



SUBMITTAL SUMMARY REPORT 32920

PLAN NAME: ALIEN ENGINEERED PRODUCTS SHOP EXPANSION **LOCATION:** 9655 NE 21ST AVE ANTHONY,
APPLICATION DATE: 05/29/2025 **PARCEL:** 14221-000-00
DESCRIPTION:

CONTACTS	NAME	COMPANY
Applicant	PAUL. WILDMAN, P.E.	GUERRA DEVELOPEMENT CORP.
Engineer of Record	PAUL. WILDMAN, P.E.	GUERRA DEVELOPEMENT CORP.

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.	06/02/2025	06/16/2025	11/13/2025	Requires Re-submit
OCE: Plan Review (DR) v.	01/27/2026	02/03/2026	02/10/2026	Requires Re-submit
OCE: Plan Review (DR) v.	02/12/2026	02/19/2026	02/25/2026	Approved

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		06/16/2025	11/11/2025	Requires Re-submit
<i>Comments</i>				
YES 2.12.8 - Legal description matches boundary on plan				
YES 2.12.28 - Correct road names supplied				
YES 6.2.1.F - North arrow and graphic drawing and written scale				
NO Additional 911 comments Sheet LA-1 has an incorrect parcel number of 14224-000-00 that needs to be removed under Site Data. That parcel is not part of this project.				
JANET WARBACH / 9-1-1 MANAGEMENT / 352-671-8460 / FAX 352-671-8798				

Environmental Health (Plans) (Environmental Health)		06/16/2025	11/11/2025	Requires Re-submit
<i>Comments</i>				
N/A Central Sewer				
N/A Lot Size				
N/A Total Flow				
N/A Available Area				
N/A DEP Water Approval				
NO Operating Permit Required Limited Use Water System Permit required for well if not regulated by DEP. You will need to apply for the permit through the Department of Health in Marion County and submit water testing. Well equipment will have to be reviewed to ensure proper sizing for proposed use.				
INFO 2.12.6 - Location of septic systems & wells Well must be 100' from septic system not 75'. Please correct setback on site plan.				
N/A 2.12.36 - Location of water & septic systems				
INFO Additional Health comments Protect existing well during all phases of demolition and construction. Well will need to be permitted as a limited use water system through the Department of Health in Marion County. You may email EHInfoMarion@flhealth.gov for more information.				
The septic system will likely require an existing modification for the proposed building. You will need to reach out to the Department of Environmental Protection to ensure your septic system meets the requirements.				

Fire Marshal (Plans) (Fire)		06/16/2025	11/11/2025	Approved
<i>Comments</i>				
YES 6.18.2 - Fire Flow/Fire Hydrant New 20,000 gallon dry hydrant.				
N/A 6.18.3 - Gated Communities/Properties				
N/A 6.18.4 - Wildland Interface Area				
N/A 6.18.5 - Access Control Box				
N/A 6.18.2.D - Fire Department Connections				
N/A NFPA 1 Chapter 11.10.1 - In Building Minimum Radio Signal Strength				
YES 6.18.2.G - Painting and Marking of Fire Hydrants				
YES NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads				
N/A Additional Fire comments				

SUBMITTAL SUMMARY REPORT (32920)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)		06/16/2025	11/11/2025	Requires Re-submit

Comments

LAND USE-REJECT

YES 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation?
N/A 2.12.4.L(3) - All applicable Developer's Agreements listed?
N/A 2.12.4.L(2,3, & 5)/6.3.1C(15)(g) - DRI/FQD Compliance Note?
N/A 3.2.3/6.6/5.2.5/flood - RESIDENTIAL - Complies with Min/Max Density?
YES 3.2.3 - NON-RESIDENTIAL - Complies with FAR?
N/A 2.12.4.L(6) - Gross/wetland/floodplain acreage listed?
N/A 3.3.2.C - Complies with Approved ECSD PUD?
N/A 3.3.3.A(1) - Complies with Approved Rural Residential Cluster Plan?
N/A 3.3.3.A(2) - Complies with Approved Hamlet Plan?
INFO 2.12.4.L(5)/5.2 - [Applicable ESOZ/FPOZ Status Listed?] No flood or ESOZ.
YES 2.12.4.L(5)/5.4 - [Applicable Springs Protection Zone Listed?]
N/A 2.12.4.L(5)/5.7 - Wellhead Protection - P/S/T Zones Shown/Listed?
YES 2.12.4.L(7 & 9) - Building Uses/Identifiers/Designations Provided for 911?
N/A 4.1.4.J - [Greenway Setback Provided?]
NO 2.12.16/6.5 - [EALS or EALS-ER provided?] Please provide environmental assessment or exemption.
INFO 6.5 & 6.6 - Habitat Preservation/Mitigation Provided? If listed species present, preservation and/or mitigation efforts may be required per FWC.
N/A 2.12.9 - [Show All Existing Surrounding & Intersecting R/Ws?]
N/A 6.12.2.A - [Local Road right-of-Way Provided?]
N/A 6.12.2.A - [Access Improvements R/W Provided (decel/accel/turn lanes)?]
YES 2.12.9/6.12.2.B - Comp Plan Future Thoroughfares R/W Provided (TE Map)?
N/A 6.11.4.C - [Additional/Alternate/Interconnected Access (S/QS-L) Provided?]
N/A 6.11.2, 4 & 5 - Internal Access Consistent with PUD/Master Plan/Plat?
N/A 6.11.4.B & D/7.3.1 - [Cross/Parallel Access Required/Suitable?]
N/A 6.11.5 - [Driveways to Intersections Separated/Coordinated?]
N/A 6.11.4.E - [Sight Triangle Provided?]
N/A 6.11.5 - [Driveways to Driveways Separated/Coordinated?]
N/A 6.12.12 - [Sidewalks Internal/External Provided?]
YES 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available?
N/A 2.12.5/1.8.2.D - Concurrency - PRELIM Evaluation Required?
NO 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected? Please include note regarding approval or deferral of concurrency on cover page.
YES 2.12.6, 35, & 36/6.14 - [Concurrency/Water Provided?]
YES 2.12.6, 35, & 36/6.14 - [Concurrency/Sewer Provided?]
N/A Additional Planning Items:
Kathleen Brugnoli
kathleen.brugnoli@marionfl.org

ZONING-REJECT

YES 2.12.4.C - Owner and applicant name
YES 2.12.4.L(1) - Parcel number 14221-000-00 & 14138-000-00
YES 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown
YES 2.12.4.L(4) - Zoning requirements: lot width, area, setbacks, coverage (floor area ratios) and parking
YES 2.12.23/4.2 - Setbacks, dimensions for all improvements, and easements
NO 2.12.24 - Landscape requirements/6.8.6 - Buffering Proposed buffers are missing/incorrect. Please provide all required descriptions and illustrations for each proposed buffer. Type-B buffer consisting of 20-foot-wide landscape strip and a buffer wall required for portions of the parcel abutting residential properties.
YES 2.12.4.L(7) - List and describe land use including floor area of particular use (example: office, warehouse, storage or assembly) these descriptions are often found in the summary of parking requirements but should be clearly shown on plan
YES 2.12.6 - Location of water and sewer. Does this need a special use permit? Included on utility plan.
YES 2.12.9 - Show adjacent streets serving development
INFO 2.12.32 - Show 100yr flood zone
Parcel is in flood zone X.
NO 2.12.32 - Modified Environmental Assessment for Listed Species (LDC 6.5.4) -OR- EALS Exemption Application (LDC 6.5.3) submitted (including habitat assessment as necessary per LDC 6.6.4) Provide Environmental Assessment of Listed Species (EALS) or submit an Exemption per LDC Sec. 6.5.

YES 2.12.4.L(10) - Parking requirements, service entrances, space size paved parking isle and access to parking area/6.11.8 - Off-street parking requirements/6.11.7 - Loading Areas/ 6.11.6 - Construction access/route
INFO 4.4.4 - Sign (provisions for advertising signage), if it is a multi occupancy complex like shopping centers they must submit a master sign plan. Indicate if sign(s) is proposed on site. If so, show proposed sign's location and design.

YES 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks
INFO 2.12.27 - Show location of outside storage areas Provide a statement indicating any outside storage area is proposed. If applicable, show location of outside storage areas on plan.

YES 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain

N/A Additional Zoning comments

Sarah Wells

Sarah.Wells@marionfl.org

SUBMITTAL SUMMARY REPORT (32920)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Landscape (Plans) (Parks and Recreation)		06/16/2025	11/11/2025	Requires Re-submit
<i>Comments</i>	<p>N/A 2.12.18 - All trees 10" DBH and larger</p> <p>N/A 2.12.25 - Marion Friendly Landscape Areas</p> <p>N/A 6.7.3 - Tree protection</p> <p>NO 6.7.4 - Shade tree requirements All shade trees required for Phase I shall be installed on site unless waiver is approved</p> <p>N/A 6.7.6 - Tree removal submittal requirements</p> <p>N/A 6.7.8 - Protected tree replacement requirements</p> <p>N/A 6.7.9 - Replacement trees; general requirements</p> <p>YES 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes)</p> <p>YES 6.8.3 - Landscape design standards</p> <p>NO 6.8.4 - Landscape area requirements for non-residential development Provide landscape area calculations showing 20% minimum is met</p> <p>N/A 6.8.5 - Landscape area requirements for residential and mixed use developments</p> <p>NO 6.8.6 - Buffers 1. Crape Myrtles do not meet the intent of year round screening, evergreens should be used for the majority of buffering 2. Dwarf viburnum may not reach the 3' ht in 1 year, recommend other native hedge material 3. Shrubs shall be 18" ht at installation, no exceptions 4. Understory trees shall be 6' ht x 42" spr minimum at installation, no exceptions 5. Please provide calculations showing 50% shrubs and Groundcovers coverage in buffers is met 6.</p> <p>YES 6.8.7 - Parking areas and vehicular use areas</p> <p>NO 6.8.8 - Building landscaping 1. Landscape areas shall be provided adjacent to or within 25 feet from the building walls and shall extend along 60 percent of the total length of the wall, excluding those areas required for access to the building. Landscape areas shall be a minimum of five feet wide allowing for a minimum distance of two feet from the façade to the innermost plants.</p> <p>NO 6.8.9 - Service and equipment areas will there be a dumpster? if so, please show screening</p> <p>N/A 6.13.3.C(5) - Landscaping of public stormwater management facilities</p> <p>N/A 6.13.3.D(4) - Landscaping of private stormwater management facilities</p> <p>YES 6.8.10 - General planting requirements (specifications)</p> <p>YES 6.8.11 - Landscape installation</p> <p>YES 6.8.12 - Landscape completion inspection requirements</p> <p>YES 6.9.2 - Irrigation plan requirements (details, legend, notes)</p> <p>YES 6.9.3 - Irrigation design standards</p> <p>YES 6.9.5 - Irrigation system installation</p> <p>YES 6.9.6 - Completion inspection requirements</p> <p>NO 6.19.3 - Outdoor lighting plan requirements Will there be outdoor lighting? if so a signed and sealed photometric plan is required</p> <p>PEND 6.19.4 - Exterior lighting design standards</p> <p>PEND 5.5.4.B - Permitted uses within Springs Protection Overlay Zone</p> <p>NO Additional Landscape comments Landscape and Irrigation plans shall be signed and sealed at submittal (6.2.1 & 6.9.2)</p>			

SUBMITTAL SUMMARY REPORT (32920)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Design (Plans) (Office of the County Engineer)		06/16/2025	11/11/2025	Requires Re-submit

Comments

YES 2.21.2.B - Major Site Plan fee of \$1,000.00 + (\$10.00 x total site acreage) 6/3/25-fee due with resubmittal
N/A 2.21.2.B - Plan review fee of \$40.00 made payable to Marion County Health Department
N/A Traffic study / methodology fee of \$200.00 made payable to Marion County BCC is required prior to plan approval. Refer to Resolution 10-R-630 for the current fee schedule.
N/A 2.1.6.A - \$100 Resubmittal fee payable to Marion County BCC
N/A 2.1.7.A - \$100 Revision fee payable to Marion County BCC
N/A 2.1.3 - Order of plan approval
NO 2.12.3 - Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions 6/3/25-Title block on ALL sheets denoting type of application; project name, location, county, and state; and date of original and all revisions
YES 2.12.4.A - Type of application on front page
YES 2.12.4.B - Project name centered at top of front page
YES 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet
YES 2.12.4.D - Owner's certification on front sheet: I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan
YES 2.12.4.E - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet
YES 6.2.1.A - Name, street address, signature, date, license number, and seal of licensed professional on each sheet
YES 2.12.4.F - Licensed professional certification on cover sheet with signature and seal on all sheets after plan approval
YES 2.12.4.F(1) - Licensed Design Professional Certification: I hereby certify that these plans and calculations were completed in accordance with all applicable requirements of the Marion County Land Development Code, except as waived.
YES 2.12.4.G - A key location or vicinity map, with north arrow, with reference to surrounding properties, streets, municipal boundaries, sections, ranges, and township
YES 2.12.4.H - A portrait oriented minimal 3 inches x 5 inches space, located 2.75 inches from the right edge of paper and .75 inches from the top edge of paper, shall remain blank to allow for a County approval stamp
YES 2.12.4.I & 6.2.1.D - Index of sheets and numbering
INFO 2.12.4.K - List of approved waivers, their conditions, and the date of approval 6/3/25-add waivers if requested in future
YES 2.12.4.L(1) - Parcel number
YES 2.12.7 - A digital version of the plan in a format pre-approved by the Office of the County Engineer
YES 2.21.2.A - Multi-phase Major Site Plans may include a separate sheet showing independent, stand alone phasing and shall not be subject to a separate Master Plan application
YES 6.2.1.B - Plans shall be legible and meet typical industry standards
YES 6.2.1.C - Standardized sheet size shall be 24" x 36"
YES 6.2.1.F - North arrow and graphic drawing and written scale
N/A Legal Documents
INFO Additional Development Review Comments After approval, plans will be electronically stamped by the County. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued. Until such time as that development order is issued, the project does not have final approval and construction, if applicable, shall not commence. For plans requiring As-Builts, As-Builts and associated documentation shall be submitted on paper in accordance with current county requirements.

SUBMITTAL SUMMARY REPORT (32920)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		06/16/2025	11/11/2025	Approved

Comments

INFO Major Site Plan Checked Sunbiz & project list. 6-4-25 HR

IF APPLICABLE:

Sec. 2.18.1.I - Show connections to other phases.

Sec.2.19.2.H – Legal Documents

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

Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)

For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."

Sec. 6.3.1.B.2 – Required Right of Way Dedication

For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec. 6.3.1.D.3 - Cross Access Easements

For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."

Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)

"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."

Sec. 6.3.1.C.2 – Utility Easements

"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."

Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:

1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."

2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."

3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec.6.3.1.D(f) –

If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."

SUBMITTAL SUMMARY REPORT (32920)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		06/16/2025	11/11/2025	Requires Re-submit
<i>Comments</i>	YES 2.12.4.L(9)(b) - Data Block (Impervious Area) NO 2.12.8 - Topographical Contours LDC requires that one-foot contours extend 100 feet beyond the project boundary. The southern boundary does not appear to comply with this requirement. YES 2.12.9/10 - Existing Drainage Right-of-Way/Easements N/A 2.12.9/10 - Proposed Drainage Right-of-Way/Easements YES 2.12.13/14/15 - General Exhibits INFO 2.12.20 - Stormwater Infrastructure Supports Phasing Stormwater improvements must be in place to support each phase of development at time of phase completion. NO 2.12.38 - Stormwater Maintenance Entity Please add the name of the individual who will sign the Owner's Certification to the signature line. The individual signing the certification needs to be an agent or member of the entity that will own and maintain the stormwater system, or an authorized signatory of that entity. If signatory is not an agent or member, a letter authorizing a different individual needs to be submitted with the signed documents. The authorization letter must be signed by and agent/officer of owner. Sunbiz will be used to verify agents and/or officers. YES 6.13.2.C - Geotechnical Investigation Report YES 6.13.7 - Geotechnical Criteria YES 6.13.2.A(1)/(2) - Contributing Basins/Tc YES 6.13.2.B(1)/(2) - Runoff Analysis/ Tc Calculations YES 6.13.2.A(4) - Stormwater Features & Connective Elements YES 6.13.2.A(3) - Retention/Detention Area Design Parameters NO 6.13.3 - Type of Stormwater Facility Criteria Retention/detention areas serving commercial lots shall be designed with a minimum berm width of 5 feet stabilized at a maximum of six percent grade maximum around the entire perimeter of the facility. YES 6.13.4 - Stormwater Quantity Criteria YES 6.13.2.B(4) - Hydrologic Analysis YES 6.13.4.C - Discharge Conditions NO 6.13.2.B(6) - Freeboard (1) DRAs are required to maintain 6" of freeboard during the design storm. The top of DRA appears to be 80. Peak stage of the 100-year 24-hour storm appears to be 79.57. Adequate freeboard does not appear to be provided. (2) DRA stage during design storm will spread to adjacent CSX property. Please provide written approval for this design from CSX. YES 6.13.4.D - Recovery Analysis N/A 6.13.5 - Flood Plain & Protection YES 6.13.2.A(8) - Finish Floor Elevation Criteria NO 6.13.6 - Stormwater Quality Criteria DRAs greater than 4' deep require the bottom to be sodded in addition to the side slopes. N/A 6.12.6 - Roadway Flooding Level of Service N/A 6.13.6.B - Alternative Treatment Techniques YES 6.13.6.C - Best Management Practices YES 6.13.8 - Stormwater Conveyance Criteria YES 6.13.2.B(5) - Hydraulic Analysis N/A 6.13.8.B(3) - Lane Spread Calculations N/A 6.13.2.A(9) - Access Accommodates Stormwater YES 6.13.8.B(7) - Minimum Pipe Size YES 6.13.2.A(5) - Existing/Proposed Stormwater Structures YES 6.13.2.A(6) - Existing/Proposed Stormwater Pipes YES 6.13.2.A(7) - Existing/Proposed Stormwater Swales YES 6.13.9 - Grading Criteria YES 6.13.2.A(11)(a) - Construction Entrance YES 6.13.2.A(11)(b) - Erosion Control YES 6.13.2.A(12)/6.12.5 - Stormwater Details, Cross Sections, References INFO 6.13.2.B(8) - Calculation & Plan Consistency This criteria to be reviewed with resubmittal. INFO 6.13.10.B - Copy of NPDES Permit or NOI Please provide a copy of the NPDES permit or NOI prior to construction. INFO Copy of District Permit (County Interest) Please provide a copy of the District permit prior to construction. YES 6.10 - Karst Topography and High Recharge Areas NO 7.1.3 - Drainage Construction Specifications Please add the following note to the cover page: "No change to the work as shown on the approved plans shall be made without notification to and approval by the office of the County Engineer." NO 6.13.12 - Operation and Maintenance Please provide an signed and complete O&M manual. An owner's certification is required on the O&M manual. Certification to state "I hereby certify that I, my successor, and assigns shall perpetually operate and maintain the stormwater management and associated elements in accordance with the specifications shown herein and on the approved plan." The individual signing the certification needs to be an agent or member of the entity that will own and maintain the stormwater system, or an authorized signatory of that entity. If signatory is not an agent or member, a letter authorizing a different individual needs to be submitted with the signed documents. The authorization letter must be signed by and agent/officer of owner. Please have the person signing also print their name for verification. Sunbiz will be used to verify agents and/or officers. Please contact reviewer if you need examples of O&M manuals accepted in the past. NO Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis. After all stormwater comments are resolved, please upload a digitally signed and sealed report. A hard copy signed and sealed report can be submitted if desired. INFO Additional Stormwater comments If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.			

SUBMITTAL SUMMARY REPORT (32920)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Survey (Plans) (Office of the County Engineer)		06/16/2025	11/11/2025	Requires Re-submit
<i>Comments</i>	YES 6.2.1.A - The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet. YES 6.2.1.E - Provide drawing legend YES 6.2.1.F - Provide north arrow and graphic drawing and written scale YES 6.4.7.A(1) - Show a minimum of two bench marks per site YES 6.4.7.A(2 & 3) - Bench mark information shown N/A 6.4.7.A(2 & 3) - One copy of the vertical control field notes shall be submitted to the Office of the County Engineer for review YES 6.4.7.B(1) - Show a minimum of two intervisible horizontal control points per site NO 6.4.7.B(2) - Horizontal control points shall be monumented and referenced to the Florida State Plane Coordinate System Please provide. NO 6.4.7.B(4) - Provide a statement or table detailing horizontal datum, adjustment, and coordinate values Please provide. N/A 6.4.7.B(4) - One copy of the horizontal control notes along with reduction reports shall be submitted to the Office of the County Engineer for review N/A 6.4.7.D - The location of the existing one percent (100-year) flood plain as shown on FEMA FIRM, with zone, elevation, and vertical datum noted N/A 6.4.7.D - A note shall appear on the construction plans detailing source and survey field methods used to obtain and delineate the flood plain line shown YES 6.4.7.E - Line and curve table must be shown on the sheet to which they apply YES 6.4.7.F - All abbreviations used shall be clearly defined in the legend YES 2.12.4.F.(2) - Surveyor and Mapper certification YES 2.12.4.G - Show a location or vicinity map YES 2.12.8 - Provide current boundary and topographic survey less than one year old YES 2.12.9 - Provide location and dimensions of all rights-of-way serving the project YES 2.12.10 - Show any known existing or proposed easement or land reservation NO 2.12.11 - Provide an aerial map of the site with a layout of the development Please provide. N/A 2.12.32 - Provide site analysis map depicting the existing (100-year) flood plain N/A Additional Survey comments			

OCE Traffic (Permits & Plans) (Office of the County Engineer)		06/16/2025	11/11/2025	Requires Re-submit
<i>Comments</i>	YES 2.12.9 - Location and dimensions of streets and right-of-way N/A 2.12.20 - Phases of development N/A 2.12.30 - Route Plan N/A 2.12.38 - Maintenance of improvements YES 6.2.1.E - Drawing legend N/A 6.11.3 - Traffic Impact Analysis NO 6.11.4.B - Cross access 6/16/25 - Access to southern parcel must be achieved through cross-access from northern parcel unless a formal driveway and any required related deviations are approved. YES 6.11.4.E - Sight triangle NO 6.11.5 - Driveway access 6/16/25 - Un-permitted driveway for southern parcel at the gate shown on the survey must be removed and right-of-way sod restored unless a formal driveway apron is proposed and approved through site plan. N/A 6.11.6 - Construction route N/A 6.11.9.A - Traffic signals N/A 6.11.9.B - Traffic signs N/A 6.11.9.C - Pavement marking N/A 6.12.1.A - Transportation Facilities - Purpose and Intent N/A 6.12.2 - Right-of-way N/A 6.12.11 - Turn lanes NO 6.12.12 - Sidewalks 6/16/25 - Sidewalks (or a related waiver) are required along NE 97th Street Road and along one side of NE 21st Avenue to the extent the boundaries of the properties adjoin the right-of-way. N/A 6.12.13 - Utility position in right-of-way N/A Additional Traffic comments			

SUBMITTAL SUMMARY REPORT (32920)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Environmental Health (Plans) (Environmental Health)	Evan Searcy	02/03/2026	01/30/2026	Approved
<i>Comments</i>	As long as the existing well is at least 75' from the septic system it will not require a variance. This will still require a Limited Use Water System operating permit through the Department of Health in Marion County. Please contact Rebecca.Roy@FLHealth.gov for more information.			
Fire Marshal (Plans) (Fire)	Jonathan Kenning	02/03/2026	01/27/2026	Approved
<i>Comments</i>	Previously Approved			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	02/03/2026	01/30/2026	Requires Re-submit
<i>Comments</i>	Please provided a transect map with environmental assessment report.			
<i>Corrections</i>	2.12.16/6.5 - EALS or Exemption provided (Not Resolved) - **Transect Map showing area walked during site visit must be included with EALS** 2.12.16/6.5 - EALS or Exemption provided?: Provide Environmental Assessment of Listed Species (EALS) or submit an Exemption (EALS-ER). Copy of the EALS/EALS-ER will be forwarded to review agency for comments. Refer to LDC Sec. 6.5 for submittal requirements and review procedures.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	02/03/2026	01/27/2026	Approved
<i>Comments</i>	per BOCC waiver approval 12/2/25			
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	02/03/2026	02/09/2026	Approved
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	02/03/2026	02/04/2026	Informational
<i>Comments</i>	REMARKS: Checked Sunbiz & project list. 6-4-25 HR/EMW 02.04.2026 IF APPLICABLE: Sec. 2.18.1.1 - Show connections to other phases. Sec.2.19.2.H – Legal Documents Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc. Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate) For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public." Sec. 6.3.1.B.2 – Required Right of Way Dedication For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk." Sec. 6.3.1.D.3 - Cross Access Easements For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]." Sec. 6.3.1.C.1 - Utility Easements (select as appropriate) "[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider." Sec. 6.3.1.C.2 – Utility Easements "[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities." Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate: 1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities." 2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities." 3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk." Sec.6.3.1.D(f) – If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]." 			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	02/03/2026	02/03/2026	Approved
<i>Recommendations</i>	2.12.20 ☐ Stormwater Infrastructure Supports Phasing - Stormwater improvements must be in place to support each phase of development at time of phase completion.			
<i>Recommendations</i>	If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	02/03/2026	01/28/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	02/03/2026	02/01/2026	Approved

SUBMITTAL SUMMARY REPORT (32920)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Utilities (OCE Plans) (Utilities)	Heather Proctor	02/03/2026	01/28/2026	Approved
<i>Comments</i> Parcel 14221-000-00 is within the Marion County Utilities service area but is outside of connection distance to public water and wastewater. An existing private well and septic system are shown on the plans.				
The parcel is located within the State B-Map and is outside of the Urban Growth Boundary.				

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- LANDSCAPE SET_AEP 1.24.2026.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Janet W	Should be 14138-000-00	01/28/2026 3:14	PMAEP- Major Site Plan 1-27-26.pdf	3
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Chris Zeigler	96.03 ft	02/01/2026 5:30	PMFile Category Placeholder.pdf	4

OCE: Plan Review (DR) v.3

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Kristie Wright	02/19/2026	02/19/2026	Approved
<i>Corrections</i> Additional 911 Comments (Resolved) - On Both the AEP Major Site Plan & AEP Major Site Plan Complete, Sheets C003, C004, C005, C007, C008 have Parcel #14138-000-00 incorrectly labeled as 14121-000-00.				
Environmental Health (Plans) (Environmental Health)	Evan Searcy	02/19/2026	02/18/2026	Approved
<i>Comments</i> As long as the existing well is at least 75' from the septic system it will not require a variance. This will still require a Limited Use Water System operating permit through the Department of Health in Marion County. Please contact Rebecca.Roy@FLHealth.gov for more information. Protect well during all phases of construction.				
Fire Marshal (Plans) (Fire)	Jonathan Kenning	02/19/2026	02/12/2026	Approved
<i>Comments</i> Previously Approved				
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	02/19/2026	02/12/2026	Approved
Landscape (Plans) (Parks and Recreation)	Susan Heyen	02/19/2026	02/13/2026	Approved
<i>Comments</i> See info comment on irrigation plan				
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	02/19/2026	02/24/2026	Approved

SUBMITTAL SUMMARY REPORT (32920)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	02/19/2026	02/19/2026	Informational
<p><i>Comments</i></p> <p>Checked Sunbiz & project list. 6-4-25 HR//EMW 02.19.2026 IF APPLICABLE: Sec. 2.18.1.1 - 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]."</p>				

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	02/19/2026	02/16/2026	Approved
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Recommendations 2.12.20 Stormwater Infrastructure Supports Phasing - Stormwater improvements must be in place to support each phase of development at time of phase completion.

Recommendations If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.

OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	02/19/2026	02/12/2026	Approved
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OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	02/19/2026	02/14/2026	Approved
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Utilities (OCE Plans) (Utilities)	Heather Proctor	02/19/2026	02/12/2026	Approved
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Comments Previously approved - Parcel 14221-000-00 is within the Marion County Utilities service area but is outside of connection distance to public water and wastewater. An existing private well and septic system are shown on the plans. The parcel is located within the State B-Map and is outside of the Urban Growth Boundary.

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SUBMITTAL SUMMARY REPORT (32920)

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Chris Zeigler	96.03 ft	02/01/2026 5:30	PMFile Category Placeholder.pdf	4

MAJOR SITE PLAN ALIEN ENGINEERED PRODUCTS SHOP EXPANSION

GDC PROJECT NUMBER 23-05
9655 NE 21ST AVE ANTHONY
MARION COUNTY, FLORIDA
JANUARY 23, 2026

SITE DATA
OWNER: JUAN GRON
GIRON LLC
4716 SE 31ST STREET
OCALA, FL 34480
352-304-4960

PIE: 14221-000-00 - 14138-000-00

GENERAL STATEMENT: MAJOR SITE PLAN IS INTENDED FOR THE REDEVELOPMENT OF THE SITE TO SERVE THE EXISTING METAL FABRICATION USE, EXPANSION OF THE SAME USE, AND PLANNING FOR FUTURE IMPROVEMENTS.



FUTURE LAND USE: COMMERCIAL
DEV. AGREEMENT: NONE FOUND
ZONING: B-5 & R-1
VARIANCE: NONE FOUND
PREVIOUS SITE PLAN APPROVED: SSC ANTHONY +1- SEPTEMBER 6, 2000
SPECIAL USE PERMITS: NONE FOUND
OVERLAY ZONES: PRIMARY SPRINGS PROTECTION ZONE-OCKLAWAHA BMAP

LOT AREA: 3.67 AC WIDTH: +1519 FEET

SETBACKS: FRONT: 40 FT REAR: 25 FT SIDE: 10 FT HT: LESS THAN 50'
FAR: (992 SF + 7985 SF + 3600 SF + 15,000SF) / 159,865 = 0.17

WATER & SEWER: ON-SITE WELL/SEPTIC

EXISTING CONDITIONS
USE: MANUFACTURING, METAL FABRICATION & WELDING SHOP
BUILDING#1 OFFICE: 992 SF
BUILDING#2 WAREHOUSE: 7985 SF
SITE IMPERVIOUS: 42,571 SF
LIME ROCK IMPERVIOUS: 14,323 SF
TOTAL IMPERVIOUS AREA: 65,871 SF (1.51 AC) (41.2%)
SITE ALLOWABLE IMPERVIOUS AREA: 87,120 SF

PROPOSED CONDITIONS
USE: MANUFACTURING, METAL FABRICATION & WELDING SHOP EXPANSION
BUILDING #1 OFFICE: 992 SF (TO REMAIN)
BUILDING #2 WAREHOUSE: 7985 SF (TO REMAIN)
BUILDING #3 SHOP EXP.: 3600 SF (PROPOSED)
SITE IMPERVIOUS: 19,439 SF (PROPOSED)
POND IMPERVIOUS: 36,431 SF (PROPOSED)

SUB-TOTAL SITE IMPERV AREA: 68,447 SF (PROPOSED)
SUB-TOTAL SITE IMPERV AREA: 32,109 SF (FUTURE)
TOTAL SITE IMPERVIOUS AREA: 100,556 SF (2.30 AC) (62.9%)

OPEN SPACE: 59,309 SF (1.36 AC) (37.0%)

PARKING REQUIREMENTS
BUILDING #1 & #2
992 SF²(15SP/1000SF): 2.48 SPACES OFFICE EXISTING
3600 SF²(15SP/75SF): 5.32 SPACES MANUFACTURE EXISTING
3600 SF²(15SP/75SF): 5.33 SPACES WAREHOUSE EXISTING
3600 SF²(15SP/75SF): 5.33 SPACES MANUFACTURE PROPOSED
ADA SPACE (15SP/25SPACES): 1

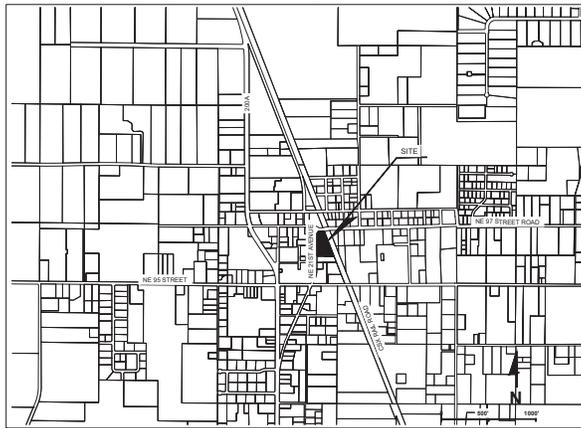
TOTAL REQUIRED: 16.06 SPACES
TOTAL PROVIDED: 16.00 SPACES

TRIP GENERATION - 7TH EDITION

LAND USE	CODE	SIZE(SF)	DAILY TRIPS	AMPM PEAK HR
MANUFACTURE	140	7,593	29.0	15.9 / 5.7
OFFICE	710	992	10.9	1.5 / 1.5
WAREHOUSE	150	3,992	19.8	2.3 / 2.4
TOTAL			59.73	9.74 / 9.61

MILES OF ROADWAY: N/A
NUMBER OF LOTS: N/A

IMPORTANT NOTES FOR CONTRACTOR
1. A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED ON-SITE WITH OWNER, CONTRACTOR, COUNTY INSPECTOR TO CONFIRM WORK APPROACH, TESTING REQUIREMENTS, AND THAT ALL PERMITS HAVE BEEN OBTAINED.
2. NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE OFFICE OF THE COUNTY ENGINEER.



SECTION 09 TOWNSHIP 14S. RANGE 22E.

LOCATION MAP



Guerra Development Corporation
Consulting Engineering
Civil - Structural
2817 NE 3rd Street - Ocala, Florida 34470
Ph: (352) 629-8060
GDC@guerraorp.net
State of Florida Certificate of Authorization No. 4954

OWNER'S CERTIFICATION

I HEREBY CERTIFY THAT I HAVE REVIEWED THESE PLANS WITH THE IMPROVEMENTS CALLED FOR AND FIND THEM ACCEPTABLE FOR THE PURPOSE OF THEIR INTENDED USE AND THAT I AND MY SUCCESSORS AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN HEREON. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS AS SET FORTH IN THE CURRENT AND APPLICABLE REGULATIONS HAVING JURISDICTION OVER THIS PROJECT.

JUAN GRON
OWNER/APPLICANT SIGNATURE
DATE: _____

INDEX OF SHEETS

COVER SHEET	0301
GENERAL NOTES	0302
DEMOLITION PLAN	0303
SITE LAYOUT PLAN	0304
PAVING, GRADING, & DRAINAGE PLAN	0305
DRA CROSS SECTION SHEET	0306
UTILITY PLAN	0307
STORMWATER POLLUTION PREVENTION PLAN	0308
GENERAL DETAILS	0309-0310
LANDSCAPING & IRRIGATION PLAN (BY OTHERS)	
BOUNDARY & TOPO SURVEY (BY OTHERS)	

UTILITY PROVIDERS

ELECTRIC	DUNE ENERGY	YANI MIREKDIS	352-684-8811
COMMUNICATIONS	LUMEN	OWEN HERLEY	352-431-2217
COMMUNICATIONS	OCALA FIBER	BILLY WELKLAND	352-461-6668
SEWER	ON-SITE SEPTIC	DOH	352-623-7744
WATER	ON-SITE WELL	DOH	352-623-7744

CONCURRENCY

"THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE RESULTING PROPERTY(IES) ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, UTILITY SUBSEQUENT APPLICATIONS EXPECTED PURSUANT TO SECTION 18.2.2.C AS APPLICABLE."

MARION COUNTY LIST OF APPROVED WAIVERS

- 6.11.12 - SIDEWALK- APPROVED 1000005- MAY SIDEWALK FEE IN LIEU OF CONSTRUCTION ALONG EXTERNAL STREETS
- 6.11.2.861 - FIREBOARD- APPROVED 1000205- APPROVE WITH CONDITION THAT DRA DRAINAGE BE FOR STRUCTURE AND CAN COMPLY WITH BUFFER REQUIREMENTS OF BOARD OF COUNTY COMMISSIONERS
- 2.11.24 - LANDSCAPE REQUIREMENTS 8.8 - BUFFERING- 100005 DRC RECOMMENDED TO DENY BUT RECOMMEND APPROVAL OF WAIVING THE WALL AND PROVIDING UPDATES TO ITS PLAN WITH PROPOSALS BEFORE GOING TO DRC. DRC SUPPORTS DIFFERENT WAY OF BUFFERING AND BUFFERING THE APPLICANT WILL ALSO NEED TO CLARIFY HOW THEY'RE GOING TO ACHIEVE THE BUFFER
- 8.000 - DECEMBER 2, 2025 - REQUEST FOR WAIVER FROM LAND DEVELOPMENT CODE SECTION 8.8.6 - BUFFER FOR A MAJOR SITE PLAN FOR ALIEN ENGINEERED PRODUCTS SHOP EXPANSION, PARCEL NUMBER 14221-000-00 AND 14138-000-00, APPLICATION NUMBER 23058 - MOTION BY COMMISSIONER BREWSTER, SECOND BY COMMISSIONER STONE, TO APPROVE AGENDA ITEM 8.1 WITH CONDITIONS, THE MOTION CARRIED 9-11 CONDITIONS
- APPLICANT WILL BE REQUIRED TO PLANT VEGETATIVE BUFFER ON SOUTHERN BOUNDARY, IF RESIDENTIAL, NEIGHBOR DOES NOT CONSENT TO USING THEIR VEGETATIVE BUFFER, NEIGHBOR HAS CONSENTED- SEE LETTERS
- OFFICER ENFORCE AROUND OUTDOOR STORAGE

LEGAL DESCRIPTION

PARCEL 1:
COMMENCE AT THE SOUTHWEST CORNER OF THE RAILROAD DEPOT GROUNDS, ANTHONY, FLORIDA AND RUN THENCE NORTH 88°07'24" EAST, A DISTANCE OF 38.35 FEET TO A POINT ON THE EAST MAINSTREET RIGHT OF WAY OF MAIN STREET (SAD POINT BEING THE POINT OF BEGINNING), THENCE NORTH 0°34'20" WEST, ALONG THE EAST MAINTAINED RIGHT OF WAY OF MAIN STREET A DISTANCE OF 201.08 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 70.00 FEET, A CHORD BEARING OF 89°17'57" EAST ALONG SAID SOUTHERLY RIGHT OF WAY A DISTANCE OF 31.24 FEET TO THE WESTERLY RIGHT OF WAY OF THE BEARBARD COASTLINE RAILROAD, THENCE SOUTH 21°43'57" EAST, A DISTANCE OF 184.41 FEET, THENCE SOUTH 88°54'20" WEST, A DISTANCE OF 222.98 FEET, THENCE SOUTH 87°04'47" WEST, A DISTANCE OF 34.38 FEET, THENCE SOUTH 87°33'20" WEST, A DISTANCE OF 20.00 FEET, THENCE SOUTH 0°46'47" EAST, A DISTANCE OF 110.47 FEET, THENCE SOUTH 88°50'52" WEST, A DISTANCE OF 164.64 FEET TO SAID EAST RIGHT OF WAY OF MAIN STREET, THENCE NORTH 0°12'02" WEST, ALONG SAID RIGHT OF WAY A DISTANCE OF 110.17 FEET TO THE POINT OF BEGINNING, MARION COUNTY, FLORIDA.

PARCEL 2:
COMMENCING 30 FEET EAST AND 110 FEET SOUTH OF SOUTHWEST CORNER OF RAILROAD DEPOT GROUNDS, ANTHONY, FLORIDA, THENCE SOUTH 118 FEET, THENCE EAST 177 FEET, THENCE NORTH 118 FEET, THENCE WEST 177 FEET, IN SECTION 9, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, LESS THE WESTERLY 30 FEET FOR ROAD RIGHT OF WAY

PARCEL 3:
COMMENCE AT THE SOUTHWEST CORNER OF THE S.W. BEST DEVELOPMENT ANTHONY, FLORIDA AND RUN N 89°05'50" E 227 FEET TO THE POINT OF BEGINNING, THENCE RUN S 0°47' 29" E 261.00 FEET, THENCE RUN S 80°05'50" W 20.00 FEET, THENCE RUN N 89° 47' 29" W 46.00 FEET, THENCE RUN N 89°05' 25.00 FEET TO THE POINT OF BEGINNING LYING AND BEING IN SECTION 9, TOWNSHIP 14 SOUTH RANGE 22 EAST, MARION COUNTY, FLORIDA

ENGINEER'S CERTIFICATION

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

PAUL WILDMAN, P.E.
P.L. REG. NO. 7824
DATE: _____

VALID ONLY WITH SEAL

GENERAL NOTES

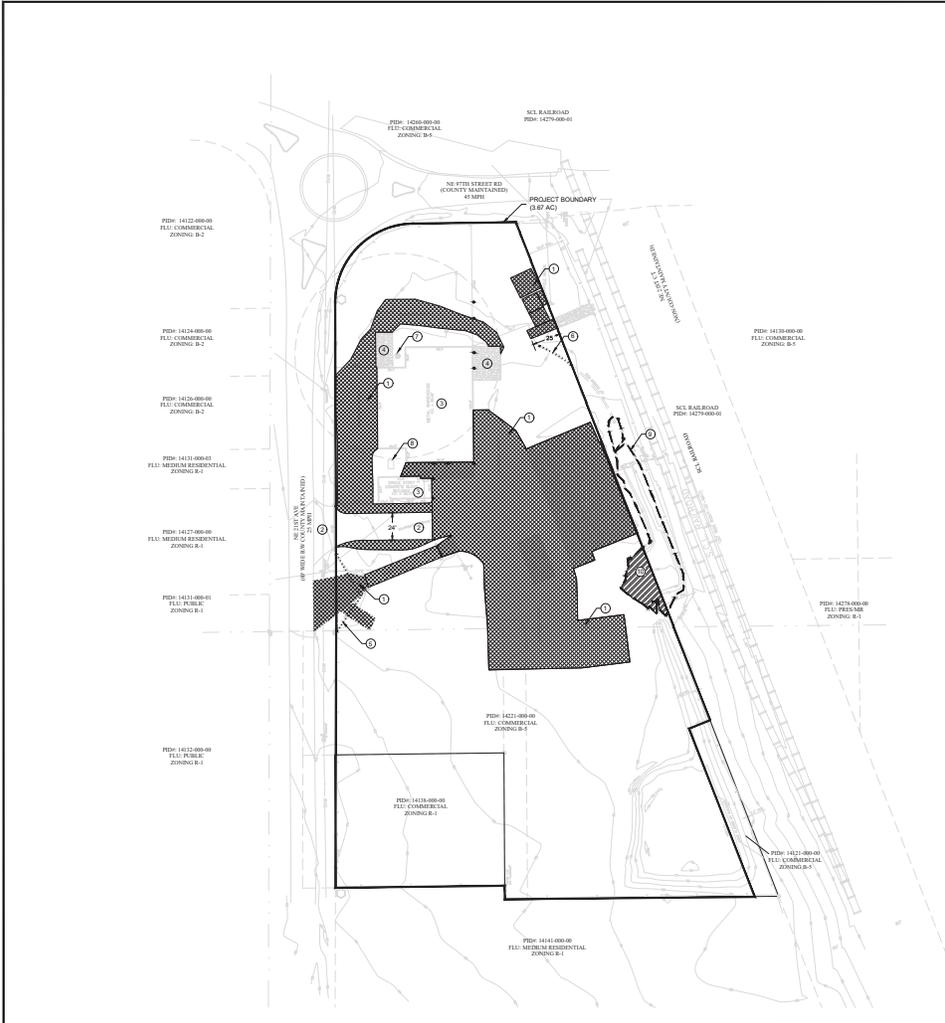
- 1. THIS SET OF PLANS IS NOT TO BE USED FOR ANY PURPOSE UNLESS ALL SHEETS LISTED IN THE INDEX ARE INCLUDED IN THE SET. SECURELY BOUND AND EACH SHEET PROPERLY CERTIFIED.
2. ALL CONSTRUCTION COVERED BY THESE PLANS MUST CONFORM WITH THE LATEST MATERIAL AND PROCEDURE REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE LATEST MARION COUNTY LAND DEVELOPMENT REGULATIONS.
3. ANY DEVIATION FROM THESE PLANS REQUIRES PRIOR WRITTEN APPROVAL FROM THE PROFESSIONAL ENGINEER OF RECORD AND, IF APPLICABLE, FROM MARION COUNTY AND SJRWMD.
4. THE GENERAL CONTRACTOR FOR THE PROJECT IS HEREBY REQUIRED, AS PART OF THE CONTRACT, TO REVIEW EACH SHEET OF THE SET AND STUDY THEIR CORRELATION PRIOR TO BIDDING A CONSTRUCTION. THIS REVIEW ALSO INCLUDES ALL REPORTS (GEOLOGICAL, STRUCTURAL, STORM WATER) AND PERMITS FOR SPECIAL CONDITIONS. CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES FOUND ON THE PLANS, REPORTS, OR PERMITS.
5. THE GENERAL CONTRACTOR IS HEREBY REQUIRED TO IMPLEMENT JOB SAFETY AT ALL TIMES THROUGHOUT THE DURATION OF THE PROJECT. JOB SAFETY PRACTICES, MEASURES, ETC. SHALL BE IN ACCORDANCE WITH OSHA AND ANY OTHER APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
6. THE GENERAL CONTRACTOR IS HEREBY REQUIRED TO CONTACT ALL PERTINENT UTILITY COMPANIES, FIELD VERIFY THE LOCATION, BOTH HORIZONTAL AND VERTICAL, OF THE UTILITIES WITHIN THE PROJECT BROWN ON THE PLANS PRIOR TO STARTING CONSTRUCTION. SHOWN UTILITIES ARE APPROXIMATE.
7. ALL SIGN AND MARKING MATERIAL SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND SAFE PRACTICES FOR STREET AND HIGHWAYS AND UTILITY OPERATIONS.
8. THIS PROJECT FALLS WITHIN THE JURISDICTION OF THE FOLLOWING REGULATORY/MUNICIPAL AGENCIES. CONSTRUCTION MAY COMMENCE ONLY AFTER APPROVAL OF ALL APPLICABLE PERMITS.
9. ST. JOHNS RIVER WATER MANAGEMENT DISTRICT - CMP PERMIT
10. FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION - NPDES PERMIT
11. THE GENERAL CONTRACTOR IS HEREBY REQUIRED TO INSTALL AND MAINTAIN BEST MANAGEMENT PRACTICES PRIOR TO STARTING EARTHWORK AND DURING CONSTRUCTION AS PER THE FLORIDA STORMWATER EROSION CONTROL INSPECTORS MANUAL.
12. ALL AREAS DISTURBED BY THE CONSTRUCTION OF THIS PROJECT WHICH ARE NOT OTHERWISE PAVED SHALL BE IMMEDIATELY SODDED FOLLOWING FINAL GRADING. ALLOW FOR THICKNESS OF SOD WITH A 12 INCH UNDERCUT. SOG SHALL BE SHADY AND SHALL BE REGULARLY WATERED BY THE CONTRACTOR UNTIL ESTABLISHED.
13. DATUM
14. SUBSTATIONS ARE BASED ON U.S. BENCH MARK 179 (ADJUSTED) IS ELEVATION 84.6 DATUM - NAVD 83.
15. THE BEARING SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATES WEST ZONE, BASED ON THE FOOT FROM NETWORK, NAD 1983, 2011 ADJUSTMENT, AND REFERENCED TO THE EAST LINE OF THE SURVEY PROPERTY LINE BEING 181.17 FEET TO THE CENTERLINE OF THE CANAL.
16. ALL OVERHEAD UTILITIES SHALL BE RELOCATED TO MEET A MINIMUM VERTICAL CLEARANCE OF 18 FEET. TREES TO REMAIN SHALL BE TRIMMED TO COMPLY WITH THE MINIMUM VERTICAL CLEARANCE.
17. THE DESIGN CONSULTANT SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGES OR DELAYS ATTRIBUTED TO THE LOCATION OR DISPOSITION OF ANY UTILITIES. ANY DAMAGE RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
18. THE GENERAL CONTRACTOR IS HEREBY MADE RESPONSIBLE AS PART OF THIS CONTRACT, FOR ALL CONSTRUCTION LAYOUT, BOTH VERTICAL AND HORIZONTAL. THE LAYOUT SHALL BE MADE BY A PROFESSIONAL LAND SURVEYOR LICENSED FOR PRACTICE IN THE STATE OF FLORIDA.
19. OWNER SHALL ENTER INTO A CONTRACT WITH A TESTING LABORATORY FOR THE PURPOSE OF QUALITY CONTROL. IF SELECTED TO DO SO, OWNER SHALL BEAR ALL COSTS ASSOCIATED WITH TESTING. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXPENSES INCURRED TO RE-TEST IMPROVEMENTS IN THE EVENT OF "FAILED" TESTS. THE GENERAL CONTRACTOR IS HEREBY MADE RESPONSIBLE TO COORDINATE WITH THE TESTING LABORATORY FOR SCHEDULING OF SAMPLING AND TESTING.
20. THE CONTRACTOR IS RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL PRACTICES DURING CONSTRUCTION TO MINIMIZE ON-SITE EROSION/SEDIMENTATION AND TO PROTECT AGAINST DAMAGE TO OFF-SITE PROPERTY. THE FOLLOWING PRACTICES SHALL BE EMPLOYED:
A. EROSION AND SEDIMENTATION CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. A SILT BARRIER SHALL SPECIFICALLY BE REQUIRED, CONSTRUCTED, AND MAINTAINED AS NOTICED. TEMPORARY SEED AND MULCH SHOULD BE USED TO CONTROL ON-SITE EROSION WHEN IT IS NOT PRACTICAL TO ESTABLISH PERMANENT VEGETATION. SOG SHALL BE PLACED AS EARLY AS POSSIBLE ON ALL SLOPES STEEPER THAN (1 FT) HORIZONTAL TO (1 FT) VERTICAL. SOG SHALL BE PINNED AS REQUIRED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED IN WORKING ORDER THROUGHOUT THE CONSTRUCTION PHASE. THE CONTRACTOR SHALL INSPECT AND REPAIR AS NECESSARY THE EROSION/SEDIMENTATION PROTECTION AT THE END OF EACH WORKING DAY.
B. ALL INLET STRUCTURES AND PIPE SHALL BE PROTECTED FROM SILTATION BY CONSTRUCTION INLET PROTECTION AS DEFINED BY THESE PLANS OR THE FOOT STANDARDS. IF SILTATION OCCURS, THE CONTRACTOR IS RESPONSIBLE TO REMOVE SILTATION AS PART OF THE BASE CONTRACT AT NO ADDITIONAL COST TO THE OWNER.
C. EXHAUSTED STORMWATER FACILITIES SHALL BE CONSTRUCTED AS PART OF THE INITIAL CONSTRUCTION. THE FACILITIES SHALL BE ROUGH GRADED TO THE DESIGN ELEVATIONS AFTER THE CONTRIBUTING DRAINAGE AREA IS STABILIZED. GRASSES AND UNSUITABLE SOILS SHALL BE REMOVED FROM THE BASIN (REMOVE ALL ACCUMULATED SILTS, CLAYS, ORGANIC, AND DEBRIS), FINALLY SCARP AND GRADE BOTTOM AND VEGETATE.
D. PERMANENT VEGETATIVE STABILIZATION SHALL BE APPLIED ON FINE GRADED SITES AS SOON AS PRACTICAL. TEMPORARY SEEDINGS SHOULD BE EMPLOYED TO PREVENT EXPOSURE OF BARE SOILS UNTIL PERMANENT VEGETATION CAN BE APPLIED.
E. ALL SLOPES 3:1 OR STEEPER REQUIRE LAPPED OR PEGGED SOG.
F. EROSION, SEDIMENT, AND TURBIDITY CONTROL ARE THE RESPONSIBILITY OF THE CONTRACTOR. THESE DELINEATED MEASURES ARE THE MINIMUM REQUIRED, WITH ADDITIONAL CONTROLS TO BE UTILIZED AS NEEDED, DEPENDENT UPON ACTUAL SITE CONDITIONS AND CONSTRUCTION OPERATION.
G. ALL SYNTHETIC BALES, SILT FENCE, AND OTHER EROSION CONTROL MEASURES SHALL BE REMOVED AT THE COMPLETION OF THE PROJECT.
21. THE CONTRACTOR SHALL MAINTAIN IN HIS POSSESSION A COPY OF THE WATER MANAGEMENT DISTRICT CONSTRUCTION PERMIT. HE SHALL BE RESPONSIBLE FOR ADHERENCE TO ALL CONDITIONS

- CONTAINED IN THE PERMIT.
2. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.
3. CONTRACTOR SHALL SUBMIT FOR REVIEW TO THE ENGINEER OF RECORD SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO BE USED ON THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. ENGINEER'S APPROVAL OF A SHOP DRAWING DOES NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR THE PERFORMANCE OF THE ITEM.
4. GENERAL CONTRACTOR SHALL CONTACT ENGINEER OF RECORD AND THE OWNER REPRESENTATIVE 48 HOURS IN ADVANCE PRIOR TO BACKFILLING TRENCHES FOR FIELD INSPECTION AND PRIOR TO LAYING ASPHALT FOR FIELD INSPECTIONS.
5. CONTRACTOR IS TO SUBMIT FOOT APPROVED ASPHALT DESIGN MIXES TO THE ENGINEER OF RECORD BEFORE ANY WORK IS TO COMMENCE ON PROJECT. THE MIXTURE AT THE PLANT OR ON THE ROAD SHALL NOT EXCEED 3% DEGREES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AND PROVIDE TEMPERATURE READINGS PRIOR TO LAYING ASPHALT.
6. PROVIDE LEVEL PLATFORM IN FRONT OF ALL EGRESS DOORS. THE FLOOR SURFACE ON BOTH SIDES OF A DOOR SHALL BE AT THE SAME ELEVATION. THE FLOOR SURFACE ON LANDINGS ON EACH SIDE OF THE DOOR SHALL EXTEND FROM THE DOOR IN THE CLOSED POSITION A DISTANCE EQUAL TO THE DOOR WIDTH AND SHALL COMPLY WITH SECTION 9.3.8 MANEUVERING CLEARANCES AT DOORS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION.
7. RAMPS SHALL HAVE LEVEL LANDINGS AT THE BOTTOM AND TOP OF EACH RAMP RUN. CURB RAMPS ARE NOT REQUIRED TO HAVE LANDINGS. LANDINGS SHALL HAVE THE FOLLOWING FEATURES:
A. THE LANDING SHALL BE AT LEAST AS WIDE AS THE RAMP RUN LEADING TO IT.
B. ALL LANDINGS ON RAMPS SHALL BE NOT LESS THAN 6' CLEAR AND THE BOTTOM OF EACH RAMP SHALL HAVE NOT LESS THAN 72" OF STRAIGHT AND LEVEL CLEARANCE.
C. IF RAMPS CHANGE DIRECTION AT LANDINGS, THE MINIMUM LANDING SIZE SHALL BE 80"X80". IF A RAMP RUN HAS HANDRAILS ON BOTH SIDES, HANDRAILS ARE NOT REQUIRED ON CURB RAMPS. HANDRAILS SHALL BE SHOWN ON THE SITE PLAN.
8. THE CONTRACTOR SHALL STOCKPILE TOPSOIL AND CONSTRUCTION MATERIALS IN AREAS DESIGNATED BY ENGINEER OF RECORD AND PROPERTY OWNER.
9. ALL CONCRETE USED SHALL BE A MINIMUM OF 3,000 PSI.
10. ALL WELLS, CLEANOUTS, MANHOLE TOPS, PULL BOX COVERS AND OTHER UTILITY APPURTENANCES IN THE AREA OF DEVELOPMENT SHALL BE PROTECTED AND TOPS ADJUSTED TO MATCH PROPOSED GRADES.
11. CONTRACTOR SHALL SAW CUT, TACK, AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
12. SOG SHALL BE PLACED AROUND ALL STRUCTURES AS DIRECTED BY THE FOOT INDEX NO. 281. ALL OTHER DISTURBED AREAS SHALL BE SEEDED AND MULCHED UNLESS OTHERWISE SPECIFIED ON THE PLANS.
13. ALL STORM SEWER, CURB, AND DITCH BOTTOM INLETS SHALL CONFORM TO THE APPLICABLE FOOT INDEX. ALL DRAINAGE STRUCTURES WITH GRATES THAT ARE LOCATED IN GRASSED AREAS SHALL HAVE THE GRATE CHAINED TO THE STRUCTURE USING AN EYE BOLT AND CHAIN.
14. ALL CONCRETE STRUCTURES SHALL HAVE ALL EXPOSED EDGES CHAMFERED 1/2" AND CLASS I SURFACE FINISH.
15. OWNER OPERATION AND MAINTENANCE NOTES FOR STORMWATER

- GENERAL
1. ALL DRAINAGE FACILITIES WITHIN THE SITE FOR THIS PROJECT SHALL BE MAINTAINED BY THE OWNER. THE STORM DRAINAGE SYSTEM SHALL BE MAINTAINED AS FOLLOWS:
2. DURING CONSTRUCTION, INSTALL EROSION CONTROL BARRIERS (SILTATION FENCES OR STRAW BALES) AS SPECIFIED BY THE PLANS, AS A MINIMUM, AND AT LOCATIONS NOT SPECIFIED WHICH SHOW SIGNS OF OVERFLOW AND EROSION.
SWALES AND DITCHES
3. MAINTAIN SOG OR GRASS IN ALL SWALES WITHIN THIS SITE AND IN THE RIGHT-OF-WAY DIRECTLY IN FRONT OF THE SITE. MOWING SHALL BE PERFORMED REGULARLY TO PRESERVE THE QUALITY OF COVER. SWALES SHALL BE KEPT UNOBSTRUCTED IN ORDER FOR RUNOFF TO FLOW FREELY TO ITS INTENDED DESTINATION. OPERATION OF HEAVY EQUIPMENT OVER FINISHED SWALES SHALL BE AVOIDED TO PROTECT THE GRADES, VEGETATIVE COVER AND INFILTRATION POTENTIAL.
RETENTION PONDS (BAYS)
4. SOG SLOPES SHALL BE KEPT COVERED WITH SOG OR GRASS AS SPECIFIED ON THE PLANS AND MOVED REGULARLY. YEARLY MAINTENANCE SHALL REPAIR ANY EROSION, ESPECIALLY IN THE AREAS AROUND MANHOLE SPOULLERS AND BRAN PIPES, IF APPLICABLE. REMOVE ACCUMULATED DEBRIS, GREASE AND SILTS, IF ANY.
5. VERIFY THAT THE SPOULLERS, BRAN PIPES, PIPES AND OUTLETS REMAIN UNOBSTRUCTED TO PREVENT OVERTOPPING AND SUBSEQUENT EROSION.
6. DURING CONSTRUCTION, ESPECIALLY IN AREAS WHERE EROSION HAS A POTENTIALLY DAMAGING EFFECT SUCH AS SWALES, WHICH ARE NOT STABILIZED, WITH SLOPES GREATER THAN 1%, DITCH BLOCKS SHALL BE INSTALLED (E. 1/4" BALES) TO PREVENT SOIL MIGRATION UNTIL SOCCING AND OTHER IMPROVEMENTS HAVE BEEN PLACED.
7. DOWNSTREAM PORTIONS OF THE SYSTEM SHALL BE CONSTRUCTED FIRST, IN ORDER TO ACCOMMODATE THE INCREASING FLOW AS THE PROJECT DEVELOPS.
INLETS, PIPES AND CONTROL STRUCTURES
8. VERIFY ANNUALLY THAT PIPES, INLETS, GRATES AND SLOTS ARE NOT CLOGGED. CLEAN AS NECESSARY.
AS-BUILT
1. AS-BUILT RECORD SURVEY SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND ONCE APPROVED PROVIDED TO THE OFFICE OF THE COUNTY ENGINEER AND OTHER AGENCIES AS NECESSARY AS A RECORD OF COMPLETED CONSTRUCTION. INFORMATION SHOWN ON THIS SURVEY SHALL BE AN ACTUAL RECORD OF THE HORIZONTAL AND VERTICAL LOCATION OF FEATURES AS CONSTRUCTED AND SHALL BE RECORDED WITH THE OFFICE OF THE COUNTY ENGINEER. AS-BUILT RECORD SURVEY SHALL MEET REQUIREMENTS AS SET FORTH IN CH. 54-17.50(1) FAC. THE SURVEY SHALL BE SIGNED, SEALED, AND DATED BY A PROFESSIONAL SURVEYOR AND MAPPER LICENSED IN THE STATE OF FLORIDA WITH THE DATES OF FIELD SURVEY SHOWN.
2. INSPECTION AND MATERIAL TESTING OF ALL IMPROVEMENTS SHALL BE SUBMITTED IN ONE REPORT WITH THE AS-BUILT RECORD SURVEY.
3. PRIOR TO THE FINAL ENGINEERING INSPECTION AND CERTIFICATION, ALL PROPERTY CORNERS SHALL BE STAKED AND IF DISTURBED, RE-ESTABLISHED BY A PROFESSIONAL LAND SURVEYOR.

- LEGEND
- FINE CONCRETE MIXES (TOP ABOVE 1" WIDTH)
- FINE 1/2" DIA. HD. HD. CAP (UNLESS NOTED OTHERWISE)
- SOG
- MULCHES
- PAVED SURF
- LIGHT PAVE
- POWER POLE
- POWER POLE ANCHOR
- BILMOUND CURBING BOX
- EROSION MAT
- RETENTION TREATMENT
- FENCE
- CENTER LINE
- SQUARE
- RECT. COVER
- UNDEVELOPED AREAS
- CHAIN

Project information block including: SHEET TITLE, GENERAL NOTES, MARION COUNTY, FL, PROJECT, CLIENT, DATE, and a signature block for Quera Development Corp. Consulting Engineering, Inc. with a professional seal.



DEMOLITION PLAN

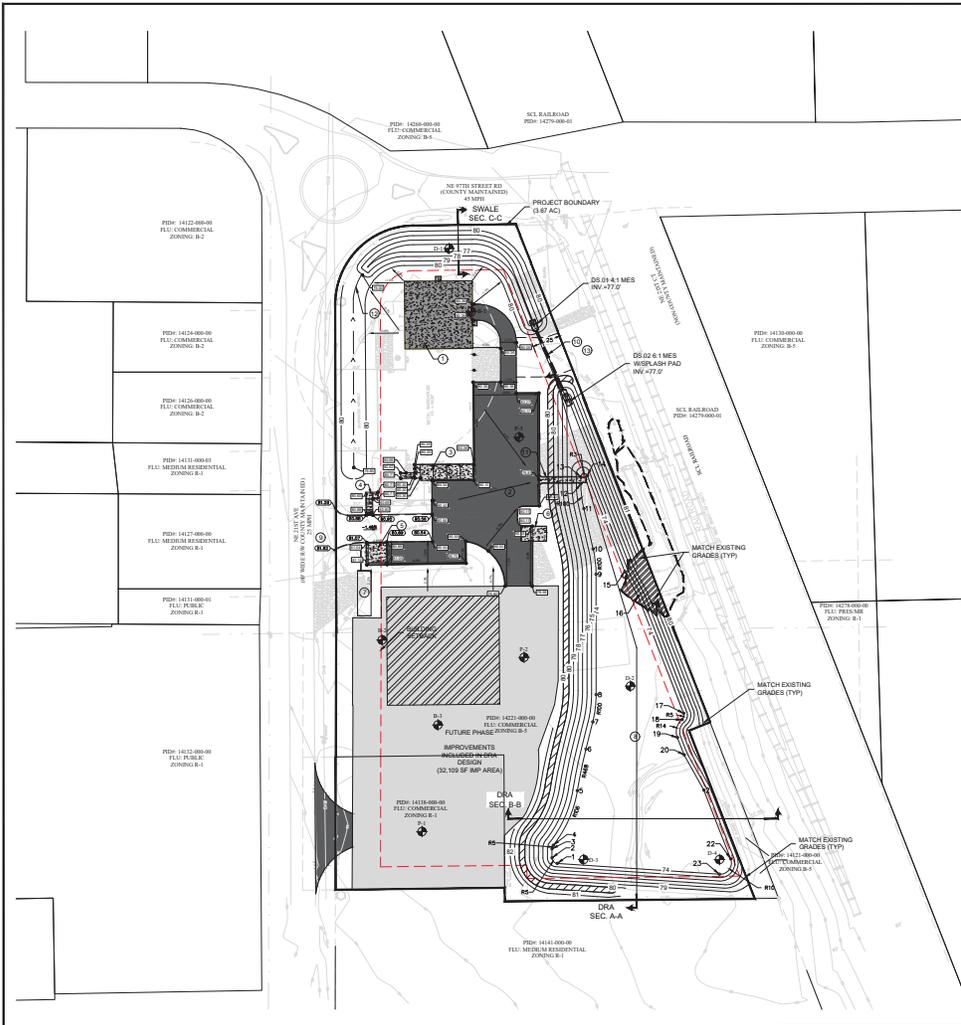
- ① DEMOLISH EXISTING IMPROVEMENTS AND FOUNDATIONS, SAWCUT PAVEMENT AND CONCRETE AS NECESSARY TO PREPARE FOR REDEVELOPMENT LAYOUT AND PROPOSED IMPROVEMENTS. REMOVE SOUTH DRIVEWAY. HAIL CURBS OFF SITE TO A PROPER DISPOSAL SITE AND IN ACCORDANCE WITH GOVERNING REGULATIONS.
- ② EXISTING NORTH DRIVEWAY APRON AND A PORTION OF THE EXISTING DRIVE ISLE TO REMAIN.
- ③ EXISTING BUILDINGS TO REMAIN. EXISTING METAL AWNING, INCLUDING THE COLUMNS, IN BETWEEN THE BUILDINGS TO BE REMOVED.
- ④ EXISTING CONCRETE PADS TO REMAIN.
- ⑤ REMOVE +/- 80 LF OF EXISTING CHAIN LINK FENCE W/ BARB WIRE WITH GATES AND REINSTALL APPROXIMATELY 88 LF OF CHAIN LINK FENCE W/ BARB WIRE WITHIN THE SAME WORK DAY TO MAINTAIN SECURITY TO THE PROPERTY.
- ⑥ REMOVE EXISTING RUBBER STORM PIPE.
- ⑦ EXISTING WELL TO REMAIN AND TO BE PROTECTED DURING CONSTRUCTION.
- ⑧ EXISTING SEPTIC TANK TO REMAIN.
- ⑨ OTHER SURFACE WATER (EXISTING DRAINAGE RETENTION AREA) APPROXIMATELY 0.068 ACRES.
- ⑩ OTHER SURFACE WATER ON-SITE AREA TO BE IMPACTED +/- 0.007 ACRES. SEE PAVING, GRADING, AND DRAINAGE PLAN FOR MODIFICATIONS.

DEMOLITION NOTES

1. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AT LEAST 7 DAYS PRIOR TO STARTING WORK AND DEVELOP A WORK PLAN THAT WILL COORDINATE CONSTRUCTION TIMING WITH THE OWNER'S BUSINESS OPERATION TO MINIMIZE DISRUPTION OF EACH OTHER'S WORK.
2. PRIOR TO BEGINNING THE WORK THE CONTRACTOR SHALL VERIFY THE EXISTING LOCATION OF ALL EXISTING UTILITIES BOTH OVERHEAD AND UNDERGROUND AND ENDEAVOR TO SAFEGUARD AGAINST THE INTERRUPTION OF SERVICES TO THE PUBLIC AND THE OWNER. UPON CONFIRMATION OF UTILITY LINE LOCATIONS ANY CONFLICTS SHALL BE SAFELY RESOLVED AND COORDINATED BETWEEN THE CONTRACTOR, THE UTILITY PROVIDER AND IF NECESSARY A LICENSED CONTRACTOR TO PERFORM SUCH WORK AS APPLICABLE TO THAT UTILITY (I.E. ELECTRICIAN TO ADDRESS POWER CONFLICTS); CONTACT SUNSHINE811.COM (811) OR (800) 432-4775.
3. OWNER HAS FIRST RIGHT OF REFUSAL OF ALL SALVAGEABLE ITEMS.
4. DEMOLITION SHALL FOLLOW FOOT SPECIFICATIONS SECTION 110 UNDER CLEARING AND GRUBBING.
5. DEMOLITION WORK SHALL BE PERFORMED IN A SAFE AND ORDERLY MANNER AS TO PROTECT THE EXISTING BUILDINGS AND PEOPLE THAT MAY BE WORKING AT THE TIME OF REMOVAL.



PROJECT TITLE	DEMOLITION PLAN	DATE	03/20/20
PROJECT LOCATION	14211-14212-14213-14214-14215-14216-14217-14218-14219-14220-14221-14222-14223-14224-14225-14226-14227-14228-14229-14230-14231-14232-14233-14234-14235-14236-14237-14238-14239-14240-14241-14242-14243-14244-14245-14246-14247-14248-14249-14250-14251-14252-14253-14254-14255-14256-14257-14258-14259-14260-14261-14262-14263-14264-14265-14266-14267-14268-14269-14270-14271-14272-14273-14274-14275-14276-14277-14278-14279-14280-14281-14282-14283-14284-14285-14286-14287-14288-14289-14290-14291-14292-14293-14294-14295-14296-14297-14298-14299-14300-14301-14302-14303-14304-14305-14306-14307-14308-14309-14310-14311-14312-14313-14314-14315-14316-14317-14318-14319-14320-14321-14322-14323-14324-14325-14326-14327-14328-14329-14330-14331-14332-14333-14334-14335-14336-14337-14338-14339-14340-14341-14342-14343-14344-14345-14346-14347-14348-14349-14350-14351-14352-14353-14354-14355-14356-14357-14358-14359-14360-14361-14362-14363-14364-14365-14366-14367-14368-14369-14370-14371-14372-14373-14374-14375-14376-14377-14378-14379-14380-14381-14382-14383-14384-14385-14386-14387-14388-14389-14390-14391-14392-14393-14394-14395-14396-14397-14398-14399-14400-14401-14402-14403-14404-14405-14406-14407-14408-14409-14410-14411-14412-14413-14414-14415-14416-14417-14418-14419-14420-14421-14422-14423-14424-14425-14426-14427-14428-14429-14430-14431-14432-14433-14434-14435-14436-14437-14438-14439-14440-14441-14442-14443-14444-14445-14446-14447-14448-14449-14450-14451-14452-14453-14454-14455-14456-14457-14458-14459-14460-14461-14462-14463-14464-14465-14466-14467-14468-14469-14470-14471-14472-14473-14474-14475-14476-14477-14478-14479-14480-14481-14482-14483-14484-14485-14486-14487-14488-14489-14490-14491-14492-14493-14494-14495-14496-14497-14498-14499-14500-14501-14502-14503-14504-14505-14506-14507-14508-14509-14510-14511-14512-14513-14514-14515-14516-14517-14518-14519-14520-14521-14522-14523-14524-14525-14526-14527-14528-14529-14530-14531-14532-14533-14534-14535-14536-14537-14538-14539-14540-14541-14542-14543-14544-14545-14546-14547-14548-14549-14550-14551-14552-14553-14554-14555-14556-14557-14558-14559-14560-14561-14562-14563-14564-14565-14566-14567-14568-14569-14570-14571-14572-14573-14574-14575-14576-14577-14578-14579-14580-14581-14582-14583-14584-14585-14586-14587-14588-14589-14590-14591-14592-14593-14594-14595-14596-14597-14598-14599-14600-14601-14602-14603-14604-14605-14606-14607-14608-14609-14610-14611-14612-14613-14614-14615-14616-14617-14618-14619-14620-14621-14622-14623-14624-14625-14626-14627-14628-14629-14630-14631-14632-14633-14634-14635-14636-14637-14638-14639-14640-14641-14642-14643-14644-14645-14646-14647-14648-14649-14650-14651-14652-14653-14654-14655-14656-14657-14658-14659-14660-14661-14662-14663-14664-14665-14666-14667-14668-14669-14670-14671-14672-14673-14674-14675-14676-14677-14678-14679-14680-14681-14682-14683-14684-14685-14686-14687-14688-14689-14690-14691-14692-14693-14694-14695-14696-14697-14698-14699-14700-14701-14702-14703-14704-14705-14706-14707-14708-14709-14710-14711-14712-14713-14714-14715-14716-14717-14718-14719-14720-14721-14722-14723-14724-14725-14726-14727-14728-14729-14730-14731-14732-14733-14734-14735-14736-14737-14738-14739-14740-14741-14742-14743-14744-14745-14746-14747-14748-14749-14750-14751-14752-14753-14754-14755-14756-14757-14758-14759-14760-14761-14762-14763-14764-14765-14766-14767-14768-14769-14770-14771-14772-14773-14774-14775-14776-14777-14778-14779-14780-14781-14782-14783-14784-14785-14786-14787-14788-14789-14790-14791-14792-14793-14794-14795-14796-14797-14798-14799-14800-14801-14802-14803-14804-14805-14806-14807-14808-14809-14810-14811-14812-14813-14814-14815-14816-14817-14818-14819-14820-14821-14822-14823-14824-14825-14826-14827-14828-14829-14830-14831-14832-14833-14834-14835-14836-14837-14838-14839-14840-14841-14842-14843-14844-14845-14846-14847-14848-14849-14850-14851-14852-14853-14854-14855-14856-14857-14858-14859-14860-14861-14862-14863-14864-14865-14866-14867-14868-14869-14870-14871-14872-14873-14874-14875-14876-14877-14878-14879-14880-14881-14882-14883-14884-14885-14886-14887-14888-14889-14890-14891-14892-14893-14894-14895-14896-14897-14898-14899-14900-14901-14902-14903-14904-14905-14906-14907-14908-14909-14910-14911-14912-14913-14914-14915-14916-14917-14918-14919-14920-14921-14922-14923-14924-14925-14926-14927-14928-14929-14930-14931-14932-14933-14934-14935-14936-14937-14938-14939-14940-14941-14942-14943-14944-14945-14946-14947-14948-14949-14950-14951-14952-14953-14954-14955-14956-14957-14958-14959-14960-14961-14962-14963-14964-14965-14966-14967-14968-14969-14970-14971-14972-14973-14974-14975-14976-14977-14978-14979-14980-14981-14982-14983-14984-14985-14986-14987-14988-14989-14990-14991-14992-14993-14994-14995-14996-14997-14998-14999-15000-15001-15002-15003-15004-15005-15006-15007-15008-15009-15010-15011-15012-15013-15014-15015-15016-15017-15018-15019-15020-15021-15022-15023-15024-15025-15026-15027-15028-15029-15030-15031-15032-15033-15034-15035-15036-15037-15038-15039-15040-15041-15042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PAVING, GRADING, AND DRAINAGE PLAN

- PROPOSED 3600 SF METAL BUILDING. FINISH FLOOR ELEVATION TO MATCH EXISTING ADJACENT ELEVATION OF 80.30'
- HEAVY DUTY ASPHALT SECTION. GRADE TO SHEET FLOW TO DRA AS SHOWN.
- CONCRETE PAVEMENT SECTION. USE CARE IN REMOVING THE EXISTING CONCRETE. RETROFIT AREA. GRADE TO CREATE POSITIVE FLOW AWAY FROM BUILDINGS AS SHOWN AND INTO THE NEW PROPOSED DRAINAGE SYSTEM.
- CONCRETE SIDEWALK SECTION. NEW SIDEWALK TO MATCH INTO EXISTING DRIVE ISLE AND MATCH EXISTING BUILDING ELEVATION TO CREATE A SMOOTH TRANSITION. ALL TO BE ADA COMPLIANT.
- CONCRETE ADA PARKING SECTION - SEE SHEET C000.
- CONCRETE DUMPS/TER PAD - SEE SHEET C000.
- PROPOSED UNDERGROUND FIRE PROTECTION TANK.
- EXISTING DRAINAGE RETENTION AREA TO BE EXPANDED. SEE DRA CROSS SECTIONS. NOTE THAT THIS SITE HAS SOME RETROFIT CONDITIONS THAT WILL NEED TO BE CONSIDERED FOR DESIGN.
- EXISTING ASPHALT DRIVEWAY TO REMAIN.
- PROPOSED 75 LF OF 24" RCP STORM PIPE AT 0.0% SLOPE.
- PROPOSED 5 FT WIDE CONCRETE FLUME AND A SPLASH PAD.
- PROPOSED 173 LF OF SODDED SWALE AT 0.5% SLOPE. SEE PLAN FOR ELEVATIONS.
- OPEN SPACE ACCESS TO REMAIN FOR RAIL CONNECTION.

PAVING, GRADING, AND DRAINAGE NOTES

- SEE DRAINAGE CALCULATIONS FOR PRE-DEVELOPMENT AND POST-DEVELOPMENT BASINS.
- THE PROJECT IS LOCATED IN A FLOOD ZONE "X" AS SHOWN UNDER FEMA FIRM 1208030400 EFFECTIVE 6/28/2008.
- IN AREAS WHERE EXISTING PAVEMENT IS TO REMAIN, CONTRACTOR SHALL SAWCUT, AND MATCH PROPOSED GRADES TO EXISTING AND PROVIDE A SMOOTH TRANSITION.

DRA POINT TABLE

Point #	Elevation	Northing	Easting
1	74.00	1801820.30	621660.74
2	74.00	1801824.38	621666.07
3	74.00	1801842.38	621666.07
4	74.00	1801845.48	621667.15
5	74.00	1801850.23	621678.59
6	74.00	1801920.57	621682.23
7	74.00	1801954.96	621692.23
8	74.00	1801979.10	621695.20
9	74.00	1802095.96	621695.14
10	74.00	1802108.44	621692.56
11	74.00	1802144.30	621694.27
12	74.00	1802160.31	621691.75
13	74.00	1802172.38	621691.67
14	74.00	1802173.40	621687.46
15	74.00	1802098.41	621732.60
16	74.00	1802096.84	621732.40
17	74.00	1801962.84	621772.81
18	74.00	1801959.97	621771.34
19	74.00	1801941.15	621767.23
20	74.00	1801926.81	621773.19

STORMWATER SYSTEM OPERATION AND MAINTENANCE NOTES TO OWNER

- THE ST JOHN'S RIVER WATER MANAGEMENT DISTRICT AND MARION COUNTY REQUIRE THAT THE STORMWATER SYSTEM SHOWN IN THESE PLANS BE MAINTAINED AND REMAIN IN GOOD WORKING ORDER IN PERPETUITY.
- AN ACCEPTABLE OPERATION AND MAINTENANCE ENTITY SHALL HAVE THE FINANCIAL, ADMINISTRATIVE, AND LEGAL CAPABILITY TO ACCESS, MONITOR, OPERATE, AND MAINTAIN THE PERMITTED STORMWATER SYSTEM.
- SEE THE OPERATION AND MAINTENANCE PLAN WHICH CONTAINS ALL THE REQUIREMENTS THAT THE MAINTENANCE ENTITY IS RESPONSIBLE FOR.

SHEET TITLE: PAVING, GRADING, AND DRAINAGE PLAN - WAGNERVILLE PLANT
 PROJECT: ANDERSON PAPER PRODUCTS - BRIDGE 2375 PARKWAY, ANDERSON, SC 29625
 DRAWN BY: J. WAGNER
 CHECKED BY: M. WAGNER
 APPROVED BY: J. WAGNER
 DATE: JANUARY 22, 2024
 SHEET NO.: 0008 of 0018

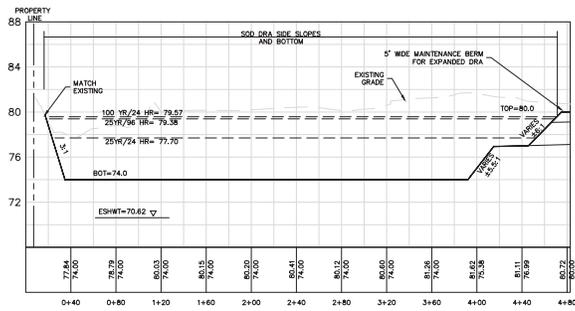
REVISIONS
 NO. DESCRIPTION
 1.

SCALE: AS SHOWN
 NORTH ARROW
 DATE: 01/22/24
 PROJECT NO.: 2375-P-24-001

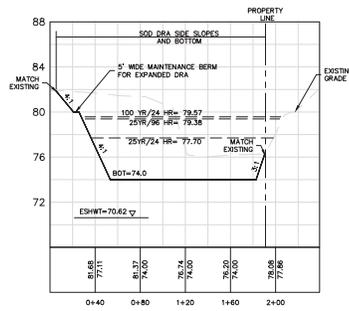
ENGINEER OF RECORD:
 Guerin Development Corp.
 10000 W. STATE ST., SUITE 100
 ANDERSON, SC 29625
 (803) 763-1111
 www.guerindevelopment.com

STATE OF SOUTH CAROLINA
 PROFESSIONAL ENGINEER
 J. WAGNER
 10000 W. STATE ST., SUITE 100
 ANDERSON, SC 29625
 (803) 763-1111

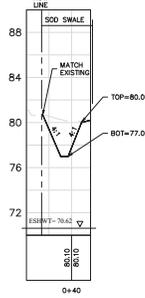
DRA SECTION CUT A-A



DRA SECTION CUT B-B



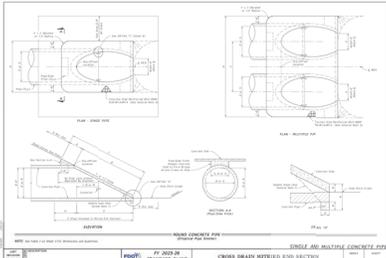
SWALE SECTION CUT C-C



PROJECT TITLE	DRA SECTION CUT SHEET	DATE	05/20/20
PROJECT	MANAGEMENT SERVICES - 2018-2020	CLIENT	MANAGEMENT
DESIGNED BY	APRIL 2020	DATE	05/20/20
CHECKED BY	APRIL 2020	DATE	05/20/20
DATE	05/20/20	DATE	05/20/20
REVISION	DESCRIPTION	DATE	
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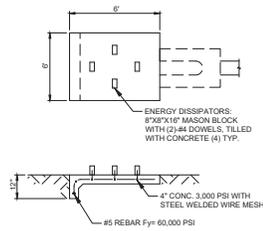
Guerra Development Corp.
 10000 N. 10th Ave., Suite 100
 Phoenix, AZ 85020
 (602) 998-1111
 www.guerra.com

State of Arizona Department of Transportation



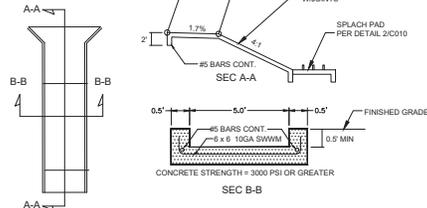
CONCRETE MITERED END SECTION

NO SCALE



SPLASH PAD

NO SCALE



CONCRETE FLUME

NO SCALE

Chapter 3. Temporary BMPs for Erosion and Sedimentation Control

- When used to control sediments from a steep slope, silt fences should be placed away from the toe of the slope for increased holding capacity (see Figure 3.4a).
- Silt fences shall be removed when they have served their useful purpose, but not before the upslope area has been permanently stabilized.

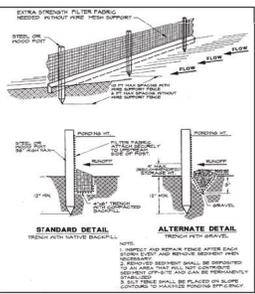


Figure 3.4a. Silt fence

Page 11 of 20

SILT FENCE

NO SCALE

Chapter 3. Temporary BMPs for Erosion and Sedimentation Control

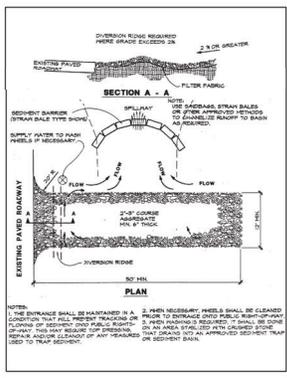
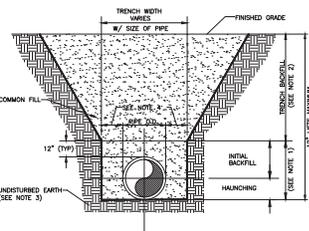


Figure 3.3a. Temporary gravel construction entrance

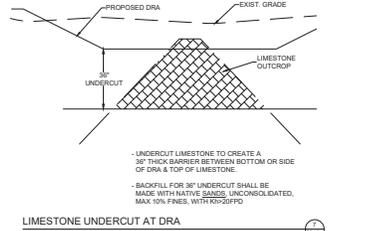
CONSTRUCTION ENTRANCE

NO SCALE



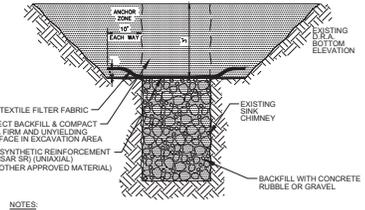
TYPE "B" BED TRENCH (UT 103)

NO SCALE



LIMESTONE UNDERCUT AT DRA

NO SCALE



STANDARD SINKHOLE CHIMNEY REPAIR DETAIL

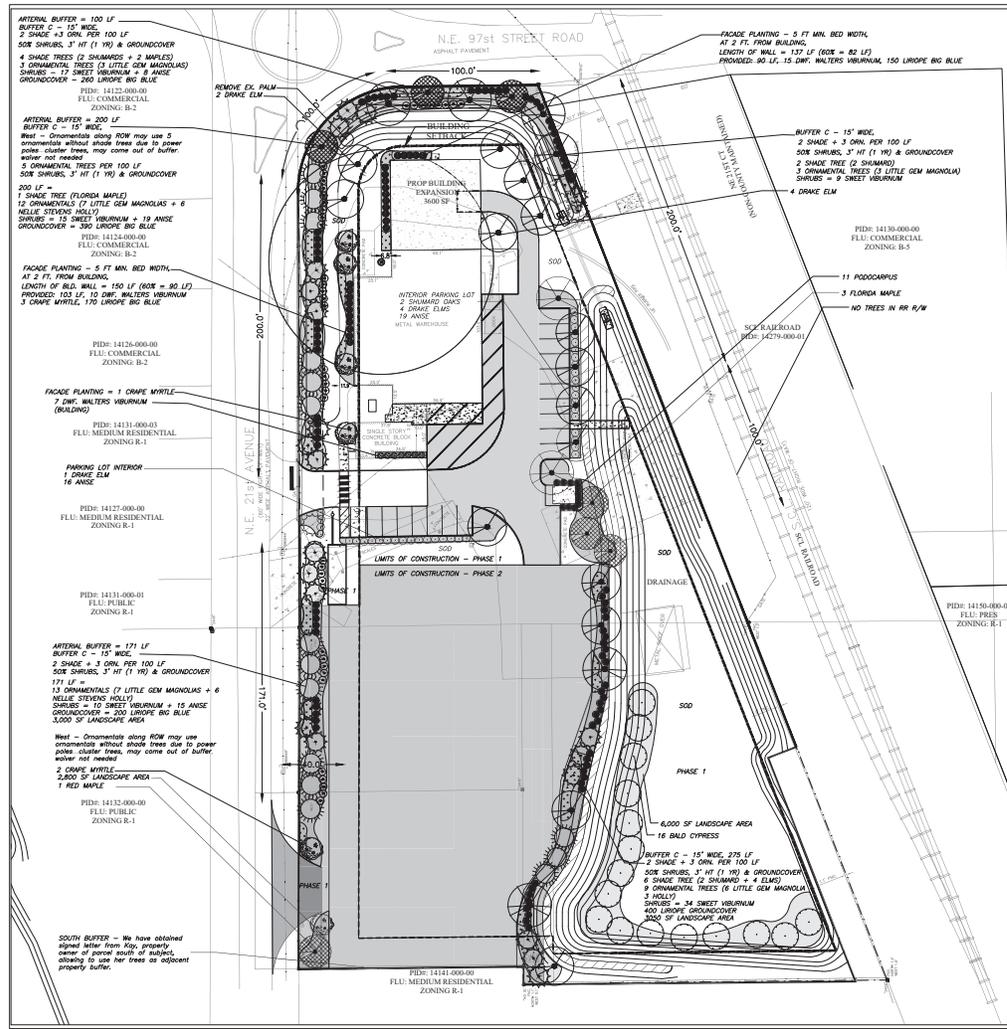
NO SCALE

- NOTES:
- INITIAL BACKFILL AND HAUNCHING: SELECT COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER ASTM D 1557.
 - TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER ASTM D 1557.
 - PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPE A BEDDING AND TRENCHING DETAIL MAY BE REQUIRED AS DIRECTED BY UTILITIES.
 - 5\"/>

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

PROJECT TITLE:	EROSION CONTROL MEASURES FOR THE	CLIENT:	AMERICAN
SHEET NO.:	10/10	DATE:	01/14/2018
DESIGNED BY:	AMERICAN	CHECKED BY:	AMERICAN
DRAWN BY:	AMERICAN	APPROVED BY:	AMERICAN
DATE:	01/14/2018	SCALE:	AS SHOWN

Guerra Development Corp.
3100 W. 34th Street, Suite 100
Olathe, MO 64040
Tel: 816.426.1100
Fax: 816.426.1101
www.guerra.com



SITE DATA:

OWNER: JUAN GIRON, GIRON J LLC
 PARCEL: 14138-000-00; 14121-000-00
 ZONING: B-3 & R-1
 LAND USE: COMMERCIAL
 SETBACKS: 40 FT FRONT, 25 FT SIDE, 10 FT REAR
 PHASE 2 = 41,227 SF (0.95 AC)
 SITE AREA: PHASE 1 = 117,937 SF (2.7 AC)

BUFFERS

ARTERIAL/COLLECTOR
 Plant = Ornamentals along ROW may use 5 ornamentals without shade trees due to power poles. Cluster trees, may come out of buffer, wolver not needed.
 C-Type buffer shall consist of a 15-foot wide landscape strip without a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer and form a layered landscape screen with a minimum height of three feet achieved within one year.

PARKING

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 obscures a parking area may satisfy this requirement.

TREE PRESERVATION - PHASE 1 + PHASE 2

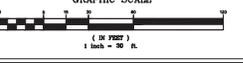
Tree ID	Species	Size	Location	Notes
1	Podocarpus	11'	RR R/W	NO TREES IN RR R/W
2	Florida Maple	3'	RR R/W	NO TREES IN RR R/W

LANDSCAPE KEY - PHASE 1

Symbol	Species	Quantity	Notes
1	Podocarpus	11	RR R/W
2	Florida Maple	3	RR R/W
3	Podocarpus	11	RR R/W
4	Podocarpus	11	RR R/W
5	Podocarpus	11	RR R/W
6	Podocarpus	11	RR R/W
7	Podocarpus	11	RR R/W
8	Podocarpus	11	RR R/W
9	Podocarpus	11	RR R/W
10	Podocarpus	11	RR R/W
11	Podocarpus	11	RR R/W
12	Podocarpus	11	RR R/W
13	Podocarpus	11	RR R/W
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93	Podocarpus	11	RR R/W
94	Podocarpus	11	RR R/W
95	Podocarpus	11	RR R/W
96	Podocarpus	11	RR R/W
97	Podocarpus	11	RR R/W
98	Podocarpus	11	RR R/W
99	Podocarpus	11	RR R/W
100	Podocarpus	11	RR R/W

Shrub Groundcover calculations = 6050 sf buffer area (3025 sf = 50%)
 Shrubs & Groundcovers provided = 3080 sf in buffer area
 Outdoor Lighting - any proposed outdoor security lighting to be shielded and comply with Marion County LDR Code: 6.19

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.

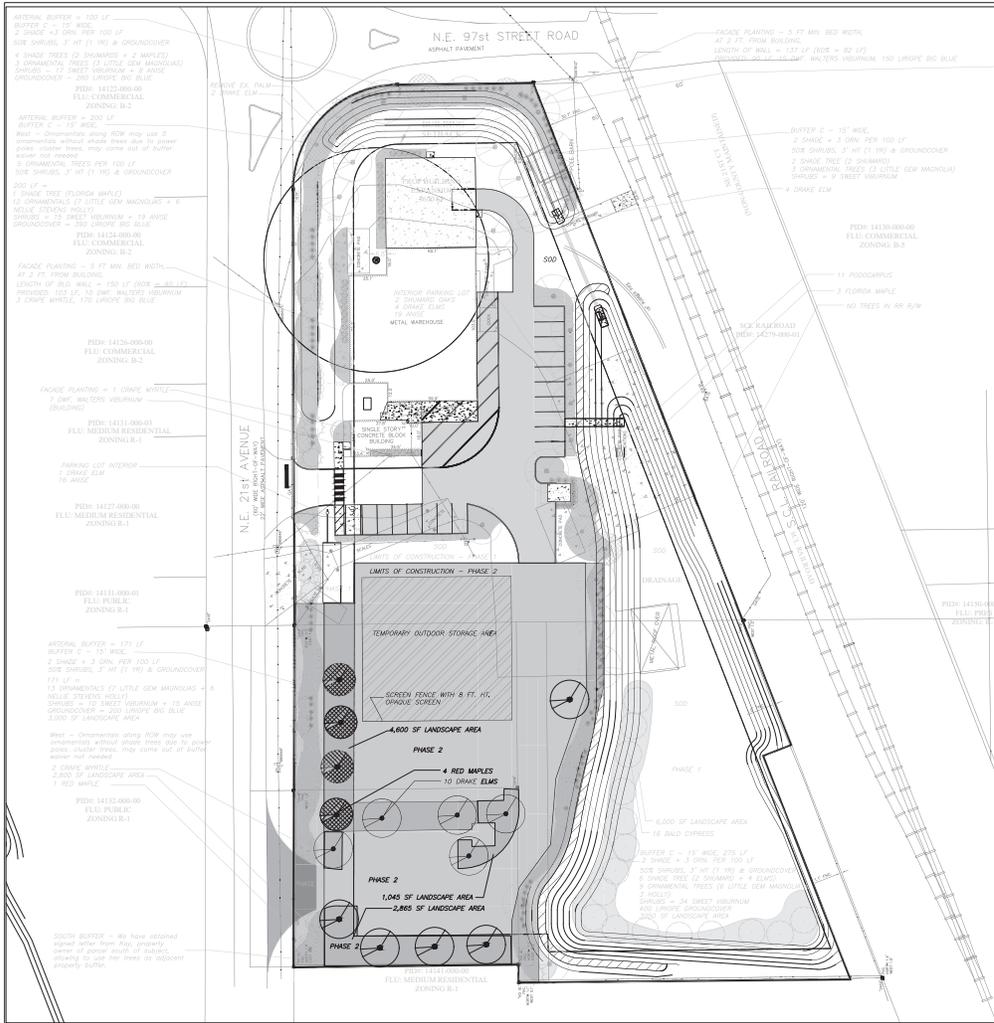


APPROVALS

ELIZABETH C. HOCK
 LANDSCAPE ARCHITECTURE, LLC
 10000 W. WINDY HILL
 TAMPA, FL 33617
 (813) 979-1111

LANDSCAPE PLAN - PHASE 1
 ALIEN ENGINEERED PRODUCTS
 14138-000-00; 14121-000-00
 TAMPA, FLORIDA

SHEET
 LA-1 OF 4



SITE DATA:

OWNER: JUAN GIRON, GIRON J LLC
 PARCEL: 14138-000-00; 14121-000-00
 ZONING: B-5 & R-1
 LAND USE: COMMERCIAL
 SETBACKS: 40 FT FRONT, 25 FT SIDE, 10 FT REAR
 SITE AREA: PHASE 1 = 117,937 SF (2.7 AC)
 PHASE 2 = 41,227 SF (0.95 AC)

BUFFERS

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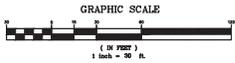
TREE PRESERVATION-PHASE 1+ PHASE 2

Tree Species	Quantity	Notes
10' Red Maple	10	10' Red Maple
10' Live Oak	10	10' Live Oak
10' Sweetgum	10	10' Sweetgum
10' Magnolia	10	10' Magnolia
10' Crape Myrtle	10	10' Crape Myrtle
10' Hibiscus	10	10' Hibiscus
10' Bougainvillea	10	10' Bougainvillea
10' Ficus	10	10' Ficus
10' Cordia	10	10' Cordia
10' Jacaranda	10	10' Jacaranda
10' Delonix	10	10' Delonix
10' Mimosa	10	10' Mimosa
10' Albizia	10	10' Albizia
10' Eucalyptus	10	10' Eucalyptus
10' Ginkgo	10	10' Ginkgo
10' Juniper	10	10' Juniper
10' Cypress	10	10' Cypress
10' Palm	10	10' Palm
10' Banana	10	10' Banana
10' Hibiscus	10	10' Hibiscus
10' Bougainvillea	10	10' Bougainvillea
10' Ficus	10	10' Ficus
10' Cordia	10	10' Cordia
10' Jacaranda	10	10' Jacaranda
10' Delonix	10	10' Delonix
10' Mimosa	10	10' Mimosa
10' Albizia	10	10' Albizia
10' Eucalyptus	10	10' Eucalyptus
10' Ginkgo	10	10' Ginkgo
10' Juniper	10	10' Juniper
10' Cypress	10	10' Cypress
10' Palm	10	10' Palm
10' Banana	10	10' Banana

LANDSCAPE KEY-PHASE 2

Symbol	Item	Notes
10	10' RED MAPLE	MIN. 14" DBH, 17' COL. MIN. 20' O.C.
10	10' LIVE OAK	MIN. 14" DBH, 17' COL. MIN. 20' O.C.
10	10' SWEETGUM	MIN. 14" DBH, 17' COL. MIN. 20' O.C.
10	10' MAGNOLIA	MIN. 14" DBH, 17' COL. MIN. 20' O.C.
10	10' CRAPE MYRTLE	MIN. 14" DBH, 17' COL. MIN. 20' O.C.
10	10' HIBISCUS	MIN. 14" DBH, 17' COL. MIN. 20' O.C.
10	10' BOUGAINVILLEA	MIN. 14" DBH, 17' COL. MIN. 20' O.C.
10	10' FICUS	MIN. 14" DBH, 17' COL. MIN. 20' O.C.
10	10' CORDIA	MIN. 14" DBH, 17' COL. MIN. 20' O.C.
10	10' JACARANDA	MIN. 14" DBH, 17' COL. MIN. 20' O.C.
10	10' DELONIX	MIN. 14" DBH, 17' COL. MIN. 20' O.C.
10	10' MIMOSA	MIN. 14" DBH, 17' COL. MIN. 20' O.C.
10	10' ALBIZIA	MIN. 14" DBH, 17' COL. MIN. 20' O.C.
10	10' EUCALYPTUS	MIN. 14" DBH, 17' COL. MIN. 20' O.C.
10	10' GINKGO	MIN. 14" DBH, 17' COL. MIN. 20' O.C.
10	10' JUNIPER	MIN. 14" DBH, 17' COL. MIN. 20' O.C.
10	10' CYPRESS	MIN. 14" DBH, 17' COL. MIN. 20' O.C.
10	10' PALM	MIN. 14" DBH, 17' COL. MIN. 20' O.C.
10	10' BANANA	MIN. 14" DBH, 17' COL. MIN. 20' O.C.

Outdoor Lighting - any proposed outdoor security lighting to be shielded and comply with Marion County LDR Code: 6.19
 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.



APPROVALS

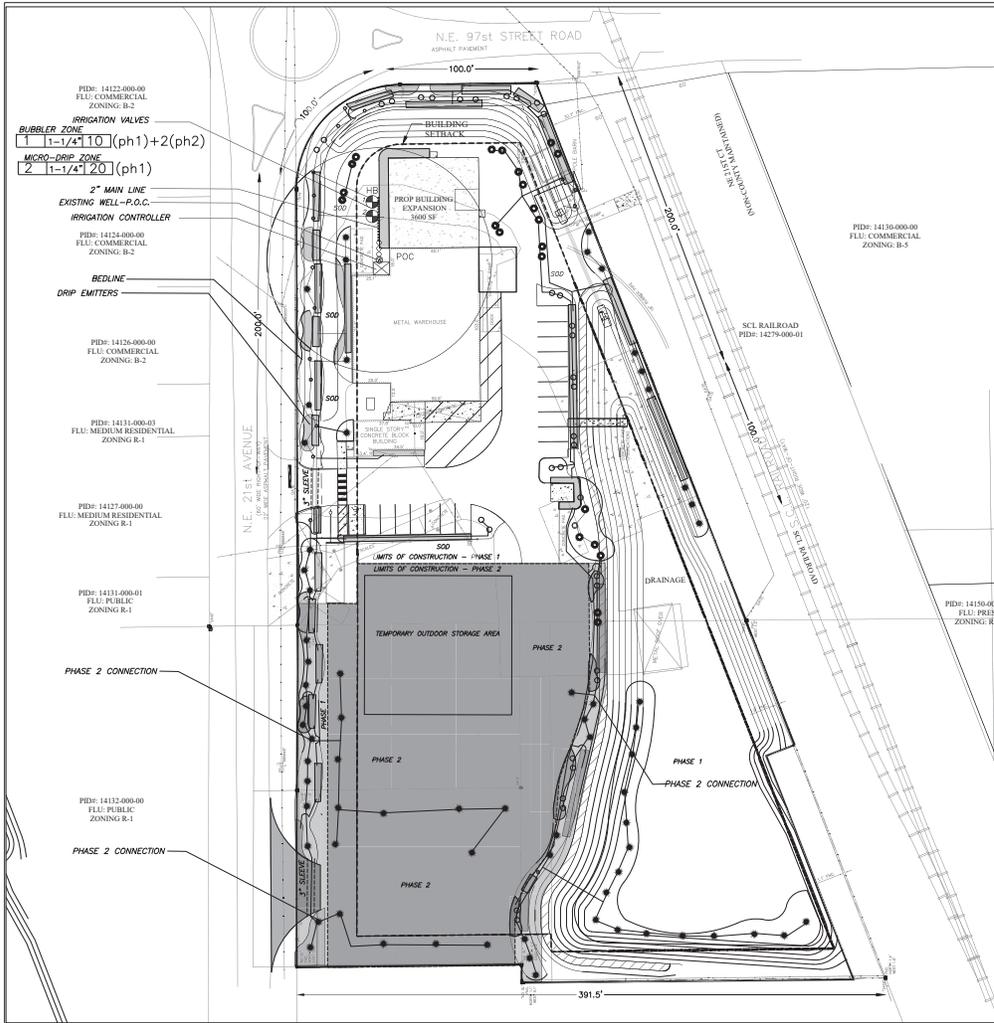
ELIZABETH C. HOOK
 LANDSCAPE ARCHITECTURE, LLC
 1000 W. 10TH AVENUE, SUITE 100
 MIAMI, FL 33135
 (305) 575-1111

SEAL

LANDSCAPE PLAN - PHASE 2
 ALIEN ENGINEERED PRODUCTS
 14138-000-00; 14121-000-00; 14121-000-00
 TALLAHASSEE, FLORIDA

GRAPHIC SCALE
 1 inch = 30 ft.

SHEET
 LA-2 OF 4



IRRIGATION KEY-PHASE 1 & 2

- ☒ AUTOMATIC CONTROLLER (ELECTRIC) IN LOCK BOX, PROVIDE ELECTRIC W/ RAIN SENSOR
- ☒ ZONE CONTROL VALVE (LOW FLOW + PRESSURE REGULATOR)
- HB HOSE BIB
- BACKFLOW PREVENTER
- BUBBLERS EMITTER, 2 GPH 30 PSI
- 46 SHADE TREE BUBBLERS (2 EACH)
- 32 ORNAMENTAL TREE BUBBLERS (1 EACH)
- ▬ (2600 SF) DRIP & MICRO BEDS (GROUNDCOVERS & SHRUBS)
- ▬ SCH. 40 PVC SLEEVE.
- ▬ 2" CLASS 160 LATERAL LINE, SIZED TYP. 1/2"
- ▬ VALVE
- ▬ ZONE

Table 1. Watering schedule for newly planted trees and shrubs

Weeks after planting:	Watering frequency:
1-2	Daily
3-12	Every 2-3 days
Until established*	Weekly

* See Table 2 for tree establishment time. Shrubs establish in 1-2 years.

Newly planted shrubs are considered established when their root spread equals the spread of the above-ground canopy. Establishment times for trees increases with tree size. Trunk caliper at planting time can be used to determine the time it takes for roots to establish (Table 2).

Table 2. Establishment time and watering volume for newly planted trees.

Caliper (inches)	Root establishment time for trees (years)	Water applied during each irrigation (gallons)
1	1.5	1-1.5
2	3	2-3
3	4.5	3-4.5
4	6	4-6
5	7.5	5-7.5
6	9	6-9

*apply 1-1 1/2 gallons per inch of stem caliper at each watering

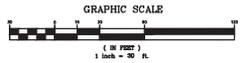
IRRIGATION REQUIREMENTS

1. TYPE OF AUTOMATED SYSTEM = ELECTRIC CONTROLLER IN OUTDOOR LOCKING CABINET OR INDOORS.
2. TYPE AND SIZE OF ELECTRICAL WIRE = TO BE DETERMINED AT FOR VALVES
3. BACKFLOW PREVENTION DEVICE = FERCO 850 DOUBLE CHECK OR PER COUNTY REQUIREMENTS
4. REQUIRED OPERATING PRESSURE = 30 PSI / 20 GPM
5. DESIGN OPERATING PRESSURE OF IRRIGATION SYSTEM = 30 PSI
6. PLACEMENT OF RAIN SENSOR WILL BE MOUNTED IN OPEN AREA CLOSE TO CONTROLLER LOCATION.
7. WATER REQUIREMENTS PER ZONE = PROVIDE 1/4" WATER PER ZONE/DAY (1-3/4"/WEEK), COMPLY WITH DISTRICT WATERING RESTRICTIONS.
8. BUBBLERS ZONES (EACH) = RUN TIME 15 MIN./7 DAYS (FIRST YEAR) = 30 GALLONS/DAY. SPRAY HEADS = RUN TIME 15 MIN./7 DAYS (FIRST YEAR) = 840 GALLONS/DAY MAX.
9. SEE DETAIL SHEET FOR INSTALLATION SPECIFICATIONS AND DETAILS.

NOTES

1. WELL TO HAVE A TOTALIZING WATER METER INSTALLED AT WATER SOURCE FOR IRRIGATION
2. NEW IRRIGATION PIPING MAY BE REVISED DEPENDING ON LOCATION OF METER POINT OF CONNECTION
3. WATER SOURCE TO BE POTABLE WATER AND MAINLINE TO BE ADJUSTED TO CONNECT ZONE CONTROLLERS.
4. A COMPLETE, SELF-CERTIFICATION CHECKLIST, AS WELL AS A CLEAR AND ACCURATE AS-BUILT SKETCH, TO BE SUBMITTED AND ACCEPTED BY THE COUNTY; AND
5. THE FINAL INSPECTION AND LANDSCAPE/IRRIGATION RELEASE HAS BEEN RECEIVED OR THE COUNTY HAS CONDUCTED AND CERTIFIED A FINAL INSPECTION.

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.

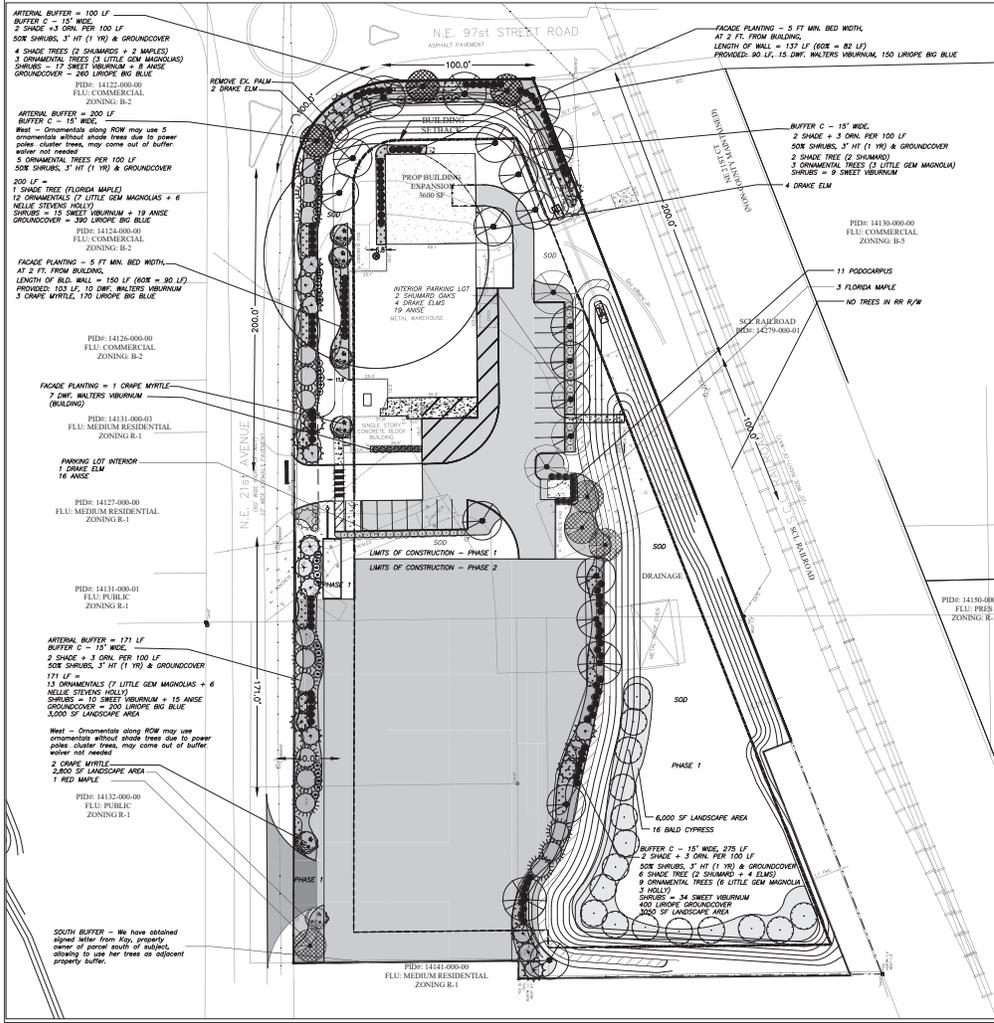


APPROVALS

ELIZABETH HOCK
 LANDSCAPE ARCHITECTURE, LLC
 14121-0001-00
 STATE OF FLORIDA
 LICENSE NO. 14121-0001-00
 EXPIRES 12/31/2024

ALIEN ENGINEERED PRODUCTS
 14121-0001-00
 TAX PARCEL NO. 14121-0001-00
 DALLAS, TEXAS
 75040

SHEET
 LA-3 OF 4



SITE DATA:

OWNER: JUAN GIRON, GIRON J LLC
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TREE PRESERVATION - PHASE 1 + PHASE 2

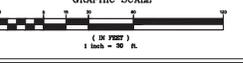
Tree ID	Species	Size	Health	Preservation
1	FLORIDA MAPLE	12"	Good	Preserve
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46	FLORIDA MAPLE	12"	Good	Preserve
47	FLORIDA MAPLE	12"	Good	Preserve
48	FLORIDA MAPLE	12"	Good	Preserve
49	FLORIDA MAPLE	12"	Good	Preserve
50	FLORIDA MAPLE	12"	Good	Preserve

LANDSCAPE KEY - PHASE 1

Symbol	Species	Quantity	Notes
1	QUERCUS SPANISH	SHRUB 20"	MIN. 10" HT., 1" CAL. MIN.
2	FLORIDA MAPLE	SHRUB 20"	MIN. 10" HT., 1" CAL. MIN., 20" G.C.
3	FLORIDA MAPLE	SHRUB 20"	MIN. 10" HT., 1" CAL. MIN., 20" G.C.
4	FLORIDA MAPLE	SHRUB 20"	MIN. 10" HT., 1" CAL. MIN., 20" G.C.
5	FLORIDA MAPLE	SHRUB 20"	MIN. 10" HT., 1" CAL. MIN., 20" G.C.
6	FLORIDA MAPLE	SHRUB 20"	MIN. 10" HT., 1" CAL. MIN., 20" G.C.
7	FLORIDA MAPLE	SHRUB 20"	MIN. 10" HT., 1" CAL. MIN., 20" G.C.
8	FLORIDA MAPLE	SHRUB 20"	MIN. 10" HT., 1" CAL. MIN., 20" G.C.
9	FLORIDA MAPLE	SHRUB 20"	MIN. 10" HT., 1" CAL. MIN., 20" G.C.
10	FLORIDA MAPLE	SHRUB 20"	MIN. 10" HT., 1" CAL. MIN., 20" G.C.
11	FLORIDA MAPLE	SHRUB 20"	MIN. 10" HT., 1" CAL. MIN., 20" G.C.
12	FLORIDA MAPLE	SHRUB 20"	MIN. 10" HT., 1" CAL. MIN., 20" G.C.
13	FLORIDA MAPLE	SHRUB 20"	MIN. 10" HT., 1" CAL. MIN., 20" G.C.
14	FLORIDA MAPLE	SHRUB 20"	MIN. 10" HT., 1" CAL. MIN., 20" G.C.
15	FLORIDA MAPLE	SHRUB 20"	MIN. 10" HT., 1" CAL. MIN., 20" G.C.
16	FLORIDA MAPLE	SHRUB 20"	MIN. 10" HT., 1" CAL. MIN., 20" G.C.
17	FLORIDA MAPLE	SHRUB 20"	MIN. 10" HT., 1" CAL. MIN., 20" G.C.
18	FLORIDA MAPLE	SHRUB 20"	MIN. 10" HT., 1" CAL. MIN., 20" G.C.
19	FLORIDA MAPLE	SHRUB 20"	MIN. 10" HT., 1" CAL. MIN., 20" G.C.
20	FLORIDA MAPLE	SHRUB 20"	MIN. 10" HT., 1" CAL. MIN., 20" G.C.
21	FLORIDA MAPLE	SHRUB 20"	MIN. 10" HT., 1" CAL. MIN., 20" G.C.
22	FLORIDA MAPLE	SHRUB 20"	MIN. 10" HT., 1" CAL. MIN., 20" G.C.
23	FLORIDA MAPLE	SHRUB 20"	MIN. 10" HT., 1" CAL. MIN., 20" G.C.
24	FLORIDA MAPLE	SHRUB 20"	MIN. 10" HT., 1" CAL. MIN., 20" G.C.
25	FLORIDA MAPLE	SHRUB 20"	MIN. 10" HT., 1" CAL. MIN., 20" G.C.
26	FLORIDA MAPLE	SHRUB 20"	MIN. 10" HT., 1" CAL. MIN., 20" G.C.
27	FLORIDA MAPLE	SHRUB 20"	MIN. 10" HT., 1" CAL. MIN., 20" G.C.
28	FLORIDA MAPLE	SHRUB 20"	MIN. 10" HT., 1" CAL. MIN., 20" G.C.
29	FLORIDA MAPLE	SHRUB 20"	MIN. 10" HT., 1" CAL. MIN., 20" G.C.
30	FLORIDA MAPLE	SHRUB 20"	MIN. 10" HT., 1" CAL. MIN., 20" G.C.
31	FLORIDA MAPLE	SHRUB 20"	MIN. 10" HT., 1" CAL. MIN., 20" G.C.
32	FLORIDA MAPLE	SHRUB 20"	MIN. 10" HT., 1" CAL. MIN., 20" G.C.
33	FLORIDA MAPLE	SHRUB 20"	MIN. 10" HT., 1" CAL. MIN., 20" G.C.
34	FLORIDA MAPLE	SHRUB 20"	MIN. 10" HT., 1" CAL. MIN., 20" G.C.
35	FLORIDA MAPLE	SHRUB 20"	MIN. 10" HT., 1" CAL. MIN., 20" G.C.
36	FLORIDA MAPLE	SHRUB 20"	MIN. 10" HT., 1" CAL. MIN., 20" G.C.
37	FLORIDA MAPLE	SHRUB 20"	MIN. 10" HT., 1" CAL. MIN., 20" G.C.
38	FLORIDA MAPLE	SHRUB 20"	MIN. 10" HT., 1" CAL. MIN., 20" G.C.
39	FLORIDA MAPLE	SHRUB 20"	MIN. 10" HT., 1" CAL. MIN., 20" G.C.
40	FLORIDA MAPLE	SHRUB 20"	MIN. 10" HT., 1" CAL. MIN., 20" G.C.
41	FLORIDA MAPLE	SHRUB 20"	MIN. 10" HT., 1" CAL. MIN., 20" G.C.
42	FLORIDA MAPLE	SHRUB 20"	MIN. 10" HT., 1" CAL. MIN., 20" G.C.
43	FLORIDA MAPLE	SHRUB 20"	MIN. 10" HT., 1" CAL. MIN., 20" G.C.
44	FLORIDA MAPLE	SHRUB 20"	MIN. 10" HT., 1" CAL. MIN., 20" G.C.
45	FLORIDA MAPLE	SHRUB 20"	MIN. 10" HT., 1" CAL. MIN., 20" G.C.
46	FLORIDA MAPLE	SHRUB 20"	MIN. 10" HT., 1" CAL. MIN., 20" G.C.
47	FLORIDA MAPLE	SHRUB 20"	MIN. 10" HT., 1" CAL. MIN., 20" G.C.
48	FLORIDA MAPLE	SHRUB 20"	MIN. 10" HT., 1" CAL. MIN., 20" G.C.
49	FLORIDA MAPLE	SHRUB 20"	MIN. 10" HT., 1" CAL. MIN., 20" G.C.
50	FLORIDA MAPLE	SHRUB 20"	MIN. 10" HT., 1" CAL. MIN., 20" G.C.

Shrub Groundcover calculations = 6050 sf buffer area (3025 sf = 50%)
 Shrubs & Groundcovers provided = 3080 sf in buffer area
 Outdoor Lighting - any proposed outdoor security lighting to be shielded and comply with Marion County LDR Code: 6.19

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.

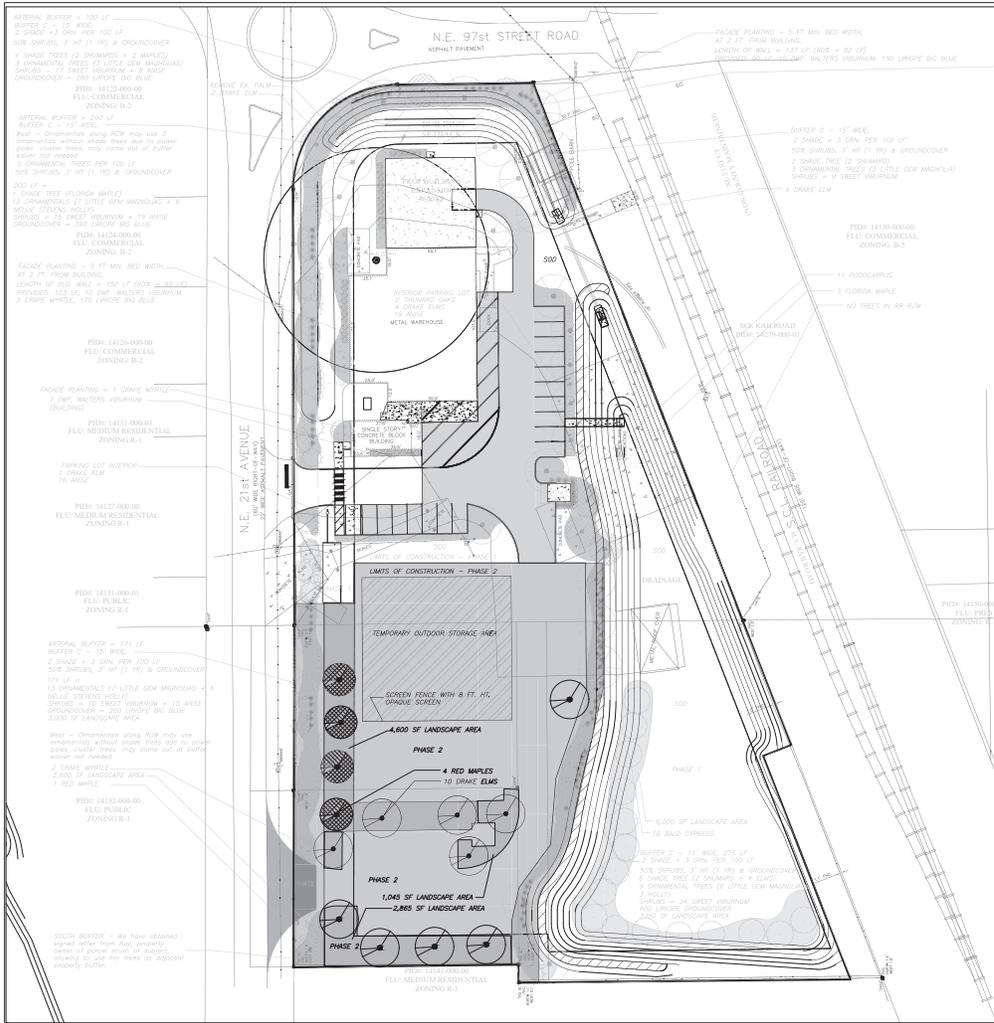


APPROVALS

ELIZABETH C. HOCK
 LANDSCAPE ARCHITECTURE, LLC
 10000 W. BAYVIEW BLVD., SUITE 100
 MIAMI BEACH, FL 33154
 (305) 866-1111

LANDSCAPE PLAN - PHASE 1
 ALIEN ENGINEERED PRODUCTS
 14138-000-00; 14121-000-00
 TAX PARCEL NO. 14138-000-00; 14121-000-00
 DALLAS, TEXAS

SHEET
 LA-1 OF 4



SITE DATA:

OWNER: JUAN GIRON, GIRON J LLC
 PARCEL: 14138-000-00; 14121-000-00
 ZONING: B-5 & R-1
 LAND USE: COMMERCIAL
 SETBACKS: 40 FT FRONT, 25 FT SIDE, 10 FT REAR
 SITE AREA: PHASE 1 = 117,937 SF (2.7 AC)
 PHASE 2 = 41,227 SF (0.95 AC)

BUFFERS

ARTERIAL/COLLECTOR
 Buffer = Ornamentals along ROW may use 5 ornamentals without shade trees due to power poles. Cluster trees, may come out of buffer, never not needed.
 C-Type buffer shall consist of a 15-foot wide landscape strip without a buffer-wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer and form a layered landscape screen with a minimum height of three feet achieved within one year.

PARKING
 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 obscures a parking area may satisfy this requirement.

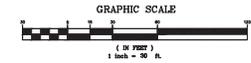
TREE PRESERVATION-PHASE 1+ PHASE 2

Tree Species	Quantity	Notes
10' Diameter Tree	1	Preserve
8' Diameter Tree	2	Preserve
6' Diameter Tree	3	Preserve
4' Diameter Tree	4	Preserve
2' Diameter Tree	5	Preserve
1' Diameter Tree	6	Preserve

LANDSCAPE KEY-PHASE 2

Symbol	Material	Common Name	Size and Spacing	Note
10	LAUREL PRUNIFOLIA	DRYME ELM	MIN. 14" HIG. 1" COL. MIN. 30" D.C.	N
8	HEAVY FERNONIA	FLORIDA MAPLE	MIN. 14" HIG. 1" COL. MIN. 30" D.C.	Y
W	W	W	W	W
3000	TRIFL. & PINE BARK (4" DEPTH AND 30")			
3000	ARGENTINE SAND			

Outdoor Lighting - any proposed outdoor security lighting to be shielded and comply with Marion County LDR Code: 6.19
 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.



APPROVALS

ELIZABETH C. HOOK
 LANDSCAPE ARCHITECTURE, LLC
 1000 W. UNIVERSITY AVENUE, SUITE 100
 GAINESVILLE, FL 32609
 (352) 339-1111

LANDSCAPE PLAN - PHASE 2
ALIEN ENGINEERED PRODUCTS
 14138-000-00; 14121-000-00
 TAY PARCEL NO. 14138-000-00; 14121-000-00
 Ocala, Florida

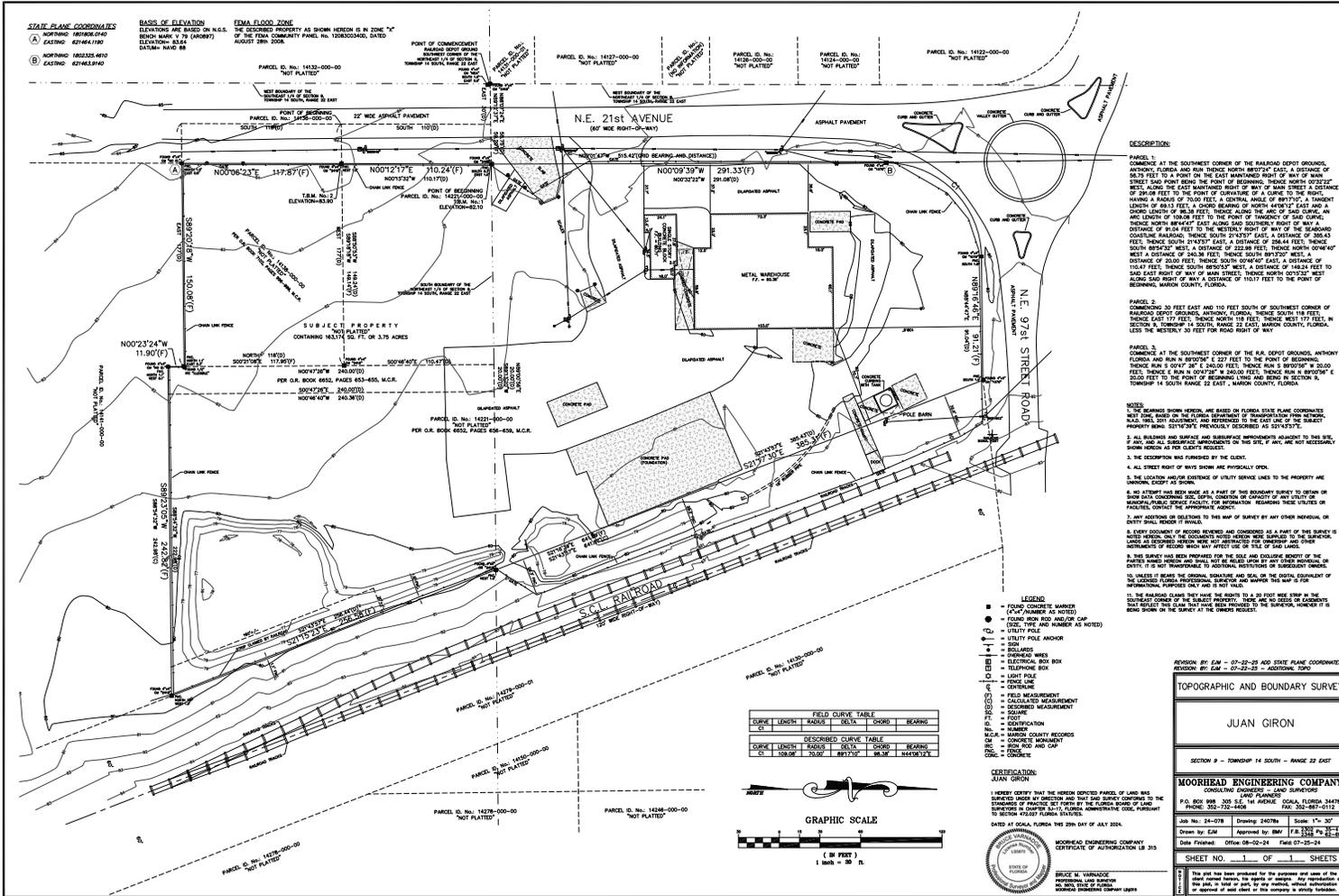
SHEET
 LA-2 OF 4

STATE PLANE COORDINATES
 (1) HARPING 161046.0140
 (2) EASTING 621464.1180
 (3) NORTHING 1610225.4610
 (4) EASTING 621462.8190

BASES OF ELEVATION
 ELEVATIONS ARE BASED ON N.C.S.
 BENCH MARK 17.79 (ANNEX)
 ELEVATION 43.64
 DATUM: NAVD 88

FEMA FLOOD ZONE
 THE DESCRIBED PROPERTY AS SHOWN HEREON IS IN ZONE "X"
 OF THE FEMA COMMUNITY PANEL NO. 10303000A DATED
 AUGUST 28th 2006.

POINT OF COMMENCEMENT
 BEARING POINT BEING
 THE POINT OF BEGINNING OF THE
 SURVEY OF THE RAILROAD DEPT. GROUNDS
 BEARING POINT BEING THE
 POINT OF BEGINNING OF THE
 SURVEY OF THE RAILROAD DEPT. GROUNDS



DESCRIPTION:
 PARCEL 1: COMMENCE AT THE SOUTHWEST CORNER OF THE RAILROAD DEPT. GROUNDS, ANTHONY FLORIDA AND RUN THENCE NORTH 88°17'57" EAST, A DISTANCE OF 58.75 FEET TO A POINT ON THE EAST MAIN TAINED RIGHT OF WAY OF MAIN STREET AND POINT BEING THE POINT OF BEGINNING THENCE NORTH 88°17'57" WEST, ALONG THE EAST MAIN TAINED RIGHT OF WAY OF MAIN STREET A DISTANCE OF 20.00 FEET TO THE POINT OF COMMENCEMENT OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 70.00 FEET, A CENTRAL ANGLE OF 88°17'57", A TANGENT LENGTH OF 88.12 FEET, A CHORD BEARING OF NORTH 88°17'57" EAST AND A CHORD LENGTH OF 100.00 FEET, THENCE ALONG THE CURVE TO THE POINT OF TANGENCY OF SAID CURVE, THENCE NORTH 88°17'57" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY A DISTANCE OF 10.04 FEET TO THE WESTERN RIGHT OF WAY OF THE SEABOARD COASTLAND RAILROAD, THENCE SOUTH 27°12'12" WEST, A DISTANCE OF 206.43 FEET, THENCE SOUTH 27°12'12" WEST, A DISTANCE OF 206.43 FEET, THENCE SOUTH 88°17'57" WEST, A DISTANCE OF 222.88 FEET, THENCE NORTH 88°17'57" WEST, A DISTANCE OF 20.00 FEET, THENCE SOUTH 88°17'57" WEST, A DISTANCE OF 10.04 FEET, THENCE SOUTH 88°17'57" WEST, A DISTANCE OF 10.04 FEET TO THE POINT OF BEGINNING, MARION COUNTY, FLORIDA.

PARCEL 2: COMMENCE 30 FEET EAST AND 110 FEET SOUTH OF SOUTHWEST CORNER OF RAILROAD DEPT. GROUNDS, ANTHONY FLORIDA, THENCE SOUTH 118 FEET, THENCE EAST 17 FEET, THENCE NORTH 118 FEET, THENCE WEST 17 FEET, IN SECTION 14, TOWNSHIP 14 NORTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, LESS THE WESTERN 30 FEET FOR ROAD RIGHT OF WAY.

PARCEL 3: COMMENCE AT THE SOUTHWEST CORNER OF THE RAILROAD DEPT. GROUNDS, ANTHONY FLORIDA AND RUN N 88°17'57" E 227 FEET TO THE POINT OF BEGINNING, THENCE EAST 17 FEET, THENCE NORTH 118 FEET, THENCE WEST 17 FEET, THENCE N 88°17'57" W 240.00 FEET, THENCE N 88°17'57" E 20.00 FEET TO THE POINT OF BEGINNING, MARION COUNTY, FLORIDA, LESS THE WESTERN 30 FEET FOR ROAD RIGHT OF WAY.

NOTES:
 1. ALL BEARINGS SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATES WEST ZONE, BASED ON THE ALIGNED MEANSHIP OF THE GROUND LINE FROM BENCH MARK 17.79 (ANNEX) DATUM: NAVD 88. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 2. ALL BUILDINGS AND SURFACE AND SUBSURFACE IMPROVEMENTS ADJACENT TO THIS SITE, INCLUDING BUT NOT LIMITED TO, ARE SHOWN AS THEY EXIST, IF ANY, AND NOT NECESSARILY SHOWN HEREON AS PER CLIENT'S REQUEST.
 3. THE DESCRIPTION WAS FURNISHED BY THE CLIENT.
 4. ALL STREET RIGHTS OF WAY SHOWN ARE PHYSICALLY EXIST.
 5. THE LOCATION AND/OR EXTENT OF UTILITY SERVICE LINES TO THE PROPERTY ARE UNKNOWN, EXCEPT AS NOTED.
 6. NO ATTEMPT WAS MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW EXISTING RECORDS, SUCH AS RECORDS OF DEEDS OR RECORDS OF PLATS OR RECORDS OF PUBLIC SERVICE FACILITY, FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, CONTACT THE APPROPRIATE AGENCY.
 7. ANY ADJUSTMENTS OR RELATIONS TO THIS MAP OF SURVEY BY ANY OTHER MEANS, OR ON OTHER PLATS, RECORDS OR INSTRUMENTS.
 8. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS HEREBY HEREBY DECLARED TO BE CORRECT AND VALID UNLESS OTHERWISE NOTED ON THIS MAP.
 9. ALL RECORDS OF RECORDS WHICH MAY AFFECT USE OR TITLE OF SAID LANDS.
 10. THE CLIENT HAS BEEN ADVISED FOR THE RECORD AND EXISTENCE RIGHTS OF THE PARTIES INVOLVED AND SHALL BE HELD LIABLE BY ANY OTHER RECORDS OF DEEDS IF IT IS NOT TRANSMITTED TO APPLICABLE AGENCIES.
 11. THE RAILROAD CLAIMS THEY HAVE THE RIGHTS TO A 30 FOOT WIDE SWP IN THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY, AND THE CLIENTS HAVE BEEN ADVISED THAT THIS CLAIM HAS BEEN REVIEWED BY THE SURVEYOR, HOWEVER IT IS SOMEHOW ON THE CLIENT'S OWNERS RECORD.

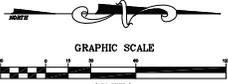
- LEGEND**
- FOUND CONCRETE MARKER (C/C/F NUMBER IN NOTES)
 - FOUND IRON ROD AND/OR CAP (SIZE, TYPE AND NUMBER AS NOTED)
 - UTILITY POLE
 - UTILITY POLE ANCHOR
 - SIGN
 - BOLLARDS
 - ELECTRICAL BOX
 - TELEPHONE BOX
 - LIGHT POLE
 - CONCRETE
 - FIELD MEASUREMENT
 - CALCULATED MEASUREMENT
 - DESCRIBED MEASUREMENT
 - DISTANCE
 - BEARING
 - MARION COUNTY RECORDS
 - CONCRETE MONUMENT
 - IRON ROD AND CAP
 - CURVE

FIELD CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
1	100.00	70.00	88.1757	100.00	N 88.1757 E

DESCRIBED CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
1	100.00	70.00	88.1757	100.00	N 88.1757 E



CERTIFICATIONS
 JUAN GIRON
 I HEREBY CERTIFY THAT THE HEREIN DEPICTED PARCEL OF LAND HAS BEEN SURVEYED BY ME AND THAT THE SURVEY CORRECTLY SHOWS THE BEARING AND DISTANCE OF EACH LINE AND THE AREA OF SAID PARCEL AND THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA BOARD OF LAND SURVEYING AND MAPPING AND I AM A LICENSED PROFESSIONAL SURVEYOR.
 DATED AT Ocala, Florida this 20th day of July 2024.



REVISION BY: JWG - 07-22-24 AND STATE PLANE COORDINATES
 REVISION BY: JWG - 07-22-24 - ADDITIONAL CURVE

TOPOGRAPHIC AND BOUNDARY SURVEY

JUAN GIRON

SECTION 9 - TOWNSHIP 14 SOUTH - RANGE 22 EAST

MOORHEAD ENGINEERING COMPANY
 CONSULTING ENGINEERS - LAND SURVEYORS
 P.O. BOX 906, SUITE 203, THE AVENUE, Ocala, Florida 32668
 PHONE 352-732-4444 FAX 352-732-4444
 MOBILE 352-983-0212

Job No. 24-078 Drawing 24078a Scale 1" = 30'
 Drawn by: JWG Approved by: BMW P.E. 3528 Pg. 21 of 21
 Date Plotted: 07/22/24 Plotted By: JWG

SHEET NO. 1 OF 1 SHEETS