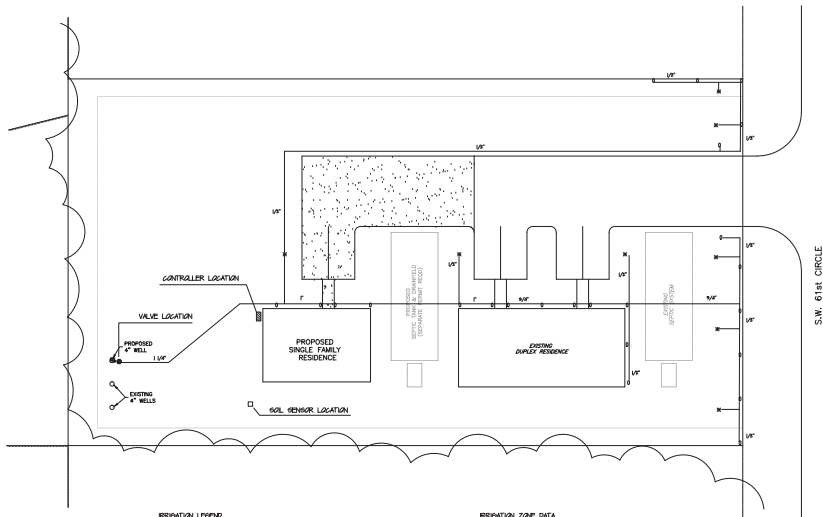
DATE	5 / 24	AC
DRAWING NO.		
REV NAME		
SCALE	1\"/>	
JOB NO.		

ENVIRONMENTAL DESIGN ARCHITECT
 1930 SE 8th STREET
 COVINGTON, FLORIDA 34427
 (904) 622-8899
 WWW.EDKARCHITECT.COM



LANDSCAPE PLAN
 13847 TRI-COUNTY
 MARION COUNTY FLORIDA

SHEET 1201 OF 1201



IRRIGATION LEGEND

- HUNTER MP 8000 SERIES POP-UP SPRAY HEADS
- HUNTER P20 SERIES BUBBLER HEADS FOR TREES
- SOIL SENSOR LOCATION
- EXISTING IRRIGATION WELL
- HUNTER X-CORE (4 STATION) CONTROLLER
- 2" NELSON VALVES IN WATER-RESISTANT BOXES
- == SLEEVING - SCH. 40 P.V.C.

IRRIGATION ZONE DATA

- IRRIGATION ZONE 1 = 174 GPM
- 174 GPM x 5 = 874 GPD
 1 = 874 GPD / 7 = 125 GPD
- GPM = GALLONS PER MINUTE
 GPD = GALLONS PER DAY
 GPD = GALLONS PER ZONE RUN TIME

IRRIGATION NOTES

1. UNWR. COVERS 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, 1/2, 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 FOR THE SYSTEM SHALL BE THE EXISTING WELL AS SHOWN
6. PRIOR TO ANY INSTALLATION THE IRRIGATION CONTRACTOR SHALL INSPECT THE EXISTING WELL AND PUMP, AND PROVIDE WRITTEN VERIFICATION TO THE LANDSCAPE ARCHITECT THAT THE EXISTING COMPONENTS ARE SUFFICIENT FOR THE SYSTEM AS DESIGNED. ANY MODIFICATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION
7. THE OWNER WILL PROVIDE ELECTRICAL SERVICE TO THE WELL SITE
8. THE CONTROLLER SHALL BE LOCATED IN THE GENERAL AREA SHOWN AND SHALL BE MOUNTED AS APPROVED BY THE LANDSCAPE ARCHITECT IN A LOCKABLE CASE
9. THE OWNER WILL PROVIDE AN ELECTRICAL OUTLET IN THE CONTROLLER AREA
10. ALL VALVES SHALL BE INSTALLED IN WATER-RESISTANT BOXES
11. ALL SLEEVING MUST BE INSTALLED PRIOR TO THE LAYOUTS OF THE PAVED AREAS
12. ALL SLEEVING SHALL BE SCH. 40 P.V.C. AND INSTALLED A MINIMUM OF 18" DEEP
13. ALL FEEDER LINES SHALL BE INSTALLED A MINIMUM OF 18" DEEP
14. RAINFALL TRACKER DEVICE SHALL BE INSTALLED TO MINIMIZE IRRIGATION DURING SUFFICIENT RAINFALL (30" PER YEAR). IN ADDITION AN ACCLIMA TDT SENSOR WITH SOX CONTROL MONITOR MUST BE INSTALLED AS LOCATED BY THE LANDSCAPE ARCHITECT FOR PROPER IRRIGATION ANALYSIS
15. THE ENTIRE SYSTEM MUST BE OPERATIONAL, REVIEWED, AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO FINAL ACCEPTANCE
16. THE CONTRACTOR SHALL RETURN WITHIN THE FIRST 30 DAYS TO ADJUST THE SYSTEM AS NECESSARY AND SPECIFIED BY THE LANDSCAPE ARCHITECT
17. ALL LABOR AND MATERIALS SHALL BE GUARANTEED FOR 1 YEAR FOR FINAL ACCEPTANCE
18. THE CONTRACTOR MUST PROVIDE AN AS-BUILT DRAWING TO THE LANDSCAPE ARCHITECT PRIOR TO FINAL ACCEPTANCE
19. BACKFLOW PREVENTION DEVICE MUST BE CONFIRMED AT THE WELL LOCATION
20. SLEEVES MUST BE INSTALLED IN ALL AREAS WHERE IRRIGATION PIPING IS INSTALLED UNDER PAVEMENT
21. ZONES ARE DESIGNED TO FUNCTION AT 40 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
22. CONTRACTOR SHALL CONSULT WITH BOTH OWNER AND THE LANDSCAPE ARCHITECT FOR THE TUNING OF THE SYSTEM BASED ON CURRENT WATER RESTRICTIONS
23. SYSTEM DOES NOT PROVIDE 100% COVERAGE OF THE ENTIRE PROJECT SITE. CONTRACTOR MUST ADJUST HEADS TO COVER THE NEW TREES AND SPRINK PLANTINGS AS SPECIFIED BY THE LANDSCAPE ARCHITECT
24. ALL LINE LOCATIONS MUST BE ADJUSTED ON-SITE TO INSURE THAT THEY DO NOT IMPACT THE MAJOR ROOT SYSTEMS OF THE TREES TO BE PRESERVED
25. ALL IRRIGATION HEADS SHALL BE LOW-VOLUME, WEGO-IRRIGATION TO MINIMIZE WATER CONSUMPTION
26. SET RAIR TREES FOR THE SYSTEM FOR RECOMBINATION BY 50% @ 50%/PH/100%/50%
27. ON HEADS LOCATED BELOW THE VALVE LOCATIONS, INSURE CHECK VALVES ARE INSTALLED AT THE HEAD
28. ALL VALVES SHALL HAVE A FACTORY-INSTALLED FILTER SCREEN AND VERIFIED BY CONTRACTOR
29. VERIFY CONTROLLER SET-UP WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
30. ALL IRRIGATION INSTALLATION SHALL MEET SDB GRADES AND STANDARDS
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. BURLAP AT ALL TREES AND PLANTS SHALL BE STAYED 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 PERFORMED AND SIGNED BY THE RESIDENT DESIGN PROFESSIONAL AND SUBMITTED TO THE MARION COUNTY LANDSCAPE ARCHITECT. ALL REQUIREMENTS OUTLINED IN SECTION 454 SHALL BE COMPLIED WITH BY THE IRRIGATION INSTALLATION PROFESSIONALS
2. ALL REQUIREMENTS IN SECTION 458 REGARDING SYSTEM INSTALLATION, SCHEDULING, OPERATION AND MAINTENANCE SHALL BE COMPLIED WITH. SYSTEM SHALL BE CREATED AND MAINTAINED IN ACCORDANCE WITH FLORIDA-FRIENDLY BEST MANAGEMENT PRACTICES FOR PROTECTION OF WATER RESOURCES BY THE GREEN RESIDENTS OF THE FLORIDA WATERS AND WETLANDS PROGRAM
3. ALL REQUIREMENTS OUTLINED IN SECTION 455 REGARDING THE IRRIGATION SCHEDULING SHALL BE COMPLIED WITH BY THE IRRIGATION INSTALLATION PROFESSIONALS
4. ALL REQUIREMENTS OUTLINED IN SECTION 456 REGARDING LOCKING AND COUNTERSIGNATURE OF THE IRRIGATION INSTALLATION AND MAINTENANCE PROFESSIONALS SHALL BE COMPLIED WITH
5. NOTES HAVE BEEN SHOWN REGARDING CLOSE-OUT REQUIREMENTS (454) WATERING INSTALLATION (455) AND INSTALLATION LOCKING REQUIREMENTS (456)

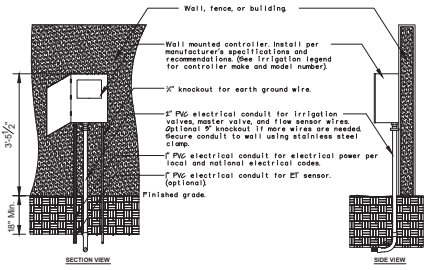
NO.	DATE	DESCRIPTION	BY

DATE: 5 / 14	DATE: 5 / 14
DRAWING NO.: RAK	DRAWING NO.: RAK
SCALE: 1" = 20'	SCALE: 1" = 20'
JOB NO.:	JOB NO.:
REV. NAME:	REV. NAME:
DATE:	DATE:
BY:	BY:

ENVIRONMENTAL DESIGN LANDSCAPE ARCHITECT
 1920 SE. 8th STREET
 Ocala, Florida 34478
 (352) 622-8899
 6047 STATE ROAD, COMMERCE, FLORIDA 33539

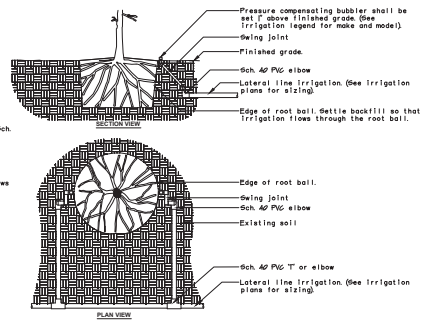
IRRIGATION PLAN
 13847 TRI-COUNTY
 MARION COUNTY FLORIDA

SHEET 1222 of 1222

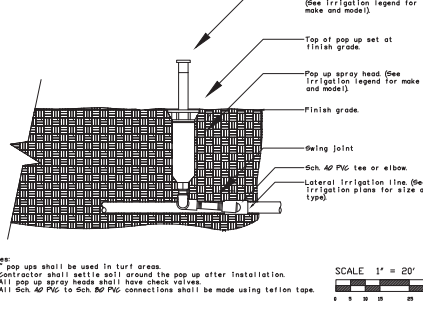


- Notes:**
- 1- Common and controller wire to be bundled using electrical tape at 1/2" on center.
 - 2- Grounding rods shall be located between 30" to 36" away from the controller.
 - 3- Grounding rods shall be 1/2" in length connect the grounding rod to the controller using a galvanized copper wire per manufacturer's specifications.
 - 4- Rain sensor device shall be installed within 30" of the controller, a minimum of 1/2" high, and out from any overhead obstructions such as building overhangs, trees, or utilities.

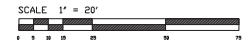
WALL MOUNTED CONTROLLER



TREE BUBBLER LAYOUT



POP UP-SPRAY HEAD



RICHARD A KESSELING JR., P.L.A. ASLA
 LANDSCAPE ARCHITECT, STATE OF FLORIDA #858



Marion County

Development Review Committee

Agenda Item

File No.: 2024-15673

Agenda Date: 6/24/2024

Agenda No.: 6.2.

SUBJECT:

JRA High Performance RV & Boat Storage - Major Site Plan Extension Request

4121 NW 44th Ave Ocala

Project #2020120059 #26969 Parcel #13708-000-00

Radcliffe Engineering

This major site plan was approved by DRC on 6/13/22 with an expiration date of 6/13/24. This is the applicant's first request for an extension. The extension requested is in accordance with Florida Statute 252.363 and for tolling days from various Executive Orders related to Hurricane Nicole per the applicant's letter dated 6/3/24. The requested new expiration date would be 4/3/28.



June 3, 2024

Chuck Varadin
Marion County Growth Services
2710 E. Silver Springs Blvd.
Ocala, FL 34470

**RE: JRA High Performance RV & Boat Storage AR #26969
Project #202120059**

Dear Mr. Varadin:

We are requesting an extension for the above Site Plan. The Site Plan was originally approved by the Development Review Committee on June 13, 2022 with an expiration date of June 13, 2024. This extension request is comprised of the provisions of Florida Statute 252.363 and the various Executive Orders issued by the Governor in regards to Hurricane Nicole.

The following orders are included in this request:

- Executive Order 22-255 (Tropical Storm Nicole) – issued 11/9/2022 for 60 days
- Executive Order 22-256 (Hurricane Nicole) – issued 11/10/2022 for 60 days
- Executive Order 23-02 (Hurricane Nicole Extension) – issued 1/5/2023 for 60 days
- Executive Order 23-48 (Hurricane Nicole Extension) – issued 1/19/2023 for 60 days
- Executive Order 23-87 (Hurricane Nicole Extension) – issued 5/1/2023 for 60 days
- Executive Order 23-133 (Hurricane Nicole Extension) – issued 6/29/2023 for 60 days
- Executive Order 23-170 (Hurricane Nicole Extension) – issued 8/25/2023 for 60 days
- Executive Order 23-211 (Hurricane Nicole Extension) – issued 10/23/2023 for 60 days
- Executive Order 23-243 (Hurricane Nicole Extension) – issued 12/19/2023 for 60 days
- Executive Order 24-32 (Hurricane Nicole Extension) – issued 2/19/2024 for 60 days
- Executive Order 24-72 (Hurricane Nicole Extension) – issued 4/18/2024 for 60 days

These Executive Orders would add a total of 660 tolling days in addition to the 24 months outlined in Florida Statute 252.363(1)(a).

Therefore, the total extension would be 1,390 days from the project's expiration date of June 13, 2024. The new expiration date would be April 3, 2028.

Please confirm this extension in writing as necessary.

Sincerely,
Michael W. Radcliffe Engineering, Inc.


Michael W. Radcliffe, P.E.

cc: Dan Curington, Curington Contracting, Inc.
File

Ocala Gran Prix Inc RV & Boat Storage

Major Site Plan

MARION COUNTY, FLORIDA

General Notes:

- SURVEY INFORMATION PROVIDED BY PREECE LAND SURVEYING, INC. (SEE SEPARATE SURVEY SUPPLIED ALONG WITH THIS PLAN.) DATE OF SURVEY: DECEMBER 10, 2021.
UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED. PUBLIC RECORDS NOT SEARCHED BY PREECE LAND SURVEYING, INC. 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.
- NO CHANGE TO EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, AND RESERVATIONS OF RECORD, ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE. ALL CONSTRUCTION PERFORMED IN MARION COUNTY RIGHT-OF-WAY REQUIRES A RIGHT-OF-WAY PERMIT, ALL CONSTRUCTION IN FOOT RIGHT-OF-WAY REQUIRES A PERMIT FROM FOOT.
- ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREOF SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES, ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED ENGINEER'S SEAL.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE AND THIS PLAN.
- ALL STORMWATER MANAGEMENT SYSTEMS SHALL BE COMPLETED PRIOR TO THE CONSTRUCTION OF IMPERVIOUS AREAS.
- NO CHANGE TO THE WORK AS SHOWN ON THIS PLAN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE PROJECT ENGINEERS.
- SIGNAGE MUST BE IN CONFORMANCE WITH THE COUNTY SIGN CODE AND IN ACCORDANCE WITH ALL APPLICABLE FOOT STANDARDS. ALL STOP SIGNS IN THE COUNTY R/W SHALL BE 30" HIGH INSTALLED REFLECTIVE MATERIAL.
- OWNER SHALL PROTECT EXISTING SHADE TREES TO BE SAVED. TREE PROTECTION MUST BE INSTALLED AND INSPECTED. (SEE DETAIL.)
- UNDERGROUND IMPROVEMENTS AND UTILITIES, IF ANY, WERE NOT LOCATED, EXCEPT AS SHOWN.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND REPORT ANY DISCREPANCIES (IF ANY) TO THE PROJECT ENGINEER.
- ALL NON-CONDUCTIVE UNDERGROUND PIPING SHALL HAVE LOCATOR WIRE.
- SITE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR CONDUIT INSTALLATION AS REQUIRED FOR ELECTRICAL AND TELEPHONE. ALL ELECTRICAL TO BE PROVIDED BUILDING AND TO PARKING AREA LIGHT FIXTURES IS TO BE PLACED UNDERGROUND AT THE EXPENSE OF THE OWNER.
- OWNER TO COORDINATE WITH PROJECT ELECTRICAL CONTRACTOR FOR PARKING LOT LIGHTING AND ELECTRICAL SERVICE.
- CONTRACTOR SHALL COORDINATE WITH THE FIRE DEPARTMENT FOR FIRE PROTECTION IN COMPLIANCE WITH CURRENT NFPA CODES AND STANDARDS.
- A TREE REMOVAL PERMIT IS REQUIRED BEFORE ANY TREES CAN BE REMOVED. TREES TO BE SAVED MUST HAVE PROTECTION MEASURES INSTALLED AND INSPECTED BEFORE TREES DESIGNATED FOR REMOVAL ARE REMOVED.
- TREES MAY NOT BE PLANTED, OVER OR UNDER ANY EXISTING OR PROPOSED POWER LINES. THE CONTRACTOR SHALL REMAIN FREE OF EXCESS DIRT 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.
- PER DIVISION 22, SECTION 2.22.1(1) OF THE MARION COUNTY LAND DEVELOPMENT CODE, A RIGHT-OF-WAY UTILIZATION PERMIT IS REQUIRED FOR ALL CONSTRUCTION, HERBICIDE/PESTICIDE SPRAYING, TREE CLEARING, AND ALL TEMPORARY PRIVATE USE OF PUBLIC RIGHT-OF-WAY.
- ALL AREAS DISTURBED IN THE R/W DURING CONSTRUCTION SHALL BE RESTORED AND SODED, ALLOW FOR SOO WITH A 1-1/2" UNDERCUT. OTHER AREAS DISTURBED AFTER CONSTRUCTION SHALL BE GRASSED & MULCHED UNLESS SOO IS SPECIFICALLY PROPOSED.
- IF THE CONTRACTOR ENCOUNTERS LIMESTONE DURING EXPANSION OF THE DRA, THE DRA WILL BE OVER-EXCAVATED AND BACKFILLED TO MEET SENSITIVE KARST AREA BASIN REQUIREMENTS, IF A SINK CHIMNEY IS ENCOUNTERED ON SITE. (MAKE REPAIRS IN ACCORDANCE WITH THE REPAIR DETAIL.)
- ALL STRIPING WITHIN COUNTY RIGHT-OF-WAY SHALL THERMOPLASTIC AND AT LEAST 6" WIDE WITH 24" STOP BAR WITHIN COUNTY RIGHT OF WAYS. ALL STRIPING SHALL BE 6" WIDE, PAINTED WITH WHITE PAINT, UNLESS OTHERWISE NOTED. ALL STRIPING SHALL CONFORM TO F.D.O.T. SPECIFICATIONS UNLESS OTHERWISE NOTED.
- ASPHALT PAVEMENT AREA TO BE CONSTRUCTED TO THE FOLLOWING SPECIFICATIONS:
 - 1.25" SP-9.5 ASPHALTIC CONCRETE
 - 6" LIME ROCK BASE, COMPACTED (98% OF MAX. DENSITY, L.B.R. 100)
 - 12" STABILIZED SUBGRADE (90% OF MAX. DENSITY, MASHIT 1-190, L.B.R. 40)
 - OPTIONAL 6" CONCRETE 3000 P.S.I.
- AN AS-BUILT CERTIFICATION SHALL BE PROVIDED TO THE COUNTY ENGINEERING DEPARTMENT BY A DESIGN PROFESSIONAL UPON REVIEW AND APPROVAL OF THE COMPLETED CONSTRUCTION. ALSO, THE PROJECT ENGINEER SHALL SIGN & SUBMIT A STATEMENT OF COMPLETION PRIOR TO THE FINAL INSPECTION.
- UPON COMPLETION OF CONSTRUCTION AND FINAL INSPECTION, AN ELECTRONIC COPY OF THE RECORD DRAWING IN AUTOCAD FORMAT WILL BE PROVIDED TO THE MARION COUNTY ENGINEERING DEPARTMENT.
- ALTERNATIVE PIPE MATERIAL TO RCP MAY BE USED WITH PRIOR APPROVAL FROM THE PROJECT ENGINEER. CONTRACTOR TO GROUT BOTTOM OF STORMWATER STRUCTURES UP TO PIPE INVERT TO PREVENT STANDING WATER.
- SOIL BORING INFORMATION SHOWN ON THIS PLAN SET IS COPIED DIRECTLY FROM GEOTECHNICAL REPORT DATED FEBRUARY 9, 2021. SOIL BORING INFORMATION IN THE GEOTECHNICAL REPORT WILL TAKE PRECEDENCE OVER ANY DISCREPANCY FOUND BETWEEN THE PLANS AND THE GEOTECHNICAL REPORT.

Outdoor Lighting:

WALL PACK LIGHTING TO BE INSTALLED ON PROPOSED BUILDINGS.
SEE SHEET C006 - PHOTOMETRIC PLAN

Storage Parking Requirements:

REQUIRED: 1 SPACE PER EVERY 2000 SF GLA
135,900 SF SELF-STORAGE: 135,900/2000 = 67.95 = 68 SPACES

PROPERTY OWNER OWNS AND OPERATES 11-75 FLEA MARKET OFFICE FOR STORAGE FACILITY WILL UTILIZE EXISTING OFFICE SPACE AT 1-75 FLEA MARKET BUILDING.
PARKING SPACE FOR STORAGE UNITS WILL BE WITHIN THE PAVED DRIVE SURROUNDING THE BUILDINGS. CUSTOMERS TYPICALLY PARK AT UNIT, LOAD OR UNLOAD, THEN DEPART.

Tree Planting & Landscaping Requirements:

SEE LANDSCAPE & IRRIGATION PLAN SHEETS.

Drainage Design Summary:

THIS PROPERTY WILL HAVE PRIVATE ON-SITE RETENTION AREAS HANDLING THE 100 YR/24 HR. POST (11.0") STORM EVENT THUS MEETING SWFWMD REQUIREMENTS FOR WATER QUALITY TREATMENT.

STORM WATER FROM THE 8.58 AC DRAINAGE BASIN WILL BE ACCOMMODATED IN 2 DRAINAGE RETENTION AREAS (DRA 1.0 & DRA 2.0) THAT WILL BE INTERCONNECTED AND FUNCTION AS ONE DRA.

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

EXISTING SOIL TYPE = 100% Gsb (GAINESVILLE LOAMY SAND) HYDROLOGIC SOIL GROUP = A

DESIGN MEETS MARION COUNTY STORMWATER QUALITY CRITERIA PER SECTION 6.13.6.A(3)(C):

- * SPA POND BOTTOM, WITH SIDE SLOPES THAT ARE NO STEEPER THAN 4:1 AND SODED BOTTOMS

SEE STORMWATER MANAGEMENT REPORT FOR ADDITIONAL STORMWATER CALCULATIONS.

Maintenance and Operation Schedule for Stormwater Management System:

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

Electric Service - Storage Facilities:

EACH STORAGE UNIT WILL HAVE ELECTRIC SERVICE.

Sewer Notes:

NO POTABLE WATER OR SEWER FACILITIES REQUIRED ON THIS SITE.

Water Notes:

NO POTABLE WATER OR SEWER FACILITIES REQUIRED ON THIS SITE. IRRIGATION TO BE PROVIDED AND CONNECTED TO EXISTING WATER LINES FROM ON-SITE 1-75 FLEA MARKET. A SEPARATE BACKFLOW PREVENTION DEVICE TO BE INSTALLED ON THE IRRIGATION SYSTEM PRIOR TO CONNECTION.

Fire Protection:

- ONE ON-SITE FIRE HYDRANT WILL BE INSTALLED AND CONNECTED TO PROPOSED 8" FIRE LINE TO PROVIDE COVERAGE OF BUILDINGS. AN ADDITIONAL FIRE HYDRANT WILL BE INSTALL ON THE 1-75 FLEA MARKET SITE TO PROVIDE ENHANCED COVERAGE FOR FLEA MARKET SITE. SEE PLANS FOR HYDRANT LOCATIONS.
- FIRE HYDRANT MUST BE WITHIN 400' OF BUILDING AND 150' HOSE LAYING LENGTH FROM EACH END.
- ALL NEW BUILDINGS AND BUILDINGS WHICH CONDUCT RENOVATIONS INCREASING THE TOTAL FLOOR SPACE BY GREATER THAN 50 PERCENT OF THE FLOOR AREA MUST COMPLY WITH NFPA 1 CHAPTER 11.01.1. THE BUILDING WILL BE REQUIRED TO CONDUCT A TEST FOR THE MINIMUM RADIO SIGNAL STRENGTH TO DETERMINE COVERAGE. IF THE MINIMUM RADIO SIGNAL STRENGTH IS DEEMED INSUFFICIENT THEN A RADIO SIGNAL ENHANCEMENT SYSTEM MUST BE INSTALLED AND THE BUILDING RETESTED TO ENSURE IT MEETS THE MINIMUM CRITERIA.
- PROPOSED LIFT GATES TO HAVE SIREN ACTIVATED OPENERS FOR EMERGENCY VEHICLE ACCESS.
- ALL BUILDINGS WILL HAVE INTERNAL FIRE SPRINKLER SYSTEM TO PROVIDE FIRE COVERAGE FOR ALL UNITS. FIRE DEPARTMENT CONNECTIONS (FOO) SHALL BE CLEARLY LABELED TO PROVIDE HOOKUP FOR FIRE DEPARTMENT PUMPER TRUCK TO PROVIDE BACKUP SPRINKLER PRESSURE.

Environmental Note:

SITE WAS PREVIOUSLY AN ACTIVE, PAVED GO-CART TRACK COMMERCIAL OPERATION TO BE CONVERTED TO RV & BOAT STORAGE.

Utility Contacts:

WATER & SEWER:	PRIVATE (1-75 FLEA MARKET) - JORGE ARELLANO	(352) 307-6168
ELECTRIC:	OCALA ELECTRIC - BRYON HART	(352) 351-6620
FIRE:	KEN MCCANN - MARION COUNTY	(352) 291-8066

JRA PERFORMANCE - IMPERVIOUS CHART	
BASIN AREA = 609,619 SF (13.79 ac)	
PROJECT AREA = 373,823 SF (8.58 ac)	
IMPERVIOUS AREA	AREA (SF)
BUILDINGS	115,200
PAVEMENT	139,824
GRAVEL	6,800
TOTAL	261,824

261,824/373,823 = 0.706 = 71% COVERAGE

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

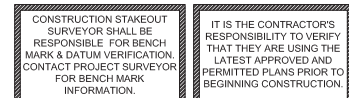
MARION COUNTY PROJECT No. 26969

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 26969
APPROVAL DATE: 6/13/22
EXPIRATION DATE: 6/13/24

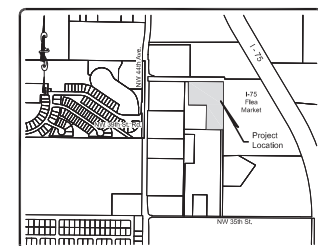
All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be dressed and sodded. Trees and mums may be used if approved by the County Engineer or designer.

NOTICE: The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.



Description:

A PARCEL OF LAND LYING IN SECTION 34, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE S.E. CORNER OF SAID SECTION 34; THENCE N.89°43'20"W, ALONG THE SOUTH BOUNDARY OF THE S.E. 1/4 OF SAID SECTION 34, A DISTANCE OF 1326.47 FEET TO THE S.W. CORNER OF THE EAST 1/2 OF THE S.E. 1/4 OF SAID SECTION 34; THENCE DEPARTING SAID SOUTH BOUNDARY, N.00°30'59"E, ALONG THE WEST BOUNDARY OF THE EAST 1/2 OF SAID S.E. 1/4 OF SAID SECTION 34, A DISTANCE OF 1037.08 FEET; THENCE DEPARTING SAID WEST BOUNDARY, N.89°22'43"W, A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST BOUNDARY OF THOSE LANDS DESCRIBED IN THE OFFICIAL RECORDS BOOK 8611 PAGE 265, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THENCE N.00°29'18"E, ALONG SAID EAST BOUNDARY AND A NORTHERLY EXTENSION THEREOF, A DISTANCE OF 438.48 FEET TO A POINT ON THE NORTH BOUNDARY OF THE WEST 621.40 FEET OF THE SOUTH 89 FEET OF THE NORTH 1253.38 FEET OF THE EAST 1/2 OF THE N.W. 1/4 OF THE S.E. 1/4 OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 21 EAST, SAID ALSO BEING THE POINT OF BEGINNING, THENCE DEPARTING SAID EAST BOUNDARY, N.89°36'39"W, ALONG SAID NORTH BOUNDARY, A DISTANCE OF 25.21 FEET; THENCE DEPARTING SAID NORTH BOUNDARY, N.00°31'27"E, A DISTANCE OF 412.09 FEET; THENCE N.89°33'07"W, A DISTANCE OF 309.04 FEET; THENCE N.00°32'49"W, A DISTANCE OF 415.02 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE NORTH 337.07 FEET OF THE EAST 1/2 OF THE N.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 34; THENCE S.89°33'06"E, ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 606.67 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, S.00°29'01"W, A DISTANCE OF 826.81 FEET; THENCE N.89°36'39"W, A DISTANCE OF 45.07 FEET TO THE POINT OF BEGINNING.
SAID LANDS CONTAINING 8.58 ACRES, MORE OR LESS.



Site Information:

PROJECT NAME: Ocala Gran Prix Inc RV & Boat Storage
OWNER: J.R.A. HIGH PERFORMANCE INC.
CONTACT: JORGE ARELLANO (352) 291-6600 jh@jorgearellano.com
PROJECT LOCATION: Ocala, FL 34482
PARCEL NUMBER: 13708-000-01
TOTAL PROJECT AREA: 373,823 SF (8.58 AC)
LAND USE: COMMERCIAL DISTRICT
ZONING: B-5
SETBACKS: 40' FRONT, 25' REAR, 10' SIDE
SCALE: 1" = 100'

Index of Sheets:

- | | |
|------|--------------------------------|
| C001 | COVER SHEET |
| C002 | EXISTING CONDITIONS |
| C003 | SITE PLAN |
| C004 | DRAINAGE PLAN |
| C005 | DRAINAGE PIPE PLAN |
| C006 | DETAILS |
| C007 | EROSION CONTROL PLAN |
| C008 | PHOTOMETRIC PLAN |
| C009 | FIRE LINE PLAN |
| C010 | WATER DETAILS |
| L001 | LANDSCAPE PLAN |
| L002 | IRRIGATION PLAN |
| L003 | LANDSCAPE / IRRIGATION DETAILS |
| S-1 | SURVEY |

Statement of Intent:

CONSTRUCTION OF RV & BOAT STORAGE ENCLOSURES WITH PAVED DRIVeways AND SECURITY FENCE ON 8.58 ACRE PARCEL. EACH FULLY ENCLOSED STORAGE UNIT WILL HAVE INDIVIDUAL ELECTRIC SERVICE. NO WATER OR SEWER SERVICE TO BE PROVIDED BUT AN 8" FIRE LINE WILL BE CONSTRUCTED TO PROVIDE WATER FOR ON-SITE FIRE HYDRANT AND BUILDING FIRE SPRINKLER SYSTEM. LIMITED OUTDOOR STORAGE WILL ALSO BE AVAILABLE.
PROPOSED USE IS THE SAME, HOWEVER DUE TO MARKET CONDITIONS AND STAFF COMMENTS, THESE 2ND SUBMITTAL PLANS DATED 4-20-22 HAVE BEEN REVISED FROM THE INITIAL PLANS DATED 7-13-21. THE PROJECT NAME HAS ALSO BEEN CHANGED TO Ocala GRAN PRX INC RV & BOAT STORAGE.

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 (LOC), EXCEPT AS WAIVED:

MICHAEL W. RADCLIFFE, P.L.A., REG. ENG. NO. 31170 DATE _____

COVER SHEET

Project Name: Ocala Gran Prix, Major Site Plan - Marion County, FL

Sheet No. C001 of C010

Scale: 1" = 100'

Project No. 26969

Application No. 26969

Approval Date: 6/13/22

Expiration Date: 6/13/24

Engineer: MICHAEL W. RADCLIFFE, P.L.A., REG. ENG. NO. 31170

Professional Seal: MICHAEL W. RADCLIFFE, P.L.A., REG. ENG. NO. 31170

Project Location: Ocala, FL 34482

Project Area: 373,823 SF (8.58 AC)

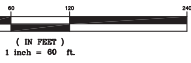
Parcel No: 13708-000-01

Project No: 26969

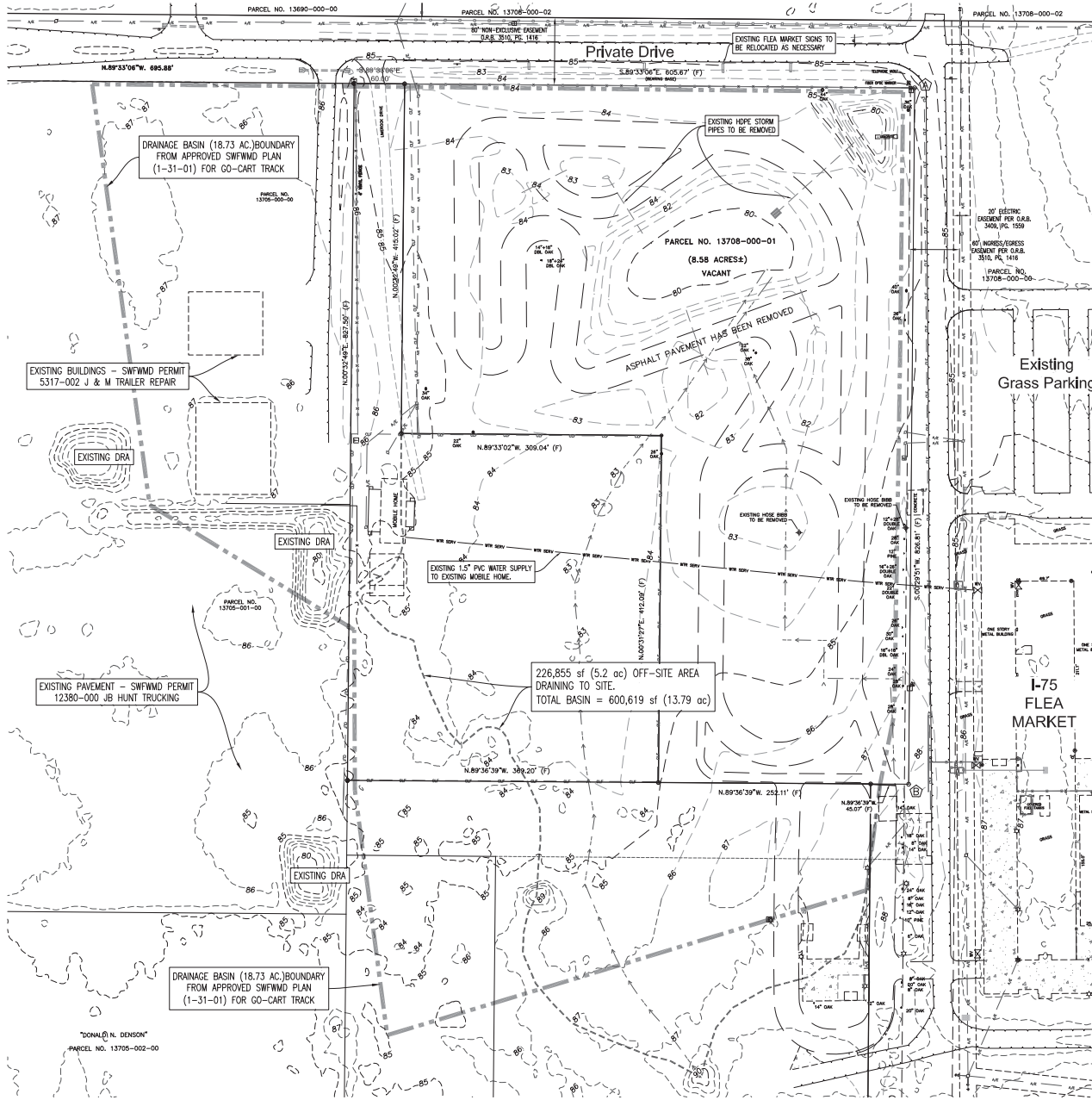
Project Name: Ocala Gran Prix, Major Site Plan - Marion County, FL

Sheet No. C001 of C010

GRAPHIC SCALE



EASEMENT CONTINUES TO NW 44th Ave.



DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 26969
APPROVAL DATE: 6/13/22
EXPIRATION DATE: 6/13/24

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be dressed and seeded. Grass and mulch may be used if approved by the County Engineer or designer.

NOTICE
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

MARION COUNTY PROJECT
No. 26969

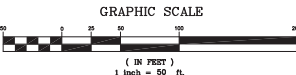
DATE	BY	REVISION
4-20-22	JMS	REVISION: PER COUNTY COMMENTS
6-13-22	JMS	REVISION: PER COUNTY COMMENTS

Project No.	26969
Project Name	2020-05
Client	MJR
Designer	MJR
Checker	MJR
Drawn	MJR
Scale	7-1/2" = 1'
Sheet No.	7-13-21
Project	26969
Scale	7-1/2" = 1'
Sheet No.	7-13-21

MICHAEL W. RADCIFFE ENGINEERING, INC.
 10000 NW 10th Avenue, Suite 100, Ft. Lauderdale, FL 33309
 Phone: 954-574-1111
 Fax: 954-574-1112
 Website: www.mradcliffe.com

Project Name: Death Gate Pkwy - Major Site Plan - Marion County, FL
Sheet Name: Existing Conditions

Sheet No. C002 of C010



SECTION 6.7.3.E - TREE PROTECTION
Tree protection shall continue during the course of construction. The following requirements shall be conditions of tree removal permits, all permits for construction in public rights-of-way, and all development permits issued under and pursuant to this Code:
(1) The clearing of construction equipment or material or the disposal of waste materials including but not limited to, paint, oil, solvents, asphalt, concrete, and mortar within the TPZ of any tree which is being protected is not allowed.
(2) The movement of equipment or the storage of equipment, materials, debris, or fill within the TPZ of any tree which is being protected is not allowed.
(3) The contractor shall inspect all tree protection barriers and signs on a weekly basis during the course of construction. Any barrier or sign which has been damaged or is missing shall be replaced immediately.
(4) If any tree which has not been approved to be removed is destroyed, or receives major damage during construction, with the exception of natural events, so as to place its long term survival in question, the tree(s) must be replaced at an inch-to-inch basis of the total (combined) DBH of the tree(s) so destroyed or damaged. The replacement tree(s) shall be of comparable species of the destroyed or damaged tree(s) with a minimum replacement size of 3.5-inch caliper. The County reserves the right to establish a replacement fee for each such tree and payment into the Tree Mitigation Fund may be authorized by the County's Landscape Architect.

SEC. 6.7.12 - TREE INSPECTIONS.
The following tree preservation and/or replacement inspections shall be required to ensure compliance with this division and the requirements of permits issued hereunder. No Certificate of Occupancy or Certificate of Completion, as appropriate, may be issued for any development involving the removal of trees requiring a permit until all of the following inspections have been completed and approved as granted:
A. A preliminary inspection shall be conducted by the County's Landscape Architect or his designee to confirm that the permittee has marked trees permitted to be removed and has indicated tree protection barricades around trees, or groups of trees, to be preserved prior to any clearing, grubbing, or construction. Any deficiencies noted during this inspection shall be cause to withhold approval until they are corrected by the permittee and re-inspected. Approval, after preliminary inspection, shall be noted by the County's Landscape Architect or his designee on the permit and shall constitute notice to proceed with tree removal.
B. A final inspection shall be conducted by the County's Landscape Architect or his designee after completion of tree removal and replacement in accordance with the approved plans. Approval, after final inspection, shall be noted by the County's Landscape Architect or his designee on the permit and shall constitute notice of commencement of the required maintenance period of replacement trees if replacement is required.

- Legend:**
- SOIL BORING
 - EXISTING DRAINAGE FLOW
 - PROPOSED DRAINAGE FLOW
 - PROPOSED BACK-FLOW PREVENTION DEVICE
 - PROPOSED FIRE HYDRANT
 - PROPOSED WATER VALVE
 - PROPOSED ELECTRIC TRANSFORMER
 - TIME/CONCENTRATION (Tc) PATH
 - CENTERLINE
 - STORMWATER DRAIN PIPE
 - AERIAL ELECTRIC LINE
 - EXISTING EDGE OF PAVEMENT
 - PROPOSED PAVEMENT GRADE
 - EXISTING GRADE
 - PROJECT AREA

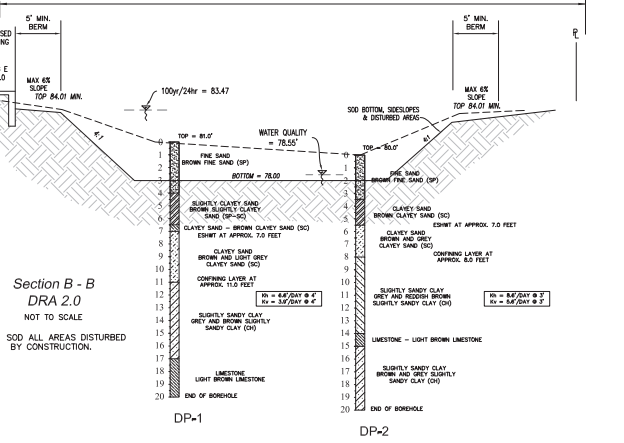
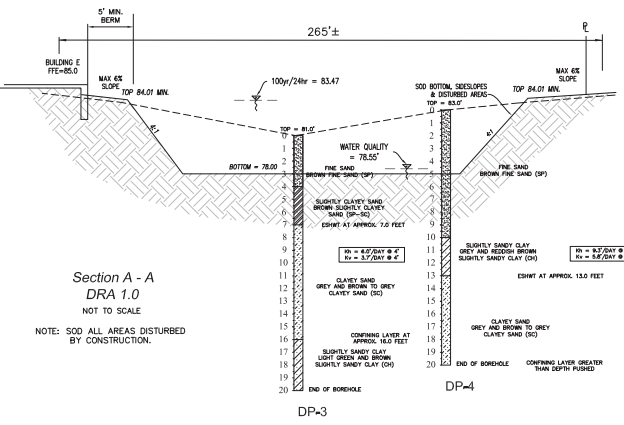
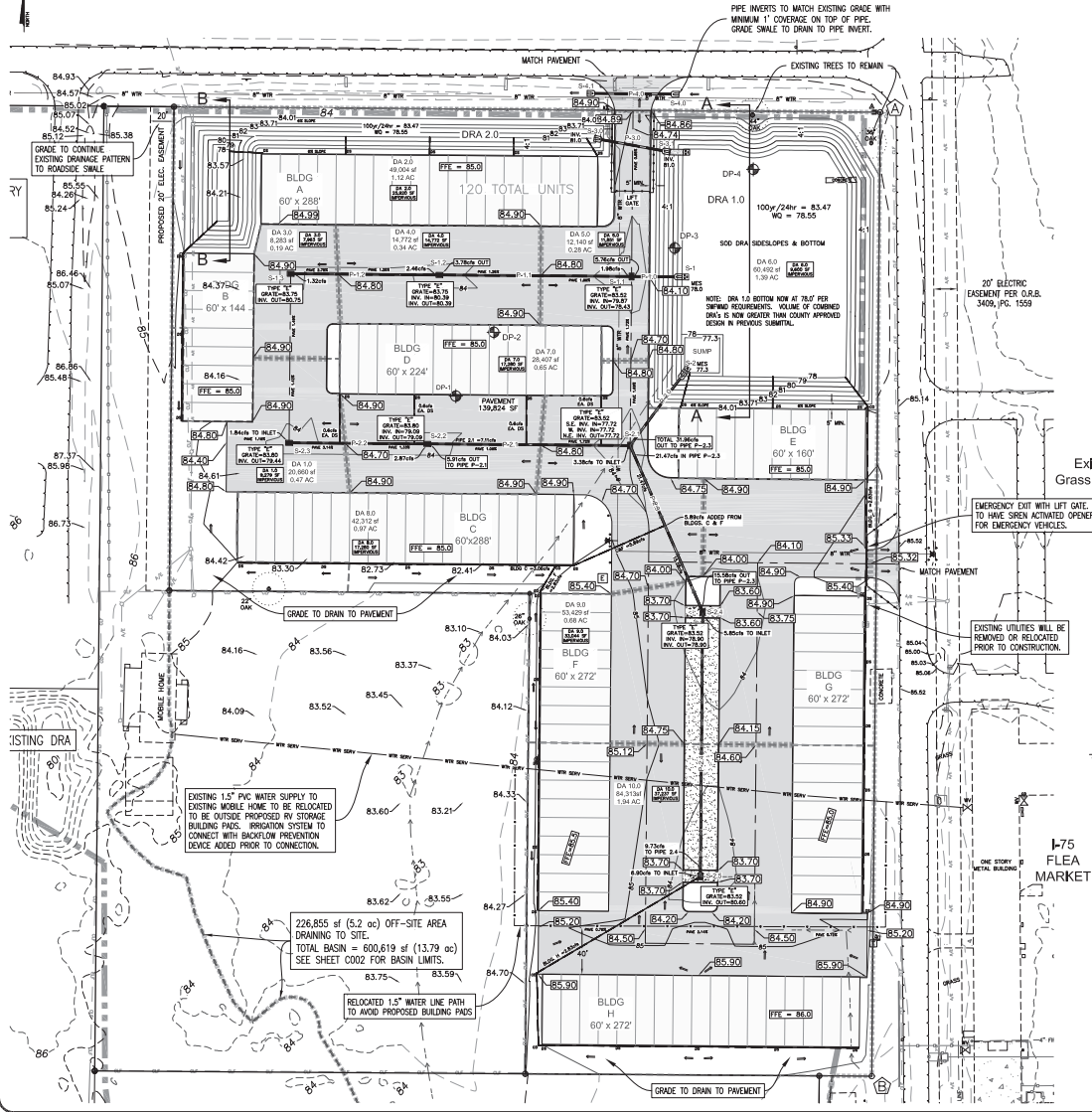
DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 26969
APPROVAL DATE: 6/13/22
EXPIRATION DATE: 6/13/24
All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be dressed and seeded. Trees and muck may be used if approved by the County Engineer or designee.
NOTICE:
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute for the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

JRA PERFORMANCE - IMPERVIOUS CHART
BASIN AREA = 600,619 sf (13.79 ac)
PROJECT AREA = 373,823 sf (8.58 ac)

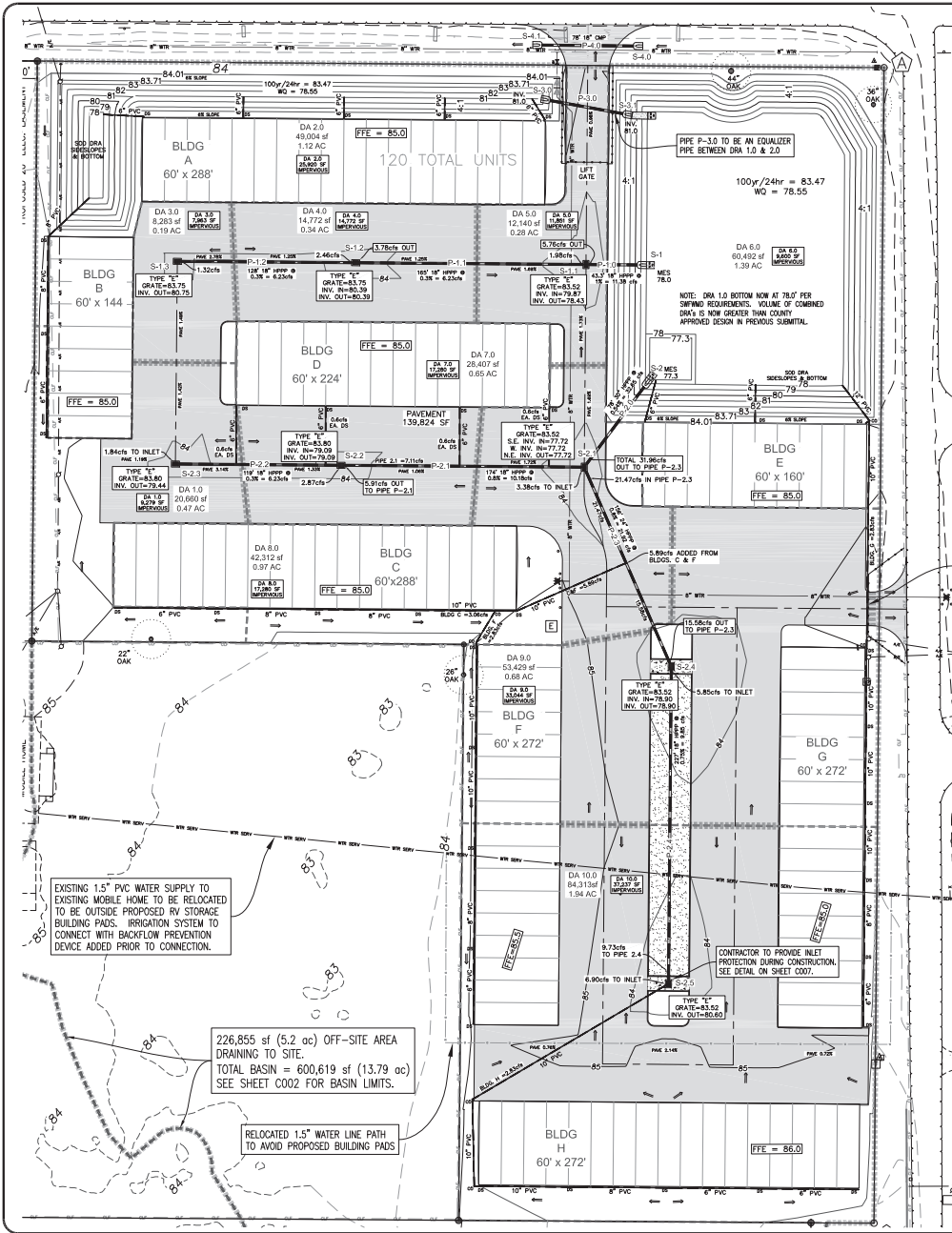
IMPERVIOUS AREA	AREA (SF)
BUILDINGS	115,200
PAVEMENT	130,824
GRAVEL	6,900
TOTAL	252,924

252,924/373,823 = 0.706 = 71% COVERAGE

MARION COUNTY PROJECT No. 26969



Prepared by: **MICHAEL W. RADCIFFE ENGINEERING, INC.**
Project: 2020-35
Drawing: MWR
Date: 7-13-21
Scale: 1" = 50'
Author: MWR
Checker: MWR
Title: **Drainage Plan**
Sheet No. C004 of C010

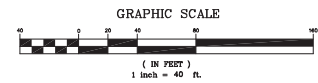


JRA PERFORMANCE - IMPERVIOUS CHART

BASIN AREA = 600,619 sf (13.79 ac)
 PROJECT AREA = 373,950 sf (8.59 ac)

IMPERVIOUS AREA	AREA (SF)
BUILDINGS	115,200
PAVEMENT	139,824
GRAVEL	6,900
TOTAL	261,924

261,924/373,950 = 0.706 = 71% COVERAGE



DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 26969
 APPROVAL DATE: 6/13/22
 EXPIRATION DATE: 6/13/24

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be dressed and sodded. Grass and mulch may be used if approved by the County Engineer or designer.

NOTICE
 The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute for or waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

MARION COUNTY PROJECT No. 26969

- Legend:**
- B-2 SOIL BORING
 - EXISTING DRAINAGE FLOW
 - PROPOSED DRAINAGE FLOW
 - PROPOSED BACK-FLOW PREVENTION DEVICE
 - PROPOSED FIRE HYDRANT
 - PROPOSED WATER VALVE
 - PROPOSED ELECTRIC TRANSFORMER
 - TIME/CONCENTRATION (Tc) PATH
 - CENTERLINE
 - STORMWATER DRAIN PIPE
 - AERIAL ELECTRIC LINE
 - EXISTING EDGE OF PAVEMENT

Ocala Gran Prix RV & Boat Storage - Stormwater Pipe Chart

PIPE ID	PIPE SIZE (INCH)	PIPE LENGTH (FEET)	PIPE SUSPENSE (IN)	DOWNSTREAM STRUCTURE	TYPE	GRATE	INVERT(S)	INV. OUT	UPSTREAM STRUCTURE	TYPE	GRATE	INVERT(S)	INV. OUT	"0" REQUIRED OR	"0" DESIGN OR	"0" VELOCITY (ft/s)	PIPE ID
P-1.0	18	43.3	1.0	S-1	MES	-	78.00	81.11	TYPE 'T'	S-1.2	S-1.2	79.87	78.43	5.75	11.38	6.44	P-1.0
P-1.1	18	164.7	0.3	S-1.1	TYPE 'T'	S-1.2	79.87	81.2	TYPE 'T'	S-1.2	S-1.2	80.39	80.39	3.79	6.23	3.53	P-1.1
P-1.2	18	127.5	0.3	S-1.2	TYPE 'T'	S-1.2	83.75	80.39	S-1.3	TYPE 'T'	S-1.3	83.75	80.75	1.32	6.23	3.53	P-1.2
P-2.0	30	78.0	0.54	S-2.0	MES	-	77.38	82.1	TYPE 'T'	S-2.1	S-2.1	83.52	84.27	7.72	31.88	29.85	P-2.0
P-2.1	18	174.0	0.8	S-2.1	TYPE 'T'	W 6 x 6 W/2	77.72	82.2	TYPE 'T'	S-2.2	S-2.2	83.80	79.09	6.49	10.18	4.87	P-2.1
P-2.2	18	118.5	0.3	S-2.2	TYPE 'T'	S-2.2	83.80	79.09	S-2.3	TYPE 'T'	S-2.3	83.80	79.44	1.84	6.23	3.53	P-2.2
P-2.3	24	156.6	0.8	S-2.3	TYPE 'T'	W 6 x 6 W/2	77.72	82.4	TYPE 'T'	S-2.4	S-2.4	83.52	78.90	21.47	21.92	5.52	P-2.3
P-2.4	18	226.8	0.12	S-2.4	TYPE 'T'	S-2.4	83.52	78.90	S-2.5	TYPE 'T'	S-2.5	83.52	80.60	9.79	9.85	6.90	P-2.4
P-3.0	18" CMP	66.04	0.0	S-3.1	MES	-	81.00	83.0	MES	-	-	81.00	-	-	-	-	P-3.0
P-4.0	18" CMP	78.04	0.2	S-4.1	MES	-	83.59	84.0	MES	-	-	83.74	-	-	-	-	P-4.0

ALL PIPES ARE POLYPROPYLENE UNLESS INDICATED OTHERWISE (AGS HP STORM PIPE OR EQUIVALENT) *LENGTHS INCLUDE MES WHERE APPLICABLE

PIPE 3.0 DESIGNED TO EQUALIZE DRA'S 1.0 & 2.0
 "0" REQUIRED OF c/s COLUMN INCLUDES ROOF DOWNSPOUT VOLUME TO PIPE THAT DOES NOT GO INTO INLETS.

MICHAEL J. RACIPIPE ENGINEERING, INC.
 10000 N. W. 10th St., Suite 100, Ft. Lauderdale, FL 33309
 TEL: 954-575-1100 FAX: 954-575-1101
 WWW.MJRE.COM

Ocala Gran Prix - Major Site Plan - Marion County, FL
 Sheet No. C005 of C010

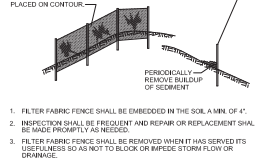
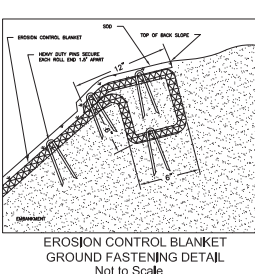
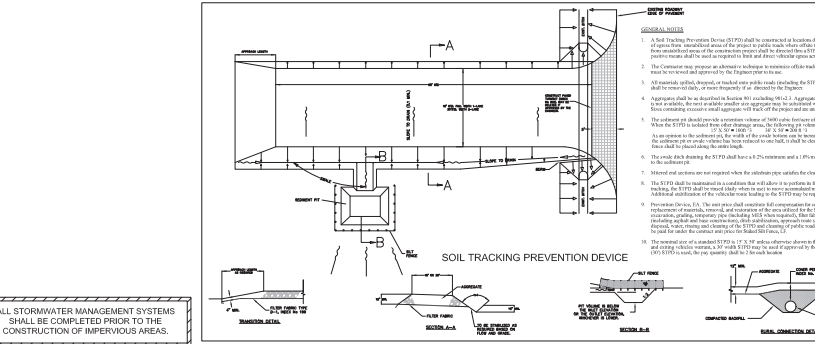
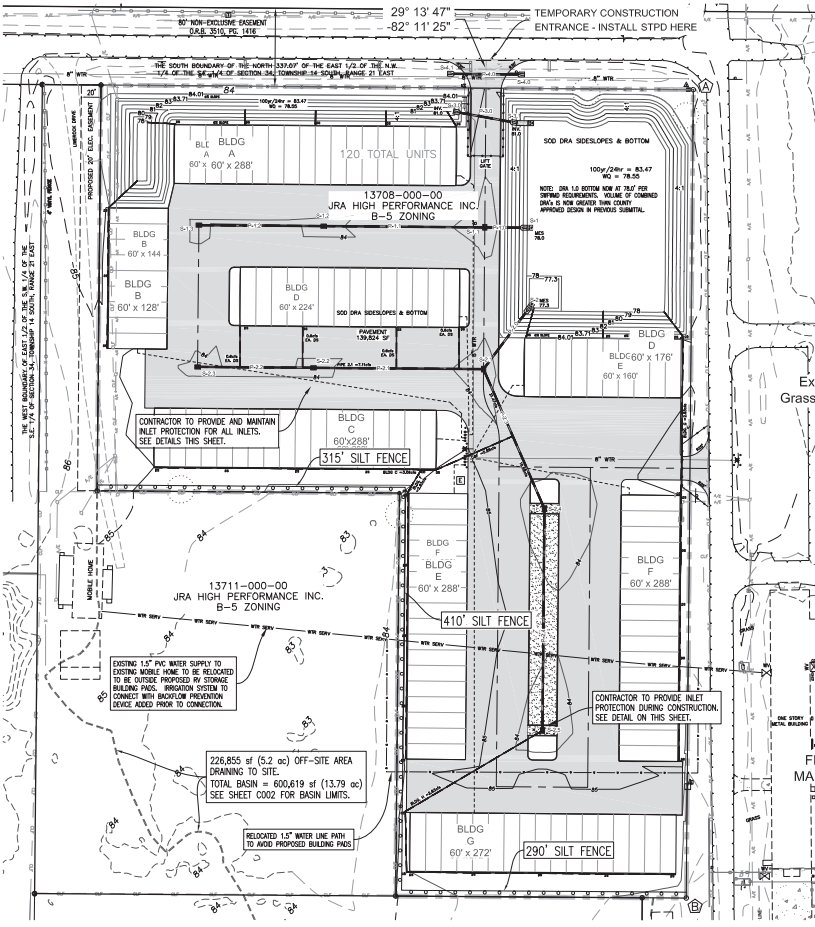
General Notes:

- 1. Contractor shall file Notice of Intent (NOI) or obtain a letter from the Department of Environmental Protection (DEP) confirming coverage under this Generic Permit prior to construction. A copy of the NOI or letter from DEP shall be posted at the construction site in a prominent place for public viewing (such as alongside a building permit).
2. The discharge of hazardous substances or oil in the stormwater discharges from a facility or activity shall be pre-vented or minimized in accordance with the applicable stormwater pollution prevention plan for the facility or activity.
3. The permittee shall provide for compliance with the terms and schedule of this plan beginning with the initiation of construction activities.
4. Permittee shall adhere to the State of Florida DEP Generic Permit for Stormwater Discharge from Large and Small Construction Activities.
5. Preserve existing vegetation where attainable and stabilize disturbed portions of the site to prevent erosion. Stabilization measures include permanent seeding, sod, preservation of existing mature vegetation and protection of existing trees. Stabilization measures shall be initiated as soon as practicable, but in no case more than 7 days, in portions of the site where construction activities have temporarily or permanently ceased.
6. Each plan shall include a description of structural practices, to divert flows from exposed soils, store flows, retain sediment on-site, or otherwise limit runoff and the discharge of pollutants from exposed areas of the site. Such practices may include silt fences, swales, check dams, storm drain inlet protection, permanent sediment basins or Drainage Retention Areas (D.R.A.'s).
7. Construct temporary Sediment Control Basins at each point of discharge into D.R.A.'s.
8. Controls for Other Potential Pollutants.
(1) Waste Disposal. The plan shall assure that waste such as discarded building materials, chemicals, litter, and sanitary waste are properly controlled in accordance with all applicable state, local, and federal regulations. This permit does not authorize the discharge of solid materials, including building materials, to surface waters of the State or an Municipal Separate Storm Sewer System (MS4).
(2) The plan shall assure that off-site vehicle tracking of sediments and the generation of dust is minimized.
(3) The plan shall be consistent with applicable State and local waste disposal, sanitary sewer or septic system regulations.
(4) The plan shall address the proper application rates and methods for the use of fertilizers, herbicides and pesticides at the construction site and set forth how these procedures will be implemented and enforced. Nutrients shall be applied only to the extent necessary to establish and maintain vegetation.
(5) The plan shall ensure that the application, generation, and mitigation of toxic materials is limited and that toxic materials are properly stored and disposed.
9. A qualified inspector (provided by the operator) shall inspect all points of discharge into surface waters of the State or a Municipal Separate Storm Sewer System (MS4), disturbed areas of the construction site that have been finally stabilized, areas used for storage of materials that are exposed to precipitation, structural controls, and locations where vehicles enter or exit the site, at least once every seven calendar days and within 24 hours of the end of a storm that is 0.5 inches or greater in accordance with the Generic Permit.
10. The permittee shall retain copies of stormwater pollution prevention plans and all reports required by this permit, and records of all data used to complete the NOI to be covered by this permit, for a period of at least three years from the date that the site is finally stabilized.
11. The permittee shall retain a copy of the stormwater pollution prevention plan and all reports, records and documentation required by this permit at the construction site, or an appropriate alternative location as specified in the NOI, from the date of project initiation to the date of final stabilization.
12. The permittee shall submit a completed Notice of Termination (NOT) (DEP Form 62-621.300(6)), signed in accordance with Part VII.C. of this permit, within 14 days of final stabilization of the site to terminate coverage under this permit.
13. The permittee shall submit a NOI to the following address:
NPDES Stormwater Notices Center, MS# 2510
Florida Department of Environmental Protection
2600 Blair Stone Road
Tallahassee, Florida 32399-2400
14. Projects that discharge stormwater associated with construction activity to a MS4 shall submit a copy of the NOI to the operator of the MS4.

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

Project Information:

- 1. This plan is intended for use in conjunction with the improvement plans for this project.
2. The construction activities on this site consist of and will be performed in the following order: clearing and grubbing, excavation of the proposed roadway and drainage.
3. The estimated project area is 8.58 acres. The area to be disturbed by construction is 8.58 acres.
4. The topography of the area is gently sloping to sloping and naturally delineates the drainage basins as shown on the Erosion Control sheet. Vegetative cover consists of Bahia grass with mature oak trees located mostly on the eastern side of the project area (formerly an asphalt go-cart track). Existing soils are 100% Gainesville Loamy Sand, type "A" hydrologic soil, which is a well-drained to excessively drained sand according to the National Resource Conservation Service (NRCS) classification.



DEVELOPMENT REVIEW COMMITTEE MARION COUNTY, FLORIDA
APPLICATION #: 29699
APPROVAL DATE: 6/13/22
EXPIRATION DATE: 6/13/24
NOTICE: The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute for the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

Scale: 1 inch = 60 feet
MARION COUNTY PROJECT No. 29699
Contractor shall file a NOI (Notice of Intent) with FDEP prior to construction. A copy of NOI must also be sent to Marion County prior to construction.

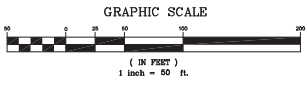
LEGEND:
DRA DRAINAGE RETENTION AREA
SILT FENCE LOCATION
FILTER FABRIC
UNDISTURBED GROUND LINE
6\"/>

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

Table with columns for Signature and Date. Includes fields for Project Number and Operator's Certification.

Schedule information:
Stabilization Schedule: (Required to be completed by Contractor)
Major Construction Activities: Start Date, End Date
Cease Construction Activities: Temporary Dates, Permanent Date
Dates that Stabilization Measures were Initiated:
Note: Install erosion control features prior to any construction activities on this site.

Vertical sidebar containing project metadata, drawing title 'STORMWATER POLLUTION PREVENTION PLAN (SWPPP)', sheet number 'C007 of C010', and a signature line for Michael W. Radcliffe, Engineer, Inc.



**DEVELOPMENT REVIEW
COMMITTEE
MARION COUNTY, FLORIDA**

APPLICATION #: 26969
 APPROVAL DATE: 6/13/22
 EXPIRATION DATE: 6/13/24

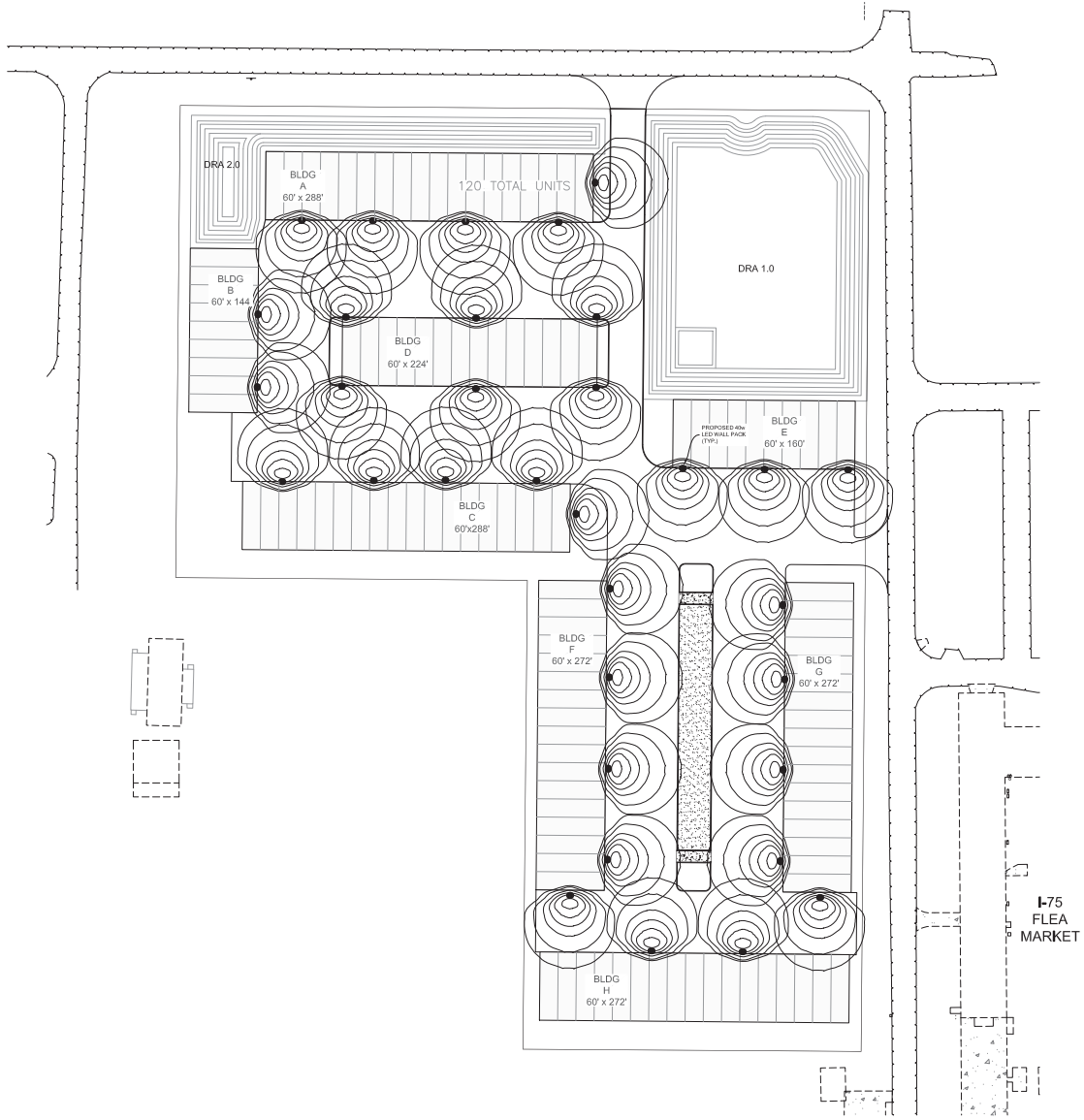
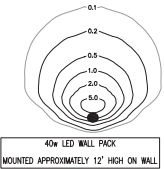
All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be dressed and sodded. Grass and mulch may be used if approved by the County Engineer or designer.

NOTICE
 The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

MARION COUNTY PROJECT
 No. 26969

Photometric Legend:

- PROPOSED 40w LED WALL PACK
- 0.1 = 0.1 FOOT-CANDLES
 - 0.2 = 0.2 FOOT-CANDLES
 - 0.5 = 0.5 FOOT-CANDLES
 - 1.0 = 1.0 FOOT-CANDLES
 - 2.0 = 2.0 FOOT-CANDLES
 - 5.0 = 5.0 FOOT-CANDLES

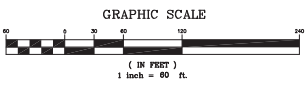


Project Name: South Gate Plaza - Major Site Plan - Marion County, FL
 Sheet Name: Photometric Plan
 Sheet No. C008 of C010

Prepared by: MMR
 Checked by: MMR
 Date: 4-20-22
 Project: 2020-35
 Issue: 7-13-21
 Scale: 1" = 50'
 Title: SHEET PER COUNTY COMMENTS
 Revision: PER COUNTY COMMENTS

MICHAEL W. RACIPIPE ENGINEERING, INC.
 10000 N. US HWY 90, SUITE 100, PALM BEACH, FL 33410
 561-844-4444
 WWW.MICHAELRACIPIPE.COM

COPYRIGHT © 2022 MICHAEL W. RACIPIPE ENGINEERING, INC. All Rights Reserved.



**DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA**

APPLICATION #: 26969
 APPROVAL DATE: 6/13/22
 EXPIRATION DATE: 6/13/24

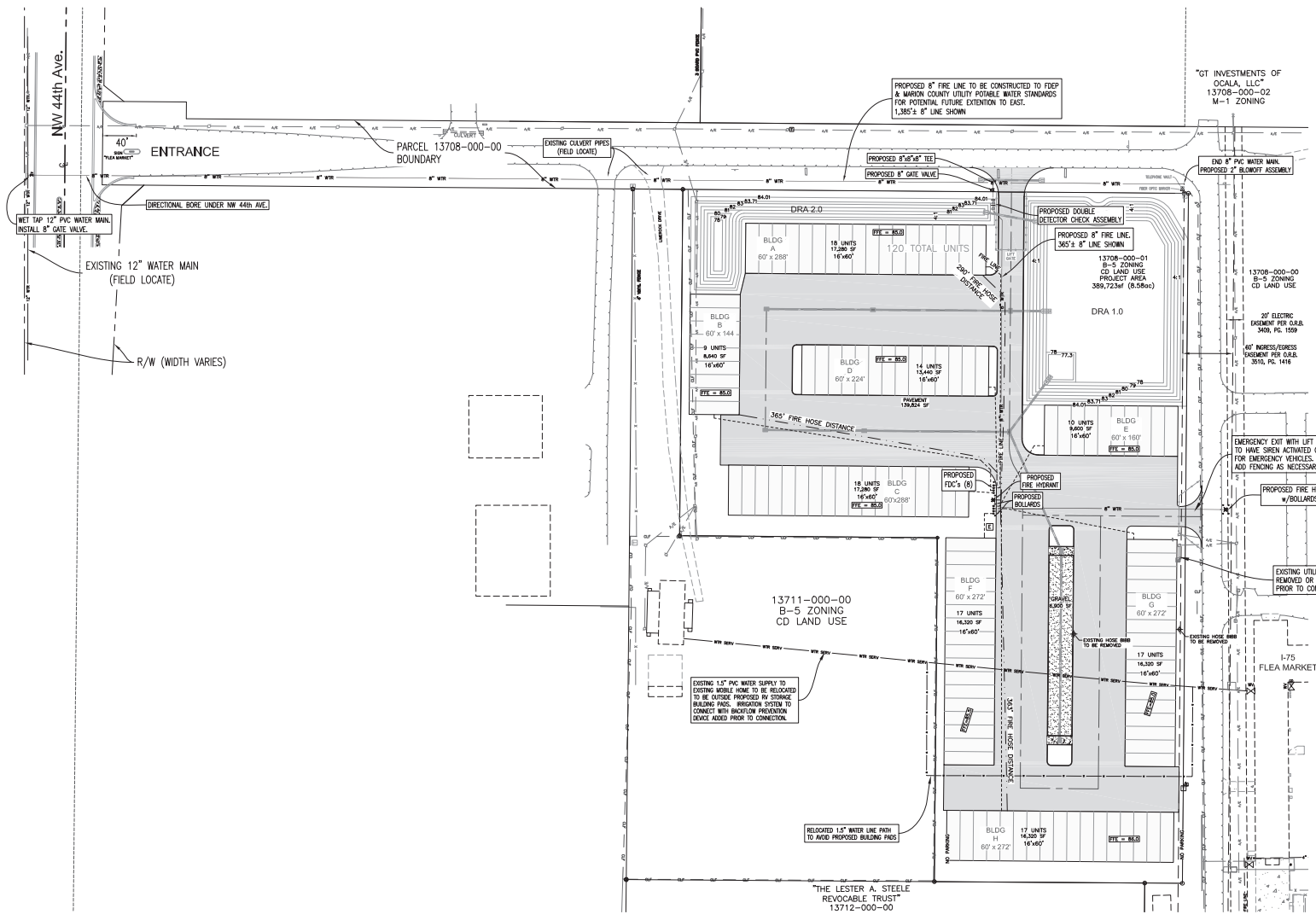
All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be dressed and sodded. Grass and mulch may be used if approved by the County Engineer or designer.

NOTICE
 The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

MARION COUNTY PROJECT No. 26969

Legend:

- PROPOSED DOUBLE DETECTOR CHECK ASSEMBLY
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- CENTERLINE
- STORMWATER DRAIN PIPE
- AERIAL ELECTRIC LINE
- EXISTING EDGE OF PAVEMENT



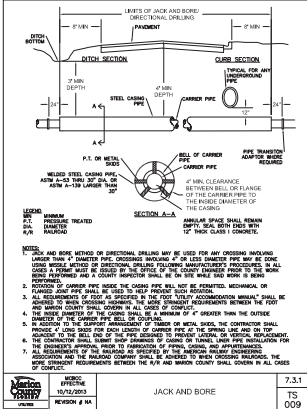
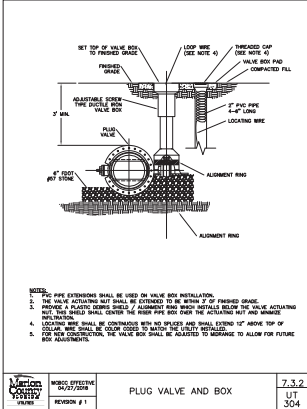
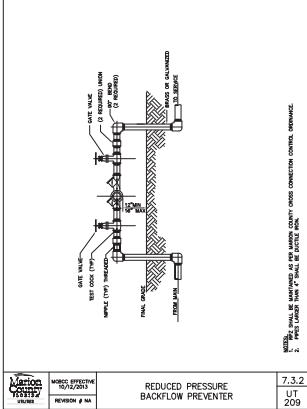
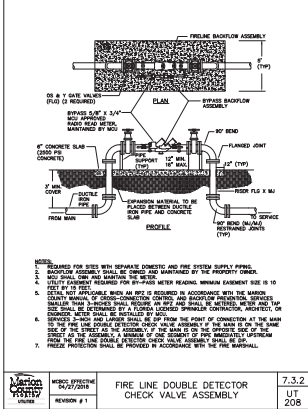
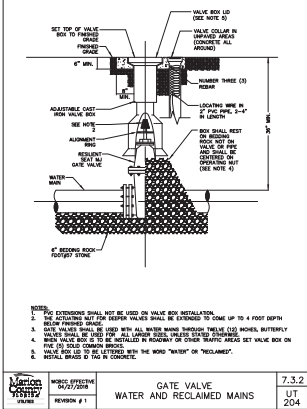
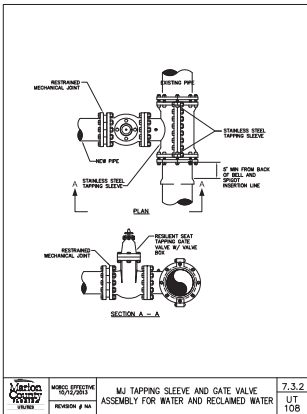
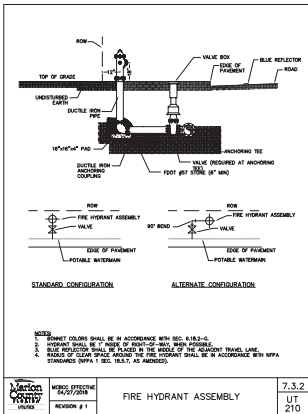
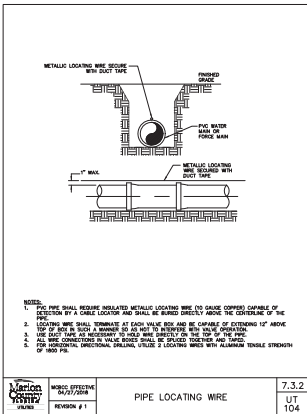
DATE	BY	REVISIONS
4-20-22	JMS	REVISIONS PER COUNTY COMMENTS
6-8-22	JMS	REVISIONS PER COUNTY COMMENTS

Scale	Project	Sheet
1" = 50'	2020-35	09
	2020-35	09
	2020-35	09

MICHAEL W. RADCIFFE ENGINEERING, INC.
 10000 W. US HIGHWAY 90, SUITE 100, PALM BEACH, FL 33410
 TEL: 561-840-1111 FAX: 561-840-1112
 WWW.MWRADCIFFE.COM

Fire Line Plan

Sheet No. C009 of C010



DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 26969
 APPROVAL DATE: 6/13/22
 EXPIRATION DATE: 6/13/24

NOTICE:
 The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute for the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

MARION COUNTY PROJECT
 No. 26969

Project Name: South Gate Park Major Site Plan - Marion County, FL
 Sheet Name: Fire Line Details

Prepared: MMR
 Designer: JMS
 Checker: MMR
 Date: 4-20-22
 Scale: 1" = 10'-0"

Project: 2020-05
 Date: 7-13-21
 Scale: 1" = 10'-0"

Approved: MICHAEL W. RADCIFFE ENGINEERING, INC.
 10000 N. US HWY 90, SUITE 100, PALM BEACH, FL 33410
 Phone: 561-840-1111
 Website: www.radcliffeengineering.com

Sheet No. C010 of C010

Sunshine 811

Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

**DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA**

APPLICATION #: 26969
APPROVAL DATE: 6/13/22
EXPIRATION DATE: 6/13/24

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be dressed and sodded. Grass and mulch may be used if approved by the County Engineer or designee.

NOTICE
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

MARION COUNTY PROJECT
No. 26969

DATE	BY	REVISION
4-20-22	JMS	REVISED PER COUNTY COMMENTS
6-8-22	JMS	REVISED PER COUNTY COMMENTS

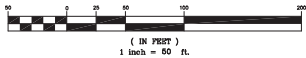
Scale	1" = 50'
Project	2020-35
Drawn	JMS
Checked	MJR
Date	7-13-21
Author	JMS
CDP	Per Stamping

MICHAEL W. RADCIFF ENGINEERING, INC.
Professional Engineer License No. 12000
Professional Land Surveyor License No. 12000
Professional Landscape Architect License No. 12000
Professional Horticulturist License No. 12000

Project Name: South Gate Plan - Major Site Plan - Marion County, FL
Sheet Name: _____
Sheet No. _____

Irriation Plan
Sheet No. **L002**

GRAPHIC SCALE



Irrigation Notes:

- IRRIGATION SYSTEM TO CONNECT TO EXISTING WATER SUPPLY FROM ON-SITE WELL. BACK FLOW PREVENTION DEVICE TO BE INSTALLED AT IRRIGATION SUPPLY CONNECTION.
- LOW VOLUME IRRIGATION TO BE HUNTER MP ROTATOR FOR ALL PLANT LOCATIONS.
- TREE BUBLERS TO BE USED FOR TREE IRRIGATION UNTIL ESTABLISHED.
- ALL LANDSCAPED AREAS WILL BE 100 PERCENT IRRIGATED THROUGHOUT THE ESTABLISHMENT PERIOD.

SEC. 6.9.5. IRRIGATION SYSTEM INSTALLATION

- Irrigation systems shall only be installed by installation professionals meeting the licensing requirements under Section 6.9.10, except those being installed by property owners on their own single-family residence or owner/occupied duplex.
- 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. 6.9.8. COMPLETION INSPECTION REQUIREMENTS

- Irrigation installation professionals shall be accountable for the proper installation and compliance with the conditions of the irrigation permit and approval plans.
- Upon completion of the installation, the contractor or owner shall request an inspection by the irrigation design professional. Prior to the inspection, the irrigation installation professional shall produce a clear and legible as-built diagram which accurately represents the irrigation system as installed. The diagram shall be presented and reviewed during the final inspection. The diagram may be a marked-up copy of the approved irrigation plan and shall include at a minimum:
 - Locations of all mainlines and mainline valves;
 - Locations of all remote control valves;
 - Water demand per zone in GPM; and
 - Total water demand per operating cycle.
- The irrigation installation professional shall also provide to the owner:
 - Irrigation system scheduling information;
 - A copy of the irrigation controller owner's manual;
 - Irrigation system maintenance schedule, which includes:
 - Instructions for seasonal adjustments of controller and sensors;
 - Instructions covering how and when to check for leaks;
 - A schedule for checking for proper irrigation distribution coverage.

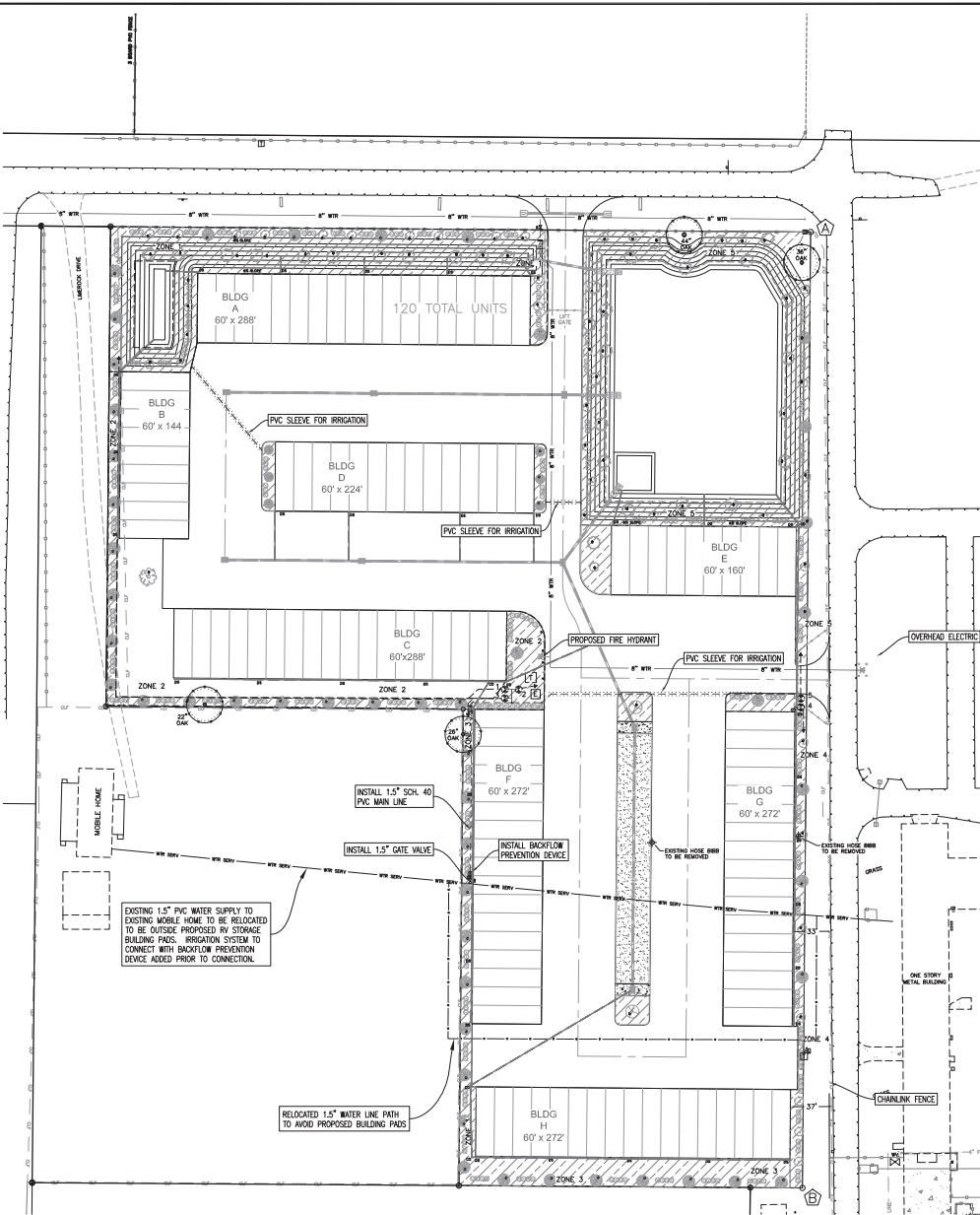
- Within 60 days after installation the irrigation controller shall be adjusted to be set in accordance with the applicable irrigation schedule set forth in this Code.
- Upon completion of the irrigation system installation and the acceptance of the as-built diagram and operational information, a final inspection and Landscape/Irrigation Release shall be signed and sealed by the irrigation design professional and submitted to the County's Landscape Architect.

SEC. 6.9.10. LICENSING AND CERTIFICATION

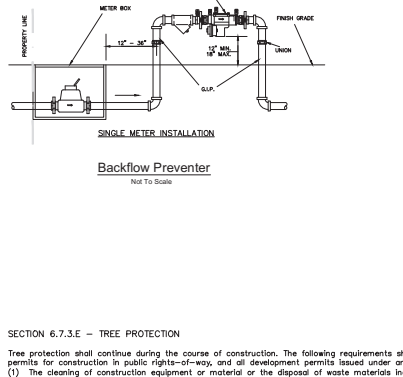
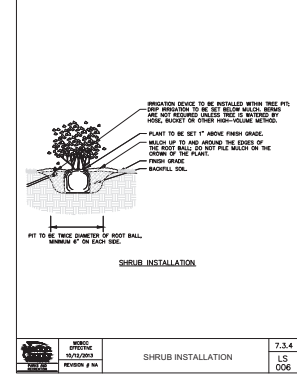
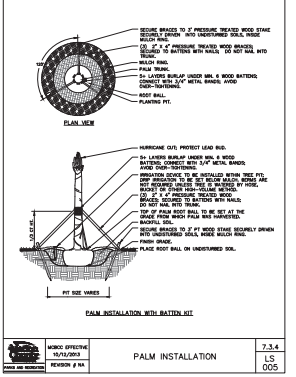
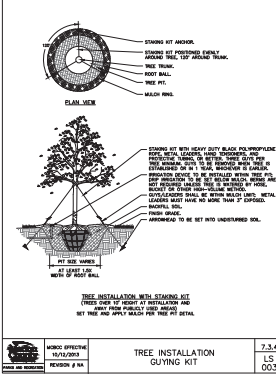
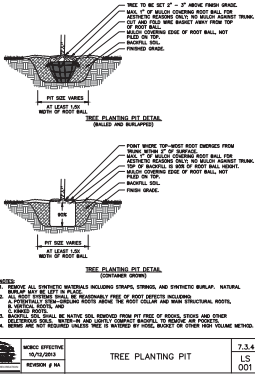
- Irrigation Professionals.**
 - Irrigation Design Professionals shall be design professional as licensed by the State of Florida to provide such professional services.
 - Irrigation Installation and Maintenance Professionals shall include Plumbing Contractors and Irrigation Contractors licensed by Marion County or the State of Florida.
 - 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.
- Training.**
 - 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 (PDH) in Florida-Friendly Landscaping and Irrigation practices from a continuing education organization designated by the Marion County Licensing Board.
 - Marion County shall confirm compliance with these PDH requirements at the time of license renewal, or by an approved audit procedure.

KEY	DESCRIPTION
	BACKFLOW PREVENTION DEVICE
	HUNTER 1.5\"/>
	1.5\"/>
	HUNTER MP CONTROL TIME CLOCK OUTDOOR TIMER
	HUNTER MP 4\"/>
	PRESSURE COMPENSATING HUNTER PCN BUBBLER 0.50 GPM ON MALE ADAPTER
	AREA TO RECEIVE HUNTER P50-100-1200 DRIP LINE ON 5/8\"/>

ZONE	AREA (SF)
1	19,861
2	8,118
3	11,391
4	4,950
5	20,096
6	1,221



- PROPOSED BACK-FLOW PREVENTION DEVICE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
-
- PVC SLEEVE FOR IRRIGATION



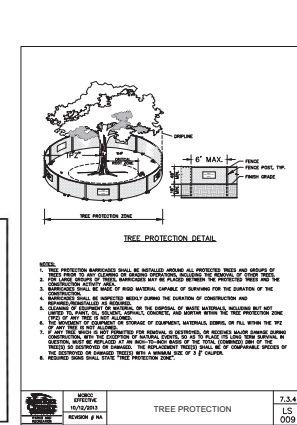
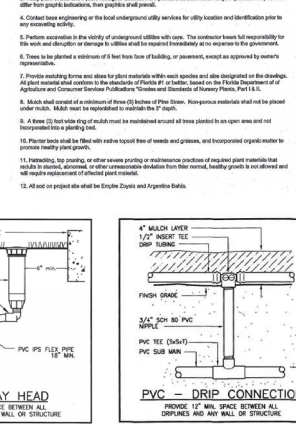
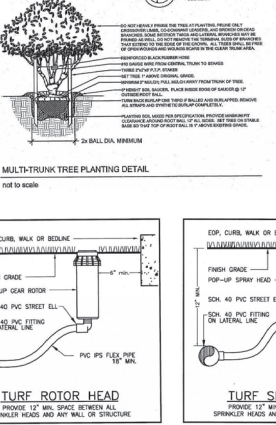
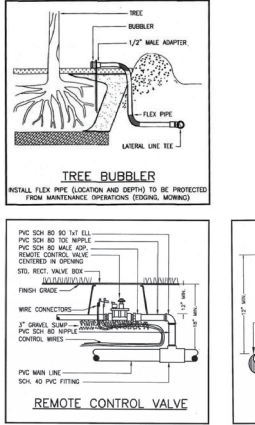
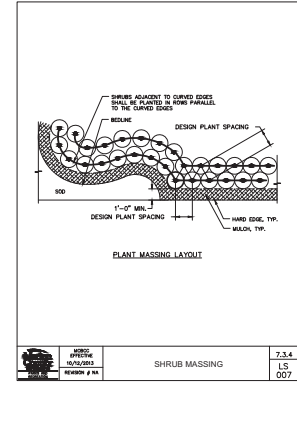
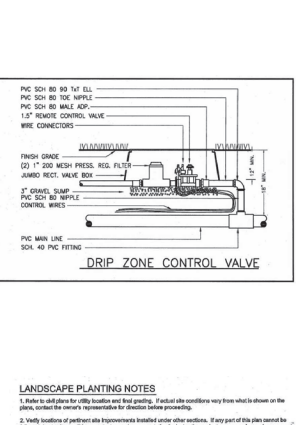
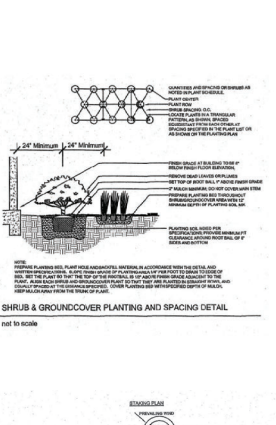
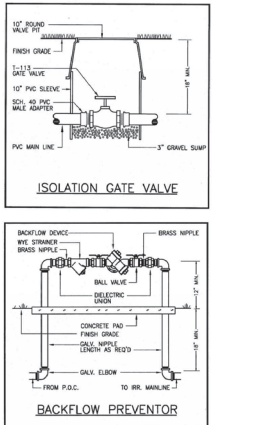
DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 29969
APPROVAL DATE: 6/13/22
EXPIRATION DATE: 6/13/24

NOTE: The approval of these plans is limited to construction under the jurisdiction of Marion County and does not constitute nor waive the requirements of other agencies for additional permits, as applicable by state and/or federal laws.

MARION COUNTY
PROJECT #2340

DATE	BY	REVISION
4-20-22	JMS	REVISION #1: CORRECT L.S. 001
6-8-22	JMS	REVISION #2: CORRECT L.S. 002
6-8-22	JMS	REVISION #3: CORRECT L.S. 003
6-8-22	JMS	REVISION #4: CORRECT L.S. 004
6-8-22	JMS	REVISION #5: CORRECT L.S. 005
6-8-22	JMS	REVISION #6: CORRECT L.S. 006
6-8-22	JMS	REVISION #7: CORRECT L.S. 007
6-8-22	JMS	REVISION #8: CORRECT L.S. 008
6-8-22	JMS	REVISION #9: CORRECT L.S. 009
6-8-22	JMS	REVISION #10: CORRECT L.S. 010
6-8-22	JMS	REVISION #11: CORRECT L.S. 011
6-8-22	JMS	REVISION #12: CORRECT L.S. 012
6-8-22	JMS	REVISION #13: CORRECT L.S. 013
6-8-22	JMS	REVISION #14: CORRECT L.S. 014
6-8-22	JMS	REVISION #15: CORRECT L.S. 015
6-8-22	JMS	REVISION #16: CORRECT L.S. 016
6-8-22	JMS	REVISION #17: CORRECT L.S. 017
6-8-22	JMS	REVISION #18: CORRECT L.S. 018
6-8-22	JMS	REVISION #19: CORRECT L.S. 019
6-8-22	JMS	REVISION #20: CORRECT L.S. 020
6-8-22	JMS	REVISION #21: CORRECT L.S. 021
6-8-22	JMS	REVISION #22: CORRECT L.S. 022
6-8-22	JMS	REVISION #23: CORRECT L.S. 023
6-8-22	JMS	REVISION #24: CORRECT L.S. 024
6-8-22	JMS	REVISION #25: CORRECT L.S. 025
6-8-22	JMS	REVISION #26: CORRECT L.S. 026
6-8-22	JMS	REVISION #27: CORRECT L.S. 027
6-8-22	JMS	REVISION #28: CORRECT L.S. 028
6-8-22	JMS	REVISION #29: CORRECT L.S. 029
6-8-22	JMS	REVISION #30: CORRECT L.S. 030
6-8-22	JMS	REVISION #31: CORRECT L.S. 031
6-8-22	JMS	REVISION #32: CORRECT L.S. 032
6-8-22	JMS	REVISION #33: CORRECT L.S. 033
6-8-22	JMS	REVISION #34: CORRECT L.S. 034
6-8-22	JMS	REVISION #35: CORRECT L.S. 035
6-8-22	JMS	REVISION #36: CORRECT L.S. 036
6-8-22	JMS	REVISION #37: CORRECT L.S. 037
6-8-22	JMS	REVISION #38: CORRECT L.S. 038
6-8-22	JMS	REVISION #39: CORRECT L.S. 039
6-8-22	JMS	REVISION #40: CORRECT L.S. 040
6-8-22	JMS	REVISION #41: CORRECT L.S. 041
6-8-22	JMS	REVISION #42: CORRECT L.S. 042
6-8-22	JMS	REVISION #43: CORRECT L.S. 043
6-8-22	JMS	REVISION #44: CORRECT L.S. 044
6-8-22	JMS	REVISION #45: CORRECT L.S. 045
6-8-22	JMS	REVISION #46: CORRECT L.S. 046
6-8-22	JMS	REVISION #47: CORRECT L.S. 047
6-8-22	JMS	REVISION #48: CORRECT L.S. 048
6-8-22	JMS	REVISION #49: CORRECT L.S. 049
6-8-22	JMS	REVISION #50: CORRECT L.S. 050
6-8-22	JMS	REVISION #51: CORRECT L.S. 051
6-8-22	JMS	REVISION #52: CORRECT L.S. 052
6-8-22	JMS	REVISION #53: CORRECT L.S. 053
6-8-22	JMS	REVISION #54: CORRECT L.S. 054
6-8-22	JMS	REVISION #55: CORRECT L.S. 055
6-8-22	JMS	REVISION #56: CORRECT L.S. 056
6-8-22	JMS	REVISION #57: CORRECT L.S. 057
6-8-22	JMS	REVISION #58: CORRECT L.S. 058
6-8-22	JMS	REVISION #59: CORRECT L.S. 059
6-8-22	JMS	REVISION #60: CORRECT L.S. 060
6-8-22	JMS	REVISION #61: CORRECT L.S. 061
6-8-22	JMS	REVISION #62: CORRECT L.S. 062
6-8-22	JMS	REVISION #63: CORRECT L.S. 063
6-8-22	JMS	REVISION #64: CORRECT L.S. 064
6-8-22	JMS	REVISION #65: CORRECT L.S. 065
6-8-22	JMS	REVISION #66: CORRECT L.S. 066
6-8-22	JMS	REVISION #67: CORRECT L.S. 067
6-8-22	JMS	REVISION #68: CORRECT L.S. 068
6-8-22	JMS	REVISION #69: CORRECT L.S. 069
6-8-22	JMS	REVISION #70: CORRECT L.S. 070
6-8-22	JMS	REVISION #71: CORRECT L.S. 071
6-8-22	JMS	REVISION #72: CORRECT L.S. 072
6-8-22	JMS	REVISION #73: CORRECT L.S. 073
6-8-22	JMS	REVISION #74: CORRECT L.S. 074
6-8-22	JMS	REVISION #75: CORRECT L.S. 075
6-8-22	JMS	REVISION #76: CORRECT L.S. 076
6-8-22	JMS	REVISION #77: CORRECT L.S. 077
6-8-22	JMS	REVISION #78: CORRECT L.S. 078
6-8-22	JMS	REVISION #79: CORRECT L.S. 079
6-8-22	JMS	REVISION #80: CORRECT L.S. 080
6-8-22	JMS	REVISION #81: CORRECT L.S. 081
6-8-22	JMS	REVISION #82: CORRECT L.S. 082
6-8-22	JMS	REVISION #83: CORRECT L.S. 083
6-8-22	JMS	REVISION #84: CORRECT L.S. 084
6-8-22	JMS	REVISION #85: CORRECT L.S. 085
6-8-22	JMS	REVISION #86: CORRECT L.S. 086
6-8-22	JMS	REVISION #87: CORRECT L.S. 087
6-8-22	JMS	REVISION #88: CORRECT L.S. 088
6-8-22	JMS	REVISION #89: CORRECT L.S. 089
6-8-22	JMS	REVISION #90: CORRECT L.S. 090
6-8-22	JMS	REVISION #91: CORRECT L.S. 091
6-8-22	JMS	REVISION #92: CORRECT L.S. 092
6-8-22	JMS	REVISION #93: CORRECT L.S. 093
6-8-22	JMS	REVISION #94: CORRECT L.S. 094
6-8-22	JMS	REVISION #95: CORRECT L.S. 095
6-8-22	JMS	REVISION #96: CORRECT L.S. 096
6-8-22	JMS	REVISION #97: CORRECT L.S. 097
6-8-22	JMS	REVISION #98: CORRECT L.S. 098
6-8-22	JMS	REVISION #99: CORRECT L.S. 099
6-8-22	JMS	REVISION #100: CORRECT L.S. 100



SECTION 6.7.3.E - TREE PROTECTION

Tree protection shall continue during the course of construction. The following requirements shall be conditions of tree removal permits, all permits for construction in public rights-of-way, and all development permits issued under and pursuant to this Code:

- (1) The cleaning of construction equipment or material or the disposal of waste materials including but not limited to, paint, oil, solvents, asphalt, concrete, and mortar within the TPZ of any tree which is being protected is not allowed.
- (2) The movement of equipment, materials, debris, or fill within the TPZ of any tree which is being protected is not allowed.
- (3) The contractor shall inspect all tree protection barricades and signs on a weekly basis during the course of construction. Any barricade or sign which has been damaged or is missing shall be replaced immediately.
- (4) If any tree which has not been approved to be removed is destroyed, or receives major damage during construction, with the exception of natural events, so as to place its long term survival in question, the tree(s) must be replaced at an 8-in-to-10-in basis of the total (combined DBH of the tree(s)) to be destroyed or damaged. The replacement tree(s) shall be of comparable species of the destroyed or damaged tree(s) with a minimum replacement size of 3.5-inch caliper. The County reserves the right to establish a replacement value for such trees and payment into the Tree Mitigation Fund may be authorized by the County's Landscape Architect.

SEC. 6.8.11. LANDSCAPE INSTALLATION

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

SEC. 6.8.12. LANDSCAPE COMPLETION INSPECTION REQUIREMENTS

Upon completion of the installation, the contractor shall request an inspection by the design professional. A Landscape and Irrigation As-Built Certification shall be signed and sealed by the design professional and submitted to the County Landscape Architect prior to the issuance of a Certificate of Occupancy.

SEC. 6.8.13. LANDSCAPE MAINTENANCE

- A. All landscape areas shall be maintained in accordance with the Florida-Friendly Best Management Practices for Protection of Water Resources by the Green Industries, UF/IFAS and FDEP.
- B. Trees or palms shall not be severely pruned or shaped. The natural growth habit of a tree or palm shall be considered during the design phase to avoid maintenance conflicts.
- C. Trees or palms which are guyed or braced shall have such guying or bracing removed once sufficient root growth has 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.

SEC. 6.8.14. FERTILIZERS AND OTHER LANDSCAPE CHEMICALS

- A. Applicability.
 - (1) This section shall be applicable to and shall regulate any and all applicators of fertilizer and areas of application of fertilizer within the unincorporated area of Marion County, unless such applicator is specifically exempted by the terms of this section from the regulatory provisions of this Code. This section shall be prospective only, and shall not impact any existing contracts.
 - (2) This section requires the use of BMPs which provide specific management guidelines to minimize negative secondary and cumulative environmental effects associated with the misuse of fertilizers.
- B. Exemptions. The provisions set forth in Section 6.8.14 above in this section shall not apply to:
 - (1) Non-farm operations as defined in the Florida Right to Farm Act, § 823.14 FS, provided that fertilizers are applied in accordance with the appropriate Best Management Practices Manual adopted by the Florida Department of Agriculture and Consumer Services, Office of Agricultural Policy for the crop in question.
 - (2) Any lands used for bona fide scientific research, including, but not limited to, research on the effects of fertilizer use on urban stormwater, water quality, agronomics, or horticulture.
- C. Fertilizer content and application rates.
 - (1) Fertilizers applied to turfgrass and/or landscape plants within Marion County shall be applied in accordance with directions provided by FAC Rule 6E-1.003(1). Labeling Requirements for Urban Turf Fertilizers.
 - (2) Fertilizer containing nitrogen or phosphorus shall not be applied before seeding or sodding a site, and shall not be applied for the first 30 days after seeding or sodding.
 - (3) Fertilizers shall be applied to turf and/or landscape plants at the lowest rate necessary. Nitrogen shall not be applied at an application rate greater than 0.7 lbs of readily available nitrogen per 1,000 square feet at any one time based on the soluble fraction of formulated fertilizer, with no more than 1 pound total nitrogen per 1,000 square feet applied at any one time, and not to exceed the nitrogen recommendations set forth below on an annual basis.
 - (4) No phosphorus fertilizer shall be applied to existing turf and/or landscape plants within the County at application rates which exceed 0.25 pounds phosphorus per 1,000 square feet per application nor exceed 0.500 pounds phosphorus per 1,000 square feet per year - or phosphorus fertilizer shall not be applied to turf or landscape plants except as provided in Section 6.8.14(1) above for turf, or in UF/IFAS recommendations for landscape plants, vegetable gardens, and fruit trees and shrubs, unless a soil or tissue deficiency has been verified by an approved test.

SOD NOTES

1. Thickness of Cut Turfgrass and shall be machine cut at uniform thickness at the time of cutting. Measurement for thickness shall include top growth and roots.
2. Post-breed turfgrass plants of turfgrass and shall be laid on the application's surface with roots and length. Minimum thickness shall be 1/2 inch.
3. Turfgrass shall be laid on the application's surface with roots and length. Minimum thickness shall be 1/2 inch. Turfgrass shall be laid on the application's surface with roots and length. Minimum thickness shall be 1/2 inch.
4. Strength of Turf Sod Sections: Standard thickness of turfgrass and shall be strong enough that can be walked on without breaking.
5. Minimum Content: Turfgrass and sods will not be harvested or transported when the moisture content (seasonally dry or wet) may adversely affect its survival.
6. Sod pads to be laid flat with adjacent pads and tight against all adjacent pads. No gaps. Roll with heavy roller if required by Landscape Architect.

MICHAEL W. RADCIFFE ENGINEERING, INC.

Professional Engineer License No. 12000
Professional Engineer License No. 12000

Landscaping & Irrigation Details

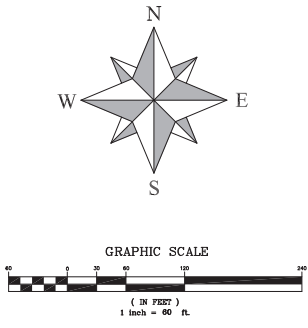
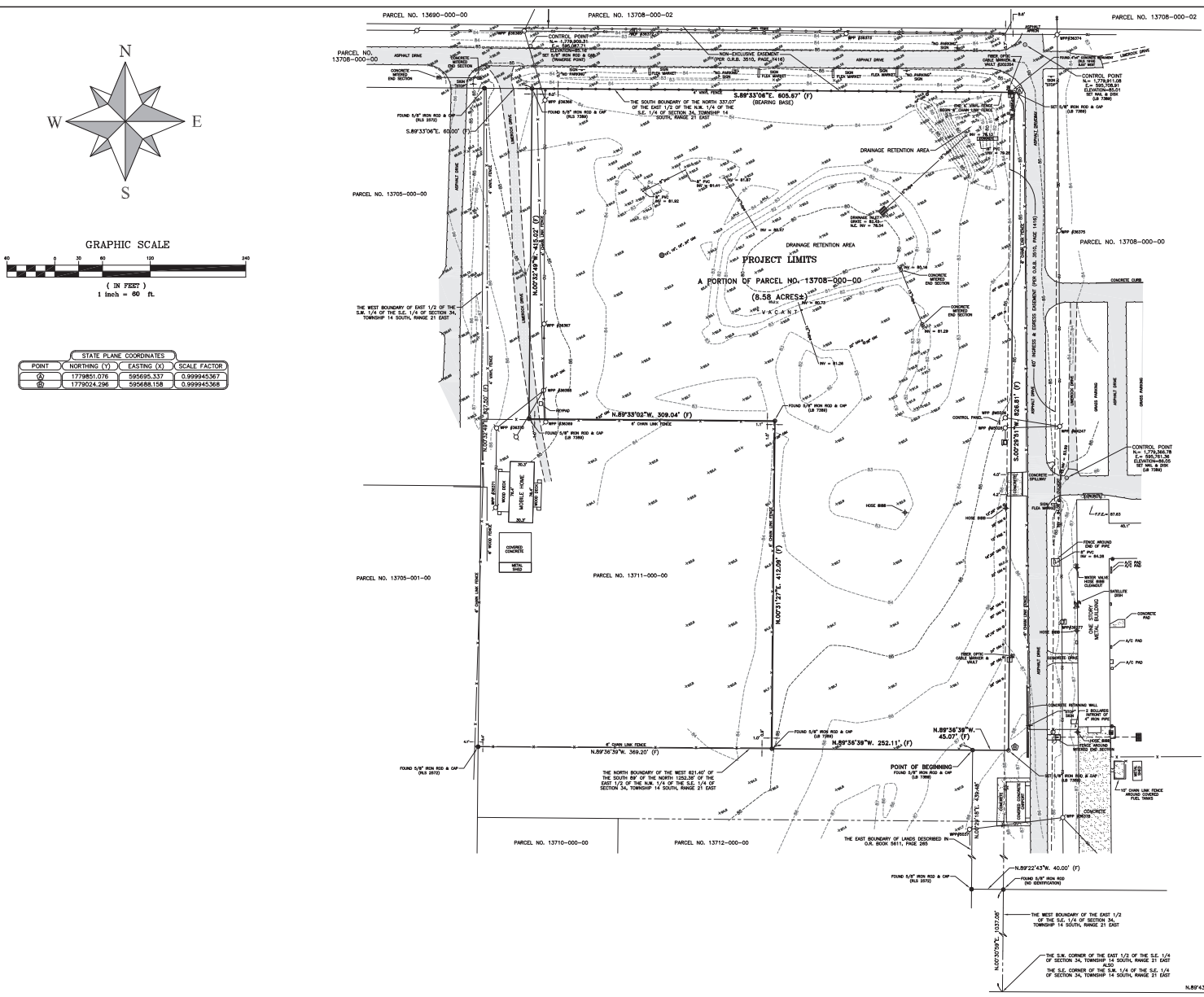
Sheet No. L003

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 26969
 APPROVAL DATE: 6/13/22
 EXPIRATION DATE: 6/13/24

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be dressed and sodded. Trees and masts may be used if approved by the County Engineer or designer.

NOTICE
 The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute for any of the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.



STATE PLANE COORDINATES			
POINT	NORTHING (Y)	EASTING (X)	SCALE FACTOR
1	177989.076	595899.337	0.999943363
2	1779024.296	595888.158	0.999943363

DESCRIPTION:
PROJECT LIMITS
 A PARCEL OF LAND LYING IN SECTION 34, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE S.E. CORNER OF SAID SECTION 34; THENCE N.89°43'20"W, ALONG THE SOUTH BOUNDARY OF THE S.E. 1/4 OF SAID SECTION 34, A DISTANCE OF 1326.47 FEET TO THE S.W. CORNER OF THE EAST 1/2 OF THE S.E. 1/4 OF SAID SECTION 34; THENCE DEPARTING SAID SOUTH BOUNDARY, N.00°30'00"E, ALONG THE WEST BOUNDARY OF THE EAST 1/2 OF SAID S.E. 1/4 OF SAID SECTION 34, A DISTANCE OF 1037.08 FEET; THENCE DEPARTING SAID WEST BOUNDARY, N.89°22'43"W, A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST BOUNDARY OF THESE LANDS DESCRIBED IN THE OFFICIAL RECORDS BOOK 5611, PAGE 265, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE N.00°29'18"E, ALONG SAID EAST BOUNDARY AND A NORTHERLY EXTENSION THEREOF, A DISTANCE OF 438.49 FEET TO A POINT ON THE NORTH BOUNDARY OF THE WEST 62.140 FEET OF THE NORTH 89 FEET OF THE NORTH 1252.38 FEET OF THE EAST 1/2 OF THE N.W. 1/4 OF THE S.E. 1/4 OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 21 EAST, SAID ALSO BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH BOUNDARY, N.89°35'39"W, ALONG SAID NORTH BOUNDARY, A DISTANCE OF 252.11 FEET; THENCE DEPARTING SAID NORTH BOUNDARY, N.00°31'27"E, A DISTANCE OF 412.06 FEET; THENCE N.89°33'0"W, A DISTANCE OF 309.04 FEET; THENCE N.00°30'00"E, A DISTANCE OF 415.02 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE NORTH 337.07 FEET OF THE EAST 1/2 OF THE N.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 34; THENCE S.89°33'0"W, A DISTANCE OF 605.67 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, S.02°29'51"W, A DISTANCE OF 826.81 FEET; THENCE N.89°35'39"W, A DISTANCE OF 45.07 FEET TO THE POINT OF BEGINNING.
 SAID LANDS CONTAINING 8.58 ACRES, MORE OR LESS.

- SURVEYOR'S NOTES:**
1. THE FIELD MEASURED BEARINGS DEPICTED HEREON ARE ASSUMED, BASED ON THE SOUTH BOUNDARY OF THE NORTH 337.07 FEET OF THE EAST 1/2 OF THE N.W. 1/4 OF THE S.E. 1/4 OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 21 EAST, TO BEAR S.89°33'06"E.
 2. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY.
 3. THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA WERE NOT SEARCHED BY PREECE LAND SURVEYING, INC.
 4. THE LANDS DEPICTED HEREON ARE SUBJECT TO RECORDED AND UNRECORDED RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS THAT MAY OR MAY NOT APPEAR WITHIN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
 5. ADDITIONS OR DELETIONS TO THIS MAP OF SURVEY AND/OR REPORT BY OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
 6. THIS SURVEY HAS BEEN PREPARED FOR SOLE AND EXCLUSIVE BENEFIT OF THE PARTY(ES) NAMED HEREON, AND SHALL NOT BE RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT THE CONSENT OF SAID PARTY(IES) AND THE SIGNING SURVEYOR.
 7. THIS MAP OF SURVEY IS NOT VALID AND IS TO ONLY BE USED FOR REFERENCE PURPOSES ONLY, UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER INDICATED HEREON.
 8. THE SYMBOLS USED TO REPRESENT PHYSICAL FEATURES ARE FOR GRAPHIC ILLUSTRATION ONLY AND MAY OR MAY NOT REFLECT THE ACTUAL SIZE AND SHAPE OF THE FEATURE BEING REPRESENTED.
 9. THE SIGNING PARTY(IES) SIGNATURE DATE DOES NOT REPRESENT THE ACTUAL DATE OF SURVEY.
 10. THE SURVEYED LANDS DEPICTED HEREON LIE WITHIN FLOOD ZONE "F" - AN AREA OF MINIMAL FLOODING, BASED ON GRAPHIC INTERPRETATION OF THE FLOOD INSURANCE RATE MAP, FOUND IN COMMUNITY PANEL NUMBER 12083C, CODE E & 0006 E, EFFECTIVE APRIL 18, 2017.
 11. THE MOST CURRENT ADJUTING RECORDED INSTRUMENTS FOR ADDITIONS TO THE LANDS SURVEYED WERE NOT FURNISHED.
 12. THE VERTICAL DATUM ESTABLISHED FOR THIS SURVEY WAS BASED ON CITY OF OCALA CONTROL POINT "0009", PUBLISHED ELEVATION = 70.98', NAVD-88.
 13. THE STATE PLANE COORDINATES ESTABLISHED FOR THIS SURVEY WERE BASED ON CITY OF OCALA CONTROL POINTS "0010" & "0011", NAD-83 (2008 ADJUSTMENT).

LEGEND

(D) = PLAT DIMENSION	TEM = TEMPORARY BENCHMARK	WELL = WELL	HOB = HOSE BIBB
(F) = FIELD MEASUREMENT	RCM = REINFORCED CONCRETE PIPE	WATER CONTROL BOX = WATER METER	WM = WATER METER
(O) = ODDS DIMENSION	CMP = CORRUGATED METAL PIPE	WATER RESER BOB = TELEPHONE RESER BOB	OT = OCEAN TRAP
(C) = CALCULATED DIMENSION	WCP = WYTHENED CURVE PIPE	ELC = ELECTRIC BOX	SM = SANITARY MANHOLE
(V) = EXCOPION DIMENSION	PVC = POLYVINYL CHLORIDE	CABLE TV RESER BOB = STORM DRAINAGE MANHOLE	STW = STORM WILET
(R) = RADIUS	HPE = HIGH DENSITY POLYETHYLENE	IRCB = IRRIGATION CONTROL BOX	TEL = TELEPHONE MANHOLE
CB = CHORD BEARING	O/E = OVERHEAD ELECTRIC	WPP = WOOD POWER POLE	WPP = WOOD POWER POLE
OR = OFFICIAL RECORDS BOOK	A/C = AIR CONDITONER	WIND = WIND	WPP = WOOD POWER POLE
PC = POINT OF CURVATURE	B/F = BENCH MARK	WPP = WOOD POWER POLE	WPP = WOOD POWER POLE
POC = POINT OF BEGINNING CURVATURE	A/P = AIR CONDITIONER	WPP = WOOD POWER POLE	WPP = WOOD POWER POLE
PI = POINT OF INTERSECTION	P/P = PERMANENT REFERENCE POINT	WPP = WOOD POWER POLE	WPP = WOOD POWER POLE
LB = LICENSED BUSINESS	PPR = PROFESSIONAL SURVEYOR & MAPPER	WPP = WOOD POWER POLE	WPP = WOOD POWER POLE
LS = LICENSED SURVEYOR	PLS = PROFESSIONAL LAND SURVEYOR	WPP = WOOD POWER POLE	WPP = WOOD POWER POLE
FE = FINISHED FLOOR ELEVATION	LD = LICENSED LAND SURVEYOR	WPP = WOOD POWER POLE	WPP = WOOD POWER POLE
TE = TELEPHONE RESER BOB	LD = LICENSED LAND SURVEYOR	WPP = WOOD POWER POLE	WPP = WOOD POWER POLE
WPP = WOOD POWER POLE	LD = LICENSED LAND SURVEYOR	WPP = WOOD POWER POLE	WPP = WOOD POWER POLE
CPW = CONCRETE POWER POLE	LD = LICENSED LAND SURVEYOR	WPP = WOOD POWER POLE	WPP = WOOD POWER POLE
MPF = METAL POWER POLE	LD = LICENSED LAND SURVEYOR	WPP = WOOD POWER POLE	WPP = WOOD POWER POLE



BOUNDARY & TOPOGRAPHIC SURVEY
 FOR:
J.R.A. HIGH PERFORMANCE, INC.

PREECE
 LAND SURVEYING, INC.
 BELLWETHER PROFESSIONAL PARK
 2201 S.E. 30TH AVENUE, SUITE 102
 OCALA, FL 34471
 PHONE: (352) 351-0091
 FAX: (352) 351-0093 FAX
 EMAIL: ghp@preece.com

(SURVEYOR'S CERTIFICATION)
 THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FOR A BOUNDARY & TOPOGRAPHIC SURVEY.

DATE: GLEN H. PREECE, JR., P.S.M. - LS 5427

DATE OF SURVEY: DECEMBER 10, 2021

DRAWN:	C.L.B.	REVISIONS	BY	DATE
CHECKED:	G.H.P.			
F.B.		PAGES		
84		15-21		
112		46-49		
FILE NO:				
34-14-21				
SCALE: 1" = 60'		COPYRIGHT © 2021		JOB ORDER # 09-0735P



Marion County

Development Review Committee

Agenda Item

File No.: 2024-15674

Agenda Date: 6/24/2024

Agenda No.: 6.3.

SUBJECT:

**The Golden Divine Equestrian - Waiver Request to Major Site Plan
Project #2024050098 #31621 Parcel #02970-004-00
Michael Pape & Associates, PA**

LDC 2.21.1.A(1) - Major Site Plan

CODE states a Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds: (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet.

APPLICANT requests waiver because this site is twenty acres. A new horse farm is proposed. Total project will include a modular, maintenance building, horse barn & covered arena, open air horse run-ins, horse paddocks, open jumpers arena, future employee homes and an employee break area. We will work with Marion County Stormwater staff to install stormwater controls for the excess impervious.

June 20, 2024

PROJECT NAME: THE GOLDEN DIVINE EQUESTRIAN

PROJECT NUMBER: 2024050098

APPLICATION: DRC WAIVER REQUEST #31621

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Approved
- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Defer to Stormwater.
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: DEFER TO STORMWATER
ZONING SUPPORTS THE REQUEST PROVIDED ALL REQUIRED SETBACKS ARE MET.
ACREAGE: 20
FLU: RL
ZONING: A-1
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: APPROVED - MCU service area but outside closest water/sewer mains. Shall connect within 365 days' notice of availability.
- 5 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: CONDITIONAL APPROVAL subject to working with Stormwater staff under the following conditions: 1) The applicant must provide stormwater control of the additional runoff from the impervious coverage at the 100-year, 24-hour storm from the proposed project. 2) A permit/inspection hold will be in effect until a sketch of the proposed stormwater controls is provided to Stormwater and approved. 3) A Final Hold will be in effect until: a) Stormwater staff conducts a final inspection. Please note that stormwater controls and all disturbed areas must have vegetative cover established at time of final inspection. b) The applicant must provide a final sketch, noting the horizontal extents and volume capacity of the stormwater controls.
The applicant owns a 20 -acre parcel (02970-004-00) and according to the MCPA, there is approximately 0 sf existing impervious area on-site. The applicant is proposing to add 114,136 sf for a covered arena and other structures. The total existing and proposed impervious area is 114,136 sf. The site will be approximately 105,136 sf over the allowed 9,000 sf per the Marion County LDC. There is a Flood Prone Area on the property. Staff recommends approval with conditions.



**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

AR #31621

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 5-28-24 Parcel Number(s): 02970-004-00 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: The Golden Divine Equestrian Commercial Residential
Subdivision Name (if applicable): Sabal Ridge Farms
Unit _____ Block _____ Lot 4 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): Michelle Plessinger & Ashton Barnhart
Signature: *Michelle Plessinger*
Mailing Address: 12058 Crestview Dr. City: Greencastle
State: PA Zip Code: 17225-9663 Phone #: 717-977-1665
Email address: FPlessinger1@comcast.net

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

Firm Name (if applicable): Michael Pape & Associates, PA Contact Name: John Olters
Mailing Address: 2351SE 17th Street City: Ocala
State: FL Zip Code: 34471 Phone #: 352-351-3500
Email address: jolters@mpa-la.com

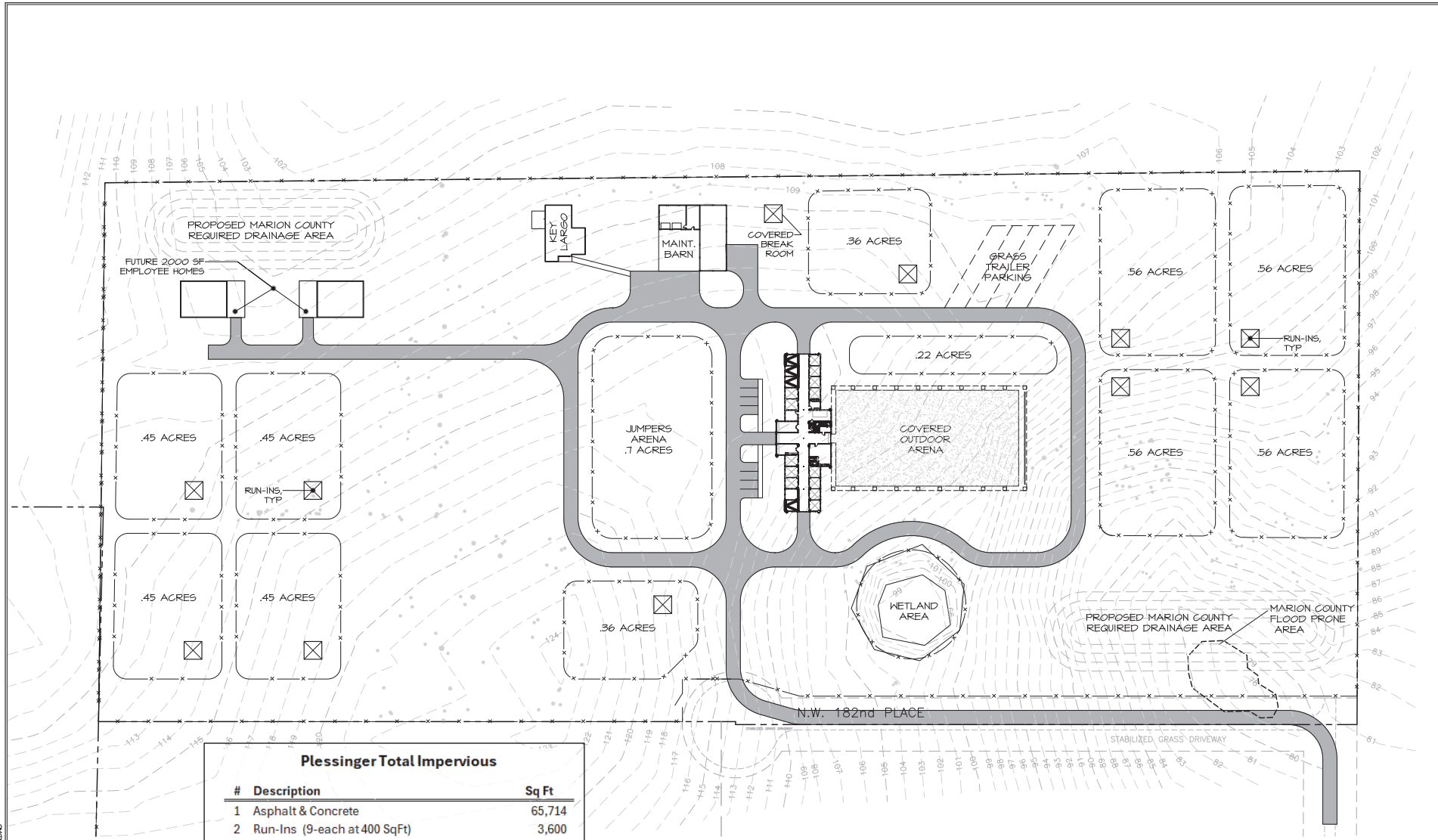
D. WAIVER INFORMATION:

Section & Title of Code (be specific): 2.21.1.A - Major Site Plan
Reason/Justification for Request (be specific): This site is 20 acres. A new Horse Farm is proposed.
Total project will include a modular, Maintenance Building, Horse Barn & Covered Arena, Open Air Horse Run-Ins, Horse Paddocks, Open Jumpers Area, Future Employee Homes and an Employee Break Area.
We will work with Marion County Stormwater staff to install stormwater controls for the excess impervious.

DEVELOPMENT REVIEW USE:

Received By: Email 5/29/24 Date Processed: 5/31/24 CF Project #: 2024050098 AR #: 31621

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): _____



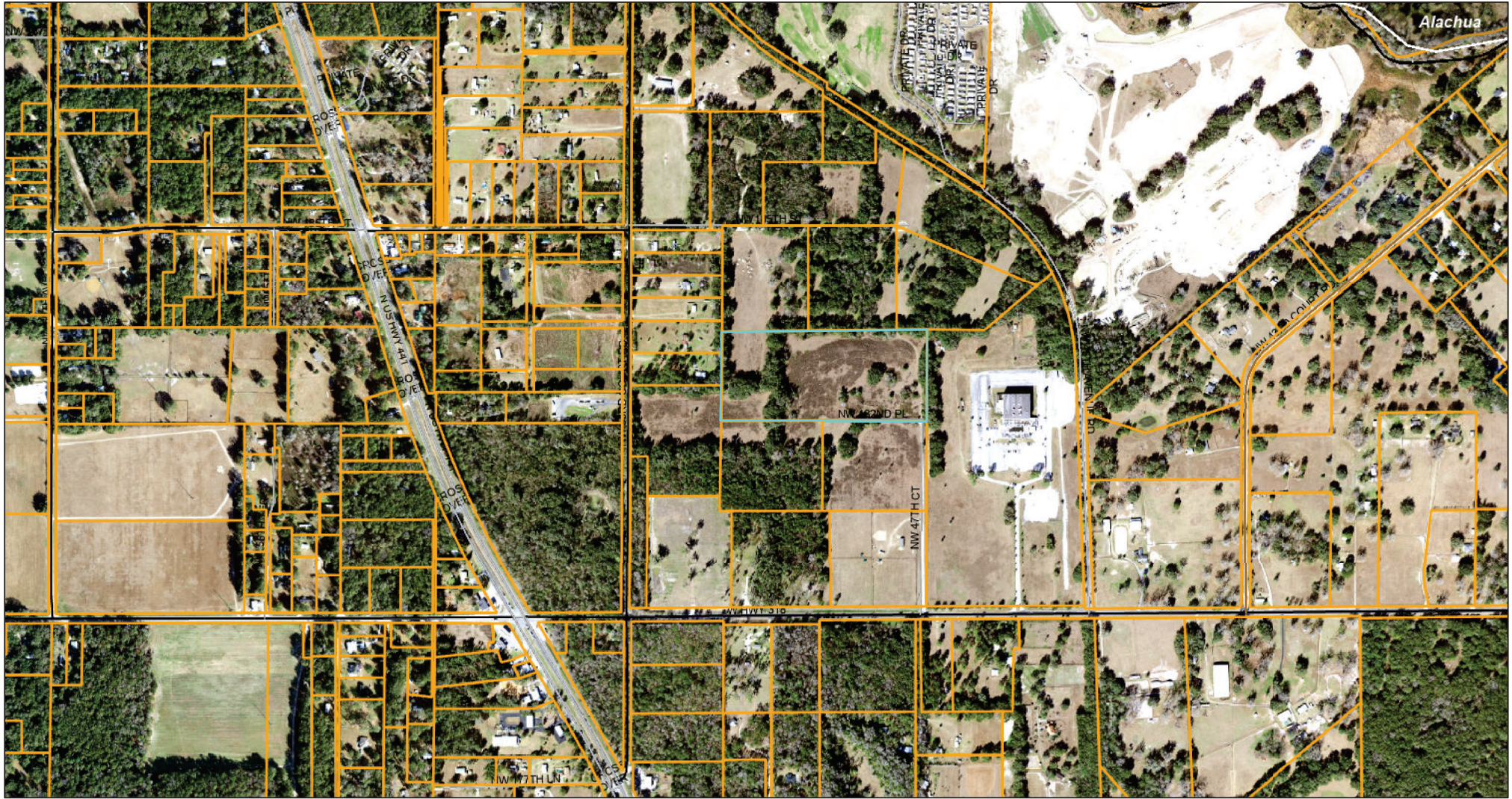
Plessinger Total Impervious		
#	Description	Sq Ft
1	Asphalt & Concrete	65,714
2	Run-Ins (9-each at 400 SqFt)	3,600
3	Employee Break Area	400
4	Employee Casita's (2-ea @ 2,000 Sq Ft)	4,000
5	Key Largo Modular	2,663
6	Maintenance Barn	3,534
7	Horse Barn	8,265
8	Covered Arena	25,960
Total Square Footage		114,136
At 20 Acre's this equates to		13.1%

Plessinger Master Site Plan













DATE	BY	REVISIONS	<p>MPA Michael Pape & Associates, PA</p> <p>LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE</p> <p>2351 SE 17th Street, Ocala, FL • 352.351.3500 • www.MPA-LA.com</p>
PLESSINGER EQUINE FACILITY MARION COUNTY, FLORIDA			<p>MASTER CONCEPT PLAN</p>
DATE: 05-22-24 DNL BY: JLO CHKD BY: JLO			
SHEET 11 OF 11			MP

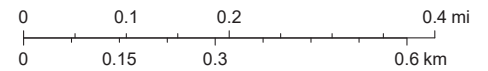
Marion County Florida - Interactive Map



6/13/2024, 3:35:21 PM

1:9,028

- | | | | | | |
|---|------------------|---|------------------------|---|---------------|
|  | Florida Counties |  | Streets |  | Blue: Band_3 |
|  | Marion County |  | OCE Maintained Paved |  | Red: Band_1 |
|  | Parcels |  | OCE Maintained Unpaved |  | Green: Band_2 |
| | |  | Not Maintained | | |



Marion County Property Appraiser, Esri Community Maps Contributors, Marion County Property Appraiser, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, OCE,

Marion County Board of County Commissioners

This map is provided "as is" without any warranty or representation of accuracy, timeliness, completeness, merchantability, or fitness. The user is responsible for verifying any information and assumes all risk for reliance on any information herein.



Marion County

Development Review Committee

Agenda Item

File No.: 2024-15675

Agenda Date: 6/24/2024

Agenda No.: 6.4.

SUBJECT:

Screen Cage - Waiver Request to Major Site Plan

8848 SE 162nd St Summerfield

Project #2024060032 #31667 Parcel #4704-048-025 Permit #2024042979

Certi-Struct Construction

LDC 2.21.1.A(1) - Major Site Plan

CODE states A Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds: (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet.

APPLICANT requests waiver due to going over the impervious for a patio and screen cage.

June 19, 2024

PROJECT NAME: SCREEN CAGE

PROJECT NUMBER: 2024060032

APPLICATION: DRC WAIVER REQUEST #31667

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Approved

- 2 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: DEFER TO STORMWATER
ZONING SUPPORTS THE REQUEST PROVIDED ALL REQUIRED SETBACKS ARE MET.
ACREAGE: 0.32
FLU: MR
ZONING: R-1

- 3 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: APPROVED - MCU service area but outside connection distance to closest water or sewer mains; shall connect within 365 days' notice of availability.

- 4 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: CONDITIONAL APPROVAL subject to working with Stormwater staff under the following conditions: 1) The applicant must provide stormwater control of the additional runoff from the impervious coverage at the 100-year, 24-hour storm from the proposed project. 2) A permit/inspection hold will be in effect until a sketch of the proposed stormwater controls is provided to Stormwater and approved. 3) A Final Hold will be in effect until: a) Stormwater staff conducts a final inspection. Please note that stormwater controls and all disturbed areas must have vegetative cover established at time of final inspection. b) The applicant must provide a final sketch, noting the horizontal extents and volume capacity of the stormwater controls.
The applicant owns a 0.32 -acre parcel (4704-048-025) and according to the MCPA, there is approximately 5,556 sf existing impervious area on-site. The applicant is proposing to add 1,079 sf for screen room. The total existing and proposed impervious area is 6,635 sf. The site will be approximately 1,756 sf over the allowed 35% (4,879 sf) per the Marion County LDC. There is no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. The applicant has proposed sufficient stormwater controls. Staff recommends approval with conditions.



**Marion County
Board of County Commissioners**

AR 31667

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: 6/11/24 Parcel Number(s): 4704-048-025 Permit Number: 2024042979

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Screen Cage Commercial Residential
Subdivision Name (if applicable): _____
Unit 4 Block 48 Lot 252677 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): _____
Signature: [Signature]
Mailing Address: 315 S 2nd St City: Leesburg
State: FL Zip Code: 34748 Phone # 874 5559
Email address: michael@certi-struct.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): Certi-struct Constructhi Contact Name: Michael Lyul
Mailing Address: 315 S 2nd St City: Leesburg
State: FL Zip Code: 34748 Phone # 352 874 5559
Email address: michael@certi-struct.com

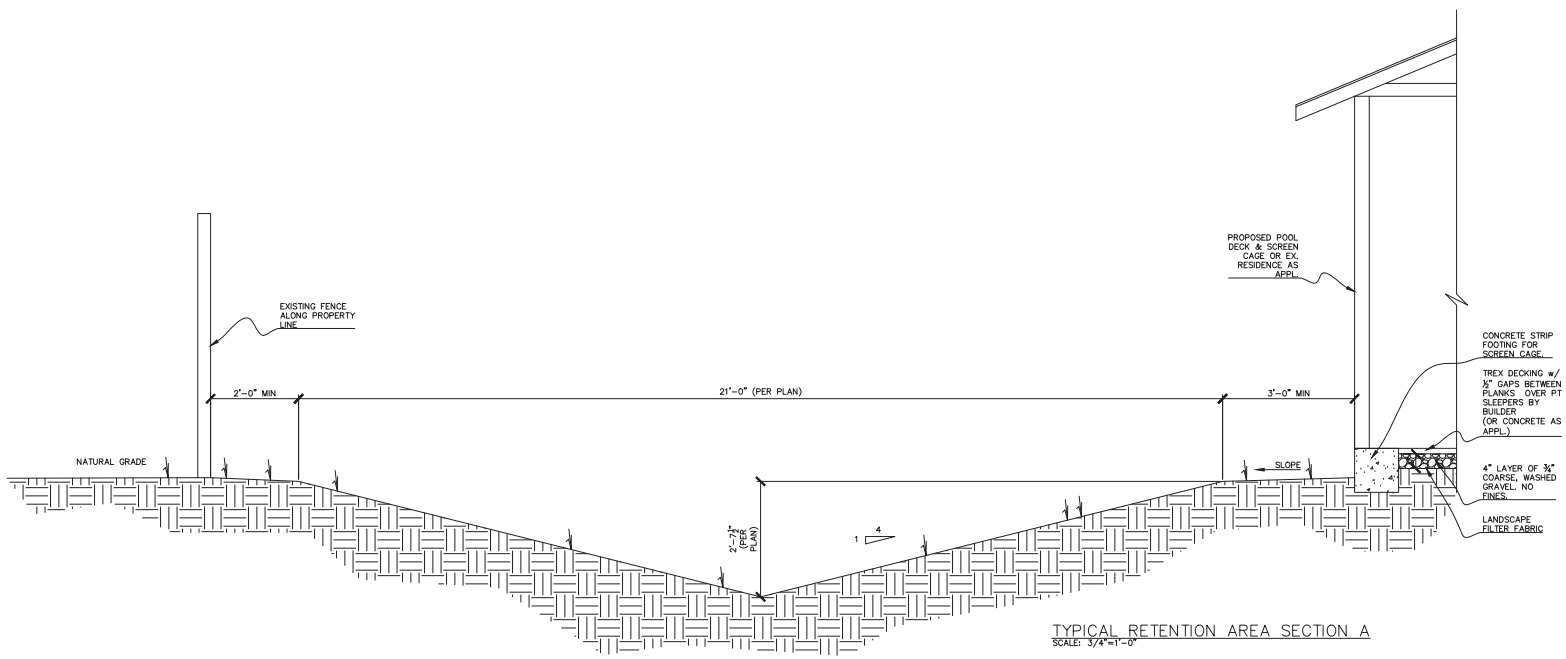
D. WAIVER INFORMATION:

Section & Title of Code (be specific): Supervious Ratio
Reason/Justification for Request (be specific):
Screen Cage

DEVELOPMENT REVIEW USE:

Received By: Kristen Date Processed: 6/14/24 BM Project # 2024060032 AR # 31667
06/11/2024

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



TYPICAL RETENTION AREA SECTION A
SCALE: 3/4"=1'-0"

OWNER'S CERTIFICATION: I HEREBY CERTIFY THAT I, MY SUCCESSORS, AND ASSIGNS SHALL CONSTRUCT AND PERPETUALLY MAINTAIN THE STORMWATER MANAGEMENT ELEMENTS OF THIS PLAN IN ACCORDANCE WITH THE SPECIFICATIONS SHOWN HEREIN.

OWNER'S NAME: _____
 OWNER'S SIGNATURE: _____
 DATE: _____

36702 CALHOUN ROAD
 EUSTIS, FLORIDA 32736
 PHONE: (352) 483-0048
 FAX: (352) 483-0049

CS
 DRAFTING & DESIGN

REVISIONS

DATE: 05/23/2024	
SCALE: AS NOTED	
DRAWN: TAB	
APPROVED: TAB	
JOB NO: 24012	
SHEET	A-2

RETENTION AREA SECTION
 IMPERVIOUS SITE PLAN
 8848 SE 162nd ST
 SUMMERFIELD, FL



Marion County

Development Review Committee

Agenda Item

File No.: 2024-15676

Agenda Date: 6/24/2024

Agenda No.: 6.5.

SUBJECT:

**New Shamrock Office - Waiver Request to Major Site Plan
1905 SW 164th Place Rd Ocala
Project #2024050053 #31604 Parcel #8003-0394-03
Shamrock Construction**

Associated with Minor Site Plan AR #31605 which is pending resubmittal from the applicant.

LDC 2.21.1.A(1) Major Site Plan

CODE states a Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds: (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet.

APPLICANT requests a waiver to the Major Site Plan for an office building. The site will be over the allowed 35 percent square feet per Marion County LDC.

June 21, 2024

PROJECT NAME: NEW SHAMROCK OFFICE

PROJECT NUMBER: 2024050053

APPLICATION: DRC WAIVER REQUEST #31604

- 1 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: DEFER TO STORMWATER
ZONING CAN SUPPORT THE REQUEST
ACREAGE: 0.29, FLU: COM
ZONING: B-2

- 2 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: APPROVED - MCU service area; outside connection distance for the proposed use.
Additional utilities comments on Minor Site Plan to be considered for any future development.

- 3 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: no comments

- 4 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: APPROVED

- 5 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: CONDITIONAL APPROVAL subject to working with Stormwater staff under the following conditions: 1) The applicant must provide stormwater control of the additional runoff from the impervious coverage at the 100-year, 24-hour storm from the proposed project. 2) A permit/inspection hold will be in effect until a sketch of the proposed stormwater controls is provided to Stormwater and approved. 3) A Final Hold will be in effect until: a) Stormwater staff conducts a final inspection. Please note that stormwater controls and all disturbed areas must have vegetative cover established at time of final inspection. b) The applicant must provide a final sketch, noting the horizontal extents and volume capacity of the stormwater controls.
The applicant owns a 0.29 -acre parcel (8003-0394-03) and according to the MCPA, there is approximately 0 sf existing impervious area on-site. The applicant is proposing to add 6,064 sf for a small office. The total existing and proposed impervious area is 6,064 sf. The site will be approximately 1,643 sf over the allowed 35% (1,506 sf) per the Marion County LDC. There is no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. Staff recommends approval with conditions.

- 6 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: NO
REMARKS: Septic system is too close to house and property line. Please show 100' radius from public supply well.



**Marion County
Board of County Commissioners**

AR31604

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: 05/24/24 Parcel Number(s): 8003-0394-03 Permit Number: 2024041002

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: New Shamrock Office Commercial Residential
Subdivision Name (if applicable): Marion Oaks
Unit 3 Block 394 Lot 3 Tract 17

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): DRC24 LLC.
Signature: _____
Mailing Address: 10877 N US Hwy 301 City: Oxford
State: FL. Zip Code: 34484 Phone #: 352-661-3343
Email address: crystal@shamrockconstruction.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): Shamrock Construction Contact Name: Crystal Salvador
Mailing Address: 10877 N US Hwy 301 City: Oxford
State: FL. Zip Code: 34484 Phone #: 352-661-3343
Email address: crystal@shamrockconstruction.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): _____ 2.21.1.A Major Site Plan
Reason/Justification for Request (be specific): Applicant requests a waiver to the major site plan for an office building. The site will be over the allowed 35% (xsf) per Marion County LDC.

DEVELOPMENT REVIEW USE:

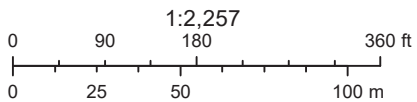
Received By: _____ Date Processed: _____ Project # _____ AR # _____

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): _____



Jimmy H. Cowan, Jr., CFA
 Marion County Property Appraiser

Updated every 24 hours



[Map Title]

6/14/2024
 Marion County Property Appraiser
 Marion County, FL

DISCLAIMER: This is a work in progress. This application was compiled by the Marion County Property Appraiser's Office solely for the governmental purpose of property assessment. These are NOT surveys. Our goal is to provide the most accurate data available, however, no warranties, expressed or implied are provided with this data, its use, or interpretation. All information subject to change without notice. Use at your own risk.

SYMBOLS LEGEND	
	EXIT SIGN W/ EMERGENCY BATTERY PACK
	COMBINATION EXIT SIGN W/ EMERGENCY LIGHT BATTERY PACK
	FIRE EXTINGUISHER & CABINET FOR CLASS 2A-12BC RATINGS FIRE EXTINGUISHER (TYP. BY 6 G.) COORDINATE EXACT LOCATION W/ LOCAL FIRE OFFICIALS.
	EMERGENCY LIGHT W/ BATTERY PACK
	DIRECTIONAL EXIT SIGN W/ EMERGENCY BATTERY PACK
EXIT CAPACITY	
	CAPACITY OF EXIT OCCUPANT LOAD
TRAVEL DISTANCE	
	TRAVEL DISTANCE (TD) TD = 100' DIRECTION OF TRAVEL
INDICATES DISTANCE OF TRAVEL FROM MOST REMOTE LOCATION WITHIN A ROOM OR SPACE TO AN EXIT.	

GENERAL BUILDING LIMITATIONS (IFBC TABLE 504.3)

GROUP B	TYPE I-B (UNPROTECTED UNSPRINKLERED)	
	ALLOWABLE	PROVIDED
MAX HEIGHT	66'-0"	18'-0"
MAX STOREYS	5	1
MAX AREA	35,500 SF (6R056)	3,500 SF (6R056)

FIRE SPRINKLER REQUIREMENTS

IFBC 503. NFFA (2)
FIRE SPRINKLER IS NOT REQUIRED IN THIS BUILDING PER APPLICABLE CODES.

FIRE ALARM REQUIREMENTS

IFBC 501. NFFA (2)
FIRE ALARM IS NOT REQUIRED IN THIS BUILDING PER APPLICABLE CODES.

MEANS OF EGRESS (IFBC CHAPTER 10)

POPULATION / OCCUPANT LOAD (FROM TABLE 1004.5)

USE	AREA	AREA/POPULATION	POPULATION
STORAGE			
UNIT A & B	1,240 S.F. (EACH)	500 6R056	(3) PERSONS EA. X (2) SUITES
			-8 TOTAL
BUSINESS			
UNIT A & B	480 S.F. (EACH)	150 6R056	(4) PERSONS EA. X (2) SUITES
			-8 TOTAL
BLDG. TOTAL	3,500 SQ. FT.		14 PERSONS

MEANS OF EGRESS (IFBC CHAPTER 10)

OCCUPANCY CLASSIFICATION	UNSPRINKLERED	
	REQUIRED	PROVIDED
BUSINESS + STORAGE		
MAXIMUM TRAVEL DISTANCE (TABLE 1011.2)	200 FT	16'-0" MAX
TOTAL # OF EXITS PER TENANT (SECTION 1006)	2 REQUIRED	2
EGRESS PATH PER PERSON (LEVEL) (TABLE 1009.3.2)	0.2 FACTOR FOR 410.20-18.0	3 # 36" EA
MINIMUM CLEAR OPENINGS OF EXIT DOORS (TABLE 1010.1.1)	32"	36"

MINIMUM NUMBER OF EXITS

IFBC CHAPTER 1009.3(2)
OCCUPANT LOAD 1500. MINIMUM # OF EXITS SHALL BE (2).

BUSINESS OCCUPANCY

MINIMUM NUMBER OF PLUMBING FACILITIES (IFBC TABLE P403.1)

1 PERSONS PER UNIT

BUSINESS/ STORAGE	WATER CLOSETS	LAVS	DRINKING FOUNTAINS	SERVICE SINKS
	GO-ED	GO-ED		
REQUIRED:	1/28 + 1 EACH	1/40 + 1 EACH		
PROVIDED:	1	1	NOT REQUIRED	NOT REQUIRED

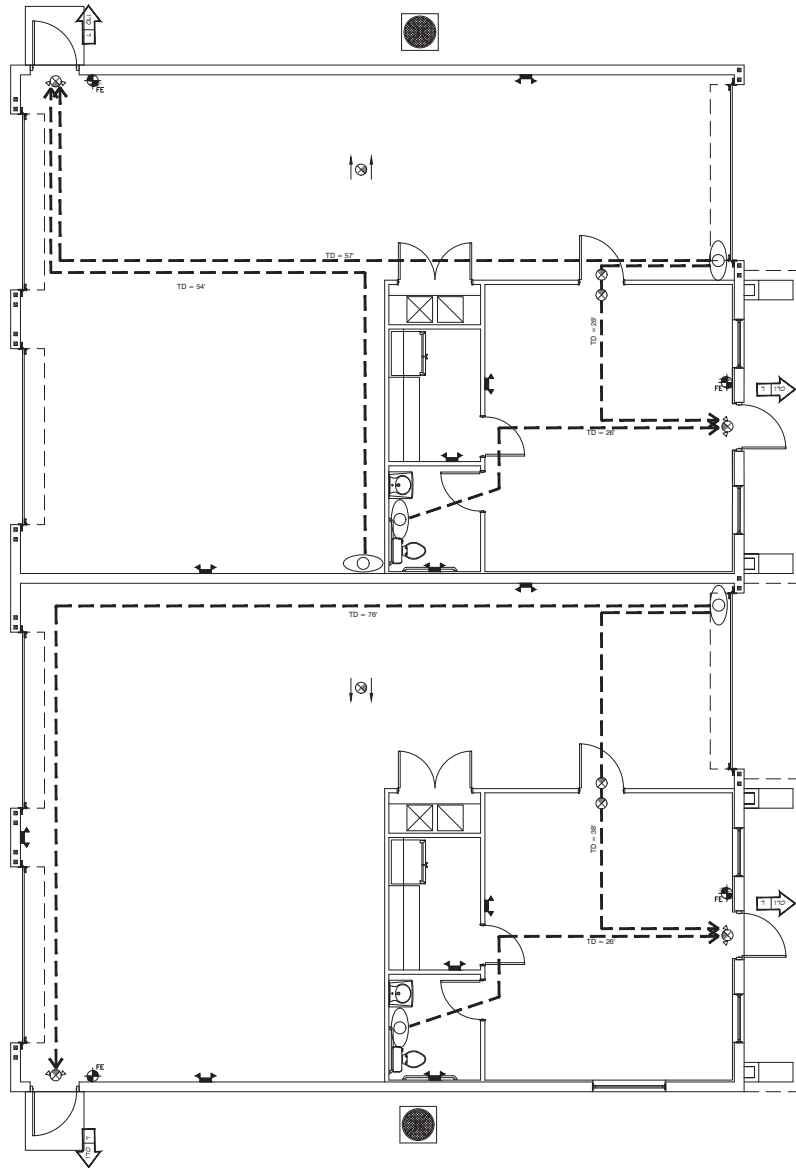
2023 FLORIDA BUILDING CODE, PLUMBING, 11TH EDITION

SECTION 403

FOR BUSINESS AND MERCANTILE CLASSIFICATIONS WITH AN OCCUPANT LOAD OF 18 OR FEWER, SERVICE SINKS SHALL NOT BE REQUIRED.

410.2 SMALL OCCUPANCIES.

DRINKING FOUNTAINS SHALL NOT BE REQUIRED FOR AN OCCUPANT LOAD OF 18 OR FEWER.



architecture studio
great design shapes the future
1833 West Lake Ave. Ste. 100, Ocala, FL 34471
304.948.3048
304.948.3048
P: (352) 620-0944 Florida license: az26002579

SHAMROCK CONSTRUCTION
"Built on Integrity, Integrity and a Little Bit of Luck"

REGARDO TOTAL ARCHITECT
FL LICENSE AB 90304

This document represents the design and construction of the project. It is the property of Shamrock Construction and shall not be reproduced, copied, or distributed without the written consent of Shamrock Construction. All rights reserved. THESE DOCUMENTS ARE THE PROPERTY OF SHAMROCK CONSTRUCTION AND SHALL NOT BE REPRODUCED, COPIED, OR DISTRIBUTED WITHOUT THE WRITTEN CONSENT OF SHAMROCK CONSTRUCTION.

copyright © 2024
ALL RIGHTS RESERVED. THESE DOCUMENTS ARE THE PROPERTY OF SHAMROCK CONSTRUCTION AND SHALL NOT BE REPRODUCED, COPIED, OR DISTRIBUTED WITHOUT THE WRITTEN CONSENT OF SHAMROCK CONSTRUCTION.

A NEW BUILDING FOR:
SHAMROCK CONSTRUCTION
S.W. 164th PLACE ROAD
OCALA, FLORIDA

02.18.24
by project no.
SG 2419

sheet no.

LS100

CONSTRUCTION DOCUMENTS

FOUNDATION PLAN LEGEND

EL 0'-0" INDICATES ASSUMED FINISH FLOOR ELEVATION

INDICATES (1) NO. 8 DIA. VERTICAL STEEL ROD REINFORCING FROM FOOTING TO TOP BOND BEAM IN 3,000 PSI FEA GRAVEL SPOUT FILLED BLOCK CELLS PROVIDE 6" MIN. EMBEDMENT AND STANDARD HOOK TOP AND BOTTOM AND 30" MINIMUM LAPS / SPLICES

INDICATES (1) NO. 8 DIA. VERTICAL STEEL ROD REINFORCING FROM FOOTING TO TOP BOND BEAM IN 3,000 PSI FEA GRAVEL SPOUT FILLED BLOCK CELLS PROVIDE 6" MIN. EMBEDMENT AND STANDARD HOOK TOP AND BOTTOM AND 42" MINIMUM LAPS / SPLICES

NO. 4 3,000 PSI CONC. SLAB REINFD IV 6#8 @ 10'-0" O/C OR COMMERCIAL FIBERESH MIX OVER 10 MIL POLYETHYLENE VAPOR BARRIER OVER CLEAN 10% COMPACTED POISON TREATED EARTHEN FILL

NO. 4 3,000 PSI CONC. SLAB REINFD IV 6#8 @ 10'-0" O/C OR COMMERCIAL FIBERESH MIX OVER 10 MIL POLYETHYLENE VAPOR BARRIER OVER CLEAN 10% COMPACTED POISON TREATED EARTHEN FILL PROVIDE NON SLIP BROOM FINISH AT ALL SLABS IV SLOPE TO SHED WATER

FOOTING SYMBOL

SAW CUT JOINT. MIN CUT 1/4" OF THE THICKNESS OF FINISH CONCRETE SLAB

FOUNDATION NOTES

- PROVIDE 3,000 PSI CONC. MIN. UNLESS NOTED OTHERWISE
- TOP OF PAD AND COLUMN PAD FOOTINGS SHALL BE SET 1" BELOW THE FINISH GRADE MINIMUM
- PROVIDE REINFORCING IN 2" MIN. CONCRETE COVER AT ALL FOOTINGS AND ALL REINFORCED CONCRETE BELOW THE FINISH GRADE
- FOOTING SHALL BE CENTERED ON LOAD WALL COLUMN WALLS / LOADS
- FOUNDATION DESIGN IS BASED ON ASSUMED SHALLOW SOIL CONDITIONS AND A SOIL BEARING CAPACITY OF 2,000 PSF. IF OTHER CONDITIONS SHOULD OCCUR THE OWNER SHALL RETAIN THE SERVICES OF A GEOTECHNICAL ENGINEER TO EVALUATE TEST AND RECOMMEND FOOTING DESIGNS SUITABLE FOR CONDITIONS FOUND. ARCHITECT SHALL BE NOTIFIED OF SUCH CONDITIONS AND SHALL BE PROVIDED IV COPIES OF ALL RELATED TECHNICAL REPORTS, INCLUDING SOIL TESTS AND PROPOSED FOOTING DESIGN.
- ALL EXTERIOR SLABS TO RECEIVE A BROOM FINISH
- VERIFY ALL FINISH FLOOR MATERIALS AND LOCATIONS WITH THE OWNER TO ESTABLISH CONDITIONS THAT WILL REQUIRE THE SLAB TO BE EXPRESSED TO PROVIDE A FLUSH TRANSITION BETWEEN FINISH FLOOR MATERIALS. IF THIS CONDITION EXISTS CONTACT ARCHITECT FOR SLAB REDESIGN
- SAW CUT CONTROL JOINTS AND EXPANSION JOINTS SHALL BE LOCATED AS SHOWN. THE GENERAL CONTRACTOR CAN INSTALL ADDITIONAL JOINTS IF REQUIRED TO CONTROL CRACKING OF THE SLAB AND TO INSURE PROPER SLAB CONSTRUCTION PLACEMENT, LEVELNESS AND DIFFERENTIAL SETTLEMENT
- FOUNDATIONS SHALL BE VERIFIED AND MAY BE ADJUSTMENT AS PER SELECTED TRUSS MANUFACTURER'S DESIGN. LOAD UPLIFTS PRIOR TO COMMENCEMENT OF WORK AND TRUSS ORDER LOADING POINTS AND ADDITIONAL BEARING WALLS MAY BE REQUIRED. IF TRUSS DESIGN IS CHANGED BY MANUFACTURER:
 - VERIFY LOADING POINTS FROM THE TRUSS MANUFACTURER AND FROM THE FINAL TRUSS LAYOUT PRIOR TO CONSTRUCTION
 - PROVIDE ADDITIONAL BEARING WALLS, COLUMNS, AND MONOLITHIC OR STEP TYPE FOOTINGS AND /OR COLUMN PADS AS REQUIRED TO MEET LOADING CONDITIONS AND APPLICABLE BUILDING CODES
- PROVIDE A/C CHASES AS REQUIRED FOR EACH A/C CONDITIONING UNIT. VERIFY LOCATION WITH A/C CONTRACTOR
- PROVIDE SLAB SLOPE TO FLOOR DRAIN IF APPLICABLE TO EXTENSION OF BUILDING OR AWAY FROM BUILDING IF EXTERIOR SLAB
- CONTRACTOR TO INSURE SOIL TESTS PRIOR TO COMMENCEMENT OF WORK AND TO PROVIDE ARCHITECT A COPY OF REPORT FOR REVIEW AND RECOMMENDATION
- CONTRACTOR TO INSURE ALL CURRENT SITE CONDITIONS WITH SITE DOCUMENTS BY OTHERS AS WELL AS FINISHED FLOOR REQUIREMENTS AND CUT AND FILL OF SITE AS TO PROVIDE A STABLE AND SECURE HIGH AND DRY RESIDENCE
- VERIFY FLOOR DRAIN LOCATIONS IV PLUMBING PLANS I PROVIDED POSITIVE SLOPE TO ALL DRAINS
- THE ARCHITECT'S PLANS AND DESIGNS INCLUDE CERTAIN BEARING CONDITIONS THAT MUST BE USED BY THE TRUSS COMPANIED ENGINEERS FOR BEARINGS. ANY CHANGES OR DEVIATION MUST BE BROUGHT TO THE ARCHITECT'S ATTENTION IN WRITING FOR CONFIRMATION AND POSSIBLE REDESIGN. ANY REDESIGN OF THE ARCHITECT'S PLANS MAY REQUIRE ADDITION COST TO BE BORNE BY THE PERFORMER OWNING THE DESIGN
- NO PLUMBING/CHASE PIPES ARE ALLOWED TO BE INSTALLED WITHIN ANY FOOTINGS WITHOUT WRITTEN PERMISSION OF THE ARCHITECT

FOOTING SCHEDULE				
MARK	SIZE - H x W	TYPE	REINFORCING	
(F1)	2'-0" x 1'-0"	MONOLITHIC	3 - #5 @ BARS CONTINUOUS	
(F2)	2'-0" x 1'-0"	MONOLITHIC		

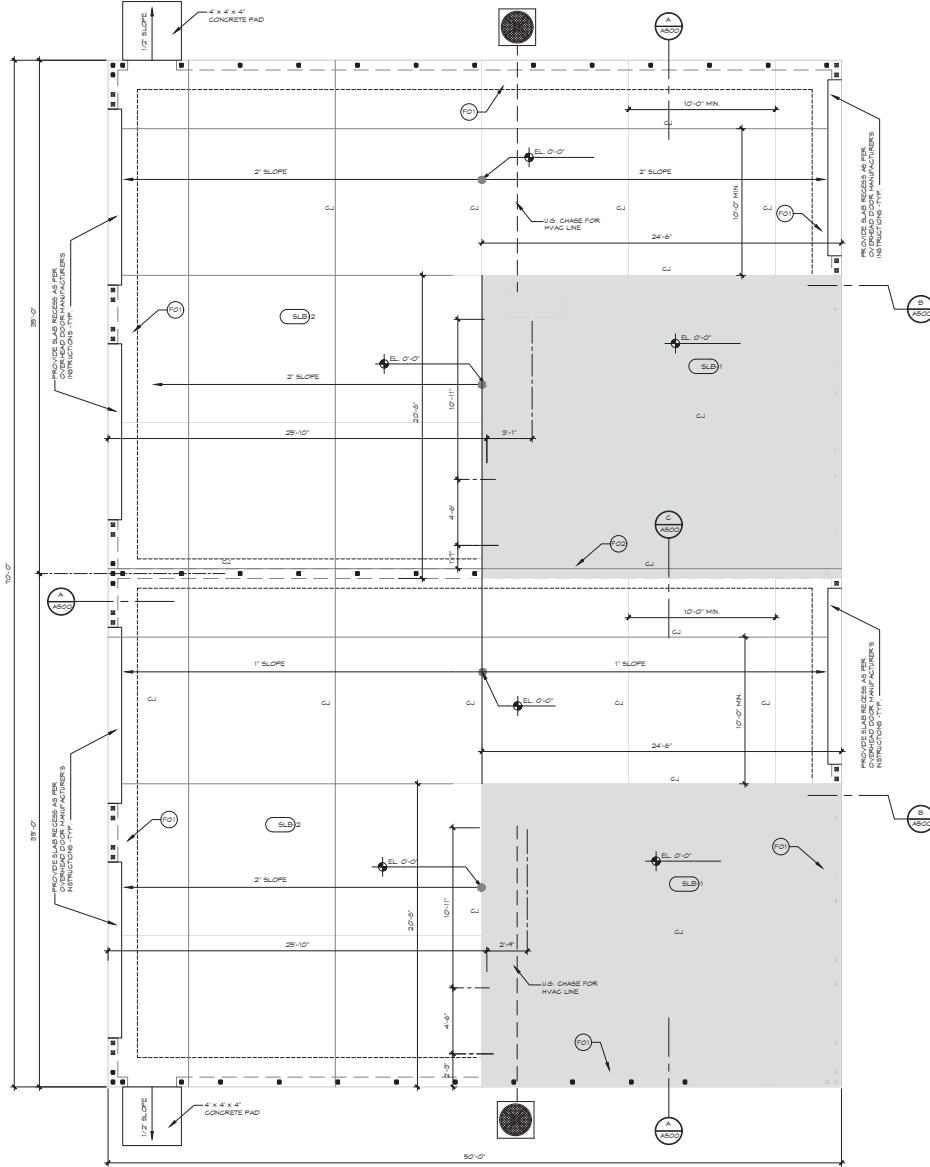
MINIMUM REQUIRED LAP SPLICES FOR REINFORCING RODS (GRADE 60 STEEL)					
ROD DIA.	LAP / SPLICE	ROD DIA.	LAP / SPLICE	ROD DIA.	LAP / SPLICE
NO.3	18"	NO.8	36"	NO.4	50"
NO.4	24"	NO.7	42"	NO.10	50"
NO.5	30"	NO.8	60"	NO.11	60"



8 x 8 @ 10'-0" MAX. SLAB REINFD IV 3,000 PSI CONC. SLAB

3/16" IN SAW CUT CONTROL JOINT. DEPTH = 1/4" OF SLAB THICKNESS. FILL W/ LIQUID POLYMER JOINT SEALANT. TYP.

SAW CUT JOINT DETAIL (C.J.)
NOT TO SCALE



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

architecture studio
great design shapes the future
1832 West 1st Ave. St. Louis, MO 63103
504@osarchitect.com / www.osarchitect.com
P: (314) 220-0944 florida license: az6002579

SHAMROCK CONSTRUCTION
"Built on Integrity. Inspired by a Love for Life."
30 AND SOLE ARCHITECT
FL LICENSE #819084
THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF SHAMROCK CONSTRUCTION. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

copyright © 2024
ALL RIGHTS RESERVED. THESE DOCUMENTS ARE THE PROPERTY OF SHAMROCK CONSTRUCTION. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

A NEW BUILDING FOR:
SHAMROCK CONSTRUCTION
S.W. 164 TH PLACE ROAD
OCALA, FLORIDA

02.18.24
by project no.
SG 2419
sheet no.

A100
CONSTRUCTION DOCUMENTS

LEGEND

NOTE: SEE WALL SECTIONS FOR MORE INFORMATION

- INTERIOR PARTITION WALL (NON LOAD BEARING) :
 - 1/2" OR 5/8" GYPSUM BOARD ON EACH SIDE OF 2x4 WOOD STUD @ 16" O.C. IN 2x4 TOP PLATE AND IN 2x4 BASE PLATE SECURED TO FLOOR / SLAB, 2x4 BLOCKING @ 48" O.C. VERTICALLY
- EXTERIOR MASONRY WALL:
 - 8" CMU EXTERIOR BLOCK WALL REINFORCED W/ #5 @ VERTICAL REBAR @ 4'-0" O.C. MAX.
 - 5/8" GYPSUM BOARD ON 1x2 P.F. FURRING STRIPS @ 16" O.C. INT. FIN. FLOOR FINISH STRIP TO FACE OF P.F. 2x4.
- INDICATES (1) NO. 8 DIA. VERTICAL STEEL ROD REINFORCING FROM FOOTING TO TOP BOND BEAM IN 3,000 PSI FEA GRAVEL, SMOOT FILLED BLOCK CELLS. PROVIDE #1 MIN. EMBEDMENT AND STANDARD HOOK TOP AND BOTTOM AND 50" MINIMUM LAPS / SPLICES.
- WINDOW SYMBOL
- DOOR SYMBOL

NOTES:

DOOR INSTALLATION AS PER TABLE 1004

DOORS TO BE DESIGNED WITH REQUIREMENTS FOR COMPONENTS 1: GLAZING LOADS OF SECTION 1004.3 AND 1004.3(2)

TABLE R301.2(4)
 NORMAL (ASD) GARAGE DOOR WIND LOADS FOR A BUILDING WITH A MEAN ROOF HEIGHT OF 20 FEET LOCATED IN EXPOSURE B (WIND SPEEDS 1, 2, 3 & 4)

Wind Speed (mph)	100 mph	110 mph	120 mph	130 mph	140 mph	150 mph	160 mph	170 mph	180 mph	190 mph	200 mph
Wind Load (psf)	10.0	12.1	14.2	16.3	18.4	20.5	22.6	24.7	26.8	28.9	31.0
Wind Load (kN/m²)	0.47	0.57	0.67	0.77	0.87	0.97	1.07	1.17	1.27	1.37	1.47

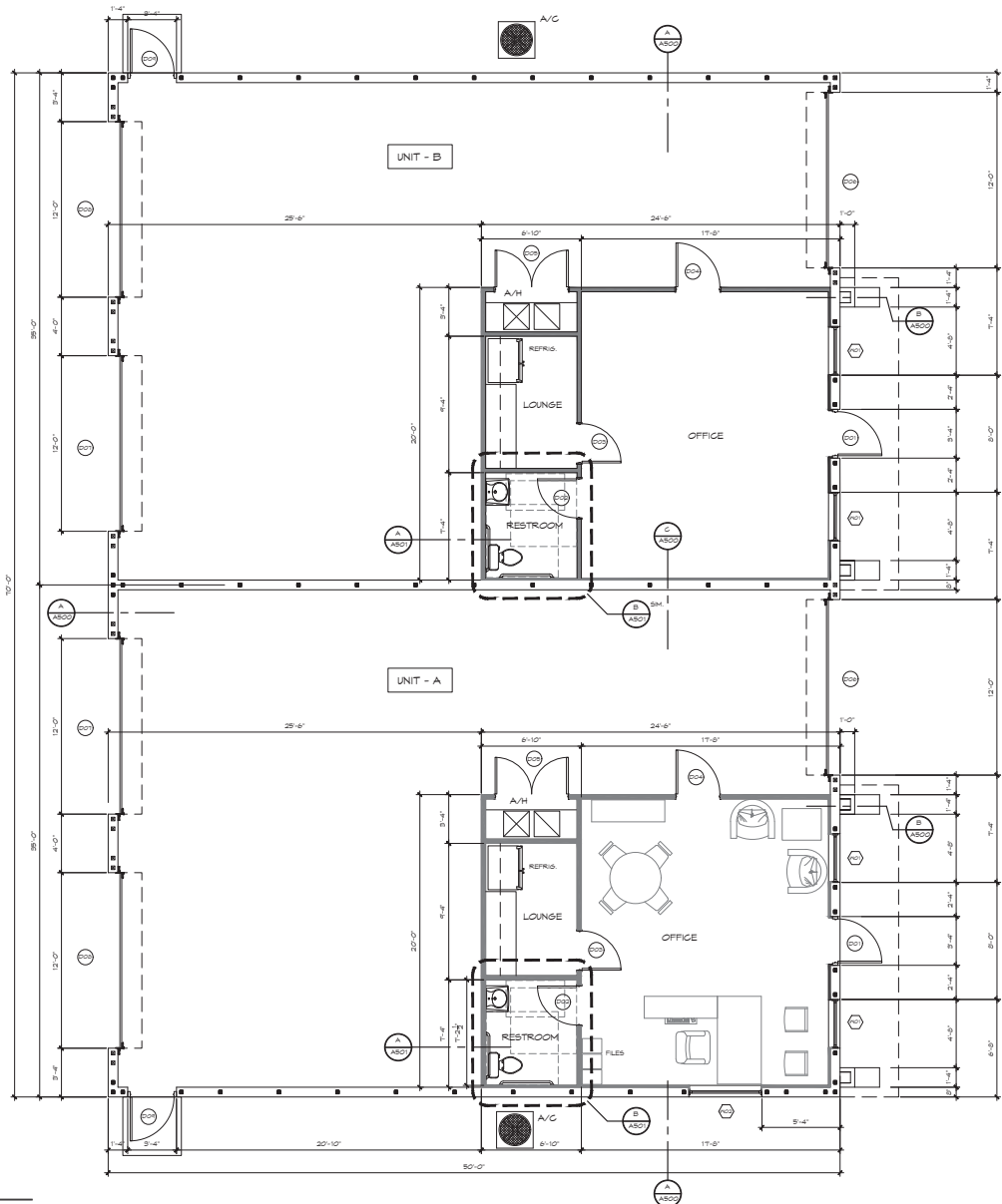
FOR S1: 1 FOOT = 304.8 MM, 1 MILE PER HOUR = 1.609 KM/H, 1 PSF = 47.88 N/M²

1. FOR DOOR SIZES OR WIND SPEEDS BETWEEN THOSE SHOWN ABOVE THE LOAD MAY BE INTERPOLATED. OTHERWISE USE THE LOAD ASSOCIATED WITH THE LOWER DOOR SIZE.
2. TABLE VALUES SHALL BE ADJUSTED FOR HEIGHT AND EXPOSURE BY MULTIPLYING BY THE ADJUSTMENT COEFFICIENT IN TABLE R301.2(3).
3. PLUS AND MINUS SIGNS INDICATE PRESSURES ACTING TOWARD AND AWAY FROM THE BUILDING SURFACES.
4. NEGATIVE PRESSURES ASSUME DOOR HAS 2 FEET OF MOUTH IN BUILDING'S END ZONE.
5. TABLE VALUES INCLUDE THE G & I LOAD REDUCTION FACTOR.

DOOR SCHEDULE UNIT A & B									
MARK	SIZE		MATERIAL	FINISH	FRAME	REMARKS	DOOR NOTES		
	WIDTH	HEIGHT					1	2	3
D01	8'-0"	8'-0"	MTL	HM	HOLLOW METAL DOOR / FRAME				
D02	8'-0"	8'-0"	MTL	FD	HOLLOW METAL DOOR / WOOD FRAME				
D03	8'-0"	8'-0"	MTL	FD	HOLLOW METAL DOOR / WOOD FRAME				
D04	8'-0"	8'-0"	MTL	FD	HOLLOW METAL DOOR / WOOD FRAME				
D05	2'-6"	8'-0"	MTL	FD	HOLLOW METAL DOOR / WOOD FRAME				
D06	12'-0"	10'-0"	-	-	GARAGE DOOR - OVERHEAD DOOR				
D07	12'-0"	10'-0"	-	-	GARAGE DOOR - OVERHEAD DOOR				
D08	12'-0"	10'-0"	-	-	GARAGE DOOR - OVERHEAD DOOR				
D09	8'-0"	8'-0"	MTL	HM	HOLLOW METAL DOOR / FRAME				

WINDOW SCHEDULE			
MARK	GLASS	UNIT SIZE	REMARKS
W1	TINTED LOW E GLAZING (TYP.)	2'-4" W x 9'-0" H	SINGLE HUNG WINDOW
W2	TINTED LOW E GLAZING (TYP.)	5'-0" W x 9'-0" H	PICTURE WINDOW

WINDOW NOTES:
 1. WINDOW TYPE AND COLOR IS TO BE SELECTED BY OWNER.



SQ. FT. DATA

UNIT - A	1,750 SQ. FT.
UNIT - B	1,750 SQ. FT.
TOTAL	3,500 SQ. FT.

FLOOR PLAN
 SCALE: 1/4" = 1'-0"



architecture studio
 great design shapes the future
 1833 East Fort King St., Suite 103, Ocala, FL 34771
 354.238.0000 | www.sosarchitect.com | www.sosarchitect.com
 P: (352) 620-0944 | florida license: az26002579

SHAMROCK CONSTRUCTION
 "Built on Integrity, Integrity, and a Little Bit of Luck"
 10000 US HIGHWAY 90, SUITE 100, Ocala, FL 34768
 352.238.0000 | www.shamrockconstruction.com
 P: (352) 620-0944 | florida license: az26002579

copyright © 2024
 ALL RIGHTS RESERVED. THESE DOCUMENTS ARE THE PROPERTY OF SHAMROCK CONSTRUCTION AND SHALL REMAIN THE PROPERTY OF SHAMROCK CONSTRUCTION. NO REPRODUCTION OR TRANSMISSION IN ANY FORM OR BY ANY MEANS IS PERMITTED WITHOUT THE WRITTEN PERMISSION OF SHAMROCK CONSTRUCTION.

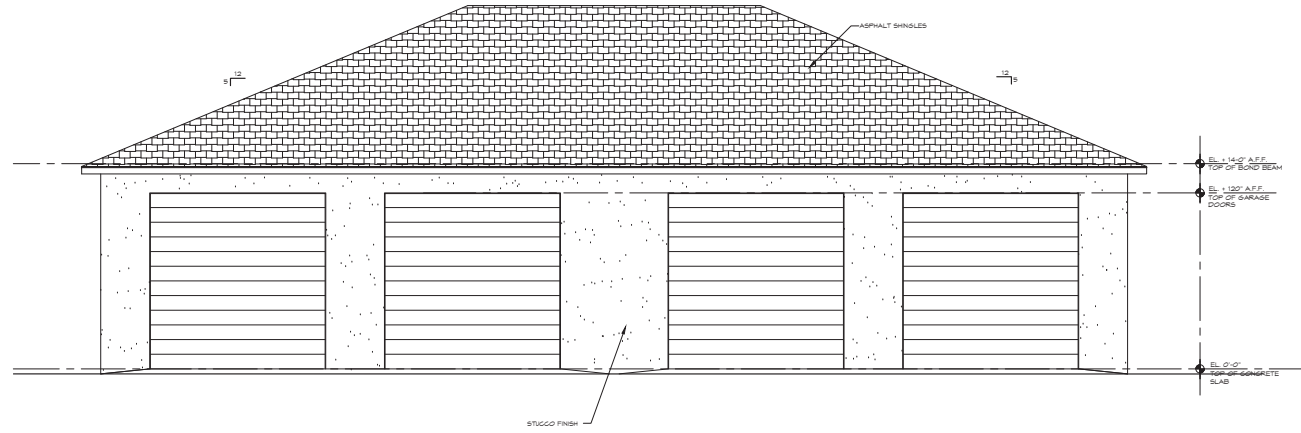
A NEW BUILDING FOR:
SHAMROCK CONSTRUCTION
 S.W. 164th PLACE ROAD
 OCALA, FLORIDA

02.18.24
 by SG project no. 2419
 sheet no.

A200
 CONSTRUCTION DOCUMENTS



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

architecture studio
great design shapes the future
1833 West Fort Ave. St. Suite 103, Ocala, FL 34471
509.962.5048 | info@searchitect.com | www.searchitect.com
P: (352) 620-0944 Florida license: az26002579

SHAMROCK CONSTRUCTION
"Built on Integrity. Inspired by a Love for Life!"

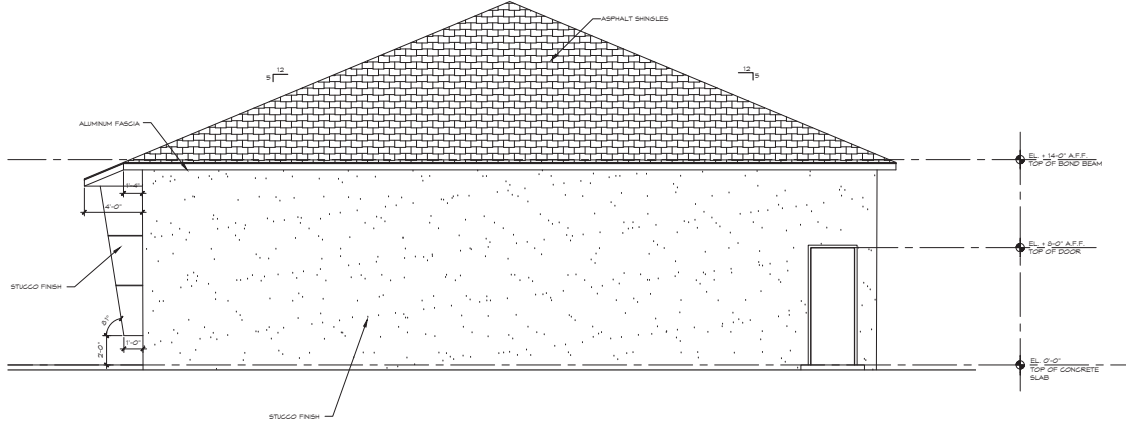
ROLANDO SOLA ARCHITECT
FL LICENSE #819034
This document is prepared under the supervision of the
architect of record and is not to be used for any other
project without the written consent of the architect.
DATE: 02.18.24

copyright © 2024
ALL RIGHTS RESERVED. THESE
CONSTRUCTION DOCUMENTS ARE
THE PROPERTY OF SHAMROCK
CONSTRUCTION, INC. ANY
REUSE OR REPRODUCTION
WITHOUT PERMISSION IS
STRICTLY PROHIBITED.

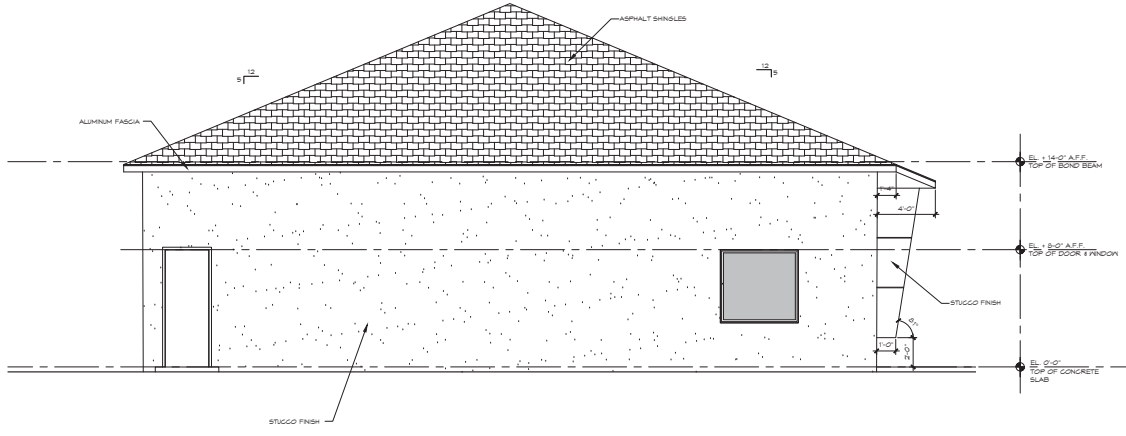
A NEW BUILDING FOR:
SHAMROCK CONSTRUCTION
S.W. 164th PLACE ROAD
OCALA, FLORIDA

02.18.24
by project no.
SG 2419
sheet no.

A300
CONSTRUCTION DOCUMENTS



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

architecture studio
great design shapes the future
1833 West Fort Ave. St. Suite 103, Ocala, FL 34471
304@soarchitect.com / www.soarchitect.com
P: (352) 620-0944 Florida license: az26002579

SHAMROCK CONSTRUCTION
"Built on Integrity. Integrity, and a Lifetime of Love!"

ROLANDO SOLA ARCHITECT
FL LICENSE #876284
This document is prepared under contract and is the property of the client. It is not to be used for any other project without the written consent of the architect. All rights reserved.

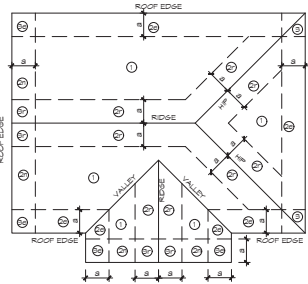
copyright © 2024
ALL RIGHTS RESERVED. THESE DOCUMENTS ARE THE PROPERTY OF SHAMROCK CONSTRUCTION AND SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFIED.

A NEW BUILDING FOR:
SHAMROCK CONSTRUCTION
S.W. 164th PLACE ROAD
OCALA, FLORIDA

02.18.24	
by SG	project no. 2419
sheet no.	

A301
CONSTRUCTION DOCUMENTS





FOR 5/16" ROOF - 304.8 mm 1" DEGREE - 0.0195 RAD
NOTE: 4" = FEET IN ALL CASES
FIGURE R301.2(1)
COMPONENT AND CLADDING PRESSURE ZONES
ROOF SHEATHING PLAN
SCALE: N.T.S.

ZONE	SIZE	NAIL SPACING	NOTES
1	RSRS01	8" O.G. EDGE, 8" O.G. INTERMEDIATE	HOT DIPPED GALVANIZED RING SHANK NAIL
2	RSRS02	8" O.G. EDGE, 8" O.G. INTERMEDIATE	HOT DIPPED GALVANIZED RING SHANK NAIL
3	RSRS03	4" O.G. EDGE, 4" O.G. INTERMEDIATE	HOT DIPPED GALVANIZED RING SHANK NAIL

NOTES:
1. INSTALL ROOF DECK SHEATHING WITH LONG DIMENSION PERPENDICULAR TO FRAMING AND WITH JOINTS STAGGERED. PROVIDE ROOF CURB ON UNSUPPORTED EDGES.
2. ROOF SHEATHING SHALL BE 1/2" CDX PLYWOOD OR 1/2" OSB. SHEATHING NAILING PATTERN SHALL COMPLY WITH 2020 IGC 600.
3. CLOSED VALLEY FLASHING AS PER ASTM D224.

SHEATHING NOTES:
R302.2.1 SHEATHING FASTENERS
WOOD STRUCTURAL PANEL SHEATHING SHALL BE FASTENED TO ROOF FRAMING WITH RSRS-01 (2 3/8" x 0.119") NAILS AT 8" ON CENTER (OSB) ON CENTER AT EDGES AND 6" ON CENTER (OSB) ON CENTER AT INTERMEDIATE FRAMING. UNLESS ROOF DIAGNOSIS DESIGN REQUIRES A CLOSER SPACING. RSRS-01 IS RING SHANK ROOF SHEATHING NAIL MEETING THE SPECIFICATIONS IN ASTM F1807.
WHERE ROOF FRAMING WITH A SPECIFIC GRAVITY (G-2) IS 4" O.C. IS USED, SPACING OF RING SHANK FASTENERS SHALL BE 4" INCHES ON CENTER IN NAILING ZONE 3 IN ACCORDANCE WITH FIGURE R302.2.1 WHERE VULT IS 185 MPH OR GREATER.

GIRDER TRUSS - WALL REINFORCEMENT
TRUSS FRAMES WERE NOT AVAILABLE AT THE TIME OF THESE CONSTRUCTION DOCUMENTS. THE GENERAL CONTRACTOR SHALL PROVIDE THE FOLLOWING AT EACH GIRDER TRUSS LOCATION:
1) PROVIDE (2) CONCRETE BLOCK FILL CELLS REINFORCED WITH #5 STEEL REINFORCING ROD IN EACH CELL. FILLED WITH 3,000 PSI FEA GRAVEL CONCRETE. CENTERED UPON EACH GIRDER TRUSS BEARING POINT. REINFORCEMENT SHALL HAVE STANDARD HOOK/TEE FROM FOOTING TO CHU BOND BEAM (TOP OF WALL).
2) IF A GIRDER TRUSS BEARING POINT FALLS ON TOP OF A WINDOW OR DOOR OPENING, LINTELS AT THESE LOCATIONS SHALL BE REDESIGNED TO ACCEPT THE NEW LOAD.
TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR LOCAL DEPARTMENT APPROVAL AS REQUIRED. TRUSS MANUFACTURER SHALL VERIFY ALL DIMENSIONS. DIMENSIONS THAT HAVE NOT BEEN SITE VERIFIED SHALL NOT BE USED.
ALL FRAMING CONNECTORS SHALL BE BY SIMPSON STRONG-TIE OR APPROVED EQUAL.
CONTRACTOR SHALL COORDINATE WITH TRUSS MANUFACTURER AND MECHANICAL CONTRACTOR AS REQUIRED TO PROVIDE NECESSARY CLEARANCES FOR DUCTWORK.
TRUSSES SHALL BE DESIGNED BY A FLORIDA REGISTERED TRUSS ENGINEER USING THE FOLLOWING LOADINGS:

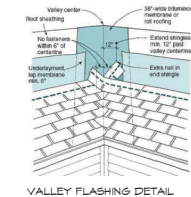
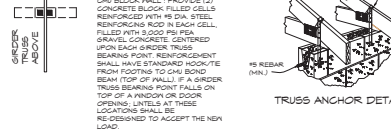
ROOF TRUSS LOADINGS

TC LL	30.0 PSF
TC DL	1.0 PSF
BC SL	10.0 PSF
BC LL	0.0 PSF
TOT. LD	31.0 PSF
CONTRAC.	1.28
SPACINGS	24.0"

DEFLECTION LIMITS L/360 AND L/240 TOTAL LOAD

MANUFACTURER SHALL SUBMIT TRUSS LAYOUT TO THE ARCHITECT FOR REVIEW PRIOR TO COMMENCEMENT OF WORK. SHOP DRAWINGS SHALL CONTAIN ALL STRUCTURAL AND FINISHING INFORMATION REQUIRED TO DETERMINE ALL LOADS. SHOP DRAWINGS SHALL BE BASED ON CLEAR SPAN CONDITIONS UNLESS SHOWN OTHERWISE ON ARCHITECT'S CONSTRUCTION DOCUMENTS. ANY PROPOSED DEVIATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO SHOP DRAWING REVIEW. IF THE ARCHITECT IS NOT NOTIFIED IN ADVANCE, THE GENERAL CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL COST OF MODIFICATION WORK THAT IS REQUIRED, INCLUDING BUT NOT LIMITED TO ADDITIONAL COLUMNS, FOOTINGS, BEAMS, AND REWORK OF EXISTING WORK IN PLACE.

ENGINEER TRUSS PLACEMENT ON THIS DRAWING ARE DIAGRAMATIC TO SHOW ARCHITECTS INTENT. REFER TO TRUSS MANUFACTURER'S DRAWINGS FOR FINAL INSTALLATION LOCATIONS, VELOCITY BEARING LOCATIONS ON WALLS, BEAMS, & COLUMNS.



VALLEY FLASHING DETAIL
R302.2 FLASHING
FLASHINGS SHALL BE USED TO SEAL ROOFING SYSTEMS, WHERE THE SYSTEM IS INTERRUPTED OR TERMINATED AND SHALL BE INSTALLED IN A MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN CORNERS, THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE.
R302.2.1 LOCATIONS
FLASHINGS SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS. PREVENTER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS. ROOF FLASHING IS OF METAL. THE METAL SHALL BE CORROSION RESISTANT WITH A THICKNESS OF NOT LESS THAN PROVIDED IN TABLE R302.2.1 OR IN COMPLIANCE WITH R302.11.
EXCEPTION: FLASHING IS NOT REQUIRED AT HP AND ROOF JOINTS.

METAL FLASHING MATERIAL

MATERIAL	GAGE MINIMUM	GAGE	WEIGHT (SQ)
Copper	0.024	-	1.04 (6)
Aluminum	0.024	24	-
Stainless Steel	0.024	24	-
Galvanized Steel	0.0179	(24oz Coat G90)	(24oz Coat G90)
Aluminum	0.0179	(AZ50 Min Zinc)	(AZ50 Min Zinc)
Zinc Alloy	0.027	-	-
Painted Forme	-	2.5 (20.0)	-



LINTEL SCHEDULE

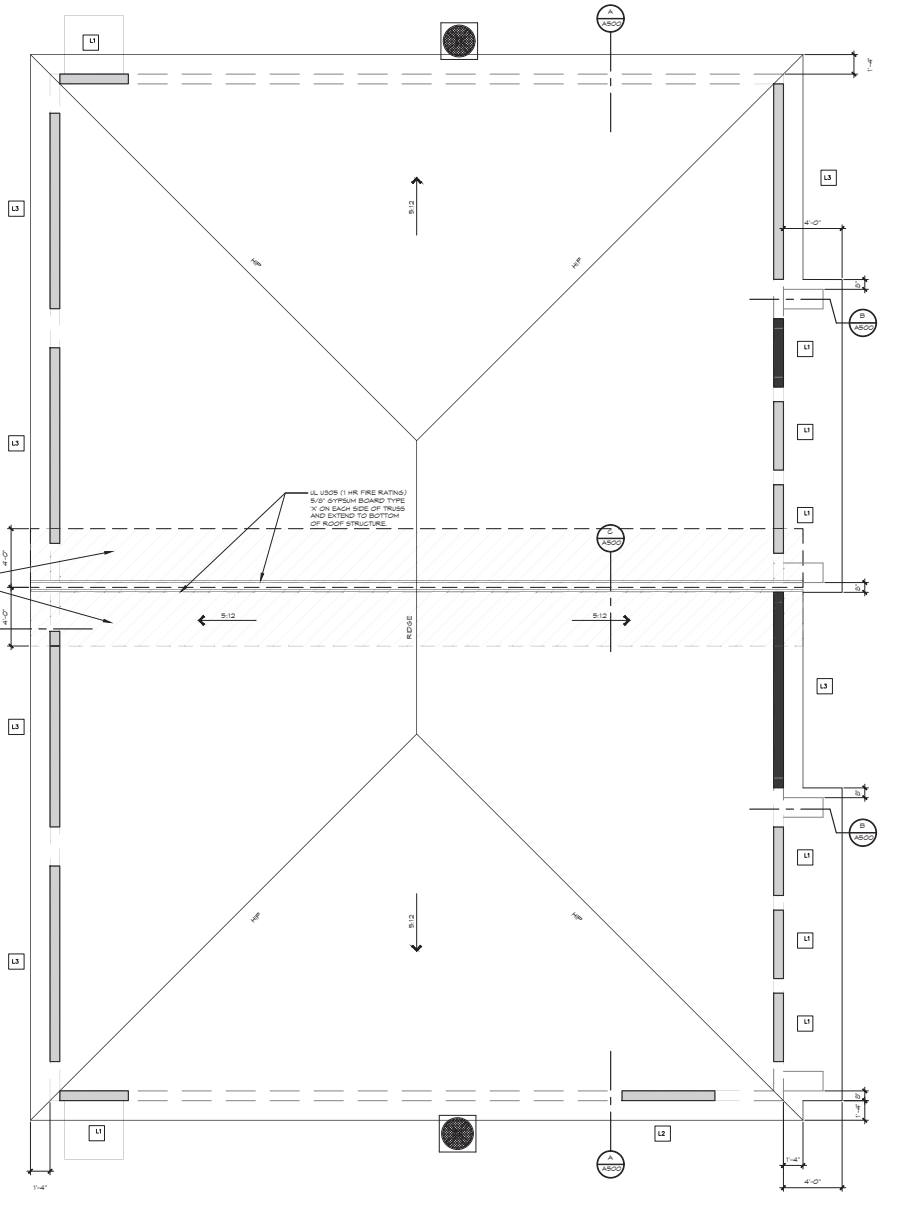
8" PRECAST U-LINTELS STANDARD LENGTHS

OVERALL LENGTH	TOP STEEL	BOTTOM STEEL
3'-0"	2-7/32" wire	2-#3 rebar
3'-6"	2-7/32" wire	2-#3 rebar
4'-0"	2-7/32" wire	2-#3 rebar
4'-6"	2-7/32" wire	2-#3 rebar
5'-0"	2-7/32" wire	2-#3 rebar
5'-6"	2-7/32" wire	2-#3 rebar
6'-0"	2-7/32" wire	2-#3 rebar
6'-6"	2-7/32" wire	2-#3 rebar
7'-0"	2-7/32" wire	2-#3 rebar
7'-6"	2-7/32" wire	2-#3 rebar
8'-0"	2-7/32" wire	2-#3 rebar
8'-6"	2-7/32" wire	2-#3 rebar
9'-0"	2-7/32" wire	2-#3 rebar
9'-6"	2-7/32" wire	2-#3 rebar
10'-0"	2-7/32" wire	2-#3 rebar
10'-6"	2-7/32" wire	2-#3 rebar
11'-0"	2-7/32" wire	2-#3 rebar
11'-6"	2-7/32" wire	2-#3 rebar
12'-0"	2-7/32" wire	2-#3 rebar
12'-6"	2-7/32" wire	2-#3 rebar
13'-0"	2-7/32" wire	2-#3 rebar
13'-6"	2-7/32" wire	2-#3 rebar

Rebar: ASTM A615 Grade 60
Wire: ASTM A110
Concrete Strength: 4000 psi
Average Self Weight: 33 plf
Finish: Grey Block

SAFE LOADS (AS PER) 8" PRECAST U-LINTELS

OVERALL LENGTH	TYPE OF LINTEL	UPLIFT					LATERAL				
		8F8-1T	8F12-1T	8F16-1T	8F24-1T	8F32-1T	8F8-1T	8F12-1T	8F16-1T	8F24-1T	8F32-1T
3'-0"	PRECAST	1500	2025	2550	3075	3600	1025	1550	2075	2600	3125
3'-6"	PRECAST	1560	2085	2610	3135	3660	1085	1610	2135	2660	3185
4'-0"	PRECAST	1620	2145	2670	3195	3720	1145	1670	2195	2720	3245
4'-6"	PRECAST	1680	2205	2730	3255	3780	1205	1730	2255	2780	3305
5'-0"	PRECAST	1740	2265	2790	3315	3840	1265	1790	2315	2840	3365
5'-6"	PRECAST	1800	2325	2850	3375	3900	1325	1850	2375	2900	3425
6'-0"	PRECAST	1860	2385	2910	3435	3960	1385	1910	2435	2960	3485
6'-6"	PRECAST	1920	2445	2970	3495	4020	1445	1970	2495	3020	3545
7'-0"	PRECAST	1980	2505	3030	3555	4080	1505	2030	2555	3080	3605
7'-6"	PRECAST	2040	2565	3090	3615	4140	1565	2090	2615	3140	3665
8'-0"	PRECAST	2100	2625	3150	3675	4200	1625	2150	2675	3200	3725
8'-6"	PRECAST	2160	2685	3210	3735	4260	1685	2210	2735	3260	3785
9'-0"	PRECAST	2220	2745	3270	3795	4320	1745	2270	2795	3320	3845
9'-6"	PRECAST	2280	2805	3330	3855	4380	1805	2330	2855	3380	3905
10'-0"	PRECAST	2340	2865	3390	3915	4440	1865	2390	2915	3440	3965
10'-6"	PRECAST	2400	2925	3450	3975	4500	1925	2450	2975	3500	4025
11'-0"	PRECAST	2460	2985	3510	4035	4560	1985	2510	3035	3560	4085
11'-6"	PRECAST	2520	3045	3570	4095	4620	2045	2570	3095	3620	4145
12'-0"	PRECAST	2580	3105	3630	4155	4680	2105	2630	3155	3680	4205
12'-6"	PRECAST	2640	3165	3690	4215	4740	2165	2690	3215	3740	4265



ROOF PLAN
SCALE: 1/4" = 1'-0"
NORTH

architecture studio
great design shapes the future
1833 West Fort King St., Suite 103, Ocala, FL 34471
soa@soarchitect.com / www.soarchitect.com
P: (352) 220-0944 Florida license: az26002579

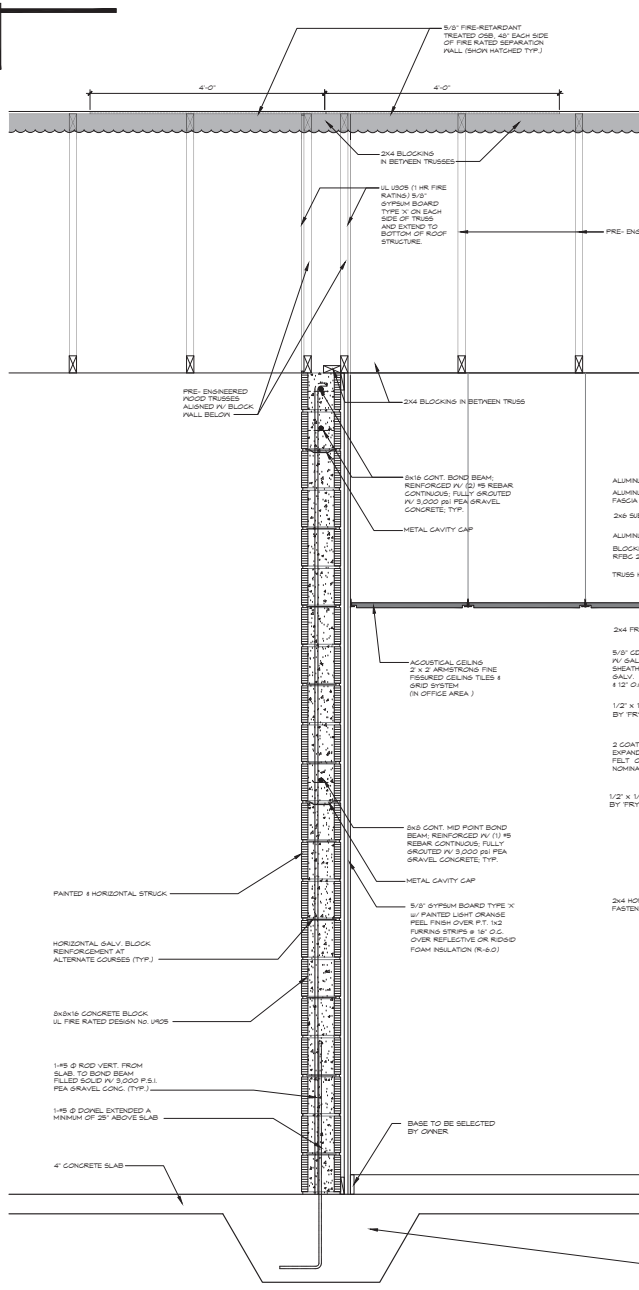
SHAMROCK CONSTRUCTION
"Built on Integrity, Integrity, and a Little Bit of Luck"
REG. ARCHITECT
FL LICENSE #819084
The information reported herein was prepared by the contractor and is not to be used for any other project without the express written consent of the contractor.

copyright © 2024
ALL RIGHTS RESERVED. THESE CONSTRUCTION DOCUMENTS ARE THE PROPERTY OF SHAMROCK CONSTRUCTION AND SHALL REMAIN IN FULL FORCE AND EFFECT.

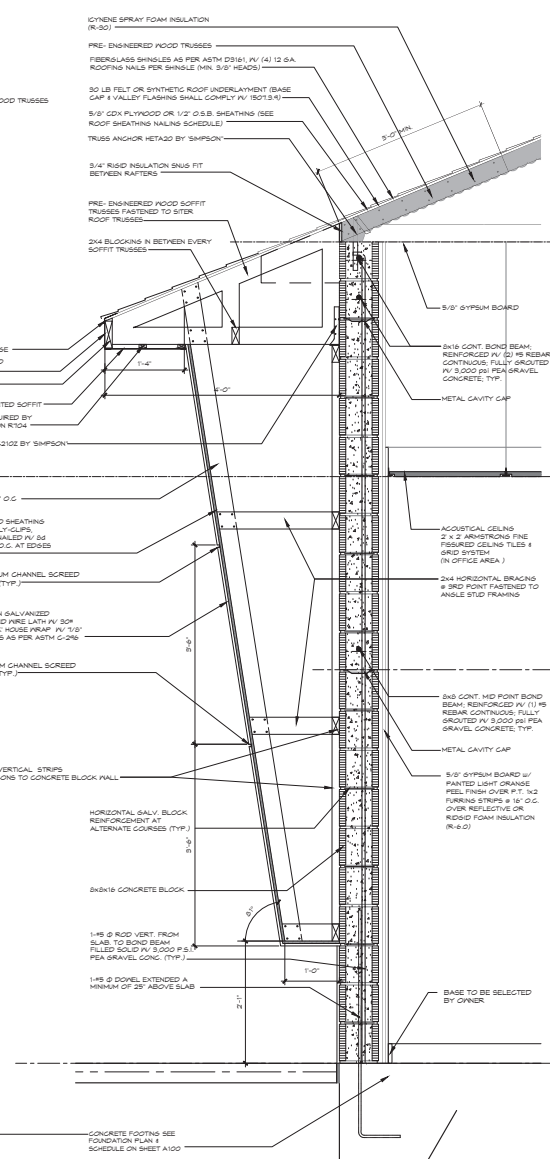
A NEW BUILDING FOR:
SHAMROCK CONSTRUCTION
S.W. 164th PLACE ROAD
OCALA, FLORIDA

02.18.24
project no. 2419
sheet no.

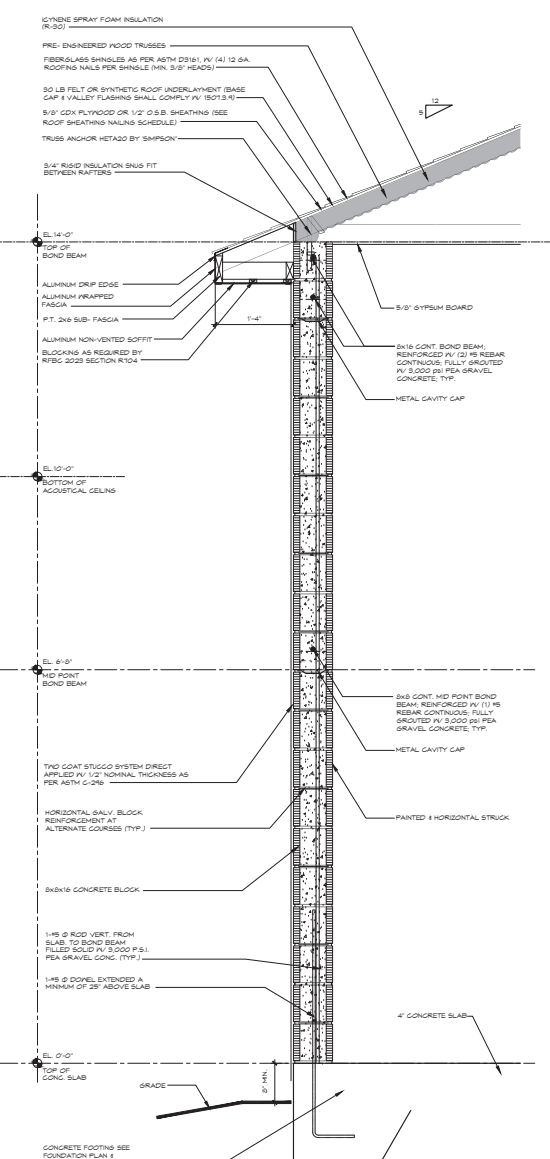
A400
CONSTRUCTION DOCUMENTS



WALL SECTION 'C'
SCALE: 1" = 1'-0"



WALL SECTION 'B'
SCALE: 1" = 1'-0"



WALL SECTION 'A'
SCALE: 1" = 1'-0"

architecture studio
great design shapes the future
1832 West Fort King St., Suite 100, Ocala, FL 34721
509@osarchitect.com / www.osarchitect.com
P: (352) 620-0944 Florida license: az26002579

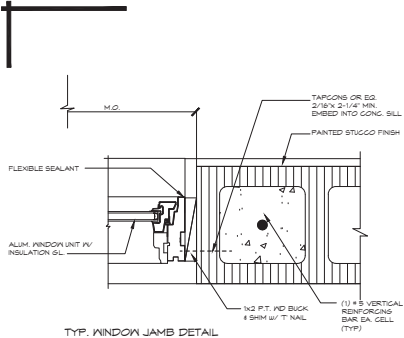
SHAMROCK CONSTRUCTION
"Built on Integrity. Measured in Quality."
REGARD TOTAL ARCHITECT
FL LICENSE #819084
THIS DOCUMENT IS UNLESS OTHERWISE SPECIFIED TO BE THE PROPERTY OF SHAMROCK CONSTRUCTION. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SHAMROCK CONSTRUCTION.

copyright © 2024
ALL RIGHTS RESERVED. THESE DOCUMENTS ARE UNLESS OTHERWISE SPECIFIED TO BE THE PROPERTY OF SHAMROCK CONSTRUCTION. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SHAMROCK CONSTRUCTION.

A NEW BUILDING FOR:
SHAMROCK CONSTRUCTION
S.W. 164th PLACE ROAD
OCALA, FLORIDA

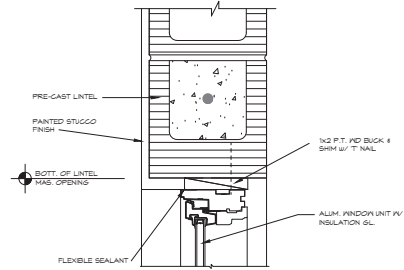
02.18.24
by SG project no. 2419
sheet no.

A500
CONSTRUCTION DOCUMENTS



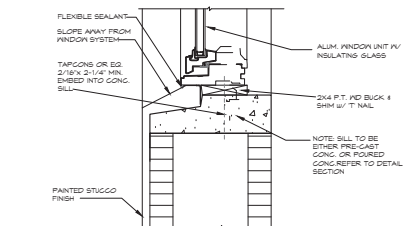
TYP. WINDOW JAMB DETAIL

N.T.S.



TYP. WINDOW HEAD DETAIL

N.T.S.

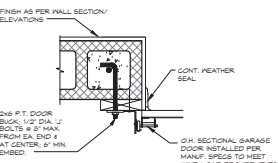


TYP. PRECAST SILL DETAIL

N.T.S.

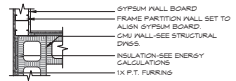
NOTES:

- 1" MINIMUM EMBEDMENT OF TAPCONS REQUIRED
- ALL LUMBER IN CONTACT WITH CONCRETE WALL SHALL BE PRESURE TREATED
- SHIM AS REQUIRED AT EACH SET OF INSTALLATION ANCHORS USING LEAD BEARING SHIMS. MAXIMUM ALLOWABLE SHIM STACK TO BE 1/4". USE SHIMS WHERE SPACE GREATER THAN 1/4" IS PRESENT
- MAXIMUM ALLOWABLE SPACING BETWEEN REQUIRED ANCHORS SHALL BE 24" INCHES. (FASTENERS MAY STAGGERED)

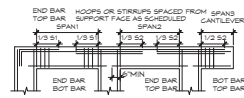


GARAGE DOOR DETAIL

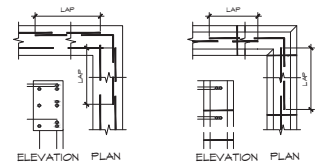
N.T.S.



WALL ALIGNMENT DETAIL



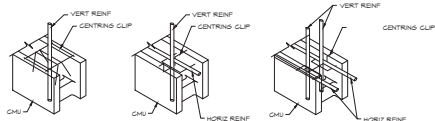
BAR BENDING DIAGRAM



CONCRETE BEAM BOND-BEAM

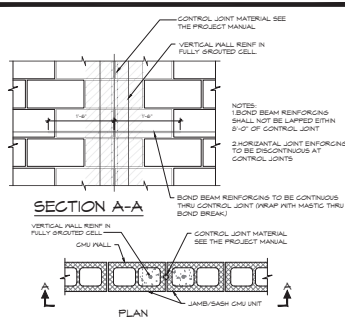
LAP ALL STEEL PER MIN REQUIREMENTS AS STATED IN STRUCTURAL NOTES (PAGE 9-8) QUANTITY OF CORNER BARS DETERMINED BY MIN. INTERSECTING BEAM STEEL (E. IF 8" BEMR CONCRETE BEAM INTERSECTS W/ "BB" ONLY 1 CORNER BAR WILL BE REQUIRED, ETC.)

TYPICAL MASONRY CORNER

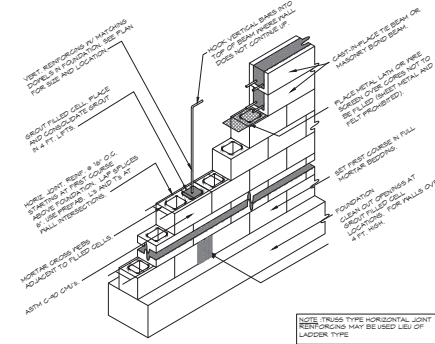


CAGING DEVICE CAGING DEVICE DUAL-CENTERING CLIP

NOTE: CAGING DEVICES AND CENTRING CLIPS SHALL BE FORMED FROTHM HANDED WIRE, WELDED AND GALVANIZED TYPICAL VERTICAL REINFORCING POSITIONING

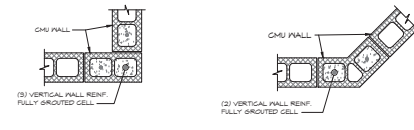


TYP. CMU WALL CONTROL JOINT DETAIL

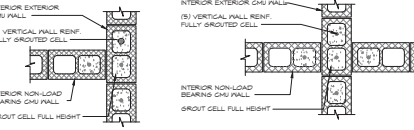


TYP. CONCRETE MASONRY WALL CONSTRUCTION

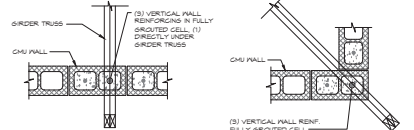
NOTE: TRUSS TYPE HORIZONTAL JOINT REINFORCING MAY BE USED W/OUT LADDER TYPE



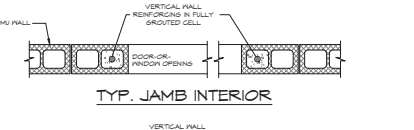
TYP. 90° CORNER TYP. 45° CORNER



TYP. TEE INTERSECTION TYP. CROSS INTERSECTION



TYP. BEAM OR GIRDER TRUSS BEARING TYP. GIRDER TRUSS BEARING CORNER



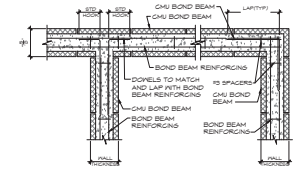
TYP. JAMB INTERIOR TYPICAL JAMB EXTERIOR



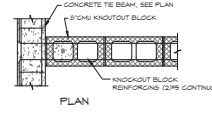
TYP. END WALL

TYP. CMU VERTICAL REINFORCING PLACEMENT

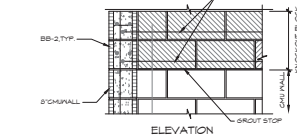
NOTE: REINFORCING SHOWN IS IN ADDITION TO REINFORCING SHOWN ON THE PLANS AND SPECIAL DETAILS. REINFORCING TO BE SAME SIZE AS ADJACENT WALL REINFORCING INDICATED ON THE PLANS. TYPICAL DETAILS APPLIES TO ALL EXTERIOR WALLS AND INTERIOR LOAD BEARING WALLS.



TYP. CMU BOND BEAM REINFORCING



KNOCK-OUT BLOCK TO TIE-BEAM CONNECTION



KNOCK-OUT BLOCK TO TIE-BEAM CONNECTION



TYP. MASONRY OPENING WITH BUCK

architecture studio
great design shapes the future
1833 West 4th Ave. St. Suite 103, Ocala, FL 34731
352.828.8282
www.sarchitect.com
florida license: az26002579

SHAMROCK CONSTRUCTION
"Built on Integrity. Measured in Quality."
FLORIDA LICENSE #189384
REGISTERED PROFESSIONAL ARCHITECT
REGISTERED PROFESSIONAL ENGINEER
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
REGISTERED PROFESSIONAL SURVEYOR
REGISTERED PROFESSIONAL CIVIL ENGINEER
REGISTERED PROFESSIONAL ELECTRICAL ENGINEER
REGISTERED PROFESSIONAL MECHANICAL ENGINEER
REGISTERED PROFESSIONAL CHEMICAL ENGINEER
REGISTERED PROFESSIONAL INDUSTRIAL ENGINEER
REGISTERED PROFESSIONAL AERONAUTICAL ENGINEER
REGISTERED PROFESSIONAL AGRICULTURAL ENGINEER
REGISTERED PROFESSIONAL METALLURGICAL ENGINEER
REGISTERED PROFESSIONAL NUCLEAR ENGINEER
REGISTERED PROFESSIONAL PETROLEUM ENGINEER
REGISTERED PROFESSIONAL TRANSPORTATION ENGINEER
REGISTERED PROFESSIONAL WATERSUPPLY ENGINEER
REGISTERED PROFESSIONAL WASTE ENGINEER
REGISTERED PROFESSIONAL MARINE ENGINEER
REGISTERED PROFESSIONAL MINING ENGINEER
REGISTERED PROFESSIONAL METEOROLOGICAL ENGINEER
REGISTERED PROFESSIONAL POLYMER ENGINEER
REGISTERED PROFESSIONAL POWER ENGINEER
REGISTERED PROFESSIONAL RADIATION ENGINEER
REGISTERED PROFESSIONAL REFRIGERATION ENGINEER
REGISTERED PROFESSIONAL SANITARY ENGINEER
REGISTERED PROFESSIONAL SURVEYING ENGINEER
REGISTERED PROFESSIONAL THERMAL ENGINEER
REGISTERED PROFESSIONAL TRANSPORTATION ENGINEER
REGISTERED PROFESSIONAL WATERSUPPLY ENGINEER
REGISTERED PROFESSIONAL WASTE ENGINEER
REGISTERED PROFESSIONAL MARINE ENGINEER
REGISTERED PROFESSIONAL MINING ENGINEER
REGISTERED PROFESSIONAL METEOROLOGICAL ENGINEER
REGISTERED PROFESSIONAL POLYMER ENGINEER
REGISTERED PROFESSIONAL POWER ENGINEER
REGISTERED PROFESSIONAL RADIATION ENGINEER
REGISTERED PROFESSIONAL REFRIGERATION ENGINEER
REGISTERED PROFESSIONAL SANITARY ENGINEER
REGISTERED PROFESSIONAL SURVEYING ENGINEER
REGISTERED PROFESSIONAL THERMAL ENGINEER

copyright © 2024
ALL RIGHTS RESERVED. THESE DOCUMENTS ARE THE PROPERTY OF SHAMROCK CONSTRUCTION AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM SHAMROCK CONSTRUCTION.

A NEW BUILDING FOR:
SHAMROCK CONSTRUCTION
S.W. 164th PLACE ROAD
OCALA, FLORIDA

02.18.24
project no. 2419
sheet no.

A502
CONSTRUCTION DOCUMENTS

NEW BUILDING FOR: SHAMROCK CONSTRUCTION

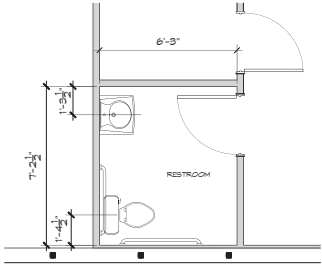
S.W. 164th PLACE ROAD
OCALA, FLORIDA. 34475

architecture **studio**
great design shapes the future
1833 West First Street, Suite 103, Ocala, FL 34471
352.898.0488 / www.shamrockarchitect.com
FLORIDA LICENSE: AZ26002579

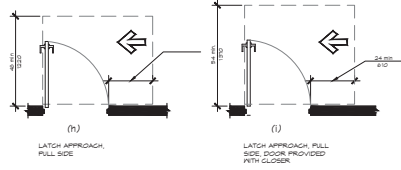


SHAMROCK CONSTRUCTION
1833 West First Street, Suite 103, Ocala, FL 34471
352.898.0488 / www.shamrockarchitect.com
FLORIDA LICENSE: AZ26002579

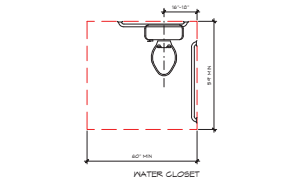
WIND LOADING CRITERIA:	CODE REFERENCE	BUILDING DATA:	LOCATION ARCHITECTURAL PLAN																	
<p>FIG. TABLE 1604.3(1)</p> <p>BASIC WIND SPEED: (140) MPH</p> <p>WIND IMPORTANCE FACTOR: (1)</p> <p>WIND EXPOSURE: (C)</p> <p>APPLICABLE INTERNAL PRESSURE COEFFICIENT: 0.10 FOR ENCLOSED STRUCTURES AND 0.85 FOR COVERED ENTRANCES. A+ 3'-6"</p>	<p>APPLICABLE CODES:</p> <p>THIS PROJECT IS DESIGNED TO MEET THE REQUIREMENTS OF FLORIDA BUILDING CODE (FBC) 8TH EDITION 2023: BUILDING, FLORIDA BUILDING CODE (FBC) 8TH EDITION 2023: PLUMBING, FLORIDA BUILDING CODE (FBC) 8TH EDITION 2023: MECHANICAL, FLORIDA BUILDING CODE (FBC) 8TH EDITION 2023: FUEL GAS, FLORIDA BUILDING CODE (FBC) 8TH EDITION 2023: ACCESSIBILITY, FLORIDA BUILDING CODE (FBC) 8TH EDITION 2023: RESIDENTIAL, FLORIDA BUILDING CODE (FBC) 8TH EDITION 2023: ENERGY CONSERVATION CODE, FLORIDA FIRE PREVENTION CODE 2020 EDITION, NATIONAL ELECTRIC CODE 2020.</p>	<p>A NEW OFFICE / STORAGE BUILDING</p> <p>INDEX OF DRAWINGS</p> <ul style="list-style-type: none"> A000 COVER, PROJECT INFORMATION LS100 LIFE SAFETY PLAN A100 FOUNDATION PLAN A200 FLOOR PLAN A300 EXTERIOR ELEVATIONS A301 EXTERIOR ELEVATIONS A400 ROOF PLAN A500 SECTION A501 SECTION A602 DETAILS A600 FINDER & LIGHTING PLAN A801 PANELS, DETAILS AND DIAGRAMS F100 PLUMBING PLANS, RISERS AND NOTES M100 MECHANICAL PLANS, RISERS AND NOTES 																		
<p>PRIMARY OCCUPANCY (FBC CHAPTER 3): BUSINESS - GROUP B</p> <p>TYPE OF CONSTRUCTION (FBC CHAPTER 6): TYPE II (UNPROTECTED & UNSPRINKLERED)</p> <p>RISK CATEGORY (FBC CHAPTER 16 TABLE 1604.5): RISK CATEGORY: I</p>	<p>COMPONENT 4 GLASSING DESIGN PRESSURE LOADS: SUPPLIERS / MANUFACTURERS OF ALL GLASSING AND COMPONENTS (INCLUDING, BUT NOT LIMITED TO: SIDING, ROOFING, DOORS, WINDOWS, AMINISS, ETC.) WILL SUBMIT REPORTS & DATA SIGNED AND SEALED BY A LICENSED STRUCTURAL ENGINEER IN THE STATE OF FLORIDA DOCUMENTING COMPLIANCE AND THE PROVISION OF THE FLORIDA BUILDING CODE (2023 EIGHTH EDITION).</p>	<p>GENERAL NOTES</p> <p>ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH ALL GOVERNING NATIONAL, STATE AND LOCAL CODES AND REGULATIONS.</p> <p>PROVIDE CONTINUOUS SEALANT TO PROVIDE "WATER AND AIR-TIGHT" CONDITION AT THE PERIMETER OF THE BUILDING. THIS INCLUDES BUT IS NOT LIMITED TO ALL DOORS AND DOOR FRAMES, INTERIOR AND EXTERIOR WINDOW FRAMES AND COMPONENTS, PLUMBING FIXTURES, TOILET ACCESSORIES (BOTH RECESSED & SURFACE MOUNTED), FIRE EXTINGUISHER CABINETS, FIRE DEPARTMENT VALVE CABINETS.</p> <p>ALTHOUGH EVERY EFFORT HAVE BEEN MADE TO PROVIDE CLEAR AND CONCISE DOCUMENTS, ANY CONFLICTS FOUND SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR HIS CLARIFICATION OR DETERMINATION OF WHICH CONDITION (MATERIAL / CALCULATED OR DETAILS) SHALL GOVERN. IF THE ARCHITECT IS NOT NOTIFIED OF CONFLICTS THEN THE MOST STRINGENT WILL BE USED AS DETERMINED BY THE ARCHITECT.</p> <p>ALL BUILDING ELEMENTS SHALL BE INSTALLED STRAIGHT, LEVEL, PLUMB AND SQUARE. ALL SYSTEM WALL BOARDS SHALL BE INSTALLED VERTICALLY w/ NO HORIZONTAL JOINTS.</p> <p>DUE TO MATERIAL TOLERANCES THE GENERAL CONTRACTOR MUST VERIFY ALL DIMENSIONS WITH ACTUAL CONDITIONS ON THE SITE AND REPORT ANY DIFFERENCES TO THE ARCHITECT FOR INTERPRETATION AND RESOLUTION PRIOR TO COMMENCEMENT OF WORK.</p>	<p>LOCATION PLAN</p> <p>N.T.S.</p>																	
<p>Corner Zone Width $W = 5 ft, 0 in$</p> <p>Wind Pressures $p =$</p> <table border="1"> <thead> <tr> <th>Zone</th> <th>Positive Wind Pressure p^+ (psf)</th> <th>Negative Wind Pressure p^- (psf)</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>33.8</td> <td>-60.7</td> </tr> <tr> <td>2</td> <td>33.8</td> <td>-83.7</td> </tr> <tr> <td>3</td> <td>33.8</td> <td>-83.7</td> </tr> <tr> <td>4</td> <td>45.3</td> <td>-49.2</td> </tr> <tr> <td>5</td> <td>45.3</td> <td>-60.7</td> </tr> </tbody> </table> <p>Notes</p> <p>For 50: 1.001 + 304.0 mm (1.0492) + 0.0179 rad/NOE; a + 4 feet in all cases.</p> <p>WALL COMPONENT AND GLAZING PRESSURE ZONES</p>	Zone	Positive Wind Pressure p^+ (psf)	Negative Wind Pressure p^- (psf)	1	33.8	-60.7	2	33.8	-83.7	3	33.8	-83.7	4	45.3	-49.2	5	45.3	-60.7	<p>BY OTHERS</p> <ol style="list-style-type: none"> COMPONENT 4 GLASSING / MANUFACTURERS OF DOORS, WINDOWS AND OTHER GLASSING COMPONENTS PROVIDE STANDING SIGNED AND SEALED ENGINEERING CERTIFICATION FOR PRODUCT INSTALLATIONS TO MEET LOADS NOTED ON THE FLOOR PLAN. TRUSS SUMMARY NOTES SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THIS STATE WITH UPLIFT REACTIONS FOR EACH TRUSS AND SPECIFICATION OF EACH HURRICANE ANCHOR. SUBMIT WITH THESE DOCUMENTS FOR PERMITTING. SUBMIT 3 COPIES UPON COMPLETION SIGNED & SEALED FINAL TRUSS ENGINEERING DOCUMENTS WITH CALCULATIONS AND FRAMING PLANS TO THE PERMITTING AUTHORITY. PROVIDE ARCHITECT WITH 2 COPIES OF DOCUMENTS FOR REVIEW & APPROVAL PRIOR TO ISSUING FINAL SETS. SOIL TESTING SHALL BE COMPLETED AND PROVIDED TO THE ARCHITECT FOR REVIEW PRIOR TO THE START OF ANY WORK. 	<p>05.20.24 1. REVISION</p> <p>copyright © 2024 ALL RIGHTS RESERVED. THESE DOCUMENTS ARE THE PROPERTY OF SHAMROCK CONSTRUCTION. ANY REUSE OR REPRODUCTION WITHOUT WRITTEN PERMISSION IS STRICTLY PROHIBITED.</p> <p>A NEW BUILDING FOR: SHAMROCK CONSTRUCTION S.W. 164th PLACE ROAD OCALA, FLORIDA</p> <p>02.18.24 by SG project no. 2419 sheet no.</p> <p>A000 CONSTRUCTION DOCUMENTS</p>
Zone	Positive Wind Pressure p^+ (psf)	Negative Wind Pressure p^- (psf)																		
1	33.8	-60.7																		
2	33.8	-83.7																		
3	33.8	-83.7																		
4	45.3	-49.2																		
5	45.3	-60.7																		



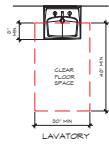
RESTROOM FLOOR PLAN - B (TYP.)
SCALE 3/8" = 1'-0"



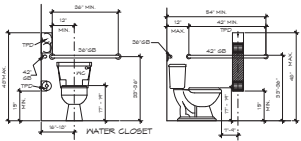
CLEAR WIDTH OF DOORWAYS
SCALE 3/8" = 1'-0"



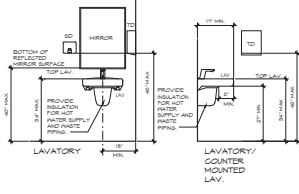
WATER CLOSET



LAVATORY

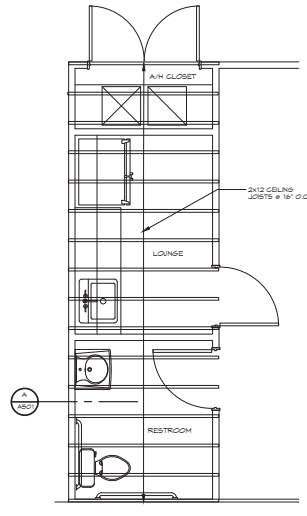


TOILET COMPARTMENT CLEARANCES

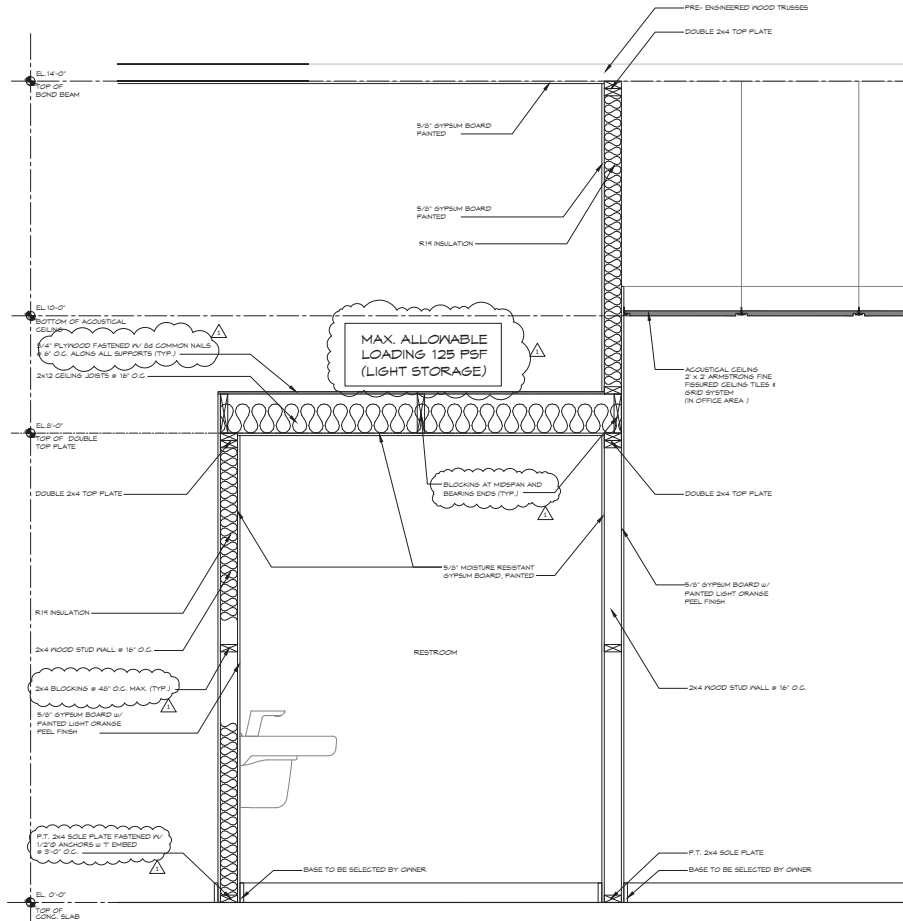


LAVATORY

LAVATORY/COUNTER MOUNTED LAV.



CEILING JOIST PLAN
SCALE 3/8" = 1'-0"



WALL SECTION 'A'
SCALE 1" = 1'-0"

05.20.24
1 REVISION

copyright © 2024
ALL RIGHTS RESERVED. THESE DOCUMENTS ARE THE PROPERTY OF SHAMROCK CONSTRUCTION AND SHALL REMAIN THE PROPERTY OF SHAMROCK CONSTRUCTION.

A NEW BUILDING FOR:
SHAMROCK CONSTRUCTION
S.W. 164th PLACE ROAD
OCALA, FLORIDA

02.18.24
project no. 2419
sheet no.

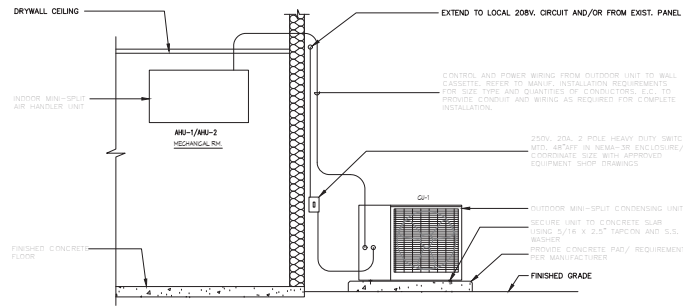
A501
CONSTRUCTION DOCUMENTS

PANEL	"A"	RATING: 225A, M.L.O.			LUG LOCATION: BOTTOM		SHORT CIRCUIT RATING: 10k	
		KVA	BKR	CKT	CKT	BKR	KVA	
LOAD DESCRIPTION								LOAD DESCRIPTION
LIGHTING - EXTERIOR THRU TIMECLOCK	0.4	20/1	1	2	20/1	1.0	RECEPT. - OFF., RESTROOM - GEN.	
LIGHTING - WAREHOUSE, MECH.RM.	0.4	20/1	3	4	20/1	0.8	RECEPT. - OFF., LOUNGE - GEN.	
LIGHTING - OFF., RESTROOM, LOUNGE	0.3	20/1	5	6	20/1	1.2	RECEPT. - OFFICE - COMPUTER	
SPARE	---	20/1	7	8	20/1	1.2	RECEPT. - OFFICE - COMPUTER	
SPARE	---	20/1	9	10	20/1	1.5	RECEPT. - LOUNGE - COFFEE	
SPARE	---	20/1	11	12	20/1	1.5	RECEPT. - LOUNGE - MICROWAVE	
SPARE	---	20/1	13	14	20/1	1.0	RECEPT. - LOUNGE - REFRIGERATOR	
SPARE	---	20/1	15	16	20/1	1.0	RECEPT. - WAREHOUSE, EXTERIOR	
SPARE	---	20/1	17	18	20/1	1.2	RECEPT. - WAREHOUSE, EXTERIOR	
SPARE	---	20/1	19	20	---	---	SPACE	
SPARE	---	20/1	21	22	---	---	SPACE	
AIR HANDLING UNIT "AHU-1" / "CU-1"	1.8	20/2*	23	24	---	---	SPACE	
ELECTRIC WATER HEATER "EWH-1"	6.5	60/2*	27	28	---	---	SPACE	
				29	30/2*	---	TRANSIENT VOLTAGE SURGE SUPPRESSOR (T.V.S.S.)	
				30	---	---	TRANSIENT VOLTAGE SURGE SUPPRESSOR (T.V.S.S.)	
SERVES		CONN. LOAD	DF.	RATED LOAD	CONNECTED LOAD		NOTES	
LIGHTING		1.1 KVA	1.0	1.1 KVA	(KVA)	1. SQUARE D NODD PANELBOARD		
RECEPT. - GENERAL		4.0 KVA	1.0	4.0 KVA				
RECEPT. - COMPUTER		2.4 KVA	1.0	2.4 KVA				
RECEPT. - APPLIANCE		4.0 KVA	1.0	4.0 KVA	14.9			
INSTANTANEOUS WATER HEATER		13.0 KVA	1.0	13.0 KVA	13.2			
MECHANICAL EQUIPMENT		---	**	3.6 KVA				
TOTAL		23.5 KVA		28.1 KVA				
SPARE		1.0		5.2 KVA				
MAIN RATING				33.3 KVA				

PANEL	"B"	RATING: 225A, M.L.O.			LUG LOCATION: BOTTOM		SHORT CIRCUIT RATING: 10k	
		KVA	BKR	CKT	CKT	BKR	KVA	
LOAD DESCRIPTION								LOAD DESCRIPTION
LIGHTING - WAREHOUSE, MECH.RM.	0.4	20/1	1	2	20/1	1.0	RECEPT. - OFF., RESTROOM - GEN.	
LIGHTING - OFF., RESTROOM, LOUNGE	0.3	20/1	3	4	20/1	0.8	RECEPT. - OFF., LOUNGE - GEN.	
SPARE	---	20/1	5	6	20/1	1.2	RECEPT. - OFFICE - COMPUTER	
SPARE	---	20/1	7	8	20/1	1.2	RECEPT. - OFFICE - COMPUTER	
SPARE	---	20/1	9	10	20/1	1.5	RECEPT. - LOUNGE - COFFEE	
SPARE	---	20/1	11	12	20/1	1.5	RECEPT. - LOUNGE - MICROWAVE	
SPARE	---	20/1	13	14	20/1	1.0	RECEPT. - LOUNGE - REFRIGERATOR	
SPARE	---	20/1	15	16	20/1	1.0	RECEPT. - WAREHOUSE, EXTERIOR	
SPARE	---	20/1	17	18	20/1	1.2	RECEPT. - WAREHOUSE, EXTERIOR	
SPARE	---	20/1	19	20	---	---	SPACE	
SPARE	---	20/1	21	22	---	---	SPACE	
AIR HANDLING UNIT "AHU-2" / "CU-2"	1.8	20/2*	23	24	---	---	SPACE	
ELECTRIC WATER HEATER "EWH-2"	6.5	60/2*	27	28	---	---	SPACE	
				29	30/2*	---	TRANSIENT VOLTAGE SURGE SUPPRESSOR (T.V.S.S.)	
				30	---	---	TRANSIENT VOLTAGE SURGE SUPPRESSOR (T.V.S.S.)	
SERVES		CONN. LOAD	DF.	RATED LOAD	CONNECTED LOAD		NOTES	
LIGHTING		0.7 KVA	1.0	0.7 KVA	(KVA)	1. SQUARE D NODD PANELBOARD		
RECEPT. - GENERAL		3.8 KVA	1.0	3.8 KVA				
RECEPT. - COMPUTER		2.4 KVA	1.0	2.4 KVA				
RECEPT. - APPLIANCE		4.0 KVA	1.0	4.0 KVA	8.5			
ELECTRIC WATER HEATER		13.0 KVA	1.0	13.0 KVA	9.3			
MECHANICAL EQUIPMENT		---	**	3.6 KVA				
TOTAL		22.9 KVA		26.5 KVA				
SPARE		1.0		6.8 KVA				
MAIN RATING				33.3 KVA				

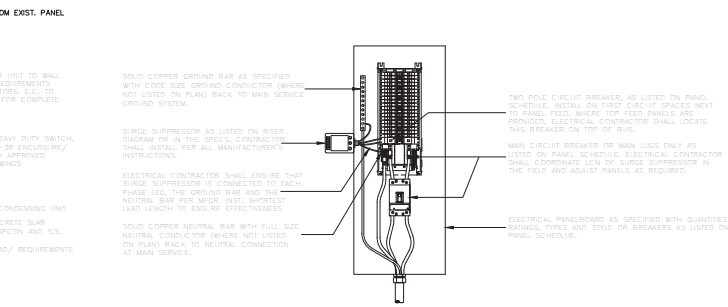
ELECTRICAL LOAD CALCULATIONS			
LOAD DESCRIPTION	CONNECTED LOAD	DIVERSITY FACTOR	ESTIMATED CONNECTED LOAD
LIGHTING	1.8 KVA	1.0	1.8 KVA
RECEPT. - GENERAL	7.8 KVA	1.0	7.8 KVA
RECEPT. - OFF., RESTROOM, LOUNGE	4.8 KVA	1.0	4.8 KVA
RECEPT. - APPLIANCE	8.0 KVA	1.0	8.0 KVA
WATER HEATER	26.0 KVA	1.0	26.0 KVA
SUB-TOTAL	48.4 KVA	1.0	48.4 KVA
MECHANICAL EQUIPMENT	13.2 KVA	*	7.2 KVA
* NON-COINCIDENTAL LOADS			
SUB-TOTAL	61.6 KVA	1.0	55.6 KVA
SPARE			23.4 KVA
TOTAL			79.0 KVA

USE 380A, 120/240V, 1 PHASE, 3 WIRE ELECTRICAL SERVICE



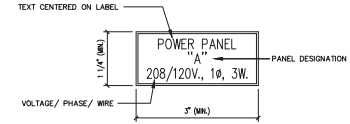
1 DETAIL - MINI-SPLIT AIR CONDITION UNIT WIRING

NOT TO SCALE



2 DETAIL - TRANSIENT VOLTAGE SURGE SUPPRESSOR INSTALLATION

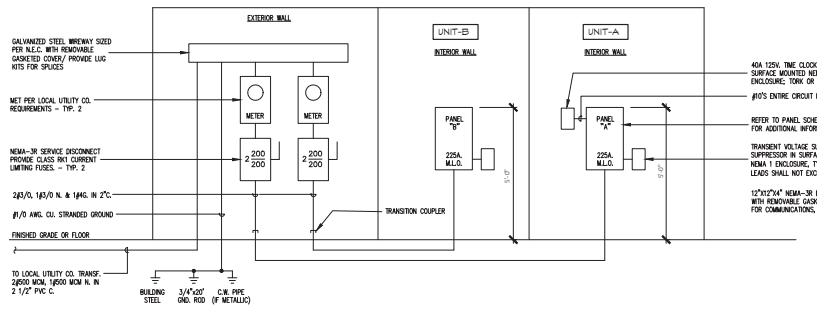
NOT TO SCALE



TYPICAL PANEL LABEL

NOT TO SCALE

- NOTE:
- BLACK PHENOLIC LABEL WITH WHITE (3/16 MIN) ENGRAVED LETTERING.
 - EDGES TO BE BEVELLED WITH 1/64" TO 1/32" CHAMFER.
 - APPLY LABEL USING EPOXY ADHESIVE, CENTERED ON PANELBOARD COVER.
 - SEE SPECIFICATIONS FOR ANY "TYP" REQUIREMENTS TO ACCOMMODATE SPECIFIED INFORMATION.



ELECTRICAL RISER DIAGRAM

SCALE: NONE

- NOTE:
- ELECTRICAL CONTRACTOR SHALL COORDINATE METER REQUIREMENTS WITH LOCAL UTILITY.
 - COORDINATE A.C. RATING WITH LOCAL UTILITY COMPANY. ADJUST PANEL RATING AND CIRCUIT BREAKING ACCORDINGLY.
 - ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONNECTION AND PROPER LOADING OF ELECTRICAL EQUIPMENT.
 - ELECTRICAL CONTRACTOR SHALL PROVIDE SURGE PROTECTION DEVICES FROM ADVANCED PROTECTION TECHNOLOGIES (APT) PROVIDED RECESSED NEMA-1 ENCLOSURE WHERE REQUIRED. PROVIDE CIRCUIT BREAKER AND WIRE SIZE AS RECOMMENDED FOR MANUFACTURER AND MAINTAIN THE SHORTEST LEAD LENGTH AS POSSIBLE.
 - ELECTRICAL CONTRACTOR SHALL A TYPE WRITTEN INDEX IN PANEL DOOR SLEEVE DESCRIBING LOAD AND LOCATION.

COMMUNICATIONS RISER DIAGRAM

SCALE: NONE

- NOTE:
- ELECTRICAL CONTRACTOR SHALL COORDINATE EXACT LOCATION OF IN-GOING SERVICE WITH FINAL SITE LAYOUT AND ALL REQUIREMENTS PRIOR TO BEGIN.
 - ELECTRICAL CONTRACTOR SHALL COORDINATE COMMUNICATION SERVICE REQUIREMENTS WITH OWNER AND/OR OWNERS VENDOR. MAKE ALL NECESSARY ADJUSTMENTS TO SERVICE WIRING AS REQUIRED.
 - PROVIDE PULL-STRINGS IN ALL CONDUITS.
 - ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL CAT-5 CABLE FROM EACH OUTLET TO TERMINAL BOARD TO COMMUNICATION TERMINAL BOARD. ALL EXPOSED CAT-5 CABLES SHALL BE NEATLY BUNDLED AND SECURED TO EXISTING STRUCTURAL MEMBERS CLEARLY IDENTIFY EACH CABLE WITH ADHESIVE LABEL AT EACH END. ALL DEVICES AND TERMINATIONS BY ELECTRICAL CONTRACTOR.
 - ELECTRICAL CONTRACTOR SHALL PROVIDE 25' OF 16 AWG SLACK CABLE COILED AND TIE-WRAPPED AROUND WIRE FROM SERVICE GROUND TO TELEPHONE TERMINAL BOARD IN 1/2"Ø.

architecture studio
great design shapes the future
1833 west first street, suite 103, ocala, fl 34471
509.960.0000 / www.architect.com / www.searchitect.com
florida license: az26002579
p: (352) 620-0944

SHAMROCK CONSTRUCTION
"A Leader in Quality, Integrity, and a Sense of Love!"
Specializing in Commercial, Industrial, and Residential Construction

FLORIDA LICENSE #19084
REGISTERED PROFESSIONAL ARCHITECT
THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF SHAMROCK CONSTRUCTION, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS INFORMATION WITHOUT THE WRITTEN PERMISSION OF SHAMROCK CONSTRUCTION, INC. IS PROHIBITED.

copyright © 2024
ALL RIGHTS RESERVED. THESE DOCUMENTS ARE THE PROPERTY OF SHAMROCK CONSTRUCTION, INC. ANY REUSE OR MODIFICATION OF THESE DOCUMENTS WITHOUT THE WRITTEN PERMISSION OF SHAMROCK CONSTRUCTION, INC. IS PROHIBITED.

A NEW BUILDING FOR:
SHAMROCK CONSTRUCTION
S.W. 164th PLACE ROAD
OCALA, FLORIDA

05.20.24

by project no. 2419
SG

sheet no.

A601

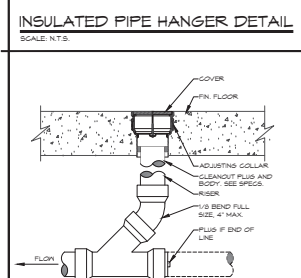
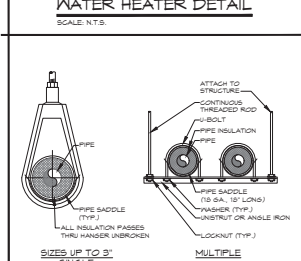
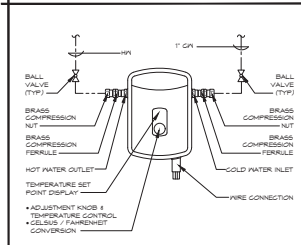
CONSTRUCTION DOCUMENTS

ELECTRIC WATER HEATER									
MARK	TEMPERATURE	KW PER ELEMENT	NUMBER ELEMENTS	TOTAL KW	VOLTAGE/PHASE	RECOVERY (GPH) @ 10°F	THERMAL EFFICIENCY	MANUFACTURE / MODEL	NOTE
EH-1	140°F	6.8	2	13	240	2.0	92%	KHED RTE-19	SEE BELOW

NOTES: PROVIDE THE FOLLOWING: 1. PRESSURE RELIEF VALVE 2. HEAT TRAPS

PLUMBING FIXTURE SCHEDULE							
TAG	EQUIPMENT	DESCRIPTION / ACCESSORIES	GA	PIPE SIZE	MANUFACTURE / MODEL	NOTES	
LAV-1	LAVATORY	VITREOUS CHINA SINGLE LEVER FAUCET	1/2"	1/2" 2" 1-1/2"	KOHLER/AMERICAN STANDARD OR EQUAL	SEE BELOW	
WC-1	WATER CLOSET	PLASTIC ELONGATED SEAT FLOOR MOUNTED TANK TYPE	3/4"	3" 2"	KOHLER/AMERICAN STANDARD OR EQUAL	SEE BELOW	
HB-1	HOSE BIBB	PROVIDE HOSING BREAKER	1/2"	1/2" 1"	PODFORD OR EQUAL	SEE BELOW	
SK-1	SINK SINGLE	STAINLESS STEEL (19 GA) WITH GOOSENECK FAUCET	1/2"	1/2" 2" 1-1/2"	ELKAY/LIBT OR EQUAL	SEE BELOW	

1. PROVIDE SHUT OFF VALVES AND P TRAPS AT ALL PLUMBING FIXTURES.
2. PROVIDE HANDCAP FIXTURES IN ALL HANDCAP DESIGNATED RESTROOMS.
3. COORDINATE SINK SIZE WITH CABINET INSTALLER.
4. PROVIDE ULTRA-COMPACT THERMOSTATIC MIXING VALVE WITH TEMPERATURE GAUGE FOR ALL LAVATORIES AND HAND SINKS, AS MANUF. BY PERMISE.
CONTRACTOR TO PROVIDE A SEPARATE COST FOR ALL PLUMBING FIXTURES IN BID PACKAGE.
OWNER TO MAKE FINAL SELECTION OF FIXTURES. (CONTRACTOR TO COORDINATE WITH OWNER).



PLUMBING SPECIFICATIONS

PROVIDE THE FOLLOWING:

SCOPE OF WORK:
CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS AS REQUIRED TO PROVIDE A COMPLETE AND OPERATIONAL PLUMBING SYSTEMS AS INDICATED ON THE DRAWINGS. CONTRACTOR SHALL COORDINATE ALL HIS WORK WITH ALL OTHER TRADES.

SPECIAL REQUIREMENTS:
ALL WORK SHALL BE IN COMPLIANCE WITH THE 2020 FLORIDA BUILDING CODE (17TH EDITION), 2020 FLORIDA BUILDING CODE - PLUMBING (17TH EDITION), 2020 FLORIDA ENERGY CONSERVATION CODE (17TH EDITION), ORDINANCES AND REGULATIONS OF THE LOCAL AUTHORITY HAVING JURISDICTION.

SHOP DRAWINGS:
BEFORE PURCHASE OR FABRICATION OF EQUIPMENT AND WITHIN 30 DAYS OF AWARD OF GENERAL CONTRACT, CONTRACTOR SHALL SUBMIT TO THE ARCHITECT/ENGINEER FOR APPROVAL, 3 COPIES OF SHOP DRAWINGS FOR ALL EQUIPMENT AND MATERIALS. SHOP DRAWINGS SHALL INCLUDE WORKINGS AND SECTION DIMENSIONS, ELECTRICAL CHARACTERISTICS (VOLTS, PHASE AND AMPER) LOCATION AT HIGH MATERIALS AND EQUIPMENT ARE TO BE INSTALLED AND OTHER ESSENTIAL DATA. PARTIAL OR INCOMPLETE SUBMITTALS WILL NOT BE ACCEPTED AND MATERIAL USED WITHOUT APPROVAL WILL BE REJECTED. PROVIDE SPECIFICATIONS ON ALL ITEMS EXCEPT PIPING. SUBMIT SHOP DRAWINGS TO ELECTRICAL CONTRACTOR FOR APPROVAL AND COORDINATION.

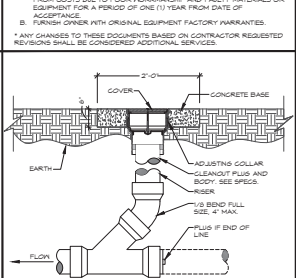
MATERIALS:
MATERIALS UNLESS OTHERWISE NOTED SHALL BE NEW, FREE OF DEFECTS AND IN ACCORD WITH FOLLOWING SCHEDULES AND PARAGRAPHS. THE APPROVAL OF ANY MATERIALS SHALL NOT BE CONSIDERED AS ACCEPTANCE OF WORK THERE INSTALLED. ALL MATERIALS PROVIDE DEFECTIVE. PIPING NO SPECIFIC WEIGHTS OR GRADES ARE SPECIFIED. MATERIALS SHALL BE OF THE GENERALLY ACCEPTED STANDARD WEIGHT AND GRADE.

PIPING, PASTE AND VENT PIPING:
SANITARY PIPING SHALL BE SCHEDULE 40 PVG IN CONFORMANCE WITH ASTM F1459.

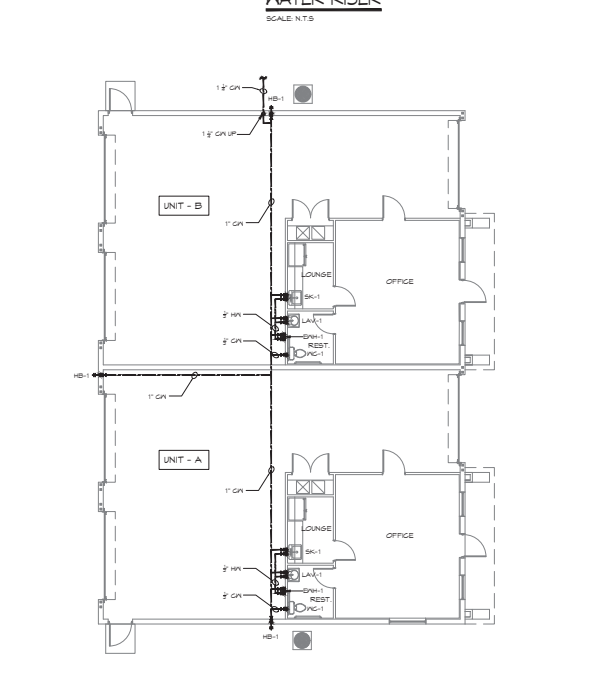
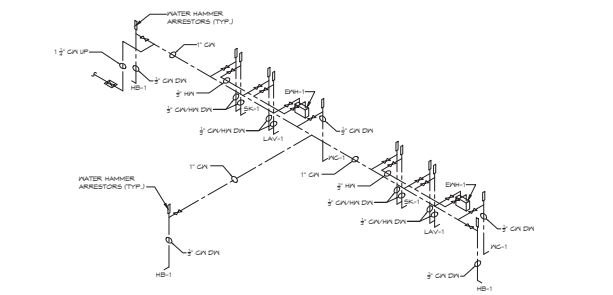
WATER SYSTEM (DOMESTIC PIPING):
ABOVE GROUND WATER PIPING SHALL BE TYPE "L" COPPER (OR GPVC) WITH SWEATED CONNECTIONS. BELOW GROUND PIPING SHALL BE TYPE "C" COPPER WITH SWEATED CONNECTIONS. PIPING SHALL BE IN CONFORMANCE WITH ASTM B88.
A. SOLDER JOINTS WITH FREE FLOWING SOFT LEAD FREE SOLDER (MS/5) FOR ASTM B88.
B. PIPING SHALL BE TESTED HYDROSTATICALLY AT A PRESSURE OF 150 PSIG.
C. AFTER COMPLETION OF WORK, THE PIPING SHALL BE FLUSHED AND SWEATED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE.
D. GPVC MAY BE USED.
INSTALLATION PIPE SHALL BE CUT ACCORDING TO MEASUREMENTS ESTABLISHED AT THE JOB SITE AND PORKED INTO PLACE WITHOUT FORGING. PROPERLY CLEARING ALL WORKING SCISSORS AND OTHER OPENINGS. PIPES SHALL HAVE BURNS REMOVED BY REAMING AND SHALL BE SO INSTALLED AS TO PERMIT FREE EXPANSION AND CONTRACTION WITHOUT DAMAGE TO JOINTS OR HANGERS.

OPERATION AND MAINTENANCE INSTRUCTIONS:
COMPLETE OPERATING AND MAINTENANCE INSTRUCTIONS MANUALS FOR EACH PIECE OF EQUIPMENT, BOUND IN BOOK FORM, SHALL BE PREPARED. OPERATING INSTRUCTIONS EXPLAINING PREVENTIVE MAINTENANCE PROCEDURES, METHODS OF CHECKING THE SYSTEM FOR NORMAL SAFE OPERATION, AND PROCEDURES FOR SAFELY STARTING AND STOPPING THE SYSTEM SHALL BE PREPARED AND INCLUDED WITH THE MANUALS.

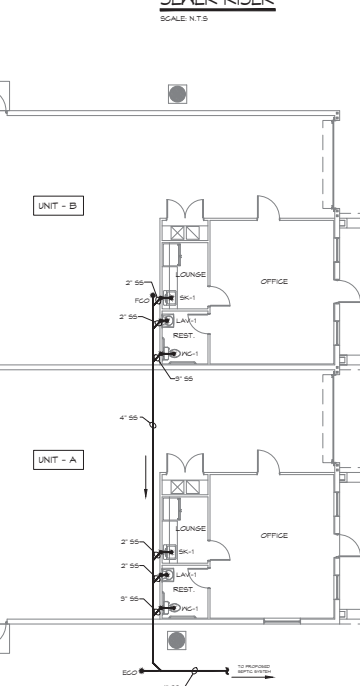
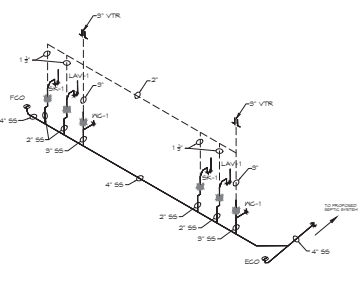
WARRANTIES AND WARRANTIES:
A. FURNISH OWNER WITH A WRITTEN GUARANTEE PROTECTING THE OWNER FROM COSTS DUE TO POOR WORKMANSHIP AND FAULTY MATERIALS OR EQUIPMENT FOR A PERIOD OF ONE (1) YEAR FROM DATE OF ACCEPTANCE.
B. FURNISH OWNER WITH ORIGINAL EQUIPMENT FACTORY WARRANTIES.
* ANY CHANGES TO THESE DOCUMENTS BASED ON CONTRACTOR REDISCOVERED REVISIONS SHALL BE CONSIDERED ADDITIONAL SERVICES.



DRAWING LEGEND			
DETAIL	DESCRIPTION	DETAIL	DESCRIPTION
SS	SANITARY WASTE PIPING	FOODIECO	FLOOR CLEANOUT & EXTERIOR CLEANOUT
CW	COLD WATER PIPING	Gate Valve OR Ball Valve	
HW	HOT WATER PIPING	VTR	VENT THROUGH ROOF
-----	VENT PIPING	SS	SANITARY SEWER
WCO	WALL CLEANOUT		



PLAN NOTES	
1.	PROVIDE WATER HAMMER ARRESTORS FOR ALL PLUMBING FIXTURES.
2.	CONTRACTOR TO COORDINATE PIPE SIZES, LOCATIONS AND PIPING.
3.	PROVIDE SHUT OFF VALVES FOR EACH FIXTURE.
4.	PROPERLY ANCHOR ALL PIPING TO STRUCTURE.
5.	INSULATE ALL HOT WATER PIPES WITH 1" AERMALEX.
6.	CONTRACTOR TO SAW CUT WALLS AND SLAB AS NECESSARY TO INSTALL NEW WORK. PROPERLY PATCH AND REPAIR.
7.	PROVIDE CLEANOUTS AT BASE OF ALL STACKS.



architecture studio
great design shapes the future
1833 West 1st Ave. Suite 103, Ocala, FL 34471
352.838.0000
www.sosarchitect.com / www.sosarchitect.com
FLORIDA LICENSE: AZ6002579

SHAMROCK CONSTRUCTION
"A Leader in Quality, Integrity, and a Sense of Love!"
FLORIDA LICENSE: AS 90384

RELAND GOSAL ARCHITECT
FLORIDA LICENSE: AS 90384
The information represented on these drawings was prepared by the architect and is not to be construed as a contract. The architect is not responsible for the accuracy of the information represented on these drawings.

copyright © 2024
ALL RIGHTS RESERVED. THESE DOCUMENTS ARE THE PROPERTY OF SHAMROCK CONSTRUCTION AND SHALL REMAIN IN FULL FORCE AND EFFECT.

A NEW BUILDING FOR:
SHAMROCK CONSTRUCTION
S.W. 164th PLACE ROAD
OCALA, FLORIDA

05.20.24
by SG project no. 2419
sheet no.

P100
CONSTRUCTION DOCUMENTS

SYMBOLS LEGEND	
	EXIT SIGN IV EMERGENCY BATTERY PACK
	FIRE EXTINGUISHER + CABINET FOR CLASS 2A-12BC RATINGS FIRE EXTINGUISHER (TYP. BY 6 G.) COORDINATE EXACT LOCATION IV LOCAL FIRE OFFICIALS
	EMERGENCY LIGHT IV BATTERY PACK
EXIT CAPACITY	
	CAPACITY OF EXIT OCCUPANT LOAD
TRAVEL DISTANCE	
	TRAVEL DISTANCE (TD) TD = 100' DIRECTION OF TRAVEL
INDICATES DISTANCE OF TRAVEL FROM MOST REMOTE LOCATION WITHIN A ROOM OR SPACE TO AN EXIT	

GENERAL BUILDING LIMITATIONS (IFBC TABLE 504.3)

GROUP B	TYPE I-B (UNPROTECTED UNSPRINKLED)	
	ALLOWABLE	PROVIDED
MAX HEIGHT	66'-0"	18'-0"
MAX STOREYS	5	1
MAX AREA	25,500 SF (GROSS)	3,500 SF (GROSS)

FIRE SPRINKLER REQUIREMENTS

IFBC 503. NFFA (2)
FIRE SPRINKLER IS NOT REQUIRED IN THIS BUILDING PER APPLICABLE CODES.

FIRE ALARM REQUIREMENTS

IFBC 901. NFFA (2)
FIRE ALARM IS NOT REQUIRED IN THIS BUILDING PER APPLICABLE CODES.

MEANS OF EGRESS (IFBC CHAPTER 10)

POPULATION / OCCUPANT LOAD (FROM TABLE 1004.5)

USE	AREA	AREA/POPULATION	POPULATION
STORAGE			
UNIT A 1 B	1,240 S.F. (EACH)	500 GROSS	(3) PERSONS EA. X (2) SUITES
			+8 TOTAL
BUSINESS			
UNIT A 1 B	480 S.F. (EACH)	150 GROSS	(4) PERSONS EA. X (2) SUITES
			+8 TOTAL
BLDG. TOTAL	3,500 SQ. FT.		14 PERSONS

MEANS OF EGRESS (IFBC CHAPTER 10)

OCCUPANCY CLASSIFICATION BUSINESS / STORAGE	UNSPRINKLED	
	REQUIRED	PROVIDED
MAXIMUM TRAVEL DISTANCE (TABLE 1011.2)	200 FT	76'-0" MAX
TOTAL # OF EXITS PER TENANT (SECTION 1006)	2 REQUIRED	2
EGRESS PATH PER PERSON (LEVEL) (TABLE 1009.3.2)	0.2 FACTOR FOR 410.20-18.0	3 # 36" EA
MINIMUM CLEAR OPENINGS OF EXIT DOORS (TABLE 1010.1.1)	32"	36"

MINIMUM NUMBER OF EXITS

IFBC CHAPTER 1009.3(2)
OCCUPANT LOAD 1500, MINIMUM # OF EXITS SHALL BE (2).

BUSINESS OCCUPANCY

MINIMUM NUMBER OF PLUMBING FACILITIES (IFBC TABLE P403.1)

1 PERSONS PER UNIT

BUSINESS/ STORAGE	WATER CLOSETS		LAVS		DRINKING FOUNTAINS	SERVICE SINKS
	GO-ED	GO-ED	GO-ED	GO-ED		
REQUIRED:	1/28 + 1 EACH	1/40 + 1 EACH	—	—	—	—
PROVIDED:	1	1	NOT REQUIRED	NOT REQUIRED	—	—

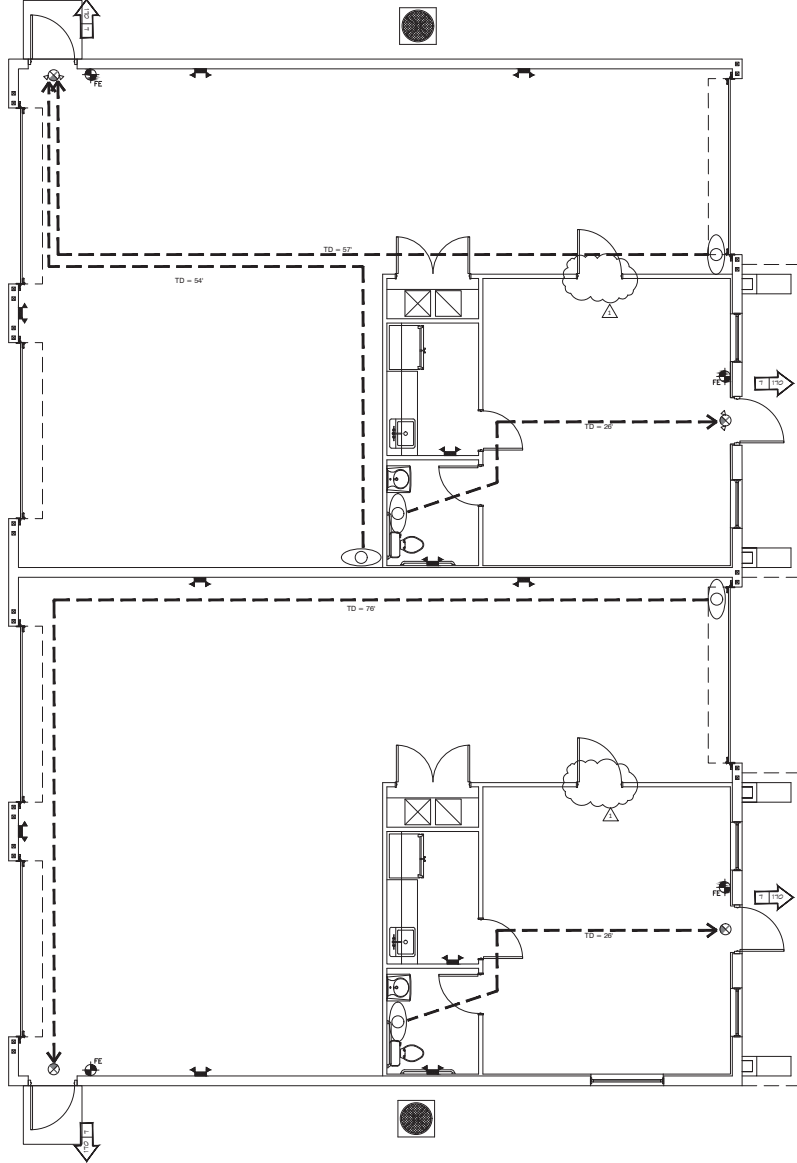
2023 FLORIDA BUILDING CODE, PLUMBING, 8TH EDITION

SECTION 403

FOR BUSINESS AND MERCHANTILE CLASSIFICATIONS WITH AN OCCUPANT LOAD OF 18 OR FEWER, SERVICE SINKS SHALL NOT BE REQUIRED.

410.2 SMALL OCCUPANCIES.

DRINKING FOUNTAINS SHALL NOT BE REQUIRED FOR AN OCCUPANT LOAD OF 18 OR FEWER.



architecture *studio*
great design shapes the future
1833 West Lake Linn St., Suite 103, Ocala, FL 34471
352.948.0000 | 352.948.0001 | www.shamrockconstruction.com
P: (352) 620-8944 | Florida license: az26002579

SHAMROCK CONSTRUCTION
"Proud to Hire Florida, Mississippi, and Alabama Graduates"

REGARDING ARCHITECT
FL LICENSE AB 9034
This document represents the design of the project. It is not to be used for construction without the approval of the architect. The architect shall not be responsible for any errors or omissions in this document.

05.20.24
REVISION

copyright © 2024
ALL RIGHTS RESERVED. THESE DOCUMENTS ARE THE PROPERTY OF SHAMROCK CONSTRUCTION AND SHALL REMAIN THE PROPERTY OF SHAMROCK CONSTRUCTION. ANY REUSE OR REPRODUCTION WITHOUT WRITTEN PERMISSION SHALL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

A NEW BUILDING FOR:
SHAMROCK CONSTRUCTION
S.W. 164th PLACE ROAD
OCALA, FLORIDA

02.18.24

by project no.
SG 2419

sheet no.

LS100

CONSTRUCTION DOCUMENTS

IRRIGATION NOTES

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR:
1. FOLLOWING ALL APPLICABLE CODES AND REGULATIONS CONCERNING THE WORK, WHETHER THEY ARE IMPLIED OR STIPULATED IN THE CONSTRUCTION DOCUMENTS.
2. REPORTING AND REPAIRING ANY DAMAGE CAUSED BY HIS WORK OR ACTIONS.
3. MAINTAINING THE SITE IN A CLEAN, PROFESSIONAL AND WORKMANLIKE MANNER.
4. COORDINATION WITH ALL OTHER ASPECTS OF THE JOB AFFECTING THE FINISH CHARACTER, INCLUDING ADJUSTMENTS TO ROAD AND PAVEMENT LOCATIONS IF REQUIRED.
5. COMPLETING THE WORK IN A CONTINUOUS AND FLUID MANNER UNTIL IT IS COMPLETE, FROM SITE PREPARATION THROUGH FINAL WALK THROUGH AND TURNOVER.
6. REVISORING THE SITE AS A WHOLE TO DETERMINE IF ANY ASPECTS OF THE PLANS PRESENT A CONFLICT WITH THE SITE CONDITIONS. ANY CONFLICTS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT IMMEDIATELY, CORRECTING AND REPORTING ANY CONDITIONS WHICH WOULD AFFECT THE PERFORMANCE OF THE IRRIGATION SYSTEMS TO INCLUDE WATER QUALITY.
B. THE SCOPE OF WORK SHALL INCLUDE:
1. PROVIDING A DESIGN/BUILD IRRIGATION SYSTEM BASED ON THE PERFORMANCE SPECIFICATIONS AND DETAILS AS PROVIDED IN THE CONSTRUCTION DOCUMENTS.
2. PRESENTATION OF SUBMITTALS AND SAMPLES OF MATERIALS AS REQUIRED.
3. SUBMITTAL OF A WRITTEN GUARANTEE INCLUDING ALL MANUFACTURER'S WARRANTIES.
4. SUPPLYING ALL MATERIAL OF THE SPECIFIED TYPE, SIZE, AND QUANTITY.
5. PROVIDE A PROPERLY BALANCED IRRIGATION SYSTEM WHICH DELIVERS ADEQUATE WATER TO THE IRRIGATED AREAS WITHOUT APPLYING ANY WATER TO OVERWATERING AREAS.
C. THE IRRIGATION SYSTEM PROVIDED BY THE CONTRACTOR SHALL COVER THE IRRIGATION PROJECT AREA LIMITS AS IDENTIFIED ON THE PLANS, OR AS APPROVED BY THE OWNER. THE AREA SHALL BE 100% IRRIGATED WITH BALANCED HEAD TO HEAD COVERAGES, USING SEPARATE ZONES FOR TURF AND TREES/SHRUBS. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN AUTOMATIC CONTROLLER, AUTOMATIC RAIN CUT-OFF SWITCH, AND BACK-FLOW PREVENTION.
D. THE LANDSCAPE ARCHITECT IS RESPONSIBLE FOR ENSURING THAT WORK MEETS ALL REQUIREMENTS AS OUTLINED IN THE SPECIFICATIONS AND PLANS. IRRIGATED OR STIPULATED. THE CONTRACTOR SHALL PROVIDE FOR ALL WORK AND MEET ALL REQUIREMENTS - ANY WORK THAT DOES NOT IS SUBJECT TO REPLACEMENT BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.
E. ALL IRRIGATION INSTALLATION MAINTENANCE PROFESSIONALS SHALL BE LICENSED AND CERTIFIED IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
F. ALL IRRIGATION INSTALLATION MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH THE FLORIDA-INDUSTRY BEST MANAGEMENT PRACTICES FOR PROTECTION OF WATER RESOURCES BY THE GREEN INDUSTRIES.
http://flirrigate.com

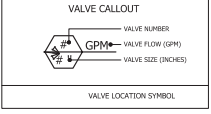
IRRIGATION SCHEDULE

Table with columns: SYMBOL, MANUFACTURER / MODEL, TYPE, ADR, PSI, GPM, RADIUS. Includes Hunter PCB-50, Area to Receive Drip Line, Irrigation Well, Hunter ICV-101, Hunter ICV-151, Hunter ICV-201, Hunter PRO-C, Hunter Rain-Click Sensor, Irrigation Mainline, and Irrigation Lateral Line.

LATERAL ZONE LINE PIPE SIZING DOWNSTREAM OF EACH ZONE VALVE. Table with columns: GALLONS PER MINUTE (GPM) and APPROPRIATE PIPE SIZE. Lists pipe sizes from 3/4" PVC to 4" PVC for various GPM ranges.

IRRIGATION WATERING RESTRICTIONS, NON-RESIDENTIAL

- 1. IRRIGATION IS NOT ALLOWED BETWEEN 6:00 A.M. AND 6:00 P.M.
2. WHEN DAYLIGHT SAVINGS TIME IS IN EFFECT, NON-RESIDENTIAL LANDSCAPE IRRIGATION MAY OCCUR ONLY ON TUESDAY AND FRIDAY.
3. WHEN EASTERN STANDARD TIME IS IN EFFECT, NON-RESIDENTIAL LANDSCAPE IRRIGATION MAY OCCUR ONLY ON TUESDAY AND FRIDAY.
4. FOR EACH DAY THAT IRRIGATION OCCURS, NO MORE THAN THREE-QUARTER (3/4) OF WATER MAY BE APPLIED PER IRRIGATION ZONE AND NO IRRIGATION ZONE OPERATE FOR MORE THAN ONE HOUR.
5. ALL LANDSCAPE IRRIGATION SHALL BE LIMITED TO ONLY THAT WHICH IS NECESSARY TO MEET LANDSCAPE ESTABLISHMENT AND NEEDS.
NOTE: IRRIGATION OF A NEW LANDSCAPE IS ALLOWED AT ANY TIME OF DAY FOR THE INITIAL THIRTY (30) DAYS, AND EVERY OTHER DAY FOR THE NEXT THIRTY (30) DAYS, FOR A TOTAL OF ONE HUNDRED (100) DAY PERIODS.



ZONE SCHEDULE table with columns: ZONE, DRIP ZONE, TREE BUBBLER.

VALVE SIZING table with columns: PRESSURE LOSS NOT TO EXCEED 5 PSI, POV PRESSURE LOSS IN PSI, and GPM. Lists valve sizes from 1/2" to 2" for various GPM ranges.

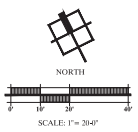
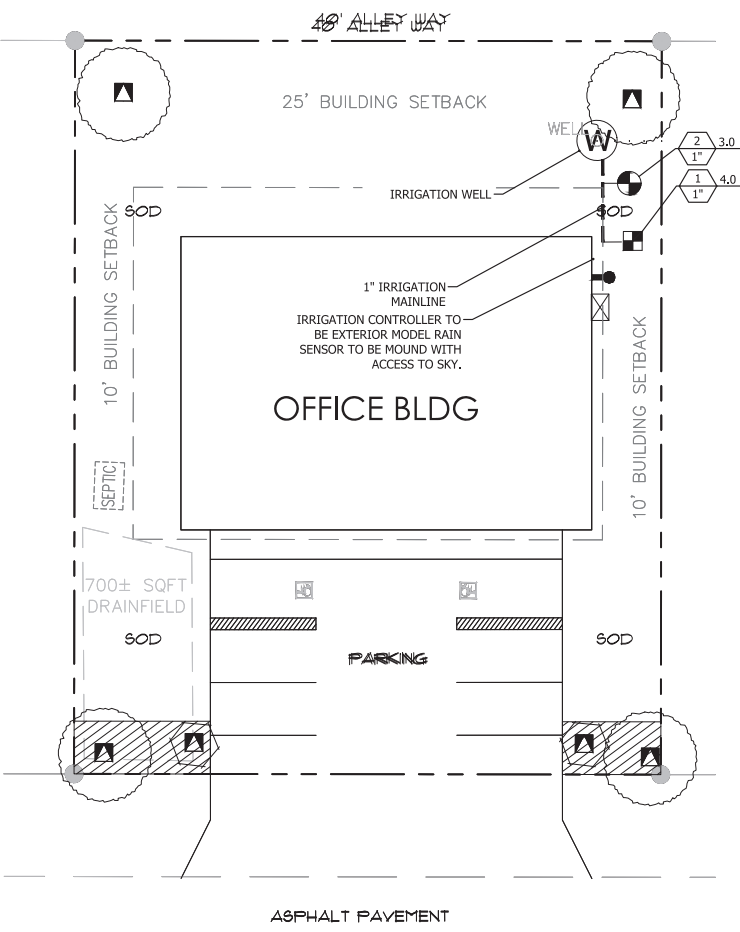
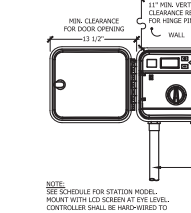
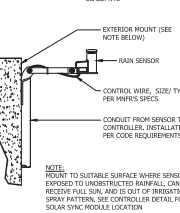
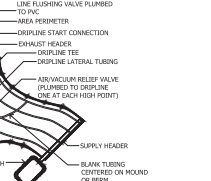
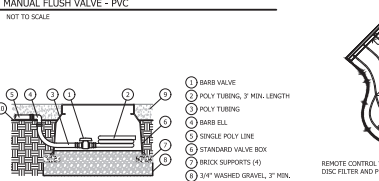
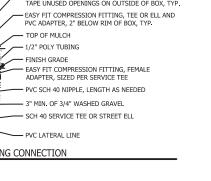
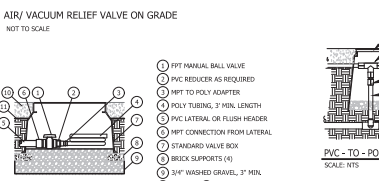
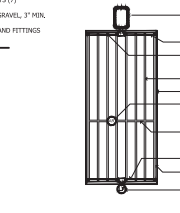
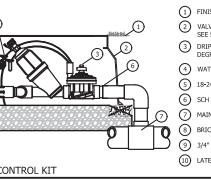
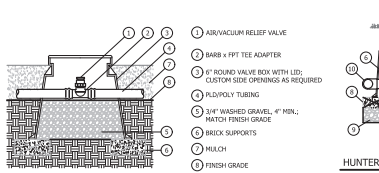


Table with columns: NO., DATE, DESCRIPTION. A grid for recording changes.

Shamrock Construction Office PERMIT / CONSTRUCTION PLANS MARION COUNTY, FLORIDA PREPARED FOR: Shamrock Construction IRRIGATION PLAN



DATE: 05-13-24 PROJECT NO: SHA024-01-01 DRAWN BY: JHB DESIGNED BY: BHR/JHB CHECKED BY: BHR

SHEET NO. IR.01

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
CANOPY TREES				
QV1/3	4	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	65 GAL OR RFG, 12'-13' HT., 6"-7" DBH, 3" CAL. MN.
UNDERSTORY TREES				
LM1/30	2	LAGERSTROEMIA INDICA 'MUSKOGEE'	LAVENDER CRAPE MYRTLE	30" GAL., 6"-7" X 3"-4", MULTI-TRUNK, 5 CANES
SHRUB AREAS				
V81/3	12	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	3 GAL., 18" DB" X 18"-20" DB" HT MIN, FULL 3/4" O.C.
ORNAMENTAL GRASSES				
MC11	28	MULLENBERGIA CAPILLARIS	PINK MUHLY	1 GAL., 18" HT. X 18"-20" DB" HT MIN, 5FR, 36" O.C.

LANDSCAPE COMPLETION INSPECTION REQUIREMENTS

1. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE CONTRACTOR SHALL DOCUMENT THE ACTUAL FIELD INSTALLATION OF THE LANDSCAPE AND SUBMIT TO MARION COUNTY A REQUIRED LANDSCAPE AS-BUILT CERTIFICATION PLAN, SIGNED AND SEALED BY THE LANDSCAPE ARCHITECT (MARION COUNTY LDC DIV. 9, SEC. 6.212).
2. UPON COMPLETION OF THE INSTALLATION, AND AT A MINIMUM OF SEVEN (7) DAYS PRIOR TO FINAL INSPECTION, THE CONTRACTOR SHALL PROVIDE A CLEAR AND LEGIBLE AS-BUILT DIAGRAM THAT ACCURATELY REPRESENTS THE LANDSCAPE PLAN AS INSTALLED, AND REQUEST AN ON-SITE INSPECTION BY THE LANDSCAPE ARCHITECT.
3. WHEN ACCEPTABLE TO THE LANDSCAPE ARCHITECT, THE AS-BUILT PLANS WILL BE APPROVED AND A FINAL INSPECTION AND LANDSCAPE RELEASE GRANTED.

THE CONTRACTOR SHALL MARK-UP A COPY OF THE APPROVED LANDSCAPE DESIGN PLAN WITH THE FOLLOWING AS-BUILT INFORMATION: (NOTE: PRE-APPROVAL BY THE DESIGN PROFESSIONAL IS REQUIRED FOR ANY DESIGN CHANGE (INCLUDING PLANT SUBSTITUTIONS, LAYOUT, QUANTITIES, MATERIALS, ETC.))

- INSTALLED PLANT SPECIES AND SIZES
- INSTALLED PLANT QUANTITIES
- OTHER INSTALLED MATERIALS DOCUMENTATION

THE CONTRACTOR SHALL PROVIDE CONFIRMATION THAT THE OWNER HAS RECEIVED: WRITTEN MAINTENANCE, PRUNING, AND FERTILIZER INSTRUCTIONS AND SCHEDULE.

GENERAL NOTES: (REFER TO SEPARATE SPECIFICATIONS SHEET FOR COMPLETE REQUIREMENTS)

1. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS SPECIFIED IN GRADES AND STANDARDS FOR NURSERY PLANTS, DIVISION OF PLANT INDUSTRY, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, AND SHALL CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK, AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, LATEST EDITION.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF QUANTITIES IN THE PLANT LIST. IN THE EVENT OF A CONFLICT BETWEEN QUANTITIES IN THE LIST AND THE PLANS, THE PLANS SHALL CONTROL AND THE DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BID. ANY DEVIATION FROM THESE PLANS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
3. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE BUILDING CODES, ORDINANCES AND LOCAL REGULATIONS, AND IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR THE WORK.
4. ALL LANDSCAPE INSTALLATION/ MAINTENANCE PROFESSIONALS SHALL BE LICENSED AND CERTIFIED IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
5. THE CONTRACTOR SHALL EXAMINE EXISTING SITE CONDITIONS AND PROMPTLY REPORT ALL DISCREPANCIES AND UNSUITABLE CONDITIONS (WETNESS, MUCK, DEBRIS, OBSTRUCTIONS, ETC.) TO THE LANDSCAPE ARCHITECT PRIOR TO BIDDING. THE CONTRACTOR IS RESPONSIBLE FOR SOIL ANALYSIS PRIOR TO INSTALLATION OF PLANTINGS, AND SHALL ENSURE ALL SOIL AMENDMENTS CONFORM TO SPECIFICATIONS.
6. THE CONTRACTOR SHALL ACQUAINT HIMSELF WITH THE SITE AND ALL UTILITIES, (INCLUDING WATER, SEWER AND ELECTRICAL SUPPLY). THE CONTRACTOR SHALL CALL FLORIDA SUNSHINE 811 AND AREA UTILITIES NOT LISTED ON THE LOCATE TICKET. THE EXACT LOCATION OF ALL EXISTING ABOVE GROUND AND UNDERGROUND STRUCTURES, UTILITIES, SPRINKLERS AND PIPE MAY NOT BE INDICATED ON DRAWINGS. THE CONTRACTOR SHALL CONDUCT HIS WORK IN A MANNER TO PROTECT AND PREVENT INTERRUPTION OR DAMAGE TO EXISTING SYSTEMS AND UTILITY SERVICES WHICH MUST REMAIN OPERATIONAL. THE CONTRACTOR IS RESPONSIBLE FOR THEIR REPLACEMENT IF DAMAGED BY HIM AT NO ADDITIONAL COST TO THE OWNER.
7. CONTRACTOR SHALL PROTECT EXISTING TREES TO REMAIN, AND IS RESPONSIBLE FOR THEIR COMPARABLE REPLACEMENT IF DAMAGED BY HIM AT NO ADDITIONAL COST TO THE OWNER.
8. ALL TREE MATERIAL SHALL BE CONTAINER GROWN UNLESS OTHERWISE SPECIFIED.
9. SOIL PROVIDED SHALL BE FREE OF LIMEROCK, PEBBLES OR OTHER CONSTRUCTION DEBRIS.
10. ALL PLANTING BEDS SHALL RECEIVE A 3" LAYER OF MULCH (1" OVER ROOTBALL), MEASURED AFTER MULCH HAS SETTLED.
11. ALL PLANT BEDS SHALL BE FREE OF WEEDS, ROCKS, AND CONSTRUCTION DEBRIS, ETC. AT TIME OF INSPECTION BY LANDSCAPE ARCHITECT/ OWNER/ INSPECTOR.
12. MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH THE FLORIDA YARDS & NEIGHBORHOODS HANDBOOK <http://fflfaa.ufl.edu>
13. ALL LANDSCAPE MAINTENANCE SHALL BE IN ACCORDANCE WITH MARION COUNTY LDC SEC. 6.213.
14. FERTILIZER AND LANDSCAPE CHEMICAL USE SHALL COMPLY WITH MARION COUNTY LDC SEC. 6.214.
15. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED, OPERATED, AND MAINTAINED IN ACCORDANCE WITH MARION COUNTY LDC DIV. 9, IRRIGATION 6.26, AND ALL OTHER STATE AND LOCAL STATUTES THAT APPLY. AN IRRIGATION PLAN SHALL BE PROVIDED PRIOR TO ISSUANCE OF A DEVELOPMENT ORDER OR BUILDING PERMIT, IF REQUIRED. IRRIGATION DESIGN AND AS-BUILT PLANS SHALL BE PROVIDED BY OTHERS. UPON COMPLETION OF THE IRRIGATION SYSTEM INSTALLATION AND ACCEPTANCE OF THE AS-BUILT PLANS AND OPERATIONAL INFORMATION, A FINAL LANDSCAPE / IRRIGATION RELEASE SHALL BE SIGNED AND SEALED BY THE PROJECT LANDSCAPE ARCHITECT AND SUBMITTED TO MARION COUNTY.
16. ALL CERTIFICATION AND LICENSING OF LANDSCAPE PROFESSIONALS AND IRRIGATION INSTALLATION/MAINTENANCE PROFESSIONALS SHALL BE IN ACCORDANCE WITH MARION COUNTY LDC SEC. 6.215 AND SEC. 6.216.
17. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL A COMPLETE, SELF-CERTIFICATION CHECKLIST, AS WELL AS A CLEAR AND ACCURATE AS-BUILT SKETCH, HAVE BEEN SUBMITTED AND ACCEPTED BY THE COUNTY; AND THE FINAL INSPECTION AND LANDSCAPE/IRRIGATION RELEASE HAS BEEN RECEIVED OR THE COUNTY HAS CONDUCTED AND CERTIFIED A FINAL INSPECTION PER MARION COUNTY LDC SEC. 6.21.

NATIVE PLANT CALCULATIONS

TOTAL PLANTS (TREES/SHRUBS/GROUNDCOVER) 46
TOTAL NATIVE PLANTS (TREES/SHRUBS/GROUNDCOVER) 32 (69% NATIVE)

SITE TREE REQUIREMENTS:

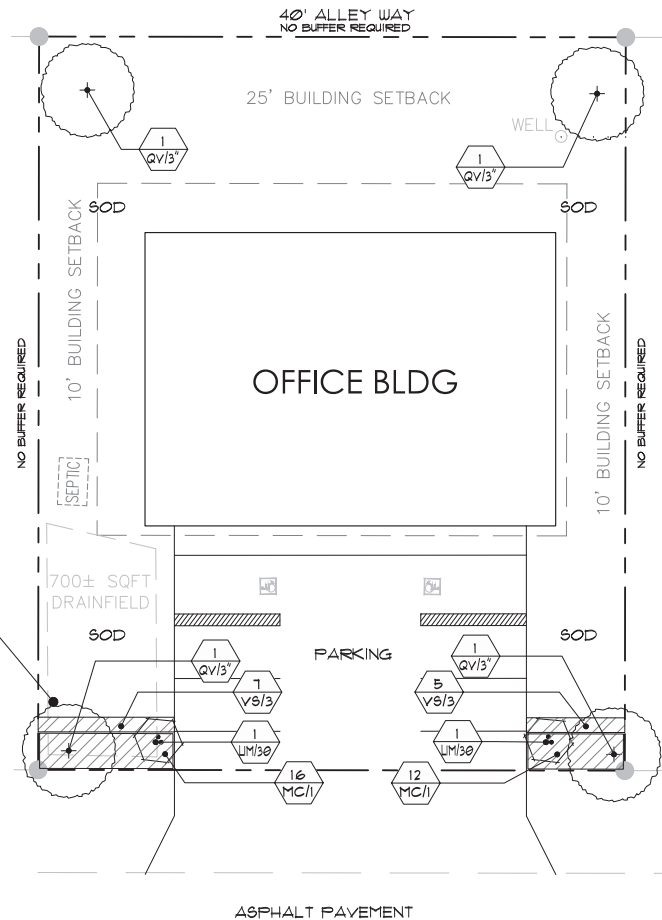
PROJECT AREA = 0.28 ACRES (12,503 SF)

OPEN SPACE REQUIRED : SEE CIVIL PLANS

SITE SHADE TREES

1 SHADE TREE PER 3,000 SF OF PROJECT AREA
REQUIRED = 4 SHADE TREES (12,503 / 3,000 SF = 4.16)

SHADE TREES PROVIDED: 4 PROPOSED SHADE TREES



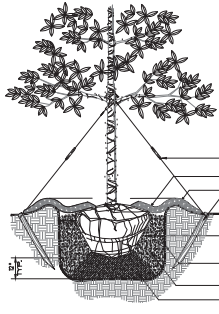
TYPE 'G' BUFFER REQUIREMENT (40' L.F.) DOES NOT INCLUDE PRIVACY.

- 18" WIDE
- 2 CANOPY TREES AND 8 UNDERSTORY TREES PER 100 L.F. ON AVERAGE, SOILS PLANTED WITH SHRUBS / GROUNDCOVER.
- 40 L.F./100' = 40X 2 = 1 CANOPY TREES
- 40 X 8 = 320 UNDERSTORY TREES
- 40 X 18' = 600 S.F. X 5 = 300 S.F. OF PLANTING

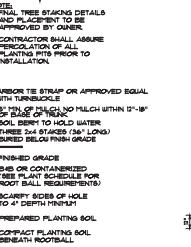
PROVIDED:

- CANOPY TREES: 2 CANOPY TREES AND 2 UNDERSTORY
- SHRUBS / GROUNDCOVER = 322 S.F. OF PLANTING

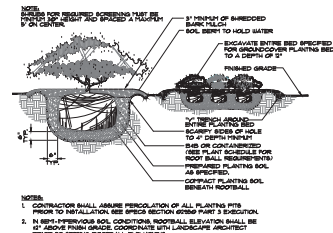
GENERAL NOTES:
ALL NON-Biodegradable STRAPPING AND HOISTING EQUIPMENT MUST BE REMOVED FROM THE TOPS OF THE TREE ROOT BALLS WITH ALL HOOKS CUT AND REMOVED.



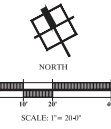
LARGE TREE PLANTING DETAIL



MULTI-STEM TREE PLANTING DETAIL



SHRUBS AND GROUNDCOVER PLANTING DETAIL



NO.	DATE	DESCRIPTION

Shamrock Construction Office
PERMIT / CONSTRUCTION PLANS
MARION COUNTY, FLORIDA
Prepared for: Shamrock Construction
LANDSCAPE PLAN



DATE: 05-13-24
PROJECT NO: SHA024-01-01
DRAWN BY: JHB
DESIGNED BY: BHR/JHB
CHECKED BY: BHR

SHEET NO. **L.01**

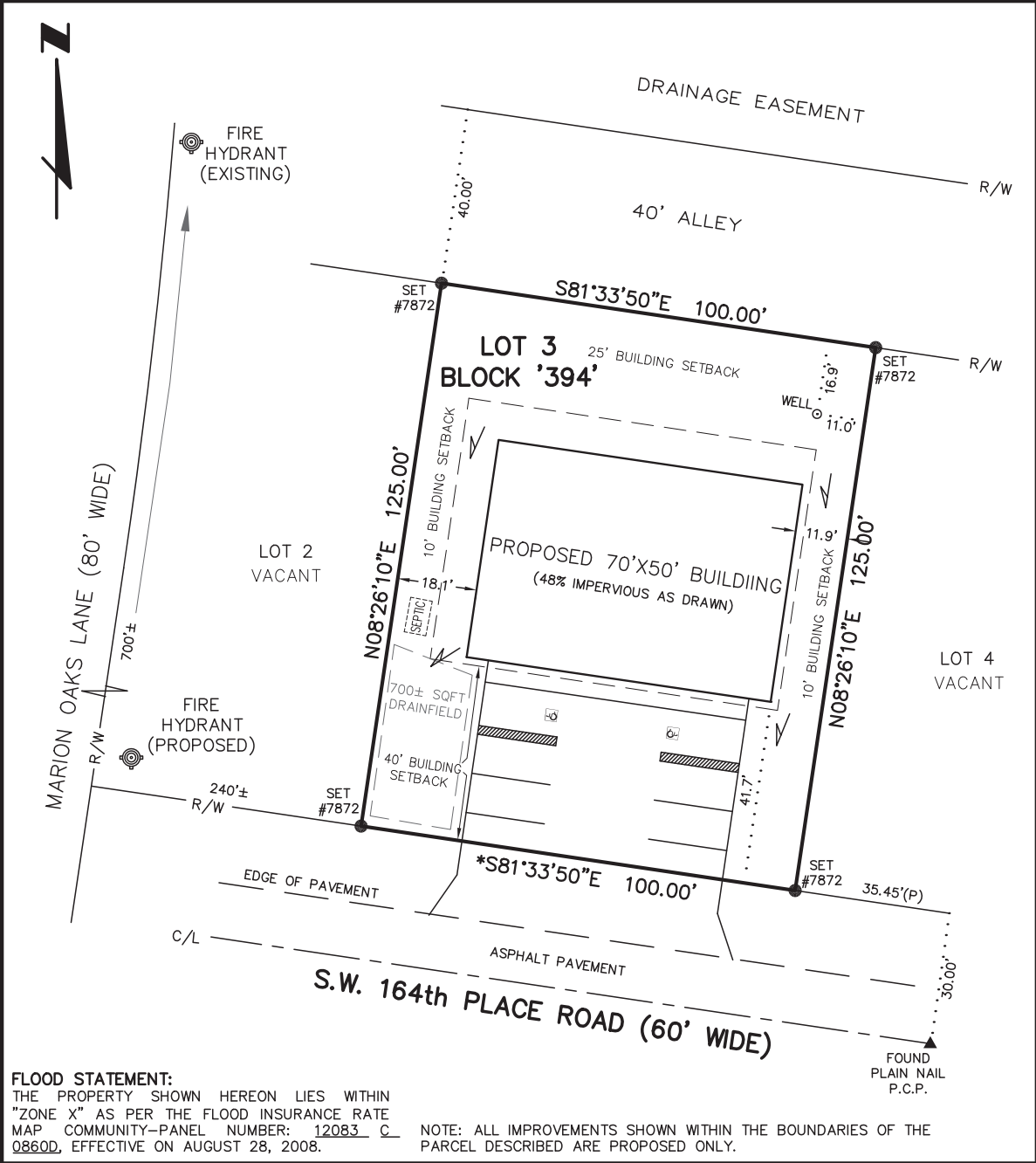
**BOUNDARY SURVEY
AND SITE PLAN**

CERTIFIED TO:

SHAMROCK CONSTRUCTION
crystal@shamrockconstruction.com
321.299.2602

SHAMROCK
OFFICE

THIS SURVEY MAP AND REPORT, OR COPIES THEREOF, ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. NO ONE OTHER THAN THE PARTY OR PARTIES NAMED HEREON SHALL RELY ON THIS SURVEY.



FLOOD STATEMENT:

THE PROPERTY SHOWN HEREON LIES WITHIN "ZONE X" AS PER THE FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER: 12083 C Q860D, EFFECTIVE ON AUGUST 28, 2008.

NOTE: ALL IMPROVEMENTS SHOWN WITHIN THE BOUNDARIES OF THE PARCEL DESCRIBED ARE PROPOSED ONLY.

ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR SURVEY REPORT IS PROHIBITED.

DESCRIPTION:

PROPOSED FIRE HYDRANT: APRIL 29, 2024

LOT 3, BLOCK '394', MARION OAKS UNIT THREE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK O, PAGES 36 THROUGH 52, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

DISPLAY EXISTING HYDRANT INFORMATION: APRIL 17, 2024
SITE PLAN REVISION: MARCH 21, 2024
SURVEY DATE: NOVEMBER 27, 2023
SKETCH DATE: NOVEMBER 01, 2023

NOTE: SEE REVERSE SIDE FOR SURVEY REPORT.

C & A SURVEY, INC.

ANDREW W. CARBAUGH – PSM #6787
3106 E. FORT KING STREET Ocala, Florida 34470
VOICE: 352.694.6566 www.CandAsurvey.com

SCALE: 1"=30'
F.B.: 473 PG.: 40
FILE: 1240320

SURVEY REPORT

THIS SURVEY MAP AND REPORT, OR COPIES THEREOF, ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. NO ONE OTHER THAN THE PARTY OR PARTIES NAMED HEREON SHALL RELY ON THIS SURVEY.

LEGEND:

B.F.	BOARD FENCE	R.	RADIUS
C.L.F.	CHAIN LINK FENCE	CH.	CHORD DISTANCE
C/L	CENTER LINE	CHB.	CHORD BEARING
C.O.	CLEAN OUT	CBL	CABLE PEDESTAL
CONC.	CONCRETE	R/W	RIGHT-OF-WAY
D.	CENTRAL ANGLE (DELTA)	R/R	RAILROAD
F.C.	FENCE CORNER	SP	SERVICE POLE
M.E.A.	MARION ENGINEERING & ASSOC.	TB	☐ TELEPHONE BOX
M.E.C.	MOORHEAD ENGINEERING CO.	WM	☒ WATER METER BOX
P.C.	POINT OF CURVATURE	XFMR	☒ UTILITY TRANSFORMER BOX
P.C.P.	PERMANENT CONTROL POINT	UTY	ELECTRIC UTILITY SERVICE PEDESTAL
P.O.B.	POINT-OF-BEGINNING	(D)	DEED OR DESCRIPTION
P.O.C.	POINT-OF-COMMENCEMENT	(F)	FIELD MEASURED
P.R.M.	PERMANENT REFERENCE MONUMENT	(P)	PLAT
O.R.	OFFICIAL RECORDS (BOOK/PAGE)	(R)	RADIAL LINE
N.D.	NAIL & DISK	(C)	CALCULATED
I.P.	IRON PIPE	(E)	EASEMENT DESCRIPTION
P.I.D.	PARCEL IDENTIFICATION	■	4"X4" CONCRETE MONUMENT
C.M.	CONCRETE MONUMENT	●	IRON ROD
I.R.	IRON ROD	▲	NAIL & DISK
N.P.	NOT PERMANENT	— —	BREAK IN LINE
GA	GUY ANCHOR	↘	GROUNDWATER/DRAINAGE FLOW DIRECTION
LP	LIGHT POLE	⊕	FIRE HYDRANT
PP	POWER POLE	EL	ELEVATION (IN FEET)
V.F.	VINYL/PVC FENCE	○	DESCRIPTIVE POINT
W.F.	WIRE FENCE		
OHPL	OVERHEAD POWER LINE		

NOTES:

1. THIS SURVEY IS BASED ON THE PROPERTY DESCRIPTION PROVIDED BY THE OWNER/OWNER REPRESENTATIVE.
2. ASSUMED NORTH IS BASED ON THE BEARING FOR THE LINE SHOWN WITH AN ASTERISK, ie. *
3. UNDERGROUND ENCROACHMENTS WERE NOT LOCATED UNLESS OTHERWISE SHOWN.
4. THE LOCATIONS OF ANY EASEMENTS, OR RIGHTS-OF-WAY OF RECORD, OTHER THAN THOSE SHOWN ON RECORDED PLATS ARE NOT SHOWN.
5. ALL STREETS OR STREET RIGHTS-OF-WAY SHOWN ARE PHYSICALLY OPEN UNLESS OTHERWISE SHOWN.
6. UNDERGROUND IMPROVEMENT LOCATIONS ARE APPROXIMATE ONLY.
7. ALL DISTANCES ARE EITHER DEED OR PLAT UNLESS OTHERWISE SHOWN.

FORM #231230

ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR SURVEY REPORT IS PROHIBITED.

NOTE: SEE REVERSE SIDE FOR SURVEY DRAWING.

ANDREW W. CARBAUGH, LICENSE NUMBER 6787
BOARD CERTIFIED SURVEYOR AND MAPPER
STATE OF FLORIDA

C & A SURVEY, INC.

CERTIFICATE OF AUTHORIZATION LB #7872
3106 E. FORT KING STREET, OCALA, FLORIDA 34470
VOICE: 352.694.6566 www.CandASurvey.com

SCALE: _____
F.B.: _____ PG.: _____
FILE: _____



Marion County

Development Review Committee

Agenda Item

File No.: 2024-15677

Agenda Date: 6/24/2024

Agenda No.: 6.6.

SUBJECT:

CC - Limestone Access Road - Waiver Request to Improvement Plan in Review

Project #2024010011 #31018 Parcel #06914-000-00

Tillman & Associates Engineering

LDC 6.13.7.A - Geotechnical Criteria

CODE states Methodology. The pattern and type of test borings shall be determined by the project engineer, geotechnical engineer, or geologist based on the project size, type, and complexity. APPLICANT requests waiver to deviate from the boring requirements for the roadside swales and use the existing borings that are in and adjacent to the project area and gives an accurate representation of the existing soils. Calculations show that the swales work using very conservative values. Project changed from original to leave a large vegetative buffer to the west and to miss existing large trees.

June 19, 2024

PROJECT NAME: CC - LIMESTONE ACCESS ROAD

PROJECT NUMBER: 2024010011

APPLICATION: IMPROVEMENT PLAN #31018

1 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: Improvement Plan

STATUS OF REVIEW: INFO

REMARKS: 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]."

- 2 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: n/a

- 3 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.18.2.B - Improvement Plan fee of \$1,200.00 + (\$10.00 x per lot)
STATUS OF REVIEW: INFO
REMARKS: 5/6/24-fee due with resubmittal
2/14/24 – fee due with resubmittal - sk

- 4 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval
STATUS OF REVIEW: INFO
REMARKS: 2/14/24-add waivers if requested in future - sk

- 5 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO
REMARKS: 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.

- 6 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.20 - Stormwater Infrastructure Supports Phasing
STATUS OF REVIEW: INFO
REMARKS: Stormwater improvements must be in place to support each phase of development at time of phase completion.

- 7 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.10.B - Copy of NPDES Permit or NOI
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the NPDES permit or NOI prior to construction.

- 8 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Copy of District Permit (County Interest)
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the District permit prior to construction.

- 9 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.7 - Geotechnical Criteria
STATUS OF REVIEW: NO
REMARKS: Waiver will need to be requested if the following requirements are not met: (1) Please note that the LDC requires a minimum of two borings per DRA, with an additional boring for each half acre of pond bottom. For lineal system, borings are required at 250' intervals. (2) Please also note that the LDC requires that for each retention/detention area utilizing percolation or infiltration in the design model, there shall be a minimum of two infiltration rate tests for each retention/detention area. (3) LDC requires that borings extend a minimum of 10' below the bottom of the proposed ponds.
- 10 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.A(9) - Access Accommodates Stormwater
STATUS OF REVIEW: NO
REMARKS: Please provide more detailed grading at the driveway connection so drainage intent can be reviewed.
- 11 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.9 - Grading Criteria
STATUS OF REVIEW: NO
REMARKS: Add flow arrows or more detailed spot grades (or proposed topo lines) to the grading plan. Indicate proposed TOB for the swale system as it goes along the road.
- 12 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.5.B(4) - Driveway width
STATUS OF REVIEW: NO
REMARKS: 5/20/24 - Dimension the driveway radius.
1/19/24 - Show the width and radius of the driveway. It needs to meet commercial driveway requirements.
- 13 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.4 - Plan and profile
STATUS OF REVIEW: NO
REMARKS: 5/20/24 - Provide a roadway profile.
- 14 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.9 - Subdivision roads and related infrastructure
STATUS OF REVIEW: NO
REMARKS: 5/20/24 - Provide a roadway centerline with stationing.
- 15 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 2.12.28 - Correct road names supplied
STATUS OF REVIEW: NO
REMARKS: Sheet 02.01 - NW 36th Avenue is labeled incorrectly as NW 36th Ct. Sheet 03.01 - We have named the road NW 36th Ave. Please label road on all future submittals.
- 16 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 2.12.18 - All trees 10" DBH and larger
STATUS OF REVIEW: NO
REMARKS: Show all trees in project area - aerial shows large canopies in close proximity to road corridor, please show all tree types and sizes in corridor, or have a certified arborist letter verifying no trees over 10" in corridor.

- 17 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.7.3 - Tree protection
STATUS OF REVIEW: NO
REMARKS: Unable to locate tree protection detail on revised plans, please clarify sheet number
- 18 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.7.6 - Tree removal submittal requirements
STATUS OF REVIEW: NO
REMARKS: Show trees to be removed
- 19 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.7.8 - Protected tree replacement requirements
STATUS OF REVIEW: NO
REMARKS: Show tree mitigation calculations
- 20 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.7.9 - Replacement trees; general requirements
STATUS OF REVIEW: NO
REMARKS: show how trees will be mitigated for (Landscape and Irrigation Plans) or Tree mitigation fund
- 21 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.6 - Buffers
STATUS OF REVIEW: NO
REMARKS: Type C buffer may be required along Hwy 316 - planning to confirm
- 22 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.13.3 D(4) - Landscaping of private stormwater management facilities
STATUS OF REVIEW: NO
REMARKS: Show DRA's if applicable
- 23 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: Additional Landscape comments
STATUS OF REVIEW: NO
REMARKS: Will parcel 06914-000-00 be re-zoned from M-1? If not, what is purpose of M-1 parcel?



**Marion County
Board of County Commissioners**

AR #31018

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: 5/29/24 Parcel Number(s): 06902-000-00, 06902-002-00, 06906-000-00, & 06914-000-00 Permit Number: IP #31018

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: C C Limestone Access Road 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): David Arnold
Signature: _____
Mailing Address: PO Box 2077 City: Ocala
State: FL Zip Code: 34478-2077 Phone # 352-622-1220
Email address: davida1953@cox.net

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

Firm Name (if applicable): Tillman & Associates Engineering Contact Name: Kevin Atchley
Mailing Address: 1720 SE 16th Ave., Bldg. 100 City: Ocala
State: FL Zip Code: 34471 Phone # 352-387-4540
Email address: permits@tillmaneng.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 2.18.4.C - Commence Construction Prior to Improvement Plan Approval
Reason/Justification for Request (be specific): Waiver requested to commence site grading prior to improvement plan approval, at the developer's risk.

DEVELOPMENT REVIEW USE:

Received By: Email 5/29/24 Date Processed: 5/29/24 CF _____ Project # 2024010011 AR # 31018

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): _____

PERMITS:

1. MARION COUNTY - IMPROVEMENT PLAN -
2. S.W.F.W.M.D. - E.R.P. -
3. FDEP - NPDES (BY OTHERS)



IMPROVEMENT PLANS for C C LIMESTONE ACCESS ROAD

INDEX OF SHEETS

01.01	COVER
02.01	AERIAL PHOTOGRAPH
03.01	GEOMETRY/GRADING PLAN
03.02	PLAN & PROFILE
04.01	EROSION CONTROL PLAN

WAIVERS

SECTION: 2184.C	BEGIN SITE WORK PRIOR TO APPROVAL - APPROVED	06/10/24
SECTION: 6137	GEOTECHNICAL CRITERIA	06/24/24

LEGAL DESCRIPTION:

PARCEL 1
(PER OFFICIAL RECORDS BOOK 7571, PAGE 31, PUBLIC RECORDS, MARION COUNTY, FLORIDA)
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARION, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:
THE SOUTH 170 FEET OF THE NORTH 200 FEET OF THE WEST 1/2 OF THE EAST 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 14, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER THE EAST 40 FEET THEREOF; AND THE SOUTH 60 FEET OF THE NORTH 200 FEET OF THE WEST 1/2 OF THE EAST 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 14, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

PARCEL 2
(PER OFFICIAL RECORDS BOOK 7264, PAGE 498, PUBLIC RECORDS, MARION COUNTY, FLORIDA)
THE SOUTH 12 CHAINS OF THE NORTH 16 CHAINS OF THE EAST 1/2 OF THE EAST 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 14, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, EXCEPT COMMENCING AT THE N.W. CORNER OF THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 14, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE N89°59'41"E, 129.46 FEET; THENCE S09°09'07"E, 264 FEET TO THE POINT OF BEGINNING; THENCE S89°59'41"W, 255.62 FEET; THENCE S09°09'07"E, 255.63 FEET; THENCE N89°59'41"E, 255.62 FEET; THENCE N09°09'07"W, 255.63 FEET TO THE POINT OF BEGINNING.

AND
THE NORTH 12 CHAINS OF THE WEST 1/2 OF THE EAST 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 14, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, EXCEPT THE NORTH 25 FEET FOR ROAD RIGHT OF WAY; AND EXCEPT THE SOUTH 19 FEET OF THE NORTH 200 FEET OF THE WEST 1/2 OF THE EAST 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 14, TOWNSHIP 13 SOUTH, RANGE 21 EAST; AND EXCEPT THE SOUTH 60 FEET OF THE NORTH 200 FEET OF THE WEST 1/2 OF THE EAST 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 14, TOWNSHIP 13 SOUTH, RANGE 21 EAST, TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE EAST 40 FEET OF THE SOUTH 170 FEET OF THE NORTH 200 FEET OF THE WEST 1/2 OF THE EAST 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 14, TOWNSHIP 13 SOUTH, RANGE 21 EAST.

PARCEL 3
(PER OFFICIAL RECORDS BOOK 7445, PAGE 900, PUBLIC RECORDS, MARION COUNTY, FLORIDA)
THE SOUTH 4 CHAINS OF THE NORTH 16 CHAINS OF THE WEST 1/2 OF THE EAST 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 14, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

PARCEL 4
(PER OFFICIAL RECORDS BOOK 7534, PAGE 1782, PUBLIC RECORDS, MARION COUNTY, FLORIDA)
THE SOUTH 4 CHAINS OF THE WEST 1/2 OF THE EAST 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 14, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

BASIS OF BEARINGS:
THE FIELD MEASURED BEARINGS DEPICTED HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE) NAD-83 (1990 ADJUSTMENT), IN WHICH THE NORTH BOUNDARY OF THE N.W. 1/4 OF SECTION 14, TOWNSHIP 13 SOUTH, RANGE 21 EAST, BEARS N.89°48'42"E.

BENCHMARKS:
THE VERTICAL DATUM ESTABLISHED FOR THIS SURVEY WAS BASED ON N.G.S. CONTROL POINT "GPS 0021", PUBLISHED ELEVATION = 129.16'; NAVD-88.

STATE PLANE COORDINATES:
THE STATE PLANE COORDINATES ESTABLISHED FOR THIS SURVEY WERE BASED ON N.G.S. CONTROL POINTS "W075" & "V0767", NAD-83 (1990 ADJUSTMENT).

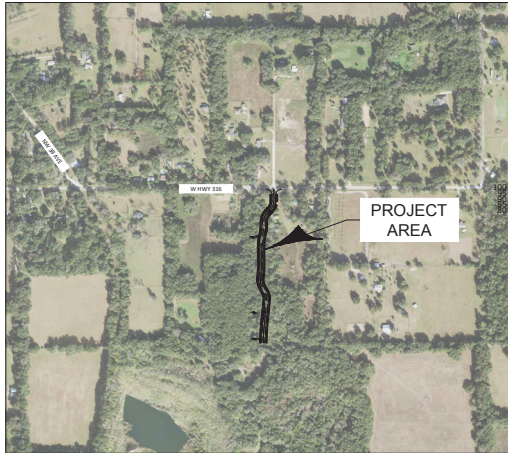
OWNER/DEVELOPER:
C C LIMESTONE, LLC
PO BOX 2077
OCALA, FLORIDA. 34478-2077
PHONE: (352) 622-1220

CIVIL ENGINEER:
TILLMAN AND ASSOCIATES ENGINEERING, LLC
KEVIN L. ATCHLEY, P.E.
1720 SE 16TH AVE., BLDG. 100
OCALA, FLORIDA 34471
PHONE: (352) 387-4540

SURVEYOR:
PREECE LAND SURVEYING, INC.
GLEN H. PREECE, JR., P.S.M.
2201 SE 30TH AVE., SUITE 102
OCALA, FL 34471
PHONE: (352) 351-0091

SECTION 14, TOWNSHIP 13 SOUTH, RANGE 21 EAST MARION COUNTY, FLORIDA

THIS SITE CONTAINS:
TOTAL PROPERTY AREA = 10.26 AC.
TOTAL PROJECT AREA = 1.92 AC.
PROPOSED IMPERVIOUS AREA = 0.78 AC. (33,812 SF)
(6,068 SF ASPHALT & 27,744 SF LIMEROCK FOR FUTURE ASPHALT)
MARION COUNTY PARCEL # 06902-000-00, 06902-002-00, 06906-000-00, 06914-000-00
FUTURE LAND USE: RL, RURAL LAND
ZONING: A-1 & M-1
PROPOSED USE: ACCESS ROAD TO EXISTING LIMEROCK MINE
ESTIMATED TRIPS: 25 LOADS PER DAY (MAX., FOR FIRST 6 MONTHS)



VICINITY MAP
SCALE: 1" = 500'

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.
2. THIS PROJECT IS LOCATED IN THE SECONDARY SPRINGS PROTECTION ZONE.
3. 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.
4. THE LANDS DEPICTED HEREON ARE SUBJECT TO RECORDED AND UNRECORDED RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS THAT MAY OR MAY NOT APPEAR WITHIN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
5. THE SURVEYED LANDS DEPICTED HEREON LIE WITHIN FLOOD ZONE "X" - AN AREA OF MINIMAL FLOODING, BASED ON GRAPHIC INTERPRETATION OF THE FLOOD INSURANCE RATE MAP, FOUND IN COMMUNITY PANEL NUMBER 1290C 030D, EFFECTIVE AUGUST 28, 2006.
6. THIS SITE IS AT THE TOP OF A SLIGHT HILL BUT RELATIVELY FLAT, SO THERE IS NO OFFSITE CONTRIBUTING AREA. THE RUNOFF INTO THE PROPOSED SWALES WILL STAGE UP AND ULTIMATELY FLOW SOUTH TO THE EXISTING MINE AREA. THIS PROJECT WILL NOT ADVERSELY AFFECT THE SURROUNDING PROPERTIES.

OWNER'S SIGNATURE

I CERTIFY THAT I, MY SUCCESSORS, AND ASSIGNS SHALL PERPETUALLY OPERATE & MAINTAIN THE IMPROVEMENTS AS SHOWN WITHIN THESE PLANS.

DAVID ARNOLD
C C LIMESTONE, LLC

ENGINEER CERTIFICATION

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

KEVIN L. ATCHLEY, P.E.
LICENSED ENGINEER NO. 5319
STATE OF FLORIDA

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE LDC AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

GLEN H. PREECE, JR., P.S.M.
PREECE LAND SURVEYING, INC.
REGISTERED LAND SURVEYOR NO. 5427
STATE OF FLORIDA

Tillman & Associates
ENGINEERS, LLC
ONE ENGINEERING PLAZA, SUITE 100, OCALA, FL 34471
1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

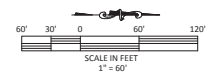
DATE	REVISIONS

IMPROVEMENT PLANS
C C LIMESTONE ACCESS ROAD
MARION COUNTY, FLORIDA

COVER

DATE: 06/19/24
DRAWN BY: JA
CHECKED BY: MJA
JOB NO.: 23-5270

SHT. 01.01



William S. Applegate
ENGINEERING, LLC
CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
Office: (352) 387-1540 Fax: (352) 387-4545

DATE	REVISIONS

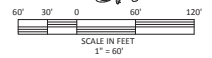
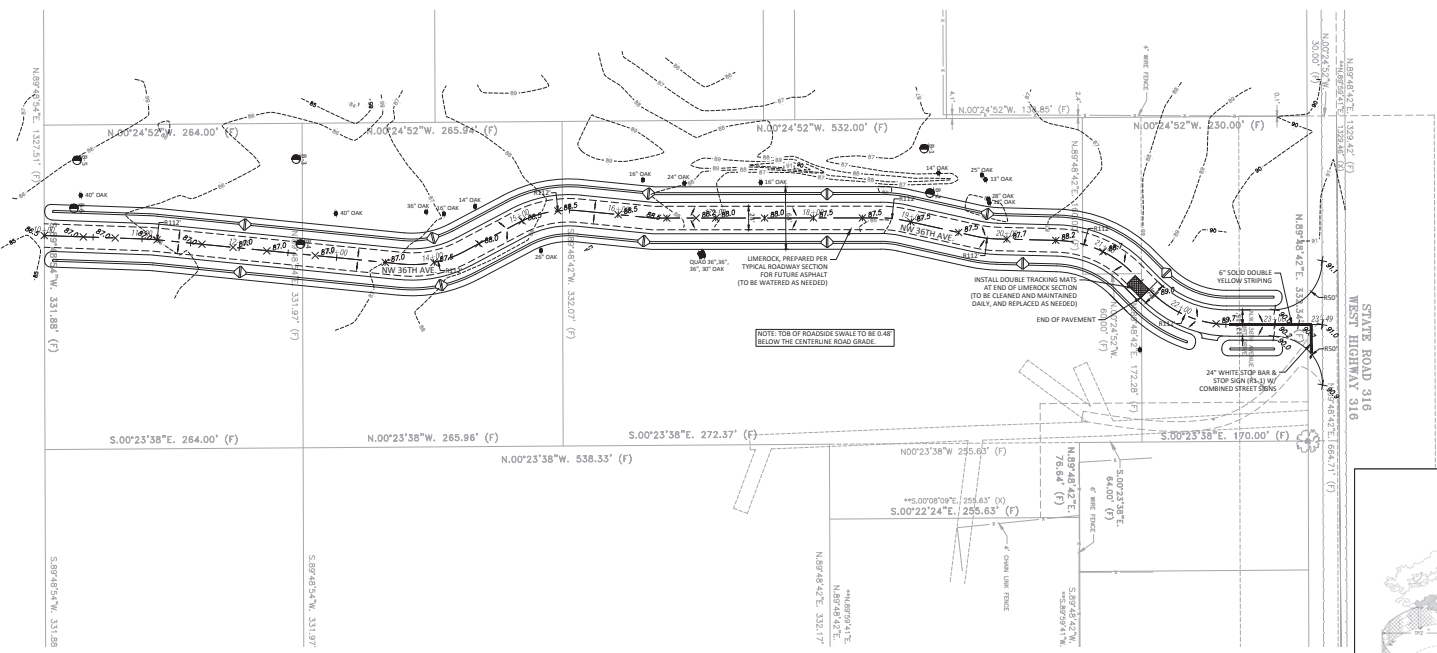
IMPROVEMENT PLANS
C C LIMESTONE ACCESS ROAD
MARION COUNTY, FLORIDA
AERIAL PHOTOGRAPH

DATE: 06/18/24
DRAWN BY: JA
CHECKED BY: MJA
JOB NO. 23-5270

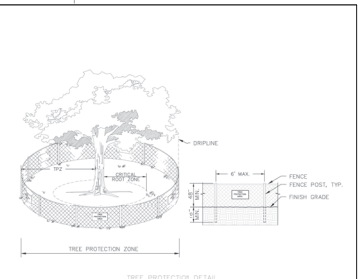
SHT. 02.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

S:\Marion County\CC Limestone Access Drive\DWG\CONSTRUCTION\02-Aerial Photograph.dwg, 6/18/2024 1:33:57 PM



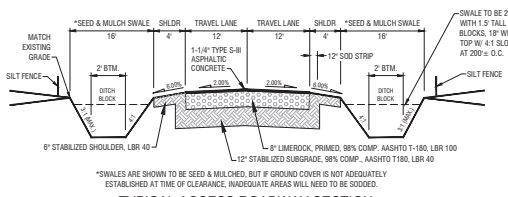
THE CONNECTION AT CR 316 MEETS FOOT SITE DISTANCE REQUIREMENTS.



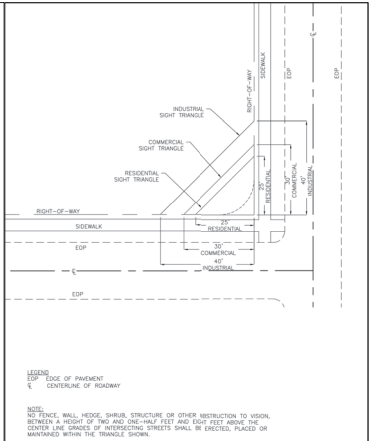
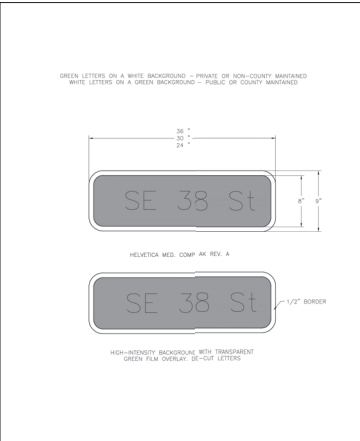
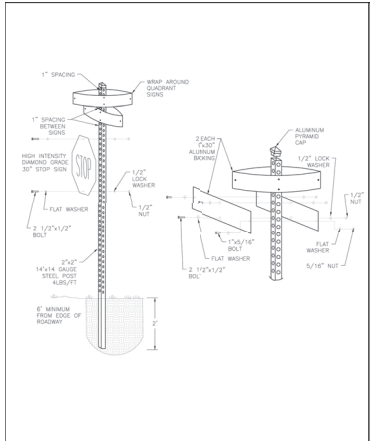
NOTES:

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. THE FRAME JOINTS OF TREE BARRICADES MAY BE PLACED BETWEEN THE PROTECTED TREES AND THE TREE PROTECTION ZONE.
3. BARRICADES SHALL BE MADE OF RIGID MATERIAL, CAPABLE OF SUPPORTING THE WEIGHT OF THE CONSTRUCTION EQUIPMENT.
4. BARRICADES SHALL BE INSPECTED WEEKLY DURING THE DURATION OF CONSTRUCTION AND REPAIRS/REPLACEMENTS AS NECESSARY.
5. CLEANING OF EQUIPMENT OR MATERIAL, OR THE DISPOSAL OF WASTE MATERIALS, INCLUDING BUT NOT LIMITED TO PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE AND MORTAR WITHIN THE TREE PROTECTION ZONE (TYPE OF WASTE) IS NOT ALLOWED.
6. THE REMOVAL OF EQUIPMENT OR RELEASE OF EQUIPMENT, MATERIALS, DEBRIS, OR FALL WITHIN THE TREE PROTECTION ZONE IS NOT ALLOWED.
7. ANY TREE WITH A TRUNK DIAMETER LESS THAN 4 INCHES, OR A TRUNK DIAMETER OF 4 INCHES OR MORE, MUST BE PROTECTED AT AN 8-INCH TO 10-INCH GAP OF THE TRUNK. PROTECTED TREES SHALL BE OF COMPARABLE SPECIES OF THE DISTRICT OR DAMAGED TREES WITH A MINIMUM SIZE OF 2\"/>

	MISC. EFFECTIVE	7.3.4
	REVISION # NA	LS 009



TYPICAL ACCESS ROADWAY SECTION



	MISC. EFFECTIVE	7.3.1
	REVISION # NA	TS 031

	MISC. EFFECTIVE	7.3.1
	REVISION # NA	TS 032

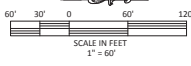
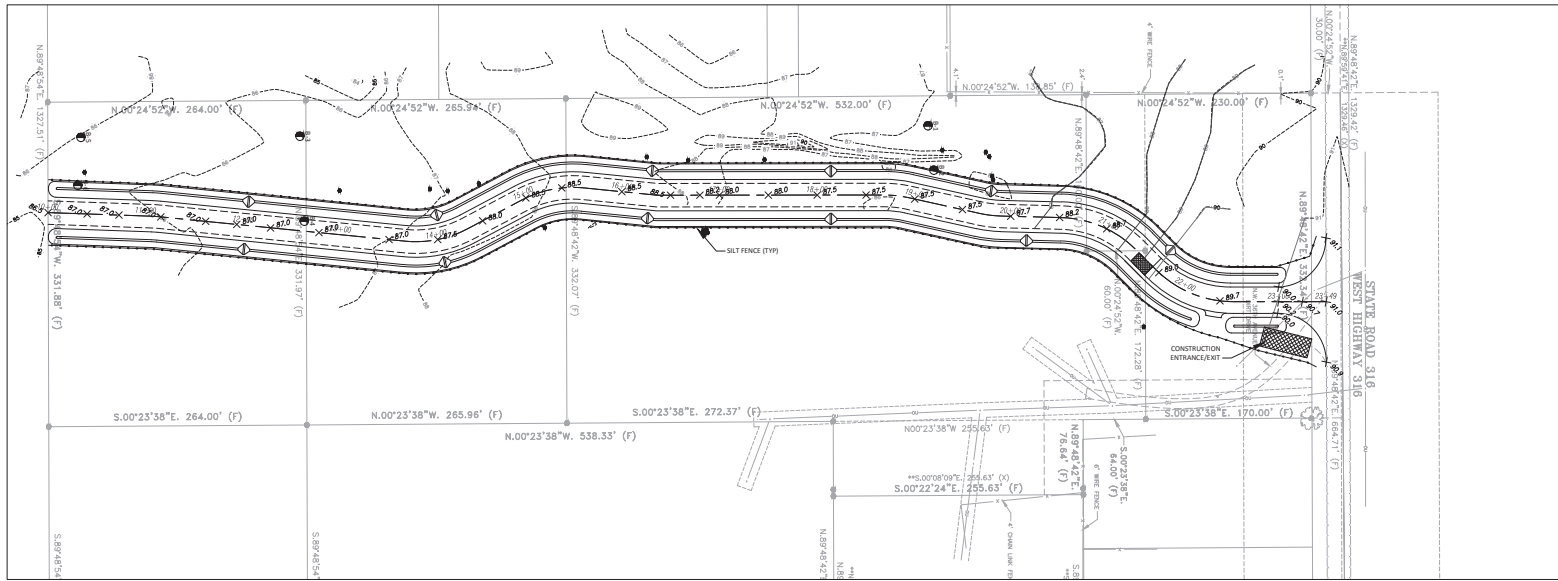
	MISC. EFFECTIVE	7.3.1
	REVISION # NA	TS 038

DATE	REVISIONS

IMPROVEMENT PLANS
 C C LIMESTONE ACCESS ROAD
 MARION COUNTY, FLORIDA

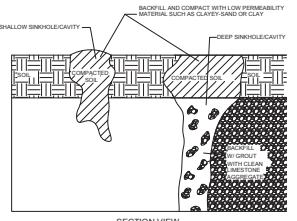
DATE: 06/20/24
 DRAWN BY: JA
 CHECKED BY: MA
 JOB NO.: 23-5270

sh. 03.01



TOTAL SILT FENCE:
2,697 ± LF
AREA OF DISTURBANCE:
1.92 ± ACRES

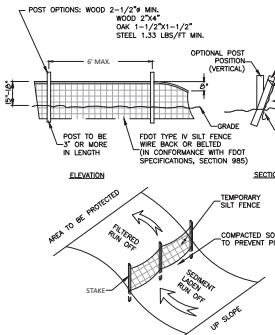
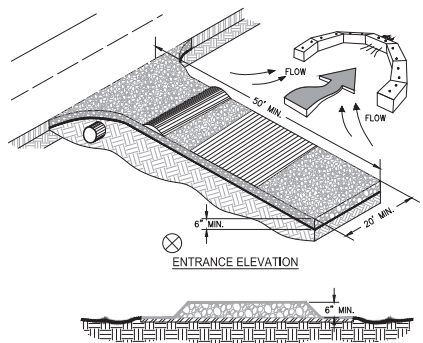
NOTES
IN THE EVENT THAT ANY KARST FEATURES SUCH AS SINKHOLES, SOLUTION CAVITIES, CHIMNEYS, ETC. ARE DISCOVERED DURING ROUTINE INSPECTIONS OF THE STORMWATER BASINS, THE FOLLOWING REMEDIATION PROCEDURE SHALL BE PERFORMED:
SHALLOW REPAIR (SEE DETAIL):
IF THE COLLAPSE IS SHALLOW (4 FT DEEP) AND THE VOIDS IN THE LIMESTONE ARE SMALL, THEN THE SINKHOLE CAN BE REPAIRED BY BACKFILLING WITH A LOW PERMEABILITY MATERIAL, SUCH AS CLEAN SAND OR CLAY. THE MATERIAL SHOULD BE COMPACTED AND THE REPAIR SHALL BE SLOTTED 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. THE COLLAPSE SHALL BE SEALANT TO THE LIMESTONE BEDROCK THE VOIDS IN THE BEDROCK SHALL BE FLOUSED WITH CLEAN GRAU. A LOW PERMEABILITY MATERIAL SHALL BE PLACED OVER THE CONCRETE PLUS. THE MATERIAL SHALL BE COMPACTED AND BROUGHT TO EXISTING BAIN BOTTOM.
NOTIFICATION:
THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SRWMD) SHALL BE NOTIFIED OF ANY SINKHOLE DEVELOPMENT WITHIN AN HOUR OF DISCOVERY AND THE PROPOSED METHOD BY WHICH THE SINKHOLE WILL BE REPAIRED SHALL BE SUBMITTED TO THE SURVEY FOR APPROVAL. WITHIN 24 HOURS THE SURVEY WILL THEN NOTIFY THE RESPONSIBLE PARTY AS TO THE ACCEPTANCE, DENIAL OR NEED FOR MODIFICATION OF THE REPAIR METHOD.



EROSION CONTROL NOTES:

- 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 STABILIZED.
- ADDITIONAL DEVICES MAY BE REQUIRED AS DEEMED NECESSARY BY GOVERNING AUTHORITIES.
- SILT FENCES SHALL BE CLEANED OR REPAIRED IMMEDIATELY UPON OBSERVATION OF SEDIMENT BEING PRESENT IF THE ABOVE GROUND FENCE HEIGHT OR A LOWER HEIGHT BASED ON MANUFACTURER'S SPECIFICATIONS.
- REPAIR 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.
- ALL GRADED 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 SOIL. IF A TEMPORARY GRASS IS APPLIED, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO APPLY A PERMANENT SEED OR SOIL AT THE PROPER TIME OF YEAR.
- 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.
- THE GENERAL CONTRACTOR AND THE GRADING CONTRACTOR SHALL REVIEW THEIR PROPOSED GRADING SEQUENCE TO INSURE THAT THE LEAST AMOUNT OF LAND POSSIBLE IS AT ONE TIME UNDISTURBED WITHOUT PERMANENT STABILIZATION.
- CONTRACTOR SHALL INSTALL TEMPORARY CONSTRUCTION ENTRANCES PRIOR TO ANY EARTHWORK OPERATIONS.
- CONTRACTOR SHALL MAINTAIN SILT FENCES FOR THE DURATION OF THE PROJECT UNTIL ACCEPTED BY THE OWNER AT NO EXPENSE TO OWNER.
- LAND DISTURBING ACTIVITIES BE KEPT TO A MINIMUM AND WILL NOT EXTEND BEYOND THE LIMITS SHOWN.
- THE CONTRACTOR SHALL CONTRACT THE SILT FENCE AND SOD ON AT THE PERIMETER OF THE SOD PLAN PRIOR TO LAND CLEARING ACTIVITIES.
- CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE COMPLIANCE WITH THE SPDES STORMWATER REGULATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, INSPECTION REQUIREMENTS.
- ALL EROSION CONTROL MEASURES EXCEPT THE REQUIRED RIMP RAP ARE TEMPORARY DEVICES. THESE TEMPORARY DEVICES SHALL BE REMOVED PRIOR TO COMPLETION OF CONSTRUCTION ONCE STABILIZATION OF ALL GRADED AREAS ARE COMPLETE.
- PERMANENT EROSION CONTROL MEASURES SUCH AS SOD, MULCH, AND GRASSING OPERATIONS SHALL 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.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRS OR CHANGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
- FOR SILT FENCE DETAIL, SEE TYPE 'S' SILT FENCE IN FOOT NOTCH VIEW. SILT FENCE LOCATION SHOWN FOR AESTHETIC ONLY. ACTUAL FENCE TO BE INSTALLED ON THE PROPERTY LINE.
- ALL EXISTING STORM WATER CHANNELS, 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 OPENINGS 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 FOUNDATION, IMPACT TO STRUCTURES, AND ANY OTHER DAMAGE CAUSED DURING CONSTRUCTION.
- 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 DRAIN OR NEAR WATERCOURSE. EROSION CONTROL SHALL CONSIST OF ANCHORED WOOD BARRIERS, SILT FENCE, OR OTHER EROSION CONTROL METHODS APPROVED BY THE PROJECT ENGINEER. ALL NEW AND EXISTING DRAIN PIPES AND STRUCTURES SHALL BE FLUSHED CLEAN AFTER CONSTRUCTION.
- PROVIDE EROSION CONTROL BLANKET FOR ALL SLOPES 2:1 HORIZONTAL TO VERTICAL OR STEEPER.
- LAND DISTURBED AREAS SHALL BE SODED OR GRASSED AND MULCHED AS SOON AS PRACTICAL.
- SEE PLAN SHEETS FOR MORE DETAILED LOCATION OF SILT FENCE.
- THIS PLAN PROVIDES REASONABLY ASSUMING THAT THE PROPOSED CONSTRUCTION ACTIVITIES WILL NOT RESULT IN EROSION AND SEDIMENT DEPOSITION IN STORMWATER FACILITIES, WETLANDS OR OFF-SITE AREAS.

SHALLOW AND DEEP SINKHOLE/CAVITY MAINTENANCE REPAIR DETAIL
N.T.S.



- 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.
- 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 SOO, OR COMPACTED AS DETERMINED BY THE OWNER.
- 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.
- 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 EXPEDIENT IN LIEU OF PERMANENT MEASURES.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT.
- NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS 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.
- MATERIAL FROM SEDIMENT TRAPS SHALL NOT BE STOCKPILED OR DISPOSED OF IN A MANNER THAT MAKES THEM READILY SUSCEPTIBLE TO BEING WASHED INTO ANY WATERCOURSE BY RUNOFF OR HIGH WATER.
- 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.

SILT FENCE AND EROSION CONTROL DETAIL

- NOTES:**
- AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
 - REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
 - AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH FOOT #1 COURSE AGGREGATE.
 - GRAVEL PADS SHALL HAVE A MINIMUM THICKNESS OF 6\"/>

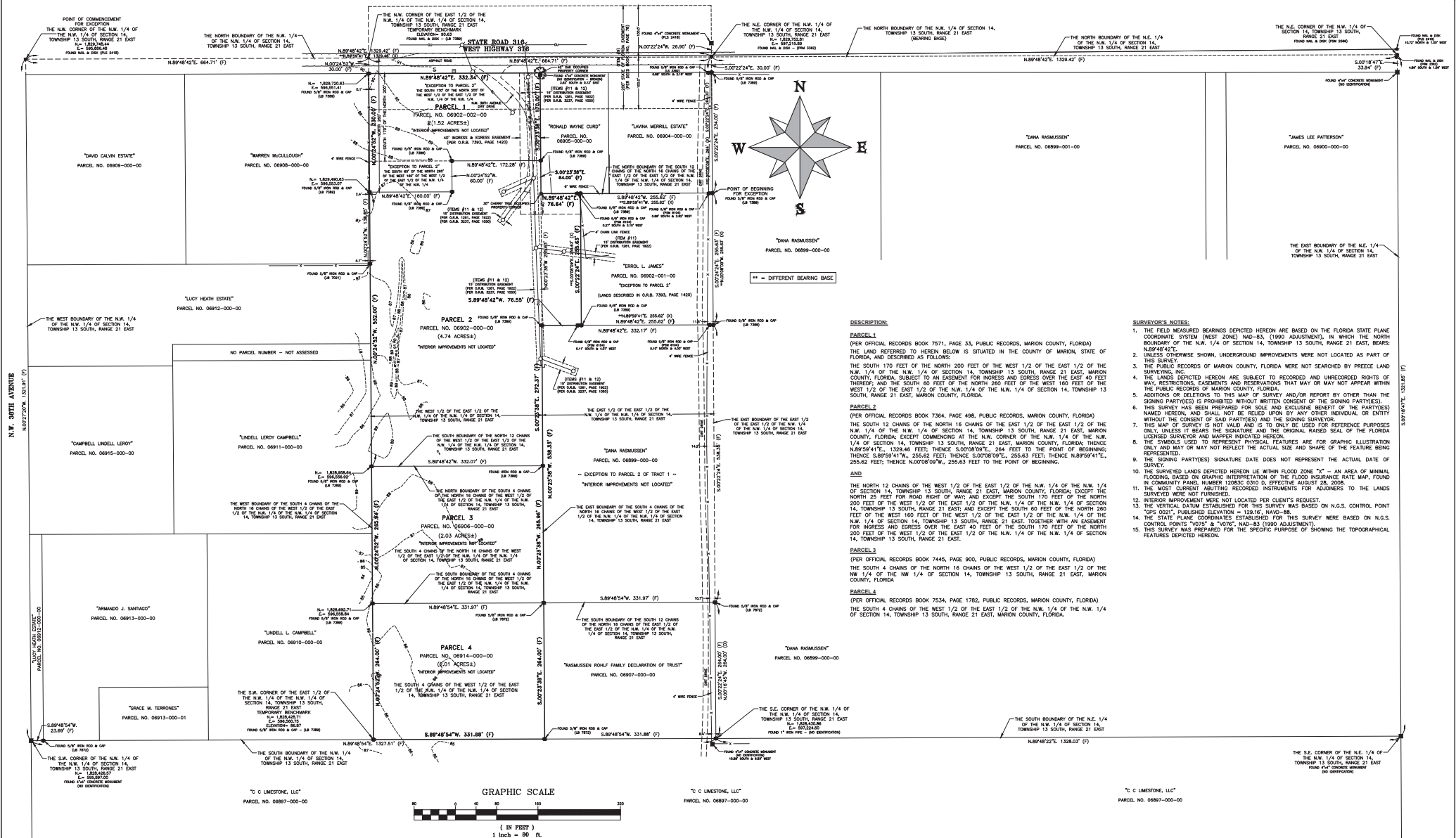
CRUSHED STONE CONSTRUCTION EXIT

DATE	REVISIONS

IMPROVEMENT PLANS
C.C. LIMESTONE ACCESS ROAD
MARION COUNTY, FLORIDA
EROSION CONTROL

DATE: 06/18/24
DRAWN BY: JLA
CHECKED BY: MJA
JOB NO.: 23-5370

SHR. 04.01



DESCRIPTION:

PARCEL 1
(PER OFFICIAL RECORDS BOOK 7571, PAGE 33, PUBLIC RECORDS, MARION COUNTY, FLORIDA)
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARION, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:
THE SOUTH 170 FEET OF THE NORTH 200 FEET OF THE EAST 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 14, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, SUBJECT TO AN EASEMENT FOR ROADS AND EGRESS OVER THE EAST 40 FEET THEREOF; AND THE SOUTH 60 FEET OF THE NORTH 200 FEET OF THE WEST 1/2 OF THE EAST 1/2 OF THE N.W. 1/4 OF SECTION 14, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

PARCEL 2
(PER OFFICIAL RECORDS BOOK 7384, PAGE 48B, PUBLIC RECORDS, MARION COUNTY, FLORIDA)
THE NORTH 12 CHAINS OF THE NORTH 16 CHAINS OF THE EAST 1/2 OF THE EAST 1/2 OF THE N.W. 1/4 OF SECTION 14, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, EXCEPT COMMONS AT THE N.W. CORNER OF THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 14, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE N.89°58'41"E, 132.84 FEET; THENCE S.0°08'05"E, 254 FEET TO THE POINT OF BEGINNING; THENCE S.89°59'41"W, 255.62 FEET; THENCE S.0°08'05"E, 255.63 FEET; THENCE N.89°58'41"E, 255.62 FEET; THENCE N.0°08'09"W, 255.63 FEET TO THE POINT OF BEGINNING.

AND
THE NORTH 12 CHAINS OF THE WEST 1/2 OF THE EAST 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 14, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, EXCEPT THE NORTH 25 FEET FOR ROAD RIGHT OF WAY, AND EXCEPT THE NORTH 170 FEET OF THE NORTH 200 FEET OF THE WEST 1/2 OF THE EAST 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 14, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, EXCEPT THE SOUTH 60 FEET OF THE NORTH 200 FEET OF THE WEST 1/2 OF THE EAST 1/2 OF THE N.W. 1/4 OF SECTION 14, TOWNSHIP 13 SOUTH, RANGE 21 EAST, TOGETHER WITH AN EASEMENT FOR ROADS AND EGRESS OVER THE EAST 40 FEET OF THE SOUTH 170 FEET OF THE NORTH 200 FEET OF THE WEST 1/2 OF THE EAST 1/2 OF THE N.W. 1/4 OF SECTION 14, TOWNSHIP 13 SOUTH, RANGE 21 EAST.

PARCEL 3
(PER OFFICIAL RECORDS BOOK 7445, PAGE 900, PUBLIC RECORDS, MARION COUNTY, FLORIDA)
THE SOUTH 4 CHAINS OF THE NORTH 16 CHAINS OF THE WEST 1/2 OF THE EAST 1/2 OF THE N.W. 1/4 OF SECTION 14, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

PARCEL 4
(PER OFFICIAL RECORDS BOOK 7534, PAGE 1782, PUBLIC RECORDS, MARION COUNTY, FLORIDA)
THE SOUTH 4 CHAINS OF THE WEST 1/2 OF THE EAST 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 14, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. THE FIELD MEASURED BEARINGS DEPICTED HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE) NAD-83, (1980 ADJUSTMENT), IN WHICH THE NORTH BOUNDARY OF THE N.W. 1/4 OF SECTION 14, TOWNSHIP 13 SOUTH, RANGE 21 EAST, BEARS N.89°48'42"E.
2. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY.
3. THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA WERE NOT SEARCHED BY PREECE LAND SURVEYING, INC.
4. THE LANDS DEPICTED HEREON ARE SUBJECT TO RECORDED AND UNRECORDED RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS THAT MAY OR MAY NOT APPEAR WITHIN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
5. ADDITIONS OR DELETIONS TO THIS MAP OF SURVEY AND/OR REPORT BY OTHER THAN THE SIGNING SURVEYOR IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING SURVEYOR.
6. THIS SURVEY HAS BEEN PREPARED FOR SOLE AND EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT THE CONSENT OF SAID PARTY(IES) AND THE SIGNING SURVEYOR.
7. THE VERTICAL DATUM ESTABLISHED FOR THIS SURVEY WAS BASED ON N.G.S. CONTROL POINT "03S 0001", PUBLISHED ELEVATION = 129.16', NAVD-83.
8. THE SYMBOLS USED TO REPRESENT PHYSICAL FEATURES ARE FOR GRAPHIC ILLUSTRATION ONLY AND MAY OR MAY NOT REFLECT THE ACTUAL SIZE AND SHAPE OF THE FEATURE BEING REPRESENTED.
9. THE SIGNING PARTY(IES) SIGNATURE DATE DOES NOT REPRESENT THE ACTUAL DATE OF SURVEY.
10. THE SURVEYED LANDS DEPICTED HEREON LIE WITHIN FLOOD ZONE "X" - AN AREA OF MINIMAL FLOODING, BASED ON GRAPHIC INTERPRETATION OF THE FLOOD INSURANCE RATE MAP, FOUND IN COMMUNITY PANEL NUMBER 1035C 0310 D, EFFECTIVE AUGUST 28, 2008.
11. THE MOST CURRENT ABUTTING RECORDED INSTRUMENTS FOR ADDRESSES TO THE LANDS SURVEYED WERE NOT FURNISHED.
12. INTERIOR IMPROVEMENTS WERE NOT LOCATED PER CLIENT'S REQUEST.
13. THE VERTICAL DATUM ESTABLISHED FOR THIS SURVEY WAS BASED ON N.G.S. CONTROL POINT "03S 0001", PUBLISHED ELEVATION = 129.16', NAVD-83.
14. THE STATE PLANE COORDINATES ESTABLISHED FOR THIS SURVEY WERE BASED ON N.G.S. CONTROL POINTS "03S 0001" & "03S 0002" (1980 ADJUSTMENT).
15. THIS SURVEY WAS PREPARED FOR THE SPECIFIC PURPOSE OF SHOWING THE TOPOGRAPHICAL FEATURES DEPICTED HEREON.

LEGEND

(P) = PLAT DIMENSION	TEM = TEMPORARY BENCHMARK	WELL
(F) = FIELD MEASUREMENT	RMF = REINFORCED CONCRETE PIPE	WATER METER
(C) = CALCULATED DIMENSION	CMF = CORRUGATED METAL PIPE	CREAKLE TRAP
(V) = VERTICAL DIMENSION	WCF = WETTED CURB PIPE	TELEPHONE RISER BOX
(E) = EXCEPTION DIMENSION	PVC = POLYVINYL CHLORIDE	ELECTRIC BOX
(S) = POINT OF BEGINNING	HDS = HIGH DENSITY POLYETHYLENE	CABLE TV RISER BOX
(CB) = CHORD BEARING	OU = OVERHEAD UTILITY(IES)	STORM CONTROL BOX
(OR) = OFFICIAL RECORDS BOOK	BTB = BENTONITE PREVENTER	WOOD POWER POLE
PC = POINT OF CURVATURE	AFB = AIR CONDITIONER	STORM INLET
PR = POINT OF REVERSE CURVATURE	A/C = AIR CONDITIONER	CENTRALISE
LI = LICENSED SURVEYOR	FLD = FLORIDA DEPARTMENT CONNECTION	WATER VALVE
LS = LICENSED BUSINESS	PRM = PERMANENT REFERENCE MONUMENT	SEWER VALVE
LE = LICENSED ELEVATION	PCF = PERMANENT CONTROL POINT	SEWER POCKET
TEB = TELEPHONE RISER BOX	PLS = PROFESSIONAL LAND SURVEYOR	MANHOLE
WPP = WOOD POWER POLE	RLS = REGISTERED LAND SURVEYOR	SANITARY CLEAN-OUT
CBP = CONCRETE POWER POLE	LD = LICENSED LAND SURVEYOR	BROKEN LINE; NOT DRAIN TO SCALE
MFP = METAL POWER POLE	LN = NUMBER	DEPHTS CONCRETE

BOUNDARY SURVEY & TOPOGRAPHIC SURVEY

FOR:
C C LIMESTONE, LLC.

STATE CERTIFIED SURVEYOR

PREECE LAND SURVEYING, INC.

BELLWETHER PROFESSIONAL PARK
2201 S.E. 30TH AVENUE, SUITE 102
OCALA, FL 34471
PHONE: (352) 351-0091
FAX: (352) 351-0065 FAX
EMAIL: p@preece.com

(LICENSED BUSINESS NO. 7389)

(SURVEYOR'S CERTIFICATION)

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED IN CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE, FOR A BOUNDARY & TOPOGRAPHIC SURVEY.

DATE: GLEN H. PREECE, JR., P.S.M. - LS 5427

DATE OF FIELD SURVEY: SEPTEMBER 13, 2023

DRAWN: J.R.C.	REVISIONS	BY	DATE
CHECKED: G.H.P.			
F.B. PAGES			
110 1-2			
114 1-60			
FILE INFO:			
SCALE: 1" = 80'	COPYRIGHT © 2023	JOB ORDER # 20-091(U)P/R3	



Marion County

Development Review Committee

Agenda Item

File No.: 2024-15678

Agenda Date: 6/24/2024

Agenda No.: 6.7.

SUBJECT:

Emerson Pointe Amenity - Waiver Request to Major Site Plan in Review
Project #2024040089 #31456 Parcel #24286-000-00
Tillman & Associates Engineering

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 waiver for survey more than 1 year old. Previous survey was completed by JCH on 6/28/21. Amenity area is within the Phase 1 boundary, which is under active construction. We are using previous survey and design grades for proposed improvements. Updating the survey is not feasible due to the active construction.

LDC 2.18.4.C - Construction, completion, and close out

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 waiver to commence construction and utility Infrastructure prior to improvement plan approval at the developer's risk.

June 20, 2024

PROJECT NAME: EMERSON POINTE AMENITY

PROJECT NUMBER: 2024040089

APPLICATION: MAJOR SITE PLAN #31456

- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.10.B - Copy of NPDES Permit or NOI
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the NPDES permit or NOI prior to construction.
- 2 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Copy of District Permit (County Interest)
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the District permit prior to construction.
- 3 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Additional Stormwater comments
STATUS OF REVIEW: INFO
REMARKS: 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.
- 4 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, their conditions, and the date of approval
STATUS OF REVIEW: INFO
REMARKS: 5/8/24-add waivers if requested in future
- 5 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Legal Documents
STATUS OF REVIEW: INFO
REMARKS:
- 6 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO
REMARKS: 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.
- 7 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities
STATUS OF REVIEW: INFO
REMARKS: No fee for this review - defer to City of Ocala for all connections as this is/will be served by them. They are not a reviewer in this process; MCU strongly recommends to get their concurrence prior to getting stamped/approved plans from Development Review to avoid post-approval conflicts.

- 8 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Public pool will require pool permit. Submit application and plans to the Department of Health in Marion County.
Irrigation well will need to be permitted through the Department of Health in Marion County. Protect well during all phases of construction.
- 9 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation?
STATUS OF REVIEW: INFO
REMARKS: Cover states FLU - MR which is correct and two lines down it states FLU - HR, please remove.
- 10 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 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.
STATUS OF REVIEW: INFO
REMARKS: Will there be any signs?
- 11 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: 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]."

- 12 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.4.L(9)(b) - Data Block (Impervious Area)
STATUS OF REVIEW: NO
REMARKS: Please provide data block on the cover sheet detailing the existing impervious & pervious area in SF, ac, and %. Please include any offsite drainage to your site in the data block.
- 13 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.8 - Topographical Contours
STATUS OF REVIEW: NO
REMARKS: Survey should be no older than 12 months. Staff would be willing to support a waiver
- 14 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 7.1.3 - Drainage Construction Specifications
STATUS OF REVIEW: NO
REMARKS: We need the following note on the cover page of the plans: "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."
- 15 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.21.2.B - Major Site Plan fee of \$1,000..00 + (\$10.00 x total site acreage)
STATUS OF REVIEW: NO
REMARKS: 5/8/24-fee due with resubmittal
- 16 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet
STATUS OF REVIEW: NO
REMARKS: 5/8/24-Need phone number
- 17 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.16/6.5 - [EALS or EALS-ER provided?]
STATUS OF REVIEW: NO
REMARKS: Environmental assessment or exemption must be provided.
- 18 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?
STATUS OF REVIEW: NO
REMARKS:
- 19 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected?

STATUS OF REVIEW: NO
REMARKS: Please provide on cover page.

- 20 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 2.12.8 - Provide current boundary and topographic survey less than one year old
STATUS OF REVIEW: NO
REMARKS: Please update survey.
- 21 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: Additional Landscape comments
STATUS OF REVIEW: NO
REMARKS: Please provide Tree Mitigation, Landscape and Irrigation plans for review
- 22 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.24 - Landscape requirements/6.8.6 - Buffering
STATUS OF REVIEW: NO
REMARKS: Please provide buffering plans.
- 23 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 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)
STATUS OF REVIEW: NO
REMARKS: Please provide Environmental Assessment.



**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

AR 31456

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 6/5/2024 Parcel Number(s): A portion of parcel #24286-000-00 Permit Number: 31456

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Emerson Pointe Amenity 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): Emerson Pointe Development, LLC
Signature: _____
Mailing Address: 4349 SE 20th Street City: Ocala
State: FL Zip Code: 34471 Phone #: _____
Email address: mattpfabian@gmail.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): Tillman & Associates Engineering, LLC Contact Name: Jeffrey McPherson, P.E.
Mailing Address: 1720 SE 16th Ave., Bldg 100 City: Ocala
State: FL Zip Code: 34471 Phone #: (352) 387-4540
Email address: permits@tillmaneng.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 for survey more than 1 year old. Previous survey was completed by JCH on 6/28/21. Amenity area is within the Phase 1 boundary, which is under active construction. We are using previous survey and design grades for proposed improvements. Updating the survey is not feasible due to the active construction.

DEVELOPMENT REVIEW USE:

Received By: Email 6/20/24 Date Processed: 6/20/24 BM Project # 2024040089 AR # 31456

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): _____



**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) LDC 2.18.4.C - Construction, Completion, And Close Out
Reason/Justification for Request (be specific): 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 request waiver to commence construction and utility Infrastructure prior to improvement plan approval at the developer's risk.

Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____

GENERAL NOTES

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF SIZE AND LOCATION OF ALL EXISTING UTILITIES AND RELATED DATA FOR RECORDATION PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY A COPY OF LOCAL FIRE DEPARTMENT RECORDS AT 1-800-413-4776. ALL RECORDS SHALL BE IN ACCORDANCE WITH CHAPTER 55, F.S. STANDARDS.

PAVING AND DRAINAGE NOTES

- 1. ALL PAVING SURFACES SHALL BE CONSTRUCTED TO WITHSTAND ANTICIPATED HIGHWAY TRAFFIC LOADS. ADDITIONAL COVER MAY BE REQUIRED TO SUPPORT CONSTRUCTION EQUIPMENT LOADS OR HIGHWAY TRAFFIC LOADS BEFORE PAVEMENT IS COMPLETED. SOME THICKNESS COMBINATIONS MAY REQUIRE MINIMUM COVER GREATER THAN THOSE LISTED ABOVE. SEE FOOT NOTES 20R, SHEETS 1-6.

SANITARY SEWER NOTES

- 1. ALL SANITARIAS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF OCALA MANUAL OF STANDARDS SPECIFICATIONS FOR WASTEWATER CONSTRUCTION.

FIRE DEPARTMENT

- 1. FIRE DEPARTMENT BEING CONSTRUCTED ON THE PROPERTY WILL BE CONSTRUCTED UNDER MPFA 1-2013 VERSION OF FLORIDA FIRE PREVENTION CODE.

WATER MAIN CONSTRUCTION NOTES

- 1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN COMPLIANCE WITH AWWA STANDARDS AS WELL AS THE CITY OF OCALA STANDARDS AND SPECIFICATIONS FOR WATER MAIN CONSTRUCTION.

FORCE MAIN NOTES

- 1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN COMPLIANCE WITH THE CITY OF OCALA MANUAL OF STANDARDS AND SPECIFICATIONS FOR WASTEWATER CONSTRUCTION.

REUSE NOTES

- 1. ALL REUSE AND EFFLUENT REUSE MARKS SHALL BE OWNED AND MAINTAINED BY THE CITY OF OCALA SHALL BE A SOLID PURPLE COLOR.

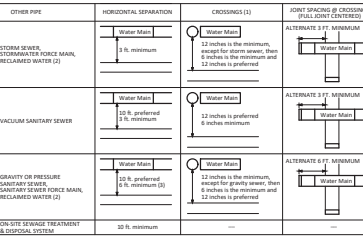
EROSION CONTROL NOTES

- 1. DURING CONSTRUCTION, THE CONTRACTORS SHALL TAKE ALL REASONABLE MEASURES TO PREVENT EROSION, SOLLING, SETTLING OR OTHERWISE TO SUCH EXTENT AS TO CAUSE AN OBSTACLE TO TRAFFIC ON THE EXISTING SURFACE.

CLEARANCES

- 1. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING 90 DAYS PRIOR TO THE ANTICIPATED COMPLETION OF CONSTRUCTION AND/OR CERTIFICATION OF COMPLETION APPROVAL.

LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555-314



AS-BUILT NOTES

- 1. THE CONTRACTOR SHALL SUBMIT A CERTIFIED SET OF CONSTRUCTION DRAWINGS TO THE ENGINEER FOR RECORDATION PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY A COPY OF LOCAL FIRE DEPARTMENT RECORDS AT 1-800-413-4776.

ELECTRICAL NOTES

- 1. CUSTOMER WANTS TO BE PROVIDED WITH A SOLID PURPLE COLOR MARK FOR THE CITY OF OCALA. THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO PREVENT EROSION, SOLLING, SETTLING OR OTHERWISE TO SUCH EXTENT AS TO CAUSE AN OBSTACLE TO TRAFFIC ON THE EXISTING SURFACE.

TABLE 3.0 - STORM PIPE COVER (RIGID PAVEMENT)

Table with 4 columns: Material, Round & Elliptical, 12" Round, 18" Round and Arch Equivalent. Rows include Concrete, Corrugated Steel, Corrugated Aluminum, Corrugated Polyethylene, and Polyvinyl Chloride.

TABLE 4.0 - STORM PIPE COVER (UNPAVED)

Table with 4 columns: Material, Round & Elliptical, 12" Round, 18" Round and Arch Equivalent. Rows include Concrete, Corrugated Steel, Corrugated Aluminum, Corrugated Polyethylene, and Polyvinyl Chloride.

TABLE 4.0 - STORM PIPE COVER (FLEXIBLE PAVEMENT)

Table with 4 columns: Material, Round & Elliptical, 12" Round, 18" Round and Arch Equivalent. Rows include Concrete, Corrugated Steel, Corrugated Aluminum, Corrugated Polyethylene, and Polyvinyl Chloride.

Major Site Plan, Emerson Pointe Amenty, City of Ocala, Marion County, Florida. Includes contact information for JMM Engineers, Inc.

City of Ocala Approval Stamp

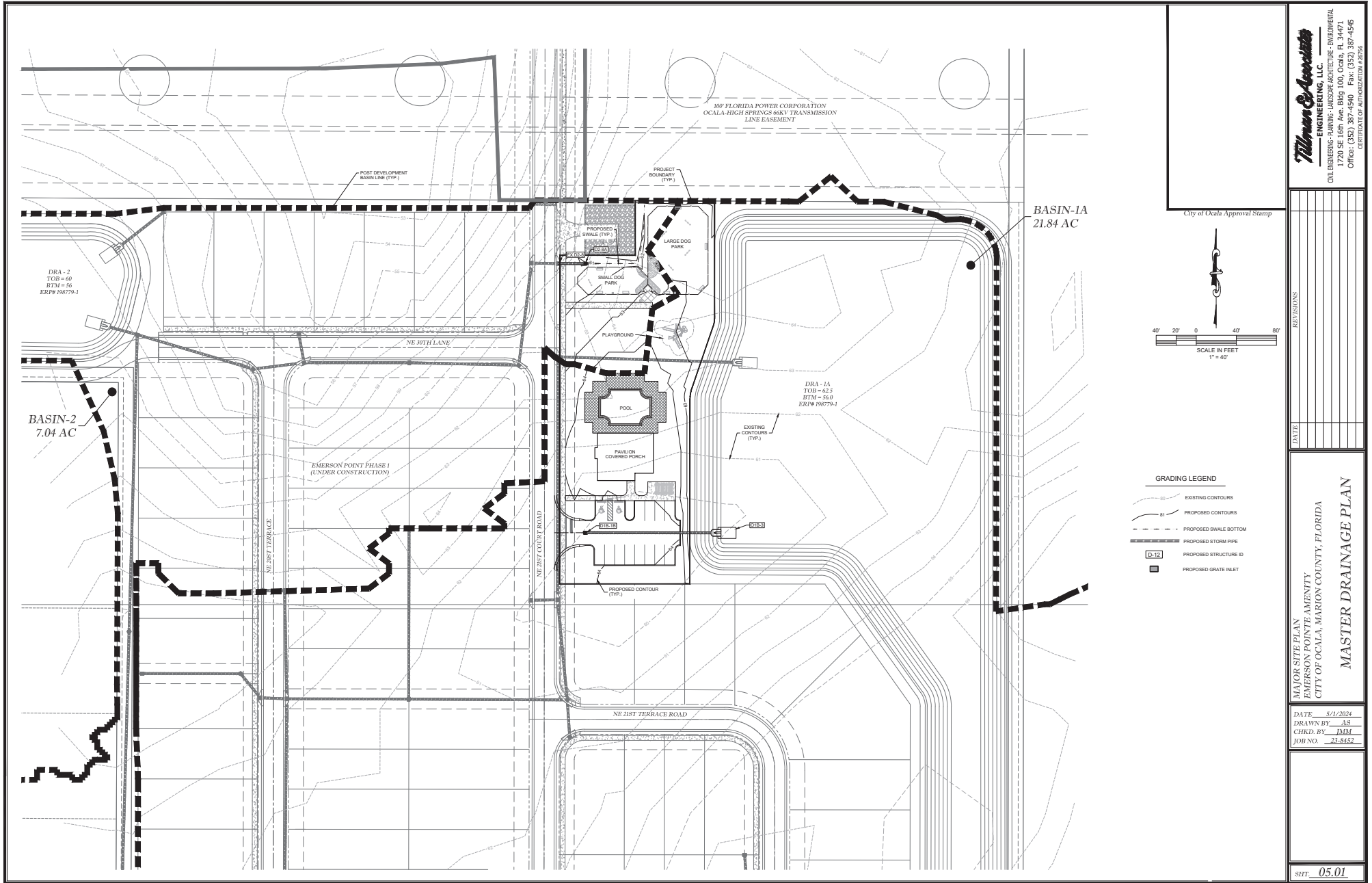
DATE

DATE

Major Site Plan, Emerson Pointe Amenty, City of Ocala, Marion County, Florida. Includes date 5/1/2024, drafter JMM, checker JMM, and job number 23-9452.

DATE 5/1/2024, DRAWN BY JMM, CHECKED BY JMM, JOB NO. 23-9452

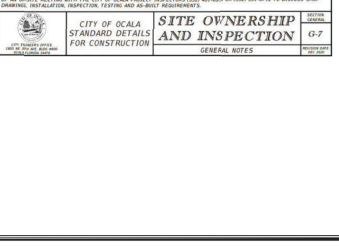
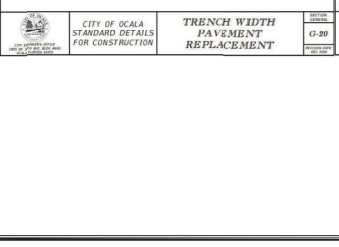
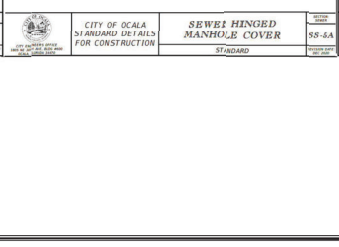
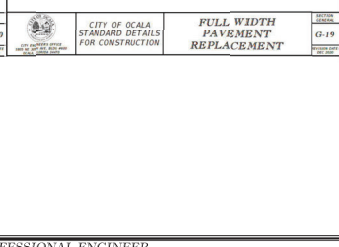
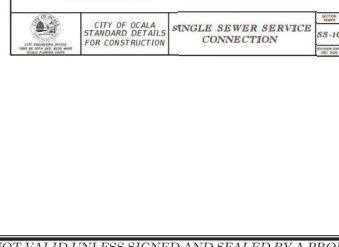
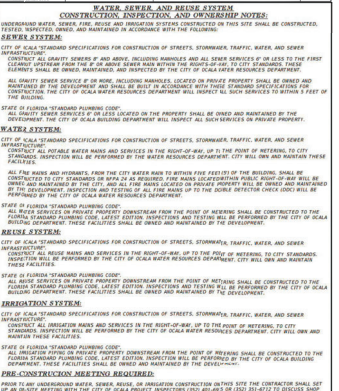
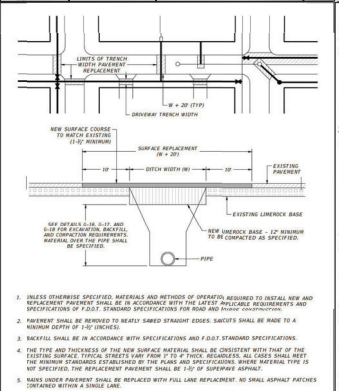
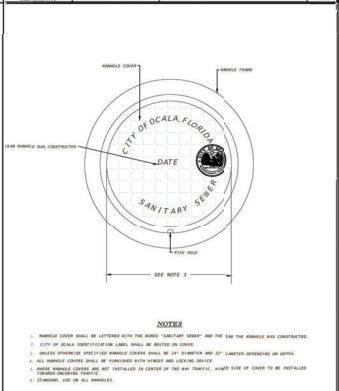
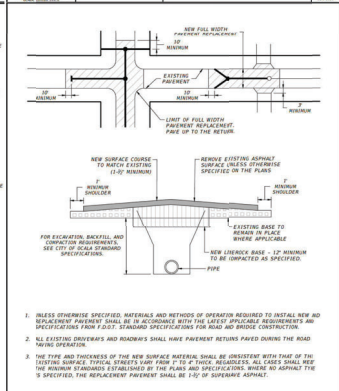
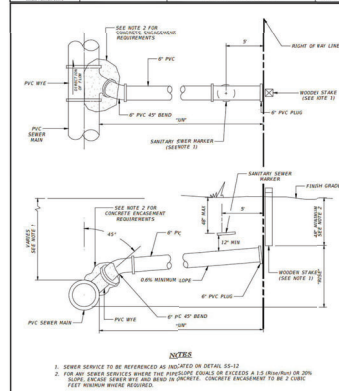
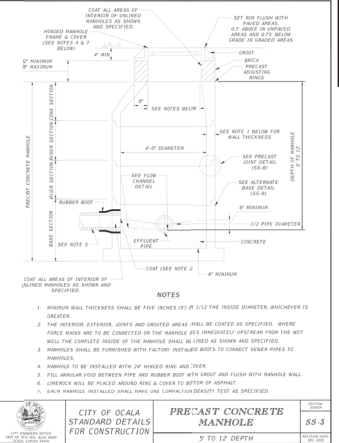
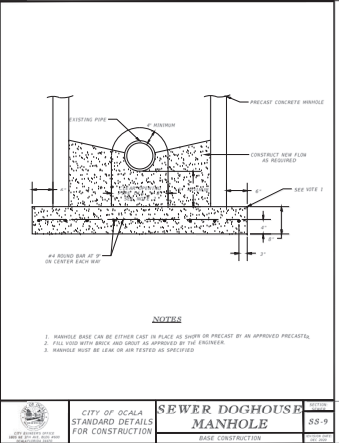
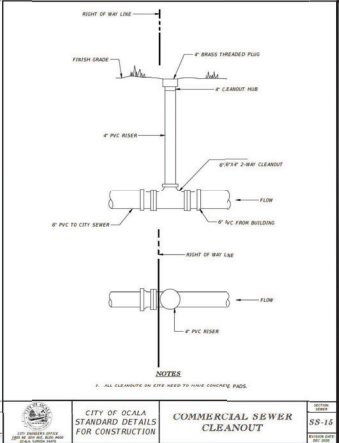
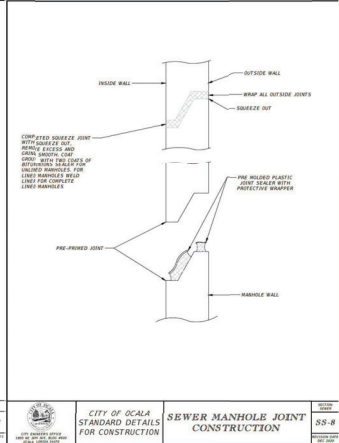
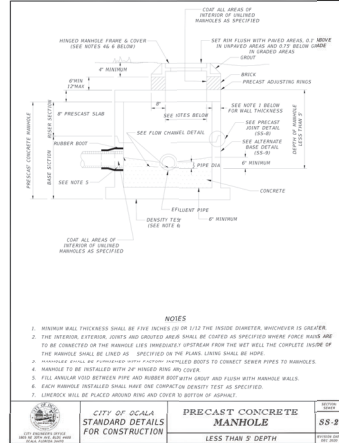
sheet 02.01



William & Associates
ENGINEERS, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1725 SE 16th Ave, Bldg 100, Ocala, FL 34471
Office: (352) 367-4540 Fax: (352) 367-4545
CERTIFICATE OF AUTHORIZATION #2025

© Marion County/DL Horton - Emerson Amenity/CIVIL/CONSTRUCTION/Master Drainage Plan.dwg, 5/1/2024 8:20:43 AM

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



City of Ocala Approval Stamp

REVISIONS	DATE

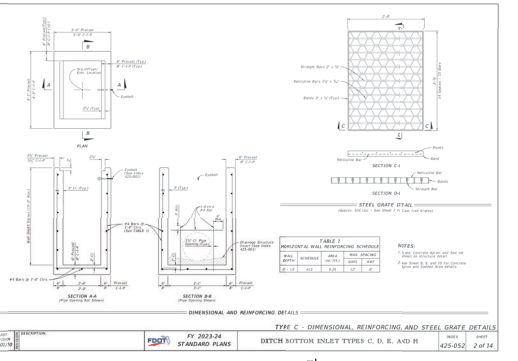
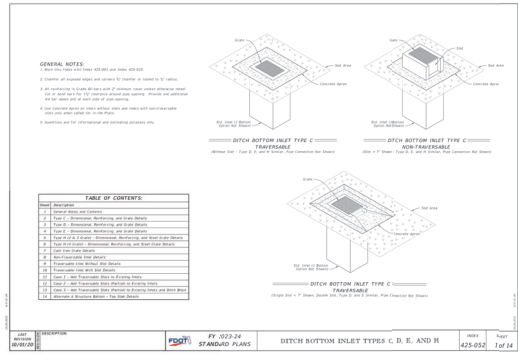
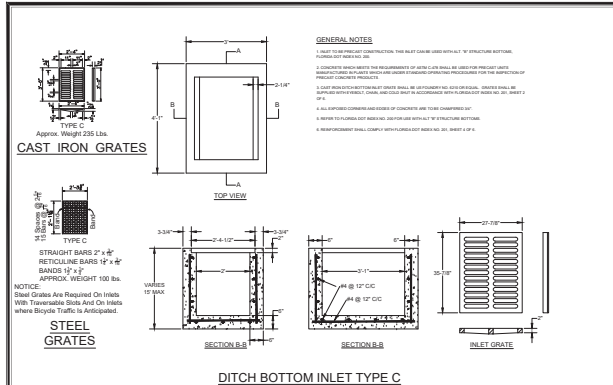
MEMORITARIAN
EMERSON POINTE AMENITY
CITY OF OCALA, MARION COUNTY, FLORIDA
**SANITARY SEWER
DETAILS**

DATE	5/1/2024
DRAWN BY	JMM
CHECKED BY	JMM
JOB NO.	23-8452

SHT. 09.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

3 (Marion County) (24) (24) - Emerson Amenity CIVIL/CONSTRUCTION/2024 Sanitary Sewer Details.dwg, 5/1/2024 8:21:38 AM

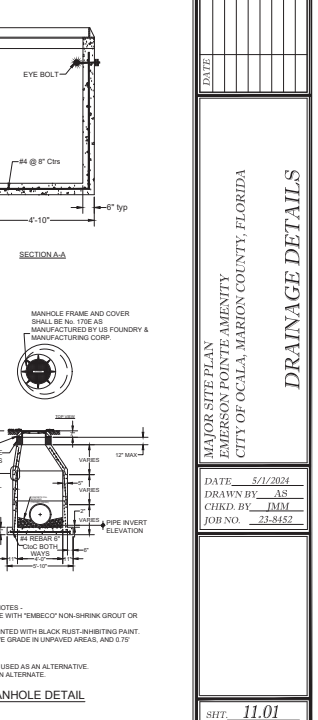
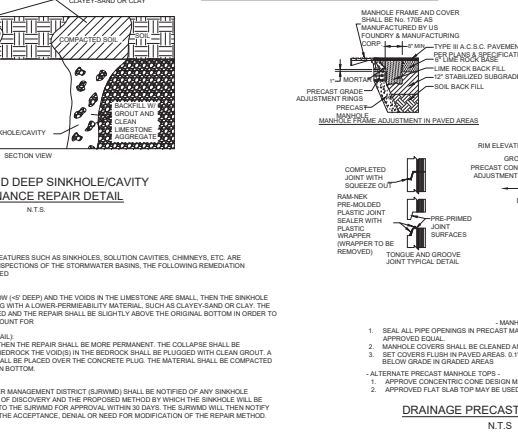
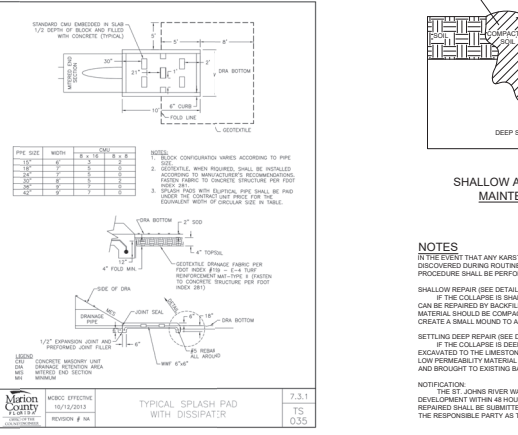
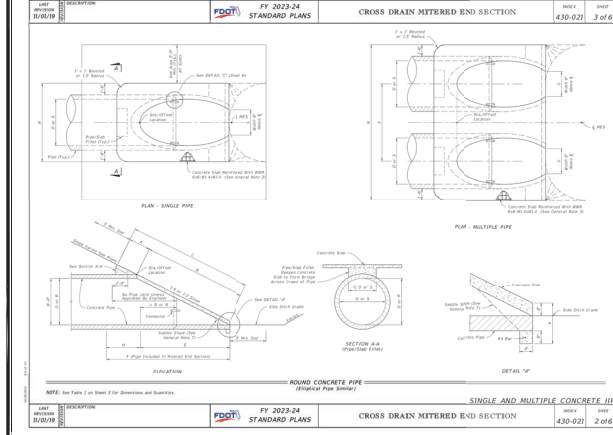
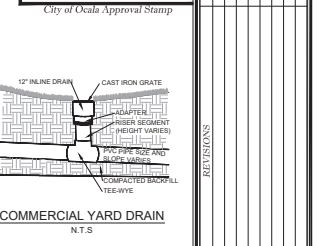
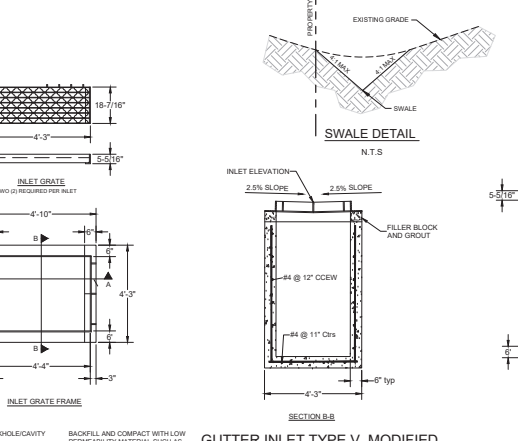
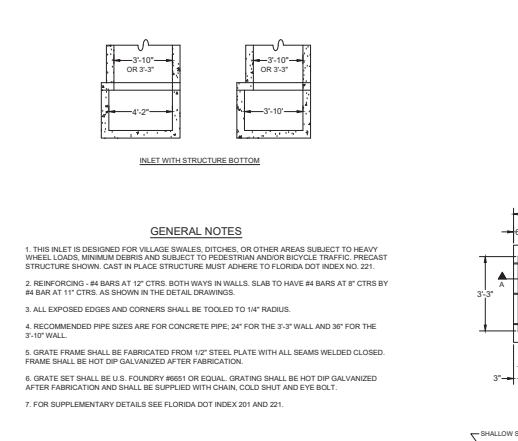


City of Ocala Approval Stamp

William & Associates
ENGINEERS, LLC
CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1725 SE 16th Ave, Bldg 100, Ocala, FL 34477
Office: (352) 367-4540 Fax: (352) 367-4545
CERTIFICATION OF AUTHORIZATION 1267295

TABLE 1 - SINGLE AND MULTIPLE CONCRETE PIPE DIMENSIONS AND QUANTITIES

NO.	DESCRIPTION	SCALE
1	GENERAL NOTES	
2	TABLE OF CONTENTS	
3	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
4	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
5	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
6	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
7	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
8	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
9	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
10	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
11	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
12	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
13	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
14	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
15	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
16	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
17	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
18	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
19	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
20	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
21	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
22	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
23	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
24	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
25	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
26	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
27	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
28	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
29	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
30	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
31	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
32	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
33	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
34	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
35	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
36	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
37	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
38	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
39	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
40	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
41	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
42	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
43	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
44	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
45	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
46	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
47	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
48	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
49	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
50	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
51	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
52	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
53	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
54	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
55	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
56	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
57	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
58	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
59	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
60	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
61	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
62	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
63	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
64	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
65	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
66	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
67	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
68	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
69	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
70	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
71	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
72	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
73	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
74	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
75	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
76	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
77	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
78	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
79	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
80	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
81	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
82	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
83	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
84	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
85	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
86	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
87	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
88	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
89	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
90	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
91	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
92	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
93	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
94	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
95	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
96	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
97	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
98	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
99	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"
100	CROSS DRAIN MITERED END SECTION	1/8" = 1'-0"



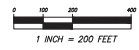
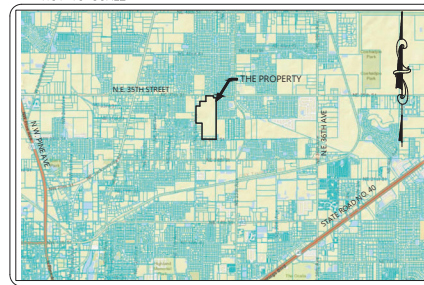
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

© (Marion County) (24) Horton - Emerson Amenity (CIVIL) CONSTRUCTION (21) Drainage Details.dwg, 5/1/2024 8:21:58 AM

"TOPOGRAPHIC SURVEY"
SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST
MARION COUNTY, FLORIDA

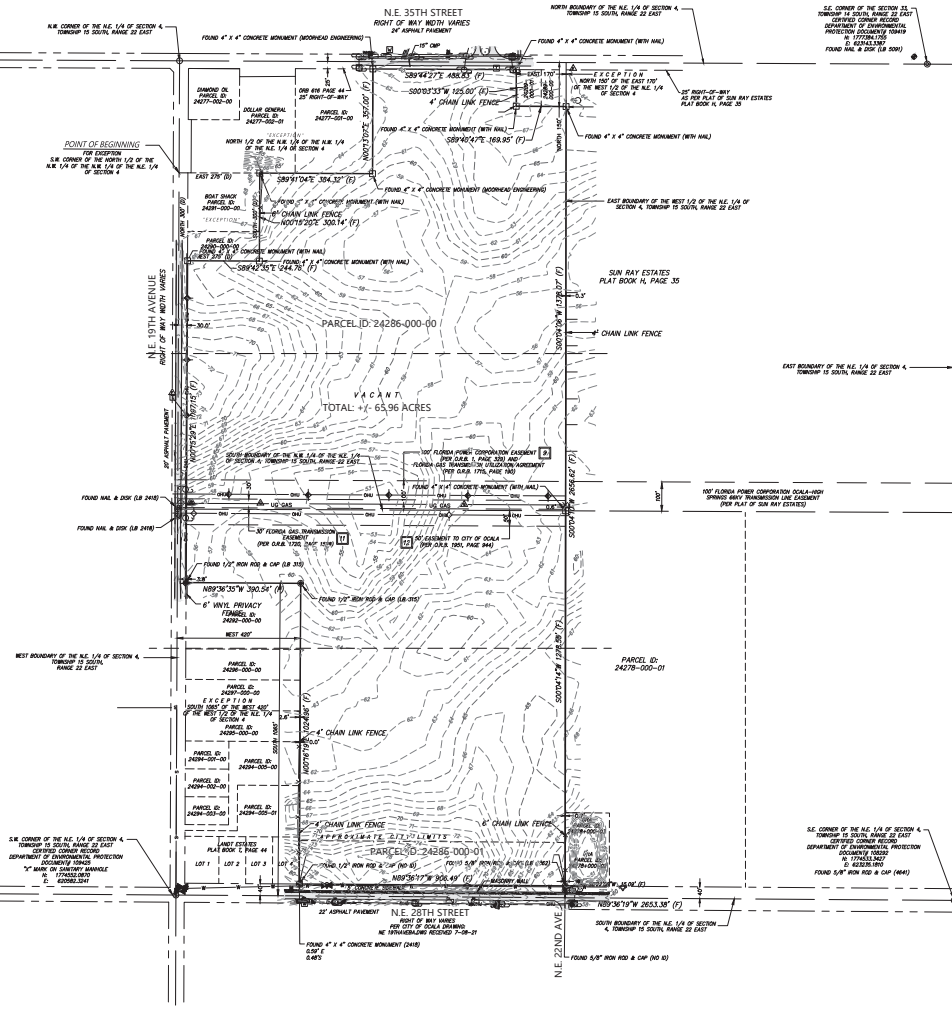
VICINITY MAP:

NOT TO SCALE



- TREE LEGEND**
(SIZE DENOTED INSIDE SYMBOL)
- ⊕ CAMPHOR
 - CEDAR
 - CHERRY
 - CHINABERRY
 - CYPRESS
 - DOGWOOD
 - ELM
 - GUM
 - HICKORY
 - HOLLY
 - LAUREL OAK
 - LIVE OAK
 - MAGNOLIA
 - MAPLE
 - MIMOSA
 - MISC
 - OAK
 - PALM
 - PECAN
 - PINE
 - SUGAR HACKBERRY
 - SYCAMORE

- LEGEND AND ABBREVIATIONS:**
- ± MORE OR LESS
 - LB LICENSED BUSINESS
 - NG NUMBER
 - LS LAND SURVEYOR
 - LD IDENTIFICATION
 - ORB OFFICIAL RECORDS BOOK
 - OR CENTERLINE
 - (P) PLAT MEASUREMENT
 - (D) DEED MEASUREMENT
 - (C) CALCULATED MEASURE
 - [] NOTES CORRESPONDING TO SCHEDULE B-2 ITEMS
 - OMP CORRUGATED METAL PIPE
 - NAVD NORTH AMERICAN VERTICAL DATUM
 - NOVD NATIONAL GEODETIC VERTICAL DATUM
 - ORB OFFICIAL RECORDS BOOK
 - R/W RIGHT OF WAY
 - RLS REGISTERED LAND SURVEYOR
 - FOUND 5/8" IRON ROD & CAP (AS NOTED)
 - FOUND NAIL & DISC (AS NOTED)
 - FOUND NAIL & DISC (AS NOTED)
 - FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)
 - FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)
 - CONTROL/BENCHMARK AS DESCRIBED
 - CURB INLET GRATE
 - CATCH BASIN
 - STORM MANHOLE
 - MITERED END SECTION
 - SANITARY MANHOLE
 - AMERICAN STANDARD ELECTRIC METER
 - ELECTRIC RISER BOX
 - CABLE TELEVISION RISER BOX
 - TELEPHONE RISER BOX
 - WELL
 - IRRIGATION CONTROL VALVE
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT
 - BACK FLOW PREVENTER
 - AIR CONDITIONER PAD
 - GAS VALVE
 - GAS METER
 - GAS LINE MARKER
 - CONCRETE UTILITY POLE
 - METAL UTILITY POLE
 - WOOD UTILITY POLE
 - UTILITY POLE GUY ANCHOR
 - LIGHT POLE
 - SPOT/GROUND LIGHT
 - ELECTRIC TRANSFORMER
 - ELECTRIC VAULT
 - SIGN
 - MAILBOX
 - LINE BREAK
 - FENCE LINE AS NOTED
 - UNDERGROUND WATER LINE
 - UNDERGROUND SEWER LINE
 - OVERHEAD UTILITY
 - UNDERGROUND ELECTRIC LINE
 - UNDERGROUND GAS LINE



SHEET 1 OF 4
ONE IS NOT COMPLETE WITHOUT THE OTHERS
SEE SHEETS 2 THROUGH 4 FOR TOPOGRAPHIC DATA

CERTIFIED TO:

1. D.R. HORTON, INC., A DELAWARE CORPORATION
2. BROTHERS LAND DEVELOPMENT, INC., A FLORIDA CORPORATION
3. AKERMAN LLP
4. FIRST AMERICAN TITLE INSURANCE COMPANY

DESCRIPTION:

PER TITLE COMMITMENT FILE NO. 2037-5421726, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY FOR AKERMAN LLP, ISSUING OFFICE FILE NO. 0382353, BEARING A COMMITMENT DATE OF JUNE 17, 2021, THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST, EXCEPT THE SOUTH 1065 FEET OF THE WEST 428 FEET OF SAID WEST ONE HALF OF THE NORTHWEST QUARTER AND EXCEPT THE NORTH 150 FEET OF THE EAST 170 FEET OF SAID WEST ONE HALF OF THE NORTHWEST QUARTER AND EXCEPT THE NORTH ONE HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER FOR A POINT OF BEGINNING, THENCE EAST 275 FEET, THENCE SOUTH 300 FEET, THENCE WEST 275 FEET, THENCE NORTH 300 FEET TO SAID POINT OF BEGINNING.

NOTES CORRESPONDING TO SCHEDULE B-2 ITEMS:

- ABSTRACT INFORMATION WAS PROVIDED BY TITLE COMMITMENT FILE NO. 2037-5421726, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY FOR AKERMAN LLP, ISSUING OFFICE FILE NO. 0382353, BEARING A COMMITMENT DATE OF JUNE 17, 2021. THE FOLLOWING SCHEDULE B-2 ITEMS ARE NOTED RELATIVE TO PARCEL:
- ITEM 9: EASEMENT IN FAVOR OF FLORIDA POWER COMPANY AS RECORDED IN BOOK 1, PAGE 329, AS AFFECTED BY RIGHT OF WAY UTILIZATION AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1715, PAGE 190 AFFECTS SUBJECT PROPERTY AND IS DEPICTED HEREON.
 - ITEM 10: EASEMENT IN FAVOR OF FLORIDA POWER COMPANY AS RECORDED IN BOOK 7, PAGE 137, AFFECTS SUBJECT PROPERTY, IS DEANNET IN NATURE, CONTAINING NO SPECIFIC LOCATION AND IS NOT DEPICTED HEREON. SAID EASEMENT IS AFFECTED BY RIGHT OF WAY UTILIZATION AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1715, PAGE 190 WHICH AFFECTS SUBJECT PROPERTY AND IS DEPICTED HEREON.
 - ITEM 11: EASEMENT IN FAVOR OF FLORIDA GAS TRANSMISSION COMPANY AS RECORDED IN OFFICIAL RECORDS BOOK 1720, PAGE 1528, AS AFFECTED BY FINAL JUDGMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1803, PAGE 482 AFFECTS SUBJECT PROPERTY AND IS DEPICTED HEREON.
 - ITEM 12: EASEMENT IN FAVOR OF THE CITY OF Ocala AS RECORDED IN OFFICIAL RECORDS BOOK 1951, PAGE 944 AFFECTS SUBJECT PROPERTY AND IS DEPICTED HEREON.

SURVEY NOTES:

1. DATE OF FIELD SURVEY: JUNE 28, 2021.
2. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.
3. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NOS. 120803052E AND 120803052E, EFFECTIVE DATE OF APRIL 19, 2017, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONE "X" AN AREA OF MINIMAL FLOODING.
4. UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
5. NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
6. ADDITIONS OR DELETIONS TO SURVEY MARS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
8. 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 JCH CONSULTING GROUP, INC.
9. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD, PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
10. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
11. UNDERGROUND UTILITIES DEPICTED HEREON ARE BASED ON GIS DATA FROM CITY OF Ocala.
12. VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY BENCHMARK DESIGNATION U 427, ELEVATION 59.81' (NAVD 1988).
13. TREE LOCATIONS DEPICTED HEREON ARE BASED ON CLIENT SPECIFICATIONS.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 517.050-002, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CHRISTOPHER J. HOWSON
FLORIDA LICENSED SURVEYOR & MAPPER NO. 6553

DATE _____

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. (CERTIFICATE OF AUTHORIZATION NO. LB 8071)

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • GIS
26 SW 117th STREET, Ocala, FLORIDA 34707
PHONE 352-261-1400 FAX 352-275-2338 www.jchgroup.com
E-MAIL 352-261-1400 or 352-275-2338

LOCATED IN SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST
MARION COUNTY, FLORIDA

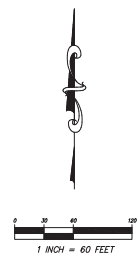
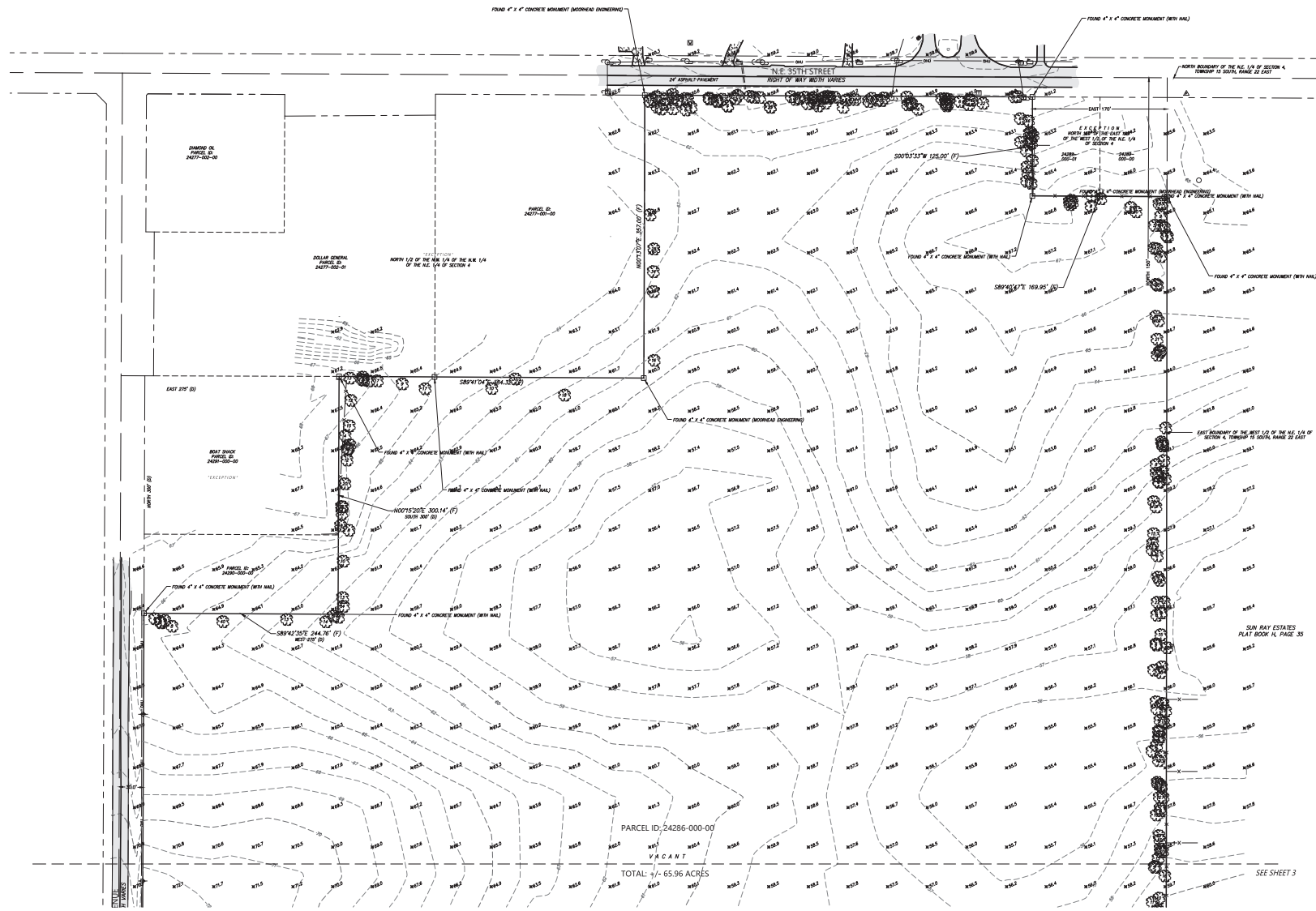
PLAT OF BOUNDARY &
TOPOGRAPHIC SURVEY
-FOR-
D.R. HORTON

FB/PG	DATE	DRAWN	REVISION	CHKD
21-1	9/20/21	KLJ	ADD TOPOGRAPHY	CJH
	10/23/21	CJH	TREE LOCATIONS	CJH

FB/PG	FIELD DATE	JOB NO.	1 OF 4
21-6, PGS 8 & 9	06/28/21	210834_TOPOR	

DRAWING DATE	BY	APPROVED	SCALE
07/06/2021	KLJ	CJH	1" = 200'

TOPOGRAPHIC SURVEY
SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST
MARION COUNTY, FLORIDA



REVISIONS			
FB/PG	DATE	DRAWN	REVISION
21-1	9/20/21	KLJ	ADD TOPOGRAPHY
	10/23/21	CJH	TREE LOCATIONS


JCH
 CONSULTING GROUP, INC.
 LAND DEVELOPMENT • SURVEYING & MAPPING
 PLANNING • ENVIRONMENTAL • G.I.S.
 2550 137TH STREET, OCALA, FLORIDA 34771
 PHONE (352) 266-1400 FAX (888) 275-2333 www.jchgroup.com
 630 1300-4332 or 813 209-6110 FAX (813) 209-6111

LOCATED IN SECTION 4, TOWNSHIP 15
 SOUTH, RANGE 22 EAST
 MARION COUNTY, FLORIDA

PLAT OF BOUNDARY &
 TOPOGRAPHIC SURVEY
 -FOR-
 D.R. HORTON

FB/PG	FIELD DATE	JOB NO.	
21-6, PGS 8 & 9	06/28/21	210834_TOPOR	
DRAWING DATE	BY	APPROVED	SCALE
07/06/2021	KLJ	CJH	1" = 60'

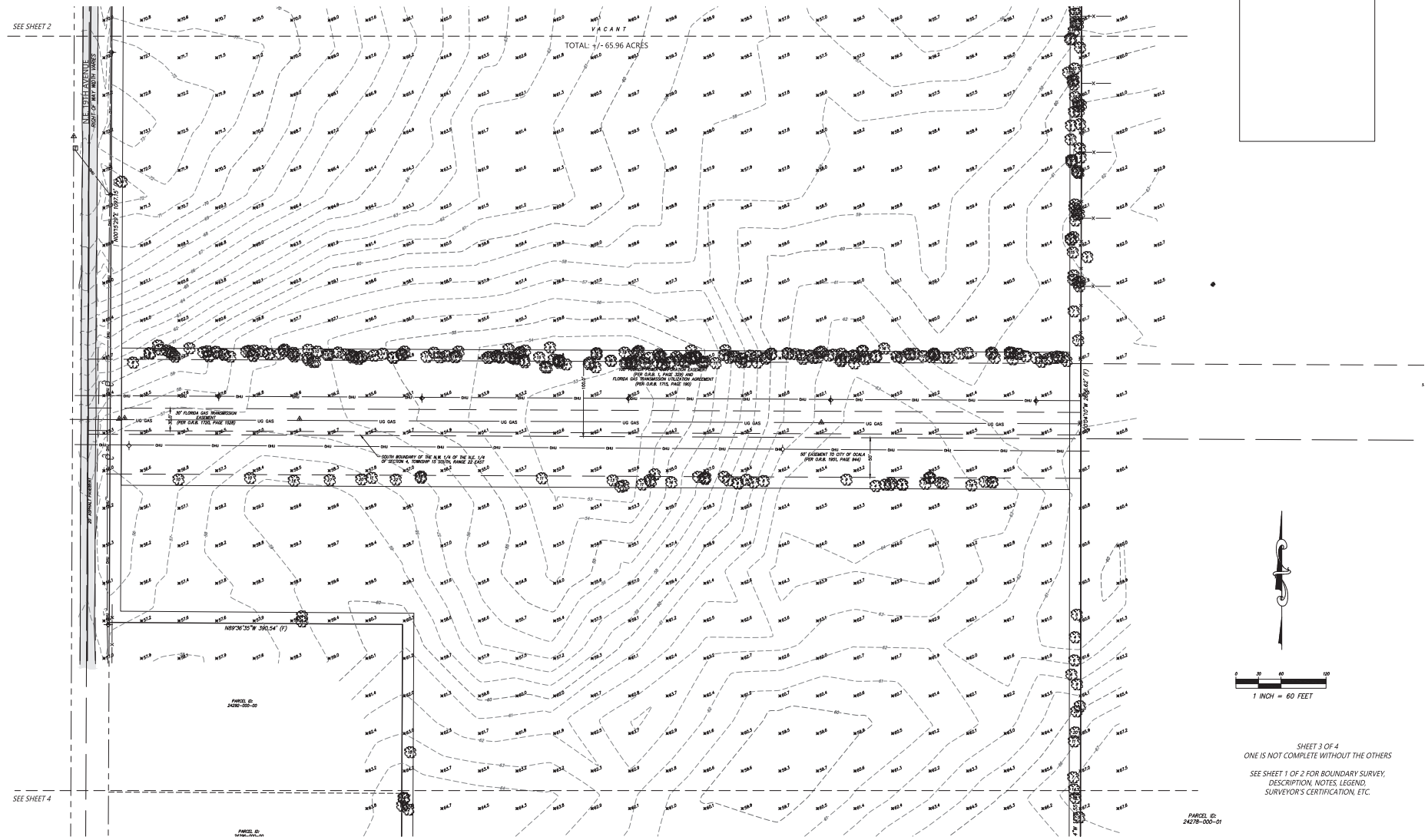
2 OF 4
 4

SHEET 2 OF 4
 ONE IS NOT COMPLETE WITHOUT THE OTHERS
 SEE SHEET 1 OF 2 FOR BOUNDARY SURVEY,
 DESCRIPTION, NOTES, LEGEND,
 SURVEYOR'S CERTIFICATION, ETC.

Drawing name: 21-110834-15S-22E-04-01.dwg Date: 11/23/21 11:58am 71:58pm 21-110834-15S-22E-04-01.dwg

"TOPOGRAPHIC SURVEY"
SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST
MARION COUNTY, FLORIDA

TOTAL 77-65.96 ACRES
VACANT



SHEET 3 OF 4
ONE IS NOT COMPLETE WITHOUT THE OTHERS
SEE SHEET 1 OF 2 FOR BOUNDARY SURVEY,
DESCRIPTION, NOTES, LEGEND,
SURVEYOR'S CERTIFICATION, ETC.

PARCEL ID:
24278-000-01

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CHKD
21-1	9/20/21	KLJ	ADD TOPOGRAPHY	CJH
	10/23/21	CJH	TREE LOCATIONS	CJH

JCH
 CONSULTING GROUP, INC.
 LAND DEVELOPMENT - SURVEYING & MAPPING
 PLANNING - ENVIRONMENTAL - C.I.S.
 2638 137TH STREET, OCALA, FLORIDA 34771
 PHONE (352) 266-1400 FAX (352) 275-2333 www.jchgroup.com
 C.S. LICENSE NO. 16170-0001-0000-11-0001

LOCATED IN SECTION 4, TOWNSHIP 15
SOUTH, RANGE 22 EAST

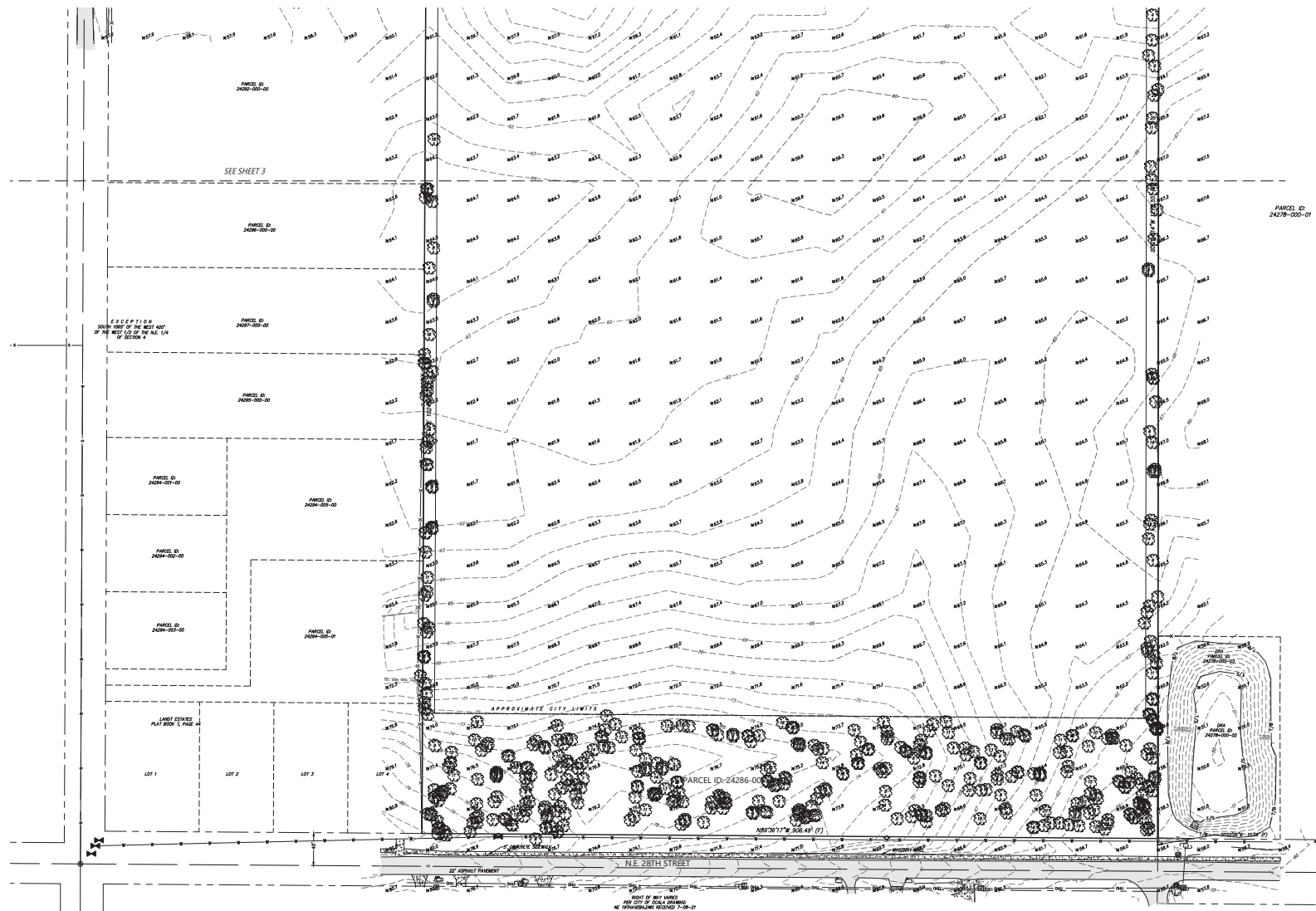
MARION COUNTY, FLORIDA

PLAT OF BOUNDARY &
TOPOGRAPHIC SURVEY
-FOR-
D.R. HORTON

FB/PG	FIELD DATE		JOB NO.
21-6, PGS 8 & 9	06/28/21		210834_TOPOR
DRAWING DATE	BY	APPROVED	SCALE
07/06/2021	KLJ	CJH	1" = 200'

3
OF
4

"TOPOGRAPHIC SURVEY"
SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST
MARION COUNTY, FLORIDA



SHEET 4 OF 4
ONE IS NOT COMPLETE WITHOUT THE OTHERS
SEE SHEET 1 OF 2 FOR BOUNDARY SURVEY,
DESCRIPTION, NOTES, LEGEND,
SURVEYOR'S CERTIFICATION, ETC.

FB/PG	DATE	DRAWN	REVISION	CHKD
21-1	9/20/21	KLJ	ADD TOPOGRAPHY	CJH
	10/23/21	CJH	TREE LOCATIONS	CJH


JCH
 CONSULTING GROUP, INC.
 LAND DEVELOPMENT - SURVEYING & MAPPING
 PLANNING - ENVIRONMENTAL - C.A.S.
 2650 137TH STREET, OCALA, FLORIDA 34771
 PHONE (352) 466-1400 FAX (352) 775-2333 www.jchgroup.com
 C.S. LICENSE #1201000010000 - J.C. 2007

LOCATED IN SECTION 4, TOWNSHIP 15
SOUTH, RANGE 22 EAST

MARION COUNTY, FLORIDA

PLAT OF BOUNDARY &
TOPOGRAPHIC SURVEY
-FOR-
D.R. HORTON

FB/PG	FIELD DATE	JOB NO.	
21-6, PGS 8 & 9	06/28/21	210834_TOPOR	
DRAWING DATE	BY	APPROVED	SCALE
07/06/2021	KLJ	CJH	1" = 200'

4
OF
4



Marion County

Development Review Committee

Agenda Item

File No.: 2024-15679

Agenda Date: 6/24/2024

Agenda No.: 6.8.

SUBJECT:

**Adena Golf & Country Club PUD Subdivision (Master PJ) - Rezoning to PUD With Master Plan Stavola Property; Ocala Meadows Farms OMF PUD
Project #2009070012 #31599 Parcel #14606-000-00
Tillman & Associates Engineering**

Requesting an amendment to a previously approved PUD (160711Z) to allow townhouses, villas, duplexes, condominiums and SFRs and revise development standards.

June 21, 2024

PROJECT NAME: ADENA GOLF & COUNTRY CLUB PUD SUBDIVISION (MASTER PJ)

PROJECT NUMBER: 2009070012

APPLICATION: REZONING TO PUD WITH MASTER PLAN #31599

- 1 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 2.12.28 - Existing roads marked with official 9-1-1 road names
STATUS OF REVIEW: INFO
REMARKS: Roads were previously named. See Adena Golf And Country Club Phase 1 Final Plat.
- 2 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: N/A
- 3 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Rezoning to PUD with master plan
STATUS OF REVIEW: INFO
REMARKS: APPROVED - public water & sewer availability through MCU. Rezoning does not change the requirement to connect & no additional considerations necessary.
- 4 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Rezoning to PUD with master plan
STATUS OF REVIEW: INFO
REMARKS:
- 5 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.14.2 - Master Plan fee of \$1,200.00 + (\$10.00 x per lot) made payable to Marion County BCC
STATUS OF REVIEW: INFO
REMARKS: 6/3/24-fee due with resubmittal
- 6 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval
STATUS OF REVIEW: INFO
REMARKS: 6/3/24-add waivers if requested in future
- 7 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.14.1 - Master Plans shall be submitted for multi-phase development projects unless specified otherwise herein
STATUS OF REVIEW: INFO
REMARKS:
- 8 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO
REMARKS:
- 9 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Additional Stormwater comments
STATUS OF REVIEW: INFO

REMARKS: 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.

- 10 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet
STATUS OF REVIEW: NO
REMARKS: 6/3/24-Missing
- 11 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.D - Owner's certification with signature prior to plan approval
STATUS OF REVIEW: NO
REMARKS: 6/3/24-Missing
- 12 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.E & 6.2.1.A - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet
STATUS OF REVIEW: NO
REMARKS: 6/3/24-Missing
- 13 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.F - Licensed professional certification on cover sheet with signature and seal on all sheets prior to plan approval
STATUS OF REVIEW: NO
REMARKS: 6/3/24-Missing
- 14 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 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.
STATUS OF REVIEW: NO
REMARKS: 6/3/24-Missing
- 15 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 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
STATUS OF REVIEW: NO
REMARKS: 6/3/24-Missing North arrow
- 16 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.8 - Topographical Contours
STATUS OF REVIEW: NO
REMARKS: Please provide a survey
- 17 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.13/14/15 - General Exhibits
STATUS OF REVIEW: NO
REMARKS: Please provide the following maps: NRCS soils map, National Wetland Inventory map, USGS Quadrangle Map
- 18 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.32 - Stormwater Analysis Map

STATUS OF REVIEW: NO

REMARKS: Please provide this item for this submittal

19 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.38 - Stormwater Maintenance Entity

STATUS OF REVIEW: NO

REMARKS: Please provide Owner's Certification on the cover sheet of the plans identifying the legal body responsible for the operation and maintenance of the stormwater management facility. Please include a signature line for the Owner's signature and the following certification: I hereby certify that I, my successors, and assigns shall perpetually operate and maintain the stormwater management facility and associated elements in accordance with the specifications shown herein and on the approved plan (this signature is not required until the final submittal).



Marion County Board of County Commissioners

Growth Services • Planning & Zoning

2710 E. Silver Springs Blvd. Ocala, FL 34470 Phone: 352-438-2600 Fax: 352-438-2601

www.marioncountyfl.org

OFFICE USE ONLY: Project Number: 2009070012 App Request No.: 31599 Case Number: Received Date: 5/29/24 Received By: [Signature] Submission Complete Date: 5/29/24

PARCEL ACCOUNT NUMBERS: 14605-002-00, 14606-002-00, 1469-000-07, 14699-001-00

APPLICATION FOR PUD REZONING or PUD AMENDMENT

The undersigned hereby requests a zoning change per Marion County Land Development Code (LDC), Article Four, Zoning, on the below described property and area, to PUD (PLANNED UNIT DEVELOPMENT) from:

Amend existing PUD (160711Z) to include the product of townhomes, villas, duplexes, condominiums and SFRs and revise development standards

Legal description: Attach a copy of the deed(s) with property legal description and demonstrating ownership.

Required documents: Attach a copy of the required PUD Documents listed in the checklist on the reverse side of this application as required by LDC Section 4.2.31.F(2) and LDC Division 2.13.

Total PUD Acreage: 661.85 +/- Maximum Proposed Residential Units: 236

Maximum Non-Residential (Commercial or Industrial) Acreage: NA

Directions to property (from MC Growth Services):

Take SR 40 west to US 441, turn R to CR/SR 326, turn R to subject property on L.

The property owner must sign this application unless written authorization naming the listed applicant/agent to act on his/her behalf is attached.

Adena GC Holdings, LLC Property owner name (please print) 15 First Commerce DR Unit 1 MAILING ADDRESS Aurora Ontario, Canada L4G 0G2 City, state, zip code NA- Defer to APPLICANT Phone number (include area code) NA- Defer to APPLICANT e-Mail Address (include complete address)

[Signature] Signature

Tillman & Associates Engineering, LLC Applicant/agent name (please print) 1720 SE 16th Avenue, Bldg 100 MAILING ADDRESS Ocala, FL 34471 City, state, zip code 352-387-4540 Phone number (include area code) PERMITS@TILLMANENG.COM e-Mail Address (include complete address)

[Signature] Signature for Tillman & Assoc.

NOTE: A zoning change will not become effective until after a final decision is made by the Marion County Board of County Commissioners and any applicable appeal period concludes. The owner, applicant or agent is encouraged to attend the public hearing where this application will be discussed. If no representative is present and the board requires additional information, the request may be postponed or denied. Notice of said hearing will be mailed to the above-listed address(es). All information given by the owner and/or applicant/agent must be correct and legible in order to be processed.

A) Application Fee:

NEW PUD or PUD Amendment Requiring Board of County Commissioners Approval	PUD Amendment that does NOT require Board of County Commissioners Approval
BASE FEE: \$1,000.00 AND PLUS \$5.00 X maximum number of potential residential dwelling units (DU) (IF ANY) AND PLUS \$5.00 X maximum acreage (AC) for non-residential development (commercial, industrial, institutional, etc.) (IF ANY).	BASE FEE: \$150.00 AND PLUS \$5.00 X maximum number of potential residential dwelling units (DU) (IF ANY) AND PLUS \$5.00 X maximum acreage (AC) for non-residential development (commercial, industrial, institutional, etc.) (IF ANY).
Fee Calculation Method Example: (Base Fee - \$1,000 or \$150.00) + (\$5.00 X Max DUs = \$ 1,180) + (\$5.00 X Max Non-Res AC = \$ _____) = \$ 2,180 Total Fee	

B) Conceptual Plan with Architectural information: At a minimum, the PUD Rezoning Application shall be accompanied by a Conceptual Plan, in compliance with Land Development Code Division 2.13 and Land Development Code Section 4.2.31, along with accompanying documentation for review by the County Growth Services Department and shall provide documentation addressing the following:

1. The name of the proposed PUD shall be centered at the top of the sheet along the long dimension of the sheet.
2. Vicinity map that depicts relationship of the site to the surrounding area within a 1 mile radius.
3. Drawing of the boundaries of the property showing dimensions of all sides.
4. Provide the acreage of the subject property along with a legal description of the property.
5. Identify the Comprehensive Plan future land use and existing zoning of the subject property (including acreage of each) and for all properties immediately adjacent to the subject property.
6. Identify existing site improvements on the site.
7. A list of the uses proposed for the development.
8. A typical drawing of an interior lot, corner lot, and cul-de-sac lot noting setback requirements. For residential development, the typical drawings will show a standard house size with anticipated accessory structure.
9. Proposed zoning and development standards (setbacks, FAR, building height, etc.).
10. Identify proposed phasing on the plan.
11. Identify proposed buffers.
12. Identify access to the site.
13. Preliminary building lot typical(s) with required yard setbacks and parking lot locations. *(This information must address all possible principle and accessory structures for all uses.)*
14. Preliminary sidewalk locations.
15. Proposed parallel access locations.
16. Show 100 year floodplain on the site.
17. Show any proposed land or right of way dedication.
18. Identify any proposed parks or open spaces.
19. A note describing how the construction and maintenance of private roads, parking areas, detention areas, common areas, etc. will be coordinated during development and perpetually after the site is complete
20. Architectural renderings or color photos detailing the design features, color pallets, buffering details.
21. Any additional information that may be deemed appropriate for the specific project (e.g., documentation and/or presentation material by the owner or applicant/agent, or information identified as required or recommended by County staff in the pre-application meeting conducted prior to submitting the application).

Tillman & Associates

ENGINEERING, LLC.

May 29, 2024

Attention:
Mr. Chuck Varadin, Growth Services Director
2710 E Silver Springs Blvd
Ocala, FL 34470

RE: Amendment to previously approved PUD (160711Z)

Dear Mr. Varadin,

Please accept this application to amend the previously approved PUD. The primary change is to allow additional product types. Previously approved PUD allowed for Single Family Homes detached and Condos. Our client seeks to add townhomes, duplexes, and villas. The maximum density allowed per the previous PUD approval (236 units) will not be exceeded. Also, please note that the development standards have been modified to include the new product type. The following items are included in this submittal for your review.

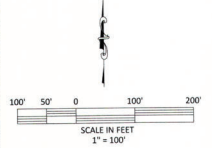
1. Signed application
2. Deed
3. Sunbiz for Adena GC Holdings LLC
4. Traffic Statement
5. Architectural Renderings
6. MCPA Property Cards
7. Previously Approved Traffic Study
8. Concept Plan

Should you have any questions or concerns that need to be addressed, please do not hesitate to contact our office.

Sincerely,



David Tillman, P.E.
Project Manager



SITE DATA

PARCELS:
 14699-00-07
 14699-00-00
 14600-00-00
 14605-00-00

SITE:
 TOTAL PHASE 1 AREA 661.85 ± AC

LAND USE & ZONING:
 CURRENT LAND USE: LR
 CURRENT ZONING: PUD

PROPOSED USES: GPR, TOWNHOMES, VILLAS, DUPLEX, CONDO

UNITS PROVIDED:
 197 UNITS (GPR)
 28 UNITS (TOWNHOUSE)
 TOTAL: 225*

* NOT TO EXCEED 226 UNITS BASED ON PREVIOUSLY APPROVED CASE 180712

REQUIRED:
 MINIMUM OPEN SPACE: 132.35 ± AC (20% OF 661.74 AC)
 MINIMUM LOS: 13.24 ± AC (10% OF 132.35 AC)

PROVIDED:
 BUFFERS: 8.32 AC
 OTHER OPEN SPACE: 239.71 AC
 LOS: 34.16 AC
 TOTAL OPEN SPACE: 282.19 AC

UTILITIES:
 ELECTRIC BY: DUKE
 POTABLE WATER BY: MARION COUNTY
 SANITARY SEWER BY: MARION COUNTY

Tilman & 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

DATE	REVISIONS

ADENA SPRINGS
 MARION COUNTY, FLORIDA
 PUD AMENDMENT

CONCEPT PLAN

DATE: 5/21/24
 DRAWN BY: CAD
 CHKD. BY: PM
 JOB NO.:

SHT. **03**

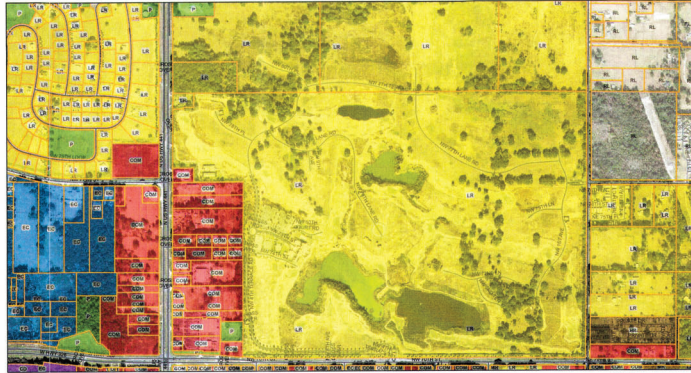
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

©Marion County\Adena Streets Concepts 2022\PLANNING\SUBMITTA\2024 PUD AMENDMENT PHASE 1\1 Concept plan.dwg, 5/21/2024 10:55:42 AM

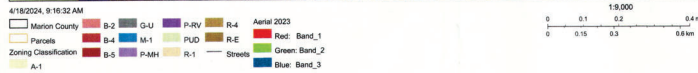
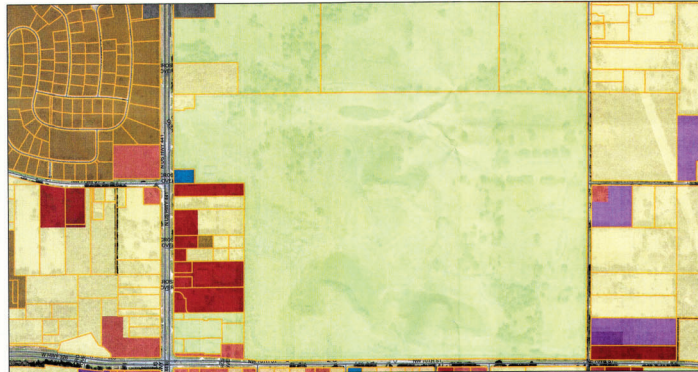
FLOOD ZONES



FUTURE LAND USE



ZONING CLASSIFICATION



NARRATIVE NOTES:

1. THE INTENT OF THIS PUD AMENDMENT IS TO ALLOW FOR ADDITIONAL PRODUCT TYPES. CASE 160711Z, PREVIOUSLY APPROVED ON 7/19/2016 ALLOWED FOR 236 UNITS. THIS CONSISTED OF SINGLE-FAMILY UNITS AND CONDOMINIUMS. A TRAFFIC STUDY (AR 4470) WAS SUBMITTED AND APPROVED WITH THE PREVIOUS MASTER PLAN. THAT TRAFFIC STUDY ANALYZED THE IMPACTS FOR THREE PHASES CONSISTING OF A TOTAL OF 363 DWELLING UNITS. PER NOTES ON AR 18681 (TRAFFIC REVIEW COMMENT) ALL OF THE REQUIRED INFRASTRUCTURE FOR THE DEVELOPMENT HAS BEEN CONSTRUCTED. NO ADDITIONAL TRAFFIC ANALYSIS IS REQUIRED AT THE TIME OF THE REZONING REQUEST FOR 160711Z.
2. THIS AMENDMENT WILL PROVIDE A REVISED DEVELOPMENT STANDARDS TABLE FOR THE PROPOSED PRODUCT TYPES. THE PRODUCT TYPE FOR RESIDENTIAL UNITS SHALL CONSIST OF SINGLE FAMILY DETACHED, TOWNHOMES, DUPLEXES, CONDOMINIUMS, VILLAS, AND NON-RESIDENTIAL USES, I.E., CLUBHOUSES, AMENITIES, MAINTENANCE AND STORAGE FACILITIES.
3. THIS AMENDMENT WILL ALSO INCLUDE A TRAFFIC MATRIX THAT DEMONSTRATES THE HIGHEST TRIP COUNT WILL CONSIST OF ALL 236 APPROVED UNITS BEING SINGLE FAMILY DETACHED UNITS. A TRAFFIC STATEMENT WILL BE PROVIDED BASED ON THE RESULTS OF THE APPROVED TRAFFIC STUDY TO SHOW THAT BLENDING OF OTHER PRODUCTS WILL RESULT IN A REDUCTION. THEREFORE, PROVIDED THE DEVELOPMENT STANDARDS ARE MET AND DENSITY DOES NOT EXCEED 236 RESIDENTIAL UNITS, A MIXTURE OR MODIFICATION MAY OCCUR WITHIN THE CONCEPT LAYOUT.
4. DEVELOPMENT MAY OCCUR WITHIN PHASE 1 OR 2 AS DEPICTED ON CONCEPT PLAN NOT TO EXCEED 236 DWELLING UNITS.
5. THE PREVIOUSLY ESTABLISHED 25' BUFFER ALONG NONCONTIGUOUS OWNERSHIP ALONG PERIMETER TO REMAIN. THIS EXISTING BUFFER IS ESTABLISHED AROUND THE PERIMETER TO PROVIDE AMPLE OPAQUE SCREENING. INTERNAL BUFFERING WILL BE AT THE DISCRETION OF THE DEVELOPER/OWNER.
6. THE DEVELOPMENT SHALL BE PRIVATE AND WILL INCLUDE MINIMUM 40' ROW DESIGNS.
7. COMMON AREAS TO BE MAINTAINED BY HOMEOWNER'S ASSOCIATION OR EQUIVALENT MECHANISM.
8. ACCESSORY AS ALLOWED IN R-1 ZONING.

DEVELOPMENT TYPE & STRUCTURE		PROPOSED DESIGN & DEVELOPMENT STANDARDS					
		Minimum Width	Minimum Area	Minimum Setbacks			Maximum Height
SFR (site built)	Principle Structure	60'	5,000 SF	10'	10'	10'	65'
	Accessory Structure	N/A	N/A	10'	10'	10'	30'
	Rear Pool & Enclosure	N/A	N/A	N/A	5'	10'	30'
	Pool & Enclosure	N/A	N/A	N/A	5'	10'	30'
Duplex/Townhouse (1 or more common walls; 0' setback reflects common wall)	Individual Unit/Lot						
	Principle Structure	20'	1,200	20'	10'	10'/0'	45'
	Accessory Structure	N/A	N/A	20'	5'	5'/0'	30'
	Pool & Enclosure	N/A	N/A	20'	5'	5'/0'	30'
	Set/Series of Units/Lots	N/A	N/A	20'	10'	10'	N/A
Condo/Villa	Duplex/Townhouse development provides development standards for individual units, and standards for the overall set/series of units. The standards for the set/series of units are measured from overall PUD Boundary.						
	Principle Structure	N/A	N/A	20'	20'	10'	65'
	Accessory Structure	N/A	N/A	20'	10'	10'	30'
	Pool & Enclosure	N/A	N/A	20'	10'	10'	30'
Non Residential (clubhouses, amenities, maintenance and storage facilities)	Condo development provides development standards for the set/series of units that are measured from overall PUD Boundary. Additionally, individual condo structures shall comply with applicable Florida Building Code Standards regarding building separations from other building and building site property lines, along with applicable site plan requirements for multiple family uses.						
	Principle Structure	60'	5,000 SF	10'	10'	5'	65'
	Accessory Structure	N/A	N/A	10'	10'	5'	30'
	Rear Pool & Enclosure	N/A	N/A	N/A	5'	5'	30'

Land Use	ITE Code	Intensity	Daily Trip Ends	AM Peak Period			PM Peak Period							
				In	Out	Total	In	Out	Total					
				% Trips	% Trips	% Trips	% Trips	% Trips	% Trips					
Current Approved Land Use														
Single Family	210	363	DU	3,304	26%	63	74%	178	24%	63%	210	37%	124	334
Proposed Land Uses														
Single Family (Attached)	215	363	DU	2,716	31%	57	69%	126	18%	57%	122	43%	92	214
Multi-Family Housing (Low-Rise)	220	363	DU	2,402	24%	32	76%	103	13%	63%	112	37%	65	177
Multi-Family Housing (Mid-Rise)	221	363	DU	1,685	23%	34	77%	114	14%	61%	87	39%	55	142

Tillman & Associates
 ENGINEERING, LLC.
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
 1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
 Office: (352) 387-4590 Fax: (352) 387-4595

DATE	REVISIONS

ADENA SPRINGS
 MARION COUNTY, FLORIDA
 PUD AMENDMENT

DATE: 5/21/24
 DRAWN BY: CAD
 CHKD BY: PM
 JOB NO:

SHT: 02

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



DUPLEX



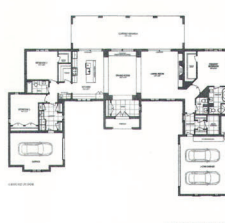
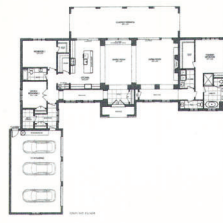
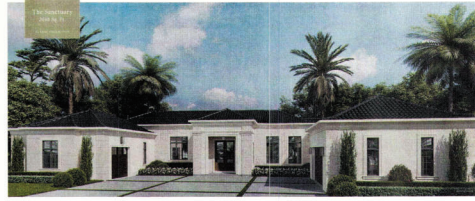
TOWNHOMES & VILLAS



END UNIT INTERIOR UNIT MIDDLE UNIT INTERIOR UNIT END UNIT



CONDO



SINGLE FAMILY RESIDENTIAL

NOTE: THE IMAGES HEREIN ARE CONCEPTUAL AND MEANT TO SHOWCASE THE INTENDED TEXTURES, MATERIALS AND PRELIMINARY DESIGNS. THE SIZE OF THE UNITS IS SPECIFIC TO THE CONCEPT BUT DOES NOT REPRESENT THE ACTUAL END PRODUCT. THE SIZE OF THE UNITS MAY CHANGE DUE TO THE DEMAND IN THE MARKETPLACE.

Tillman & Associates
ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave, Bldg 100, Ocala, FL 34472
Office: (352) 387-4540 Fax: (352) 387-4545

Table with columns for DATE and REVISIONS.

ADEVA SPRINGS
MARION COUNTY, FLORIDA
PUD AMENDMENT

DATE 5/28/24
DRAWN BY CAD
CHKD BY PM
JOB NO.

SHT. 04

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



Marion County

Development Review Committee

Agenda Item

File No.: 2024-15680

Agenda Date: 6/24/2024

Agenda No.: 6.9.

SUBJECT:

Armstrong - Whisper Woods - Rezoning to PUD With Master Plan

Project #2022070114 #31600 Parcel #9007-0000-12

Tillman & Associate Engineering

Requesting an amendment to a previously approved PUD (221111ZP) from townhomes to single family detached units.

June 21, 2024

PROJECT NAME: ARMSTRONG - WHISPER WOODS

PROJECT NUMBER: 2022070114

APPLICATION: REZONING TO PUD WITH MASTER PLAN #31600

- 1 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 2.12.28 - Existing roads marked with official 9-1-1 road names
STATUS OF REVIEW: INFO
REMARKS: The roads have already been named and I have labeled them on the Concept Plan. Please label accordingly on all future submittals.
- 2 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: N/A
- 3 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 6.18.2 - Fire Flow/Fire Hydrant
STATUS OF REVIEW: INFO
REMARKS: To be addressed on future improvement plans
- 4 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 6.18.3 - Gated Communities/Properties
STATUS OF REVIEW: INFO
REMARKS: To be addressed on future improvement plans
- 5 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 6.18.2.G - Painting and Marking of Fire Hydrants
STATUS OF REVIEW: INFO
REMARKS: To be addressed on future improvement plans
- 6 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads
STATUS OF REVIEW: INFO
REMARKS: To be addressed on future improvement plans
- 7 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Rezoning to PUD with master plan
STATUS OF REVIEW: INFO
REMARKS: APPROVED - water & sewer mains are proposed within the development already - the only change will be SFRs are billed at 1 ERC vs. townhomes at 0.8 ERC at time of MCU Permitting review of the building permit & utility account setup.
- 8 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: Rezoning to PUD with master plan
STATUS OF REVIEW: INFO
REMARKS: 1. will need to supply HOA Documents showing Florida Friendly Landscape included
- 9 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.7.6 - Tree removal submittal requirements
STATUS OF REVIEW: INFO REMARKS:

- 10 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.6 - Buffers
STATUS OF REVIEW: INFO
REMARKS: previously approved
- 11 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Rezoning to PUD with master plan
STATUS OF REVIEW: INFO
REMARKS:
- 12 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.14.2 - Master Plan fee of \$1,200.00 + (\$10.00 x per lot) made payable to Marion County
BCC
STATUS OF REVIEW: INFO
REMARKS: 6/3/24-fee due with resubmittal
- 13 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval
STATUS OF REVIEW: INFO
REMARKS: 6/3/24-add waivers if requested in future
- 14 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO
REMARKS: 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.
- 15 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13 - Stormwater Management
STATUS OF REVIEW: INFO
REMARKS: Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plans/Major Site Plans.
- 16 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Additional Stormwater comments
STATUS OF REVIEW: INFO
REMARKS: 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.
- 17 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.B - Project name centered at top of front page
STATUS OF REVIEW: NO
REMARKS:

- 18 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.D - Owner's certification with signature prior to plan approval
STATUS OF REVIEW: NO
REMARKS:
- 19 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 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.
STATUS OF REVIEW: NO
REMARKS:
- 20 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 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
STATUS OF REVIEW: NO
REMARKS: 6/3/24-missing north arrow
- 21 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 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
STATUS OF REVIEW: NO
REMARKS: 6/3/24-space not available
- 22 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.I - Index of sheets and numbering
STATUS OF REVIEW: NO
REMARKS:
- 23 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.38 - Stormwater Maintenance Entity
STATUS OF REVIEW: NO
REMARKS: Please provide Owner's Certification on the cover sheet of the plans identifying the legal body responsible for the operation and maintenance of the stormwater management facility. Please include a signature line for the Owner's signature and the following certification: I hereby certify that I, my successors, and assigns shall perpetually operate and maintain the stormwater management facility and associated elements in accordance with the specifications shown herein and on the approved plan (this signature is not required until the final submittal).



**Marion County
Board of County Commissioners**

Growth Services ♦ Planning & Zoning

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2600
Fax: 352-438-2601

www.marioncountyfl.org

OFFICE USE ONLY:	
Project Number:	2022070114
App Request No.:	31600
Case Number:	
Received Date:	5/29/24
Received By:	OCB
Submission Complete Date:	5/29/24

PARCEL ACCOUNT NUMBERS: 9007-0000-12

APPLICATION FOR PUD REZONING or PUD AMENDMENT

The undersigned hereby requests a zoning change per Marion County Land Development Code (LDC), Article Four, Zoning, on the below described property and area, to PUD (PLANNED UNIT DEVELOPMENT) from:
Amend existing PUD (221111ZP) to modify product from town homes to single family detached units.

Legal description: Attach a copy of the deed(s) with property legal description and demonstrating ownership.

Required documents: Attach a copy of the required PUD Documents listed in the checklist on the reverse side of this application as required by LDC Section 4.2.31.F(2) and LDC Division 2.13.

Total PUD Acreage: 10.33 **Maximum Proposed Residential Units:** 82

Maximum Non-Residential (Commercial or Industrial) Acreage: None

Directions to property (from MC Growth Services): _____
Take SE Maricamp Road southeasterly, turn L on Pine Road, subject property on R just before Bahia Road.

The property owner must sign this application unless written authorization naming the listed applicant/agent to act on his/her behalf is attached.

Armstrong Land, LLC

Property owner name (please print)
4600 W Cypress ST STE 200

MAILING ADDRESS
Tampa, FL 33607

City, state, zip code

Phone number (include area code)

e-Mail Address (include complete address)

[Signature]

Signature

Tillman & Associates Engineering, LLC

Applicant/agent name (please print)
1720 SE 16th Avenue, Bldg 100

MAILING ADDRESS
Ocala, FL 34471

City, state, zip code
352-387-4540

Phone number (include area code)
PERMITS@TILLMANENG.COM

e-Mail Address (include complete address)

[Signature]

Signature

NOTE: A zoning change will not become effective until after a final decision is made by the Marion County Board of County Commissioners and any applicable appeal period concludes. The owner, applicant or agent is encouraged to attend the public hearing where this application will be discussed. If no representative is present and the board requires additional information, the request may be postponed or denied. Notice of said hearing will be mailed to the above-listed address(es). All information given by the owner and/or applicant/agent must be correct and legible in order to be processed.

Tillman & Associates

ENGINEERING, LLC.

May 29, 2024

Attention:
Mr. Chuck Varadin, Growth Services Director
2710 E Silver Springs Blvd
Ocala, FL 34470

RE: Amendment to previously approved PUD (221111ZP)

Dear Mr. Varadin,

Please accept this application to amend the previously approved PUD. The primary change is going from attached single-family housing to detached single-family housing. The previous rezoning was approved for 82 units. This amendment seeks to allow single family detached units as the product. The following items are included in this submittal for your review.

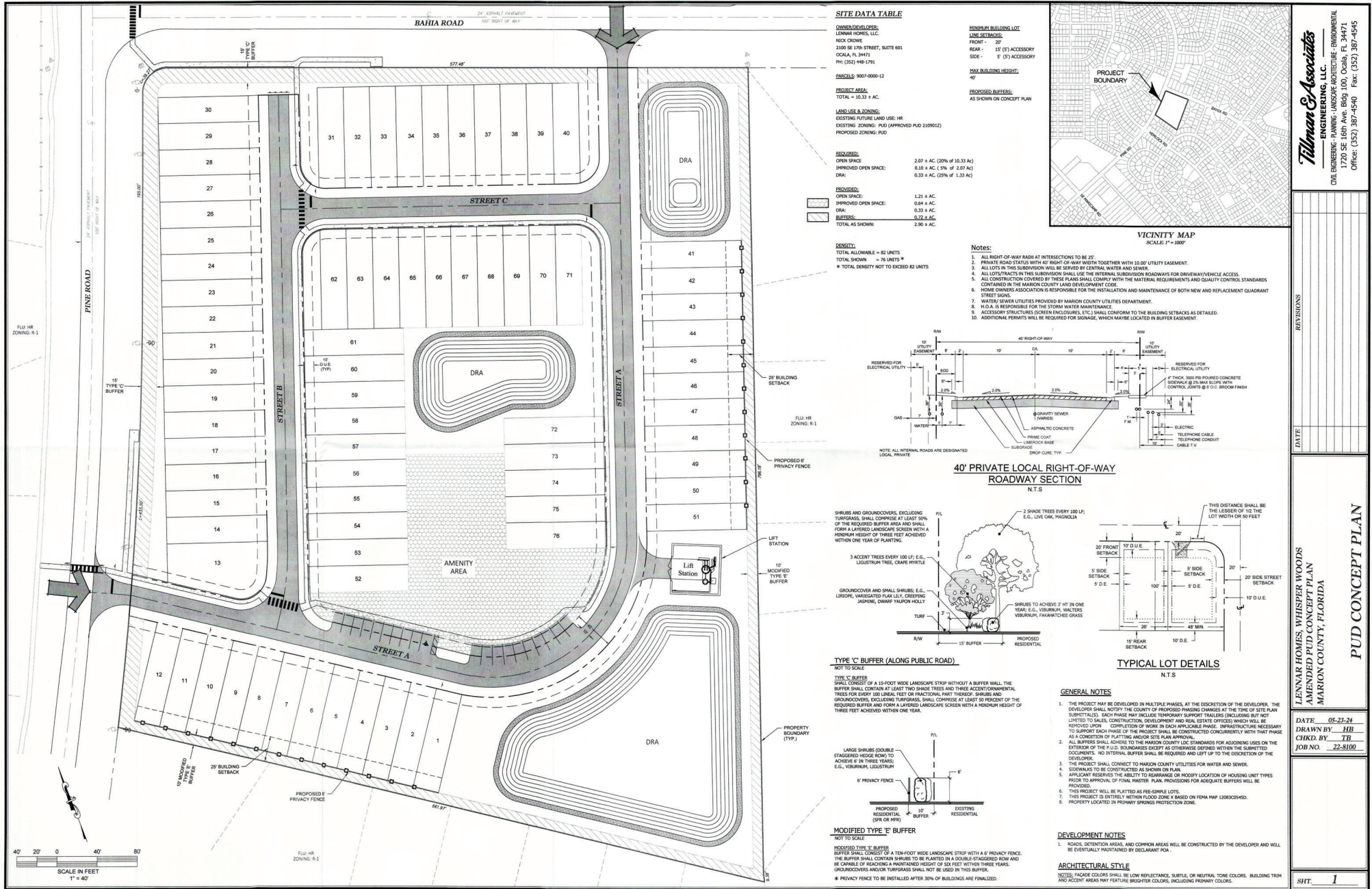
1. Signed application
2. Deed
3. Sunbiz for Armstrong Land LLC
4. Traffic Analysis
5. Architectural Renderings
6. Amenity Package
7. Concept Plan

Should you have any questions or concerns that need to be addressed, please do not hesitate to contact our office.

Sincerely,



Tim Brooker, P.E.
Project Manager



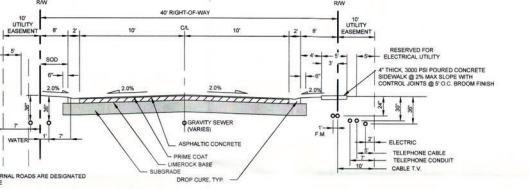
SITE DATA TABLE

OWNER/DEVELOPER:	LENNAR HOMES, LLC.
TRAC:	200 SE 17th STREET, SUITE 601 Ocala, FL 32671
PROJECT AREA:	TOTAL = 10.33 ± AC.
LAND USE & ZONING:	EXISTING FUTURE LAND USE: HR EXISTING ZONING: PUD (APPROVED PUD 210901Z) PROPOSED ZONING: PUD
PROPOSED:	
OPEN SPACE:	2.07 ± AC. (20% OF 10.33 AC)
IMPROVED OPEN SPACE:	0.10 ± AC. (1% OF 2.07 AC)
DRA:	0.33 ± AC. (25% OF 1.33 AC)
PROPOSED:	
OPEN SPACE:	1.21 ± AC.
IMPROVED OPEN SPACE:	0.64 ± AC.
DRA:	0.33 ± AC.
TOTAL AS SHOWN:	2.90 ± AC.

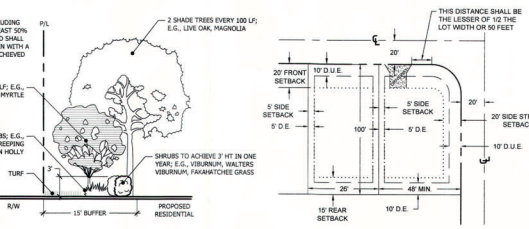
DENSITY:
TOTAL ALLOWABLE = 82 UNITS
TOTAL SHOWN = 76 UNITS
* TOTAL DENSITY NOT TO EXCEED 82 UNITS

Notes:

1. ALL RIGHT-OF-WAY ADJACENT TO INTERSECTIONS TO BE 25'.
2. PRIVATE ROAD STATES WITH 40' RIGHT-OF-WAY WIDTH TOGETHER WITH 10.0' UTILITY EASEMENT.
3. ALL LOTS IN THIS SUBDIVISION WILL BE SERVED BY CENTRAL WATER AND SEWER.
4. ALL LOTS IN THIS SUBDIVISION SHALL BE THE INTERNAL SUBDIVISION ROADWAYS FOR DRIVEWAY/VEHICLE ACCESS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE.
5. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE.
6. HOME OWNERS ASSOCIATION IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF BOTH NEW AND REPLACEMENT QUADRANT STREET SIGNS.
7. WATER/SEWER UTILITIES PROVIDED BY MARION COUNTY UTILITIES DEPARTMENT.
8. HOMEOWNER RESPONSIBLE FOR THE STORM WATER MAINTENANCE.
9. ACCESSORY STRUCTURES (SCREEN ENCLOSURES, ETC.) SHALL CONFORM TO THE BUILDING SETBACKS AS DETAILLED.
10. ADDITIONAL PERMITS WILL BE REQUIRED FOR SIGNAGE, WHICH MAY BE LOCATED IN BUFFER EASEMENT.

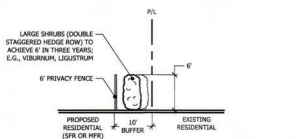


40' PRIVATE LOCAL RIGHT-OF-WAY ROADWAY SECTION
N.T.S.



TYPE 'C' BUFFER (ALONG PUBLIC ROAD)
NOT TO SCALE

TYPE 'C' 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, INCLUDING TURFGRASS, SHALL COMPRIZE AT LEAST 50 PERCENT OF THE REQUIRED BUFFER AND FORM A LAYERED LANDSCAPE SCREEN WITH A MAXIMUM HEIGHT OF THREE FEET ACHIEVED WITHIN ONE YEAR.



MODIFIED TYPE 'E' BUFFER
NOT TO SCALE

MODIFIED TYPE 'E' BUFFER SHALL CONSIST OF A TEN-FOOT WIDE LANDSCAPE STRIP WITH A 6' PRIVACY FENCE. THE BUFFER SHALL CONTAIN SHRUBS TO BE PLANTED IN A DOUBLE-STAGGERED ROW AND BE CAPABLE OF MAINTAINING HEIGHT OF SIX FEET WITHIN THREE YEARS. GROUNDCOVERS AND/OR TURFGRASS SHALL NOT BE USED IN THIS BUFFER.
* PRIVACY FENCE TO BE INSTALLED AFTER 30% OF BUILDINGS ARE FINALIZED.

GENERAL NOTES

1. THE PROJECT MAY BE DEVELOPED IN MULTIPLE PHASES, AT THE DISCRETION OF THE DEVELOPER. THE DEVELOPER SHALL NOTIFY THE COUNTY OF PROPOSED PHASING CHANGES AT THE TIME OF SITE PLAN SUBMITTALS. EACH PHASE MAY INCLUDE TEMPORARY SUPPORT TRAILERS (INCLUDING BUT NOT LIMITED TO SALES, CONSTRUCTION DEVELOPMENT AND REAL ESTATE OFFICES) WHICH WILL BE REMOVED UPON COMPLETION OF WORK IN EACH APPLICABLE PHASE. INFRASTRUCTURE NECESSARY TO SUPPORT EACH PHASE OF THE PROJECT SHALL BE CONSTRUCTED CONCURRENTLY WITH THAT PHASE AS A CONDITION OF PLATTING AND/OR SITE PLAN APPROVAL.
2. ALL BUFFERS SHALL ADHERE TO THE MARION COUNTY LDC STANDARDS FOR ADDITIONAL USES ON THE EXTERIOR OF THE P.U.D. BOUNDARIES EXCEPT AS OTHERWISE DEFINED WITHIN THE SUBMITTED DOCUMENTS. NO INTERNAL BUFFER SHALL BE REQUIRED AND LEFT UP TO THE DISCRETION OF THE DEVELOPER.
3. THE PROJECT SHALL CONNECT TO MARION COUNTY UTILITIES FOR WATER AND SEWER.
4. SIDEWALKS TO BE CONSTRUCTED AS SHOWN ON PLAN.
5. APPLICANT RESERVES THE ABILITY TO REARRANGE OR MODIFY LOCATION OF HOUSING UNIT TYPES PRIOR TO APPROVAL OF FINAL MASTER PLAN. PROVISIONS FOR ADEQUATE BUFFERS WILL BE PROVIDED.
6. THIS PROJECT WILL BE PLATTED AS PER-SHARE LOTS.
7. THIS PROJECT IS ENTIRELY WITHIN FLOOD ZONE X BASED ON FEMA MAP 13083C045D.
8. PROPERTY LOCATED IN PRIMARY SPRINGS PROTECTION ZONE.

DEVELOPMENT NOTES

1. ROADS, DETENTION AREAS, AND COMMON AREAS WILL BE CONSTRUCTED BY THE DEVELOPER AND WILL BE ESSENTIALLY MAINTAINED BY DISCREETARY FOR.

ARCHITECTURAL STYLE

NEUTRAL PALETTE COLORS SHALL BE LOW REFLECTANCE, MUTE OR NEUTRAL TONE COLORS. BUILDING TRIM AND ACCENT AREAS MAY FEATURE BRIGHTER COLORS, INCLUDING PRIMARY COLORS.

Tilman & Associates
ENGINEERING, LLC.
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. - 800g - 100, Ocala, FL 32671
Office: (352) 387-4540 Fax: (352) 387-4545

REVISIONS	
DATE	

PUD CONCEPT PLAN
LENNAR HOMES WHISPER WOODS
AMENDED PUD CONCEPT PLAN
MARION COUNTY, FLORIDA

DATE: 05-23-24
DRAWN BY: HB
CHKD. BY: TB
JOB NO.: 22-8100

SHT. 1

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

Proposed Renderings for Whisper Woods



Proposed Renderings for Whisper Woods



Proposed Renderings for Whisper Woods



Proposed Renderings for Whisper Woods



Proposed Renderings for Whisper Woods

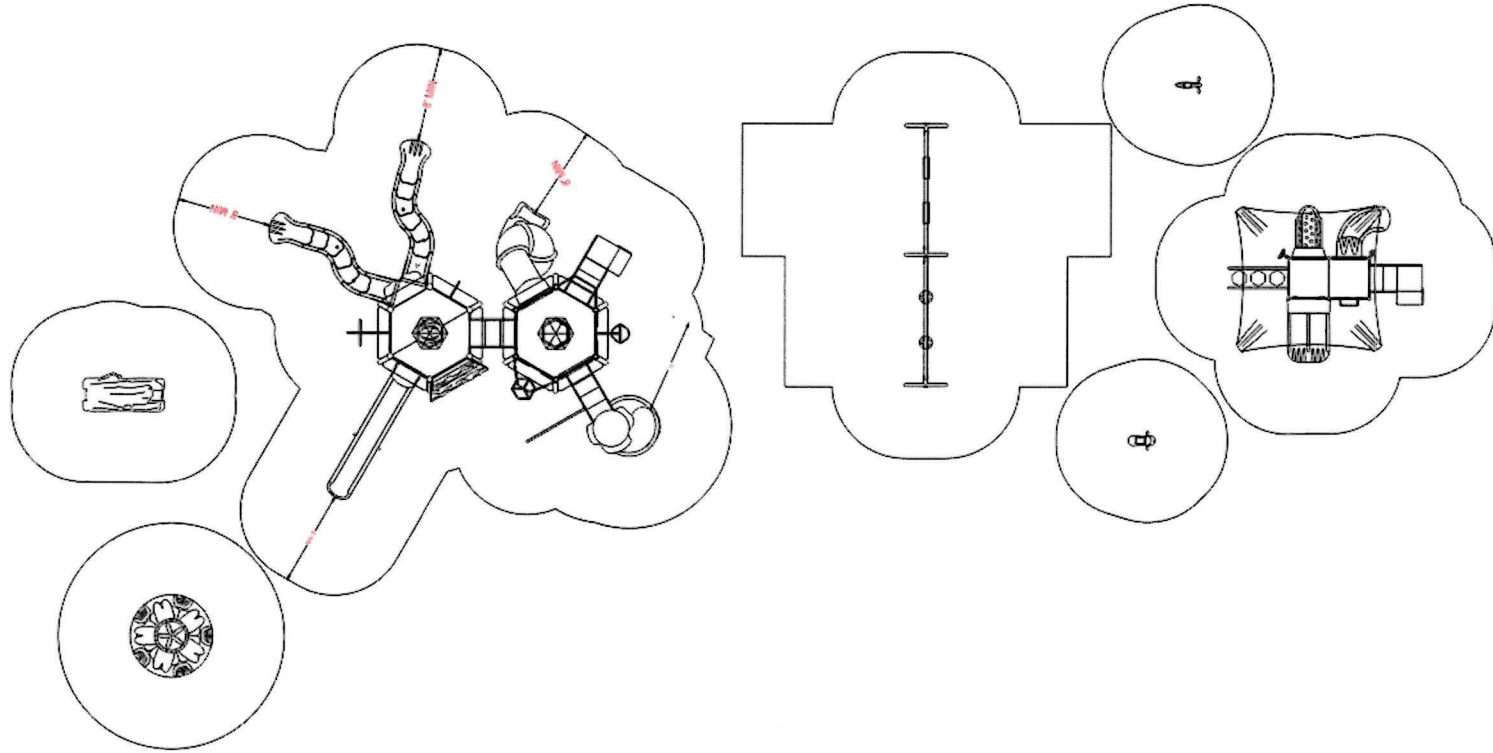


Proposed Renderings for Whisper Woods



Proposed Amenity Layout for Whisper Woods

Amenities to be installed prior to issuance of the 35th certificate of occupancy.



Proposed Amenity Layout for Whisper Woods



Proposed Amenity Layout for Whisper Woods





Marion County

Development Review Committee

Agenda Item

File No.: 2024-15648

Agenda Date: 6/24/2024

Agenda No.: 8.1.

SUBJECT:

Planning & Zoning Commission Items for June 24, 2024
Marion County Growth Services Department

<https://marionfl.legistar.com/Calendar.aspx>