

August 2, 2024

PROJECT NAME: FARM CREDIT BUILDING ADDITION

PROJECT NUMBER: 2023080063

APPLICATION: MAJOR SITE PLAN #31389

- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.10.B - Copy of NPDES Permit or NOI
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the NPDES permit or NOI prior to construction.
- 2 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Copy of District Permit (County Interest)
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the District permit prior to construction.
- 3 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Additional Stormwater comments
STATUS OF REVIEW: INFO
REMARKS: If you have questions or would like to discuss the stormwater review comments, please contact Alexander Turnipseed at (352) 671-8376 or at alexander.turnipseed@marionfl.org.
- 4 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.21.2.B - Major Site Plan fee of \$1,000.00 + (\$10.00 x total site acreage)
STATUS OF REVIEW: INFO
REMARKS: 4/10/24-fee due with resubmittal
- 5 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, their conditions, and the date of approval
STATUS OF REVIEW: INFO
REMARKS: 4/10/24-add waivers if requested in future
- 6 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 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
STATUS OF REVIEW: INFO
REMARKS:
- 7 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Legal Documents
STATUS OF REVIEW: INFO
REMARKS:
- 8 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO
REMARKS: After approval, plans will be electronically stamped by the County. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be

issued. Until such time as that development order is issued, the project does not have final approval and construction, if applicable, shall not commence. For plans requiring As-Builts, As-Builts and associated documentation shall be submitted on paper in accordance with current county requirements.

- 9 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public water service area/provider
STATUS OF REVIEW: INFO
REMARKS: MCU; expansion of building requires connection to MCU's closest water main by offsite extension north of parcel along N US Hwy 27, approx 340' away. Total extension distance to cover parcel per LDC Sec 6.14.2.A(3) is 723'. Existing main is 16"; extension shall be designed to serve development needs based on hydraulic calcs of both buildings. Both buildings required to connect. Existing well can remain for irrigation only.

- 10 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public sewer service area/provider
STATUS OF REVIEW: INFO
REMARKS: MCU closest sewer is 2300' away - currently too far to require connection. City of Ocala has sewer main available within 724' - if connection to the City of Ocala Utility system is made, parcel will be required to annex into the City on the City's timeline. It is not recommended to 'split' utility providers.

- 11 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Total Flow
STATUS OF REVIEW: INFO
REMARKS: 473gpd estimated based on 15gpd/100sqft of building

- 12 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: 2.12.6 - Location of septic systems & wells
STATUS OF REVIEW: INFO
REMARKS: Existing well to be disconnected from building, if used for irrigation it must be at least 50' from any septic systems
If no longer using well apply for abandonment permit through the Department of Health in Marion County

- 13 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Per utilities comments connection to City of Ocala sewer may be required. If central sewer is not available then apply for septic system permit through the Department of Health in Marion County.

- 14 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.23/4.2 -Setbacks, dimensions for all improvements, and easements
STATUS OF REVIEW: INFO
REMARKS: Setback information provided on cover page, however staff will need to see setbacks of structures from property lines on plan set.

- 15 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.24 - Landscape requirements/6.8.6 - Buffering
STATUS OF REVIEW: INFO
REMARKS: Buffering along northern boundary will require a waiver, staff would be supportive as this area is largely treed.

16 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks

STATUS OF REVIEW: INFO

REMARKS: See additional comment regarding setbacks of existing and proposed building being displayed on plan set.

17 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: Major Site Plan

STATUS OF REVIEW: INFO

REMARKS:

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]."

- 18 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.8 - Topographical Contours
STATUS OF REVIEW: NO
REMARKS: Survey should be no older than 12 months. Staff would be willing to support a waiver
- 19 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.A(11)(a) - Construction Entrance
STATUS OF REVIEW: NO
REMARKS: Please provide details for a construction entrance for the site
- 20 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.10 - Karst Topography and High Recharge Areas
STATUS OF REVIEW: NO
REMARKS: Please provide a signed and sealed karst analysis.
- 21 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.12 - Operation and Maintenance
STATUS OF REVIEW: NO
REMARKS: An operation and maintenance manual is required for all projects. This is a standalone document from the plans and calculations. If you need an example of O&M documents that have been approved in the past, contact the stormwater department. The O&M manual will need to have the following certification on the cover: "I hereby certify that I, my successors, and assigns shall perpetually operate and maintain the stormwater management system and associated elements in accordance with the specifications shown herein and on the approved plans." This certification must be signed by the current property owner or their authorized representative. We used the State of Florida Sunbiz website to verify agents/member/officers of business entities. If the owner is an out of state organization we will need to see articles of incorporation/organization to verify the authority of the individual signing the certifications. For property ownership, we use the Marion County Property Appraiser's website. If you need an example contact the stormwater department.
- 22 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 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.
STATUS OF REVIEW: NO
REMARKS: After all stormwater comments are resolved, please upload a digitally signed and sealed drainage report/letter. A hard copy signed and sealed report can be submitted if desired.
- 23 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.4.B - Cross access
STATUS OF REVIEW: NO
REMARKS: 7/30/24 - Refer to previous comment regarding cross access requirement. Contact Cheryl Weaver in the Right-of-Way Office at 352-671-8679 to obtain easement forms and for recording the easement.
4/22/24 - A 24' wide paved cross access easement is required parallel to US 27 and extending to the east and west property lines.
- 24 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.12 - Sidewalks
STATUS OF REVIEW: NO
REMARKS: 7/30/24 - Please refer to previous comment regarding sidewalk requirement at this location.
4/22/24 - Sidewalk is required along US 27 with connections onto the site.

- 25 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Letter of Availability and Capacity (w/Location Map of water and/or sewer as app) from provider
STATUS OF REVIEW: NO
REMARKS: EoR's 7/25/24 response states utility connections pending further discussion RE: annexation; as a result, the majority of MCU's comments cannot be cleared until a connection determination is made & will remain as originally entered until water & sewer provider established. Subject to additional comments after resubmittal & utility connection response.
ORIGINAL COMMENT: If the City of Ocala Utility water/sewer connection is going to be pursued, provide a letter from the City with the resubmittal. All utility connections and reviews will be deferred to the City (not part of the Co's Dev Rev process).
- 26 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Central Sewer
STATUS OF REVIEW: NO
REMARKS:
- 27 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Available Area
STATUS OF REVIEW: NO
REMARKS: 100,000+sqft of open area
If installing a septic system show location on site plan.
- 28 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.16/6.5 - [EALS or EALS-ER provided?]
STATUS OF REVIEW: NO
REMARKS: Please provide environmental assessment or exemption.
- 29 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?
STATUS OF REVIEW: NO
REMARKS:
- 30 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 2.12.8 - Provide current boundary and topographic survey less than one year old
STATUS OF REVIEW: NO
REMARKS: Please update survey.
- 31 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.6 - Buffers
STATUS OF REVIEW: NO
REMARKS: Waiver required for north buffer - staff supports



**Marion County
Board of County Commissioners**

Office of the County Engineer

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

AR 31389

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 07/01/24 Parcel Number(s): 21585.001.00 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: FARM CREDIT BUILDING ADDITION Commercial Residential
Subdivision Name (if applicable): _____
Unit _____ Block _____ Lot _____ Tract _____

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

Name (print): MARCUS A. BOONE
Signature: *M. Boone*
Mailing Address: 11903 SOUTHERN BOULEVARD #200 City: WEST PALM BEACH
State: FL Zip Code: 33411 Phone #: 561.855.3066
Email address: mboone@farmcreditfl.com

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

Firm Name (if applicable): DAVIS DINKINS ENGINEERING, P.A. Contact Name: DAVIS DINKINS
Mailing Address: 125 NE 1ST AVE, STE 2 City: OCALA
State: FL Zip Code: 34470 Phone #: 352.854.5961
Email address: davis@dinkinsengineering.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): _____
Reason/Justification for Request (be specific): _____

DEVELOPMENT REVIEW USE:

Received By: Email 7/25/24 Date Processed: 7/26/24 BM Project # 2023080063 AR # 31389

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

Revised 6/2021

Empowering Marion for Success

marionfl.org



**Marion County
Board of County Commissioners**

Office of the County Engineer

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

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Section & Title of Code (be specific) 2.12.8 CURRENT BOUNDARY & TOPOGRAPHIC SURVEY

Reason/Justification for Request (be specific): NO SIGNIFICANT CHANGES HAVE BEEN MADE SINCE FIELD WORK WAS COMPLETED FOR SURVEY IN LATE 2022.

Section & Title of Code (be specific) 6.8.6 BUFFERS

Reason/Justification for Request (be specific): A WAIVER TO UTILIZE EXISTING VEGETATION ON NORTHERN BOUNDARY AS EXISTING NEW IS REQUESTED.

Section & Title of Code (be specific) 6.11.4.B CROSS ACCESS

Reason/Justification for Request (be specific): THE SITE TO THE EAST IS DEVELOPED AND DOES NOT PROVIDE CROSS-ACCESS AND THE SITE TO THE WEST IS PROPOSED SELF-STORAGE WITH DRAINAGE PROPOSED ON THE SE PORTION PREVENTING CONNECTION.

Section & Title of Code (be specific) 6.12.12 - SIDEWALKS

Reason/Justification for Request (be specific): US 27 IS A F.D.O.T SECTION WITHOUT SIDEWALKS IN THIS LOCATION AND THIS WAS DISCUSSED WITH STAFF DURING CONCEPTUAL REVIEW.

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

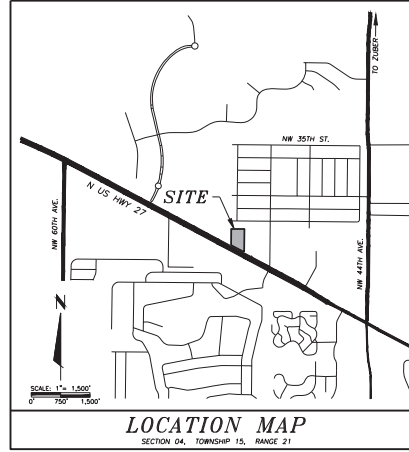
Reason/Justification for Request (be specific): _____

FARM CREDIT OF FLORIDA

MAJOR SITE PLAN
MARION COUNTY, FLORIDA

GENERAL NOTES:

- ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY "LAND DEVELOPMENT CODE" AND "UTILITY MANUAL" AS APPLICABLE. ANY WORK WITHIN THE FOOT RIGHT OF WAY SHALL CONFORM TO THE FOOT STANDARD PLANS INDEX (CURRENT EDITION).
- NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL BY BOTH THE PROJECT ENGINEER, AND THE OFFICE OF THE COUNTY ENGINEER.
- BUILDING SHALL BE HANDICAP ACCESSIBLE PER AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS FOR ACCESSIBLE DESIGN (LATEST EDITION).
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND COVER OF ALL EXISTING UTILITIES AND REPORT ANY DISCREPANCY TO THE PROJECT ENGINEER. THERE MAY BE ADDITIONAL UTILITIES NOT SHOWN ON THESE PLANS. CAUTION IS ADVISED PRIOR TO DIGGING.
- TIME IS SAID FENCE SHALL BE INSTALLED AS SHOWN ON THESE PLANS PRIOR TO ANY CONSTRUCTION, MAINTAINED DURING THE LIFE OF THE PROJECT, AND REMOVED FOLLOWING COMPLETION OF CONSTRUCTION.
- THE SITE SHALL REMAIN FREE OF EXCESS DUST AND DEBRIS AT ALL TIMES. ANY INCIDENCE OF EROSION, SEDIMENTATION, LUST OR DEBRIS OCCURRING OFF-SITE AS A RESULT OF CONSTRUCTION ACTIVITIES ON THIS DEVELOPMENT SHALL BE CORRECTED BY THE CONTRACTOR WITHIN 48 HOURS OF EACH OCCURRENCE.
- ALL DRAINAGE FACILITIES AND STORM STRUCTURES MUST BE BUILT PRIOR TO CONSTRUCTION OF ANY IMPERVIOUS SURFACES.
- IF UNSUITABLE MATERIAL IS ENCOUNTERED WITHIN THE PROPOSED PARKING LOT, TWO (2) FEET OF UNDERCUT BELOW THE PROPOSED STABILIZED SURFACE, TOGETHER WITH SUSTAINABLE BACKFILL MATERIAL, (OR GEOTECHNICAL ENGINEER'S RECOMMENDATION) IS RECOMMENDED. THE CONTRACTOR SHOULD PROVIDE A UNIT PRICE IN HIS BIDDING AND HE SHALL VERIFY THE PROJECT ENGINEER WHEN UNSUITABLE MATERIAL IS ENCOUNTERED. BEFORE PROCEEDING WITH ANY WORK RELATED TO UNSUITABLE MATERIAL, THE CONTRACTOR IS ADVISED TO CONSULT A LICENSED GEOTECHNICAL ENGINEER TO DETERMINE THE SUITABILITY OF THE HOST SOIL AND THE AREA OF UNDERCUT THAT IS REASONABLY REQUIRED.
- AUTO DRIVEWAY PAVEMENT SHALL BE 1 1/2" THICK F.D.O.T. SP-17.5 ON 8" CEMEROCK BASE (MIN. MAX DENSITY: 100 LBS) WITH FINISH CONT. FALL WITH (0.1) (0.4) (0.9) ON 12" F.D.O.T. TYPE B3 STABILIZED SUBGRADE (MIN. MAX DENSITY: 40 LBS). CONSTRUCTION REQUIREMENTS OF THE F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) SHALL GOVERN.
- MINIMUM STRENGTH FOR ANY CONCRETE ON SITE SHALL BE 3000 P.S.I. AT 28 DAYS UNLESS INDICATED OTHERWISE ON THESE PLANS.
- ANY DISTURBED ON-SITE AREAS LEFT UNPAVED SHALL BE RESTORED AND SOODED, SEEDED AND MULCHED, OR LANDSCAPED (AS APPLICABLE). ALL SOODED AREA SHALL BE UNDERCUT 2" PRIOR TO INSTALLATION.
- IF A SWALE SHOULD FORM ON THE SITE, ALL APPLICABLE PERMITS PREVIOUSLY SHALL BE FOLLOWED AS OUTLINED IN (AS APPLICABLE) SWR CHANNEL RETAIN DETAIL SHOWN HEREON. ALSO, MARION COUNTY S.U.R.E.M.D. SHALL BE NOTIFIED IMMEDIATELY.
- DAVIS DINKINS ENGINEERING, P.A. AND ITS EMPLOYEES ARE NOT RESPONSIBLE FOR ON-SITE SAFETY DURING CONSTRUCTION.
- THE ELECTRICAL SHALL COORDINATE WITH ELECTRIC SERVICE PROVIDER ANY MODIFICATIONS TO ELECTRIC SERVICE. ANY SLEEVING REQUIREMENTS SHALL BE COORDINATED WITH THE SITE CONTRACTOR.
- THERE ARE NO WETLANDS ON THIS SITE.
- AN AS-BUILT SURVEY SHALL BE PERFORMED BY A REGISTERED LAND SURVEYOR AND PROVIDED TO THE PROJECT ENGINEER FOR HIS USE IN CERTIFYING TO THE COMPLETION OF THE PROJECT PRIOR TO C.I.O. ALL AS-BUILTS SHALL COMPLY WITH CURRENT LOC. SECTION 6.1.8.A.
- THE CONTRACTOR MUST OBTAIN A PERMIT FROM THE COUNTY RIGHT-OF-WAY DIVISION PRIOR TO COMMENCEMENT OF WORK WITHIN THE COUNTY RIGHT-OF-WAY.
- A PERMIT MUST BE OBTAINED FROM THE MARION COUNTY PERMITTING DIVISION PRIOR TO COMMENCEMENT OF ANY WORK WITHIN THE COUNTY RIGHT-OF-WAY.
- MARION COUNTY UTILITIES PERSONNEL ARE TO INSPECT ANY WORK PERFORMED ON OR AROUND EXISTING MARION COUNTY UTILITIES INFRASTRUCTURE. A PRE-CONSTRUCTION MEETING IS REQUIRED TO BE HELD A MINIMUM OF 48 HOURS PRIOR TO START OF ANY CONSTRUCTION. IF THE PRE-CONSTRUCTION MEETING IS NOT COMPLETED, ANY WORK MAY BE HALTED. TO SCHEDULE, CONTACT CONSTRUCTION OFFICER AT (352)357-6163.
- COPIES OF ALL RELATED PERMIT APPLICATIONS AND ISSUED PERMITS SHALL BE SUBMITTED TO THE DEVELOPMENT REVIEW FOR THE MARION COUNTY UTILITIES DEPARTMENT.
- THIS PROJECT IS LOCATED WITHIN THE SLEET SPRINGS SECONDARY PROTECTION ZONE.
- THIS SITE IS NOT LOCATED IN AN ENVIRONMENTALLY SENSITIVE OVERLAY ZONE (EZO).
- FEMA HAS NOT DESIGNATED A 100-YEAR, 24-HOUR FLOOD ZONE ON THIS SITE. THE SITE IS IN FLOOD ZONE A.
- SIGNAGE AND STRIPING NOTES:
 - PAVED PARKING SPACES AND ISLANDS SHALL BE PAINTED WITH 6" WHITE STRIPES.
 - ANY STRIPING WITHIN THE RIGHT OF WAY SHALL BE THERMOPLASTIC. ALL WORK IS TO BE IN ACCORDANCE WITH F.D.O.T. STANDARDS.
 - ALL PROPOSED STOP, STREET, ADVISORY, AND OTHER SIGNAGE TO BE NEW UNLESS INDICATED OTHERWISE ON THESE PLANS.
 - SIGNS AT PROPERTY EXITS AND SIGNS IN RIGHT OF WAY TO BE CONSTRUCTED WITH DIAMOND GRADE REFLECTIVE SHEETING. OTHER PRIVATE SIGNS TO BE CONSTRUCTED WITH HIGH INTENSITY REFLECTIVE SHEETING.
 - PRIVATE STOP SIGNS AND SIGNS WITHIN COUNTY RIGHT OF WAY ARE TO BE INSTALLED ON SQUARE POSTS (14 FEET LONG, 1/4 GAUGE, 4 INCH DIA). SIGN POSTS WITHIN F.D.O.T. RIGHT OF WAY TO BE IN ACCORDANCE TO FOOT STANDARD PLANS INDEX #702.
 - ALL PRIVATE SIGN POSTS (OTHER THAN STOP SIGN POSTS) TO BE U-CHEMICAL GALVANIZED STEEL 2 1/2" DIA. BREAKAWAY POSTS.
 - ALL SIGNS SHALL HAVE 7" OF CLEARANCE FROM BOTTOM OF SIGN TO FINISH GRADE.
 - PAVE ALL AREAS OF CURB AND/OR SIDEWALK TRANSITIONS FROM FLUSH TO 4" HIGH WITH "SAFETY YELLOW" ALONG TRANSITION.
 - ALL TRAFFIC CONTROL SIGNS SHALL BE PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.), LATEST EDITION.
- ANY AND ALL SIGNAGE WILL REQUIRE ADDITIONAL PERMITTING (BY OTHERS).
- ANY FIRE APPARATUS MUST COMPLY WITH THE FLORIDA FIRE PROTECTION CODE, AND SHALL BE FLOW TESTED AND COLOR CODED AS REQUIRED. HYDRANTS ON PUBLIC WATER MAINS TO BE FACTORY PAINTED RED. PRIVATE HYDRANTS TO BE FACTORY PAINTED YELLOW. ALL PUBLIC AND PRIVATE HYDRANTS SHALL HAVE THE CURB PAINTED PER NFPA 291. ALL FLOW TESTS SHALL BE TESTED PER NFPA 291 BY A THIRD PARTY CONTRACTOR AND WITNESSED BY A MARION COUNTY FIRE INSPECTOR. PRIVATE HYDRANTS SHALL BE MAINTAINED BY THE BUILDING OWNER AND SHALL BE ANNUALLY TESTED ANNUALLY BY A CERTIFIED THIRD PARTY COMPANY WITH THE ANNUAL TESTING REPORTS PROVIDED TO MARION COUNTY FIRE INSPECTOR.
- CONTRACTOR TO COORDINATE LOCATION OF KNOX BOXES WITH FIRE MARSHAL PRIOR TO C.I.O.
- BUILDING SHALL COMPLY WITH THE IN BUILDING PUBLIC SAFETY MINIMUM RADIO SIGNAL STRENGTH REQUIREMENTS. THE LOCATION WILL NEED TO HAVE AN INSPECTION PLAN TO TEST THE STRENGTH OF THE SIGNAL AND IF DEEMED NECESSARY ADD EQUIPMENT WHICH ALLOWS THE BUILDING TO MEET THE MINIMUM POLICES. THE BUILDING MUST HAVE A PASSING RADIO TEST PRIOR TO CALLING FOR THE FINAL FIRE INSPECTION OF THE BUILDING. ANY INSTALLATION OF EQUIPMENT MUST BE DONE UNDER A PERMIT AND BE APPROVED BY THE OFFICE OF THE FIRE MARSHAL.



PERMITS REQUIRED:

AGENCY	PERMIT	ISSUANCE DATE	NO.
F.D.E.P./N.P.D.E.S.	NOTICE OF INTENT	PENDING	FLR101085-001
MARION COUNTY	MAJOR SITE PLAN	PENDING	-
S.W.F.W.M.D.	ENVIRONMENTAL RESOURCE PERMIT MODIFICATION	PENDING	BR2051
F.D.O.T.	DRAINAGE CONNECTION	APPROVED	2024-0-595-10070
F.D.E.P.	POTABLE WATER DISTRIBUTION	PENDING	-

WAIVERS REQUESTED:

CODE SECTION	WAIVERS REQUESTED	APPROVAL/CONDITIONS	DATE
6.8.6	BUFFER ALONG NORTH BOUNDARY	-	-
2.12.6	SURVEY ORDER THAN 12 MONTHS	-	-

UTILITY CONTACT INFORMATION:

NOTE: CONTACT INFORMATION NOT OBTAINED FROM REVISIONSHEET.COM. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY PROVIDERS PRIOR TO CONSTRUCTION.

PHONE & FIBER OPTIC	CENTURYLINK BILL MCGLOTHLIN (850) 599-1444
GAS, NATURAL GAS	TECO UTILITIES GAS - Ocala JOHN COVING (813) 275-3783
CATV	MARION - COX CABLE TODD ANDERSON (352) 281-9889
ELECTRIC	OCALA - ELECTRIC UTILITY RANDY WAIN (352) 281-6615

DESCRIPTION:

PER WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 4668, PAGE 652 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA:

COMMENCING AT THE SE CORNER OF THE NW 1/4 OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE S.87°48'24"W, 644.92 FEET; THENCE N.02°16'01"E, 38.88 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO BEING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 27; THENCE ALONG AND WITH SAID RIGHT-OF-WAY LINE, N.62°29'45"W, 378.68 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, N.02°17'50"W, 413.27 FEET; THENCE N.87°41'12"E, 520.00 FEET; THENCE S.02°16'01"E, 591.45 FEET TO THE POINT OF BEGINNING, EXCEPT ADDITIONAL RIGHT-OF-WAY AS PER OIA BOOK 1018, PAGE 340, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

SURVEY NOTICE:

SEE SEPARATE SURVEY BY R.M. BARNHARTL, INC. FOR BEARINGS & DISTANCES, MONUMENTATION, AND STATE PLANE COORDINATES.

GENERAL STATEMENT:

THE CHARACTER AND INTENDED USE OF THESE PLANS IS FOR THE CONSTRUCTION OF A BUILDING ALONG TOGETHER WITH ALL REQUIRED IMPROVEMENTS SHOWN HEREON.

SITE DATA:

PARCEL ID#	21585-001-00
ZONING	B-1
FUTURE LAND USE	COMMERCIAL
PROPOSED USE	FINANCIAL OFFICE
LAND OWNER/APPLICANT/DEVELOPER	MAR MARCUS BOONE, CEO FARM CREDIT OF FLORIDA 1760 SOUTHERN BOULEVARD #200 WEST PALM BEACH, FL 33411 (561) 855-3068
SITE LOCATION	5075 NW BLITCHTON RD, Ocala, FL 34482
LOT WIDTH	116.85 FEET
SETBACKS	FRONT= 40' SIDE= 10' REAR= 5'
SITE/PROJECT AREA	1169.224 S.F. (43.9 ACRES)
EXISTING IMPERVIOUS AREA	115.644 S.F. (4.92%)
PROPOSED BUILDING AREA	13,147 S.F. (4.15%)
PROPOSED TOTAL IMPERVIOUS AREA	13,262.64 S.F. (4.15%)
PROPOSED OPEN AREA	1153.579 S.F. (4.95%) (INCLUDING U.P.A.)

PARKING CALCULATIONS:

PARKING REQUIRED:	46.216 S.F. @ 2.5 SPACE / 1,000 S.F. = 46.216 SPACES
PARKING PROVIDED:	
PROPOSED STANDARD PARKING SPACES	26 SPACES
PROPOSED CONCRETE HANDICAP SPACES	2 SPACES
TOTAL	28 SPACES

TRAFFIC IMPACT STATEMENT:

BASED ON THE TRIP GENERATION MANUAL, 11TH EDITION

ESTIMATED PROPOSED TRAFFIC:

BASED ON 46.216 S.F. OF SMALL OFFICE BUILDING (CODE 713)

TRIPS PER DAY

CODE TOTAL

713 8

ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS OF THE MARION COUNTY LAND DEVELOPMENT CODE (LDC), EXCEPT AS WAIVED, AND FURTHERMORE THAT THESE PLANS MEET THE APPLICABLE REQUIREMENTS OF THE S.W.F.W.M.D. TO THE BEST OF MY KNOWLEDGE AND BELIEF.

INDEX OF SHEETS:

SHEET	DESCRIPTION
C1	MAJOR SITE PLAN - COVER
C2	MAJOR SITE PLAN - F.D.O.T.
C3	MAJOR SITE PLAN - LAND/UTILITY
C4	MAJOR SITE PLAN - GRADING/DRAINAGE
C5	MAJOR SITE PLAN - S.W.F.P.P.
C6	MAJOR SITE PLAN - DETAILS
TE-1	TREE REMOVAL PLAN (BY MICHAEL PAPE AND ASSOCIATES, P.A.)
LE-1	LANDSCAPE PLAN (BY MICHAEL PAPE AND ASSOCIATES, P.A.)
IR-1	IRRIGATION PLAN (BY MICHAEL PAPE AND ASSOCIATES, P.A.)
LS-1	PHOTOMETRICS PLAN (BY MICHAEL PAPE AND ASSOCIATES, P.A.)
BT	BOUNDARY & TOPOGRAPHY SURVEY (BY R.M. BARNHARTL, INC.)

DATE:

IF DIFFICULTY SIGNER AND SEALER:

DAVIS L. DINKINS, P.E. LICENSE NO. 65068 THIS TEST HAS BEEN DIGITALLY SIGNED AND SEALED BY DAVID L. DINKINS ON THE DATE INDICATED HERE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

CONCURRENCY DEFERRAL NOTE:

THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RECEIVED ANY PUBLIC RIGHTS TO DEVELOP THE PROJECT PRIOR TO THE COMPLETION OF CONSTRUCTION. THE COMPLETION OF CONSTRUCTION REVIEW AND APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.

OWNER'S CERTIFICATION:

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

MR. MARCUS BOONE, CEO
FARM CREDIT OF FLORIDA
1760 SOUTHERN BOULEVARD #200
WEST PALM BEACH, FL 33411
(561) 855-3068

DATE

04-05-24

NO. REVISION DATE

DESIGN: D.D./A.S. DRAW: S.D.U. CHECK: D.L.D.



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

IMPORTANT!:

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

IMPERATIVE:

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



CERTIFICATE OF AUTHORIZATION #28150

125 NE 1st AVENUE
SUITE 2
OCALA, FL 34470
PHONE: (352) 854-5961

FOR REVIEW ONLY

IMPORTANT NOTE:
 PRIOR TO CONSTRUCTION IN THE R/W, THE FINAL PLANS AND PERMIT MUST BE APPROVED BY F.D.O.T.



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

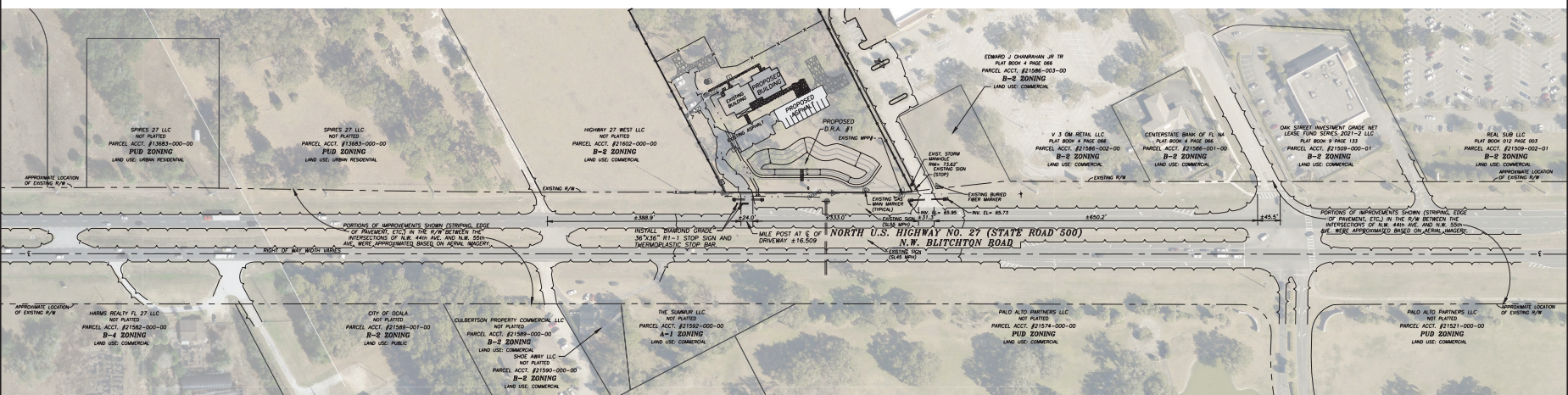
SCALE: 1" = 100'
 0 50 100 200'

125 NE 1st AVENUE
 SUITE 2
 OCALA, FLORIDA 34901
 PHONE: (352) 854-5981
DAVIS DANKINS ENGINEERING, P.A.
 CERTIFICATE OF AUTHORIZATION #28150

NO.	REVISION	DATE	CHECK
1	PERMITTING ISSUE	04-05-24	D.D.
2	PER COUNTY & SHYWARD REVIEW	07-10-24	D.D.

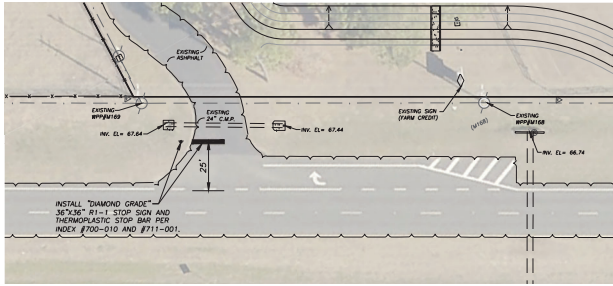
MAJOR SITE PLAN - F.D.O.T.
FARM CREDIT OF FLORIDA
 MARION COUNTY, FLORIDA

NOT VALID UNLESS EITHER DIGITALLY SIGNED AND SEALED BY ENGINEER'S SEAL, SIGNED AND SEALED WITH PROFESSIONAL ENGINEER'S SEAL, OR BOTH.
DAVIS L. DANKINS, P.E.
 FL LICENSE NO. 60038
 DATE: 07/10/24
 I HEREBY CERTIFY AND SEAL AS:
 PROFESSIONAL ENGINEER LICENSE NO. 60038
 THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DAVIS L. DANKINS ON THE DATE INDICATED HERE.
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED VALID UNLESS THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



F.D.O.T. GENERAL NOTES:

- CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES FOR UTILITY LOCATION PRIOR TO CONSTRUCTION.
- ALL F.D.O.T. RIGHTS-OF-WAYS SHALL BE RESTORED TO THE CONDITION WHICH EXISTED PRIOR TO ANY WORK IN ACCORDANCE WITH THE F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. BROODING AND STAMENING CHANNELS, IF REQUIRED, SHALL BE INSTALLED BEFORE ANY ROAD WORKING, AND IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. THE PERMITTEE SHALL BE RESPONSIBLE FOR THE RESTORATION OF ANY FACILITIES WHICH EXISTED PRIOR TO ANY WORK. THE F.D.O.T. AFTER PROVIDING NOTICE AND AN OPPORTUNITY FOR THE PERMITTEE TO RESTORE THE FACILITY, WILL REPAIR THE RIGHTS-OF-WAY AND SUBMIT AN AFFIDAVIT OF COST TO THE PERMITTEE FOR REIMBURSEMENT OR TO THE STATE'S ATTORNEY OFFICE FOR COLLECTION.
- CHAPTER 354, FLORIDA STATUTES, REQUIRES THE PERMITTEE, PRIOR TO ANY EXCAVATION OR DEMOLITION ACTIVITIES, TO NOTIFY THE ONE-CALL SYSTEM, (ALSO CALLED SUNSHINE STATE ONE-CALL). THIS IS TO BE DONE NOT LESS THAN 2, NOR MORE THAN 5, BUSINESS DAYS BEFORE BEGINNING. THE PHONE NUMBER FOR SUNSHINE STATE ONE-CALL, INC. IS 1-800-432-4770.
- ALL DISTURBED AREAS WITHIN F.D.O.T. RIGHT-OF-WAY MUST BE RESTORED WITH ANGRANDER BROWN SOIL, WEED FREE.
- AT SUCH LOCATIONS WHERE F.D.O.T. SIGNS, REFLECTORS, OR OTHER STRUCTURES WILL INTERFERE WITH PROPOSED CONSTRUCTION, THE PERMITTEE WILL NOTIFY THE LOCAL MAINTENANCE OR RESIDENT ENGINEER 48 HOURS IN ADVANCE OF STARTING WORK. ALL SIGNS AND REFLECTORS THAT REQUIRE RELOCATION OR REPLACEMENT AS A RESULT OF PERMITTEE'S WORK WILL BE RELOCATED OR REPLACED BY THE PERMITTEE.
- CALL SUNSHINE UTILITIES FOR LOCATION SERVICE PRIOR TO CONSTRUCTION (888-432-4770).
- TRAFFIC CONTROL THROUGH WORK ZONE SHALL BE AS SHOWN IN F.D.O.T. STANDARD PLANS INDEX #103. THERE SHALL BE NO LANE CLOSURES FROM - PM TO - PM (EASTBOUND), AND NO LANE CLOSURES FROM - AM TO - AM (WESTBOUND).
- ALL STRIPING WITHIN F.D.O.T. RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH F.D.O.T. STANDARD PLANS INDEX #711 WITH LEAD FREE THERMOPLASTIC.
- ALL SIGNAGE IS TO BE NEW UNLESS STATED OTHERWISE. SIGNS AND SIGN POSTS TO BE IN ACCORDANCE WITH F.D.O.T. STANDARD PLANS INDEX #703.
- PAVED REFLECTIVE PAVEMENT MARKERS ARE REQUIRED IN ACCORDANCE WITH F.D.O.T. STANDARD PLANS INDEX #706, BUT ARE NOT SHOWN FOR CLARITY PURPOSES.
- CONFLICTING STRIPING TO BE REMOVED BY HYDROBLASTING.
- ALL CONCRETE WITHIN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY THAT IS TO BE REMOVED WILL NEED TO BE SAWCUT AND REMOVED FROM THE CLOSEST CONTROL JOINT.
- ANY NECESSARY EROSION CONTROL SHALL BE PER THE S.W.P.P.P.
- ALL CONSTRUCTION WITHIN THE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE LATEST DESIGN STANDARDS AND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE UTILITY ACCORDATION MANUAL (UAM).
- ALL MATERIALS INSTALLED WITHIN THE F.D.O.T. RIGHT-OF-WAY SHALL BE LIMITED TO THOSE ON THE F.D.O.T. QUALIFIED PRODUCTS LIST OR APPROVED PRODUCT LIST OF TRAFFIC CONTROL SIGNALS AND DEVICES.
- THE POSTED SPEED LIMIT IS 45 MPH.
- ALL CONCRETE WITHIN F.D.O.T. RIGHT-OF-WAY SHALL BE AN APPROVED F.D.O.T. MIX DESIGN OF 3,000 PSI MINIMUM.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT A MINIMUM OF TWO (2) BUSINESS DAYS PRIOR TO ANY LANE CLOSURES OR BEGINNING ANY CONSTRUCTION WITHIN THE F.D.O.T. RIGHT-OF-WAY.
- CONTACT CITY OF OCALA SIGNAL DEPARTMENT 48 HOURS PRIOR TO WORKING WITHIN 500 FEET OF THE SIGNALIZED INTERSECTIONS, AT 352-516-8707.
- FUTURE PHASE(S) OF CONSTRUCTION MAY REQUIRE MODIFICATION OF F.D.O.T. PERMIT TOGETHER WITH RECORDING OF THE CROSS-ACCESS AGREEMENT OF REQUIRED, AND MAY ALSO REQUIRE A TRAFFIC DISTRIBUTION STUDY INCLUDING "U"-TURN MOVEMENTS.



GRADING DETAIL
 SCALE: 1" = 30'

DRAINAGE CALCULATIONS:

RUNOFF TIME (HR) = 24 HOURS
HYDROLOGIC SOLUTION TYPE 'X'

WATERSHED CALCULATIONS:

	PRE-DEV.	POST-DEV.	DN
WATERSHED AREA (A)	133,208	133,208	0
IMPERVIOUS AREA (A _i)	8,633	18,422	86.0
D.R.A. IMPERVIOUS (I _i)	108,665	114,962	39.0
WATERSHED CN	42.71	42.71	
VOLUME (V)	36,422	46,504	
POST MINUS PRE (ΔV)		10,082	

WATER QUALITY CALCULATION:
0.5% OF RUNOFF FROM WATERSHED = 0.921 C.F.
TREATMENT VOLUME REQUIRED = 0.921 C.F.

POST-CONDITION WATERSHED STORAGE:

ELEV.	AREA (SQ)	VOLUME (CU)
70.00	15,048	12,985
69.00	11,029	9,519
68.00	7,516	5,277
67.00	5,916	3,287

D.R.A. VOLUME (V_i) = 27,819 #

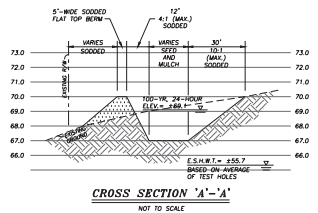
DRAINAGE NARRATIVE:

FARM CREDIT OF FLORIDA IS A +/- 4 ACRE SITE LOCATED IN MARION COUNTY, FLORIDA. THE EXISTING SITE IS DEVELOPED AND HEAVILY WOODED. THE SITE GENERALLY SLOPES TOWARD THE EXISTING RW. THE PROPOSED DEVELOPMENT WILL CONSIST OF A BUILDING EXPANSION, SIDEWALK, AND PAVED PARKING. PROPOSED DEVELOPMENT IS TO BE 2.22 ACRES OF NEW IMPERVIOUS AREA, STORMWATER FROM THE PROPOSED DEVELOPMENT WILL BE DIRECTED TO AN UNCLIMATE DRAINAGE RETENTION AREA (D.R.A.) GENERALLY BY SHED FLOW AND EXISTING SITE DRAINING. THE STORMWATER FACILITY IS SIZED TO ACCOMMODATE THE POST-LESS PRE-CONDITION RUNOFF FROM THE 100-YEAR, 24-HOUR STORM EVENT. THE POST-CONDITION RUNOFF RATE AND VOLUME IS LESS THAN THE PRE-CONDITION RATE AND VOLUME. STORMWATER QUALITY IS PROVIDED IN THE PROPOSED DATA.

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

NOTES TO PAVING/SITE CONTRACTOR:

- ADHERE TO GRADES SHOWN FOR HANDICAP SPACES, WHICH SHOULD NOT EXCEED 1:50 OR 2:08 SLOPE IN ANY DIRECTION. SEE GRADES FOR ELEVATIONS.
- ADHERE TO GRADES SHOWN FOR CONCRETE SIDEWALKS WHICH SHOULD NOT EXCEED 0.20% (1:50) CROSS SLOPE, OR 5.0% (1:20) RUNNING SLOPE.
- ADHERE TO GRADES SHOWN FOR CONCRETE RAMPS WHICH SHOULD NOT EXCEED 0.20% (1:50) CROSS SLOPE, OR 8.33% (1:12) RUNNING SLOPE.
- ADHERE TO GRADES SHOWN FOR CONCRETE LANDINGS WHICH SHOULD NOT EXCEED 0.20% (1:50) SLOPE IN ANY DIRECTION.



CROSS SECTION 'A'-A'
NOT TO SCALE

D.R.A. CONSTRUCTION NOTES:

- INITIALLY EXCAVATE AND ROUGH GRADE THE RETENTION BASIN WITHIN 12 INCHES OF THE BASIN BOTTOM AND 50% SLOPE. CONTRACTOR DO NOT OVER-EXCAVATE ANY PORTION OF THE RETENTION BASIN BOTTOM.
- AFTER THE AREA CONTRIBUTING TO THE BASIN HAS BEEN STABILIZED, THE INTERIOR SLOPE SLOPES AND BASIN BOTTOM SHOULD BE EXCAVATED TO FINAL DESIGN SPECIFICATIONS. THE EXCESS SOIL AND UNDERLIEING MATERIAL SHOULD BE CAREFULLY EXCAVATED AND REMOVED FROM THE BASIN SO THAT ANY ACCUMULATED SLETS, CLIPS, ORGANICS, AND OTHER FINE SEDIMENT MATERIAL ARE REMOVED. THE EXCAVATED MATERIAL SHOULD BE UTILIZED OR COMPOSED OF.
- THE ENTIRE BASIN BOTTOM SHOULD BE DEEP RAKED AND LOOSENED FOR OPTIMAL INFILTRATION.
- THE FINAL STABILIZATION OF THE BASIN SHOULD BE DONE PER THE CONSTRUCTION PLANS.

SOIL TEST RESULTS:

TESTED BY: GEOTECH, INC.
TEST DATE: JANUARY 24, 2024

TEST HOLE P-1 (GROUND EL = ±68.9)

0" - 16" BROWN FINE SAND (SP)
16" - 20" YELLOW BROWN CLAYEY SAND (SC)
20" - 24" YELLOW BROWN AND GREY CLAYEY SAND (SC)
FIELD HORIZONTAL PERMEABILITY @ APPROX. 5' = 28.6 FEET/DAY
FIELD VERTICAL PERMEABILITY @ APPROX. 5' = 21.5 FEET/DAY
ESTIMATED SEASONAL HIGH WATER TABLE @ APPROX. 17.0 FEET
CONFINING LAYER GREATER THAN DEPTH DRILLED

TEST HOLE P-2 (GROUND EL = ±69.3)

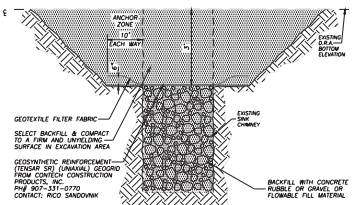
0" - 14" BROWN FINE SAND (SP)
14" - 18" YELLOW BROWN AND GREY CLAYEY SAND (SC)
18" - 24" GREY AND YELLOWISH BROWN SLIGHTLY SANDY CLAY (CH)
FIELD HORIZONTAL PERMEABILITY @ APPROX. 5' = 80.8 FEET/DAY
FIELD VERTICAL PERMEABILITY @ APPROX. 5' = 22.9 FEET/DAY
ESTIMATED SEASONAL HIGH WATER TABLE @ APPROX. 12.0 FEET
CONFINING LAYER @ APPROX. 12.5 FEET

TEST HOLE P-3 (GROUND EL = ±69.0)

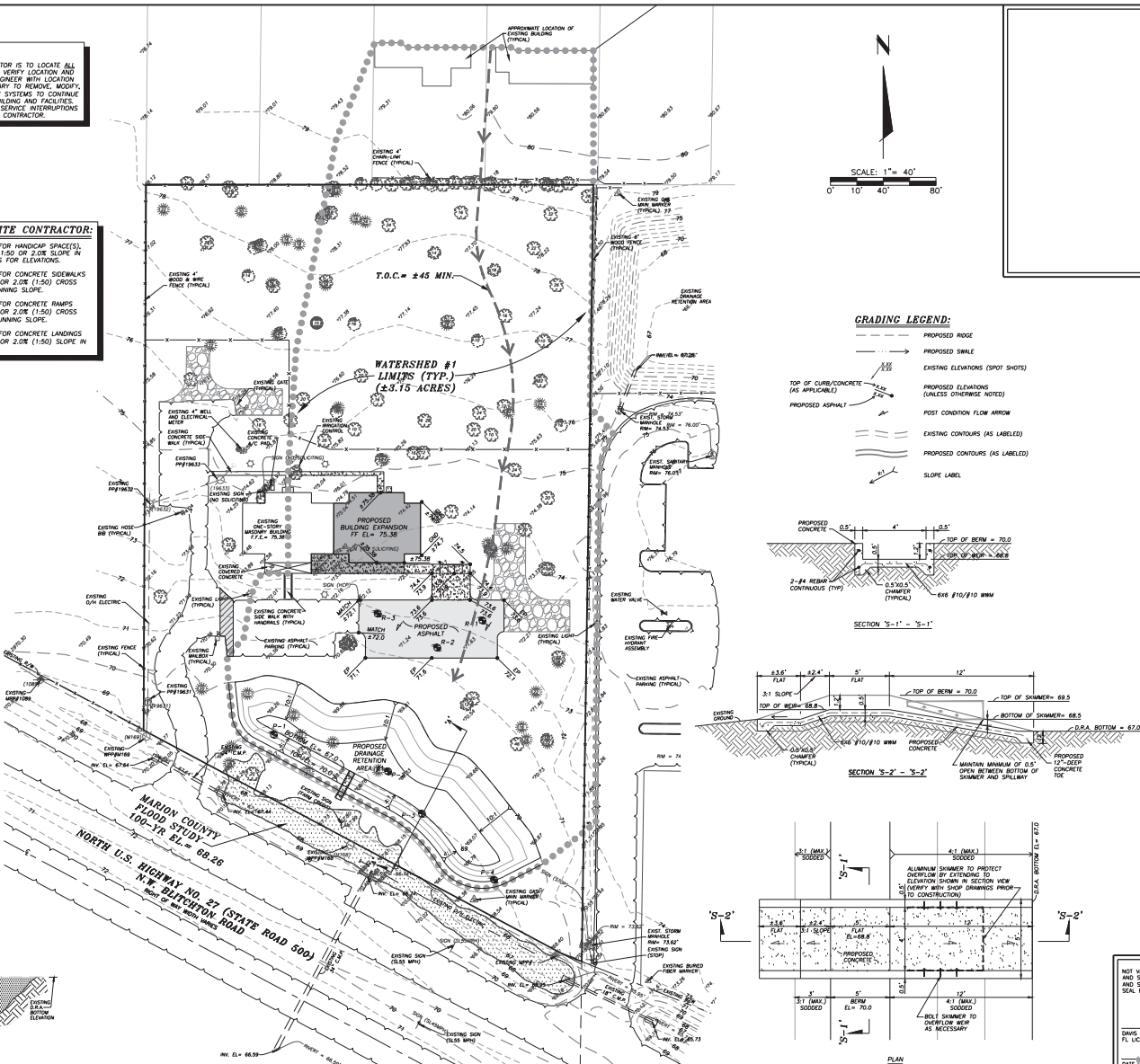
0" - 10" BROWN FINE SAND (SP)
10" - 14" YELLOW BROWN SLIGHTLY SANDY SAND (SC)
14" - 18" YELLOW BROWN SLIGHTLY SANDY SAND (SC)
18" - 24" GREY AND YELLOWISH BROWN SLIGHTLY SANDY CLAY (CH)
ESTIMATED SEASONAL HIGH WATER TABLE @ APPROX. 11.5 FEET
CONFINING LAYER @ APPROX. 11.5 FEET

TEST HOLE P-4 (GROUND EL = ±69.0)

0" - 13" BROWN FINE SAND (SP)
13" - 17" YELLOW BROWN SLIGHTLY SANDY SAND (SC)
17" - 21" YELLOW BROWN SLIGHTLY SANDY SAND (SC)
21" - 25" GREY AND YELLOWISH BROWN SLIGHTLY SANDY CLAY (CH)
ESTIMATED SEASONAL HIGH WATER TABLE @ APPROX. 11.5 FEET
CONFINING LAYER GREATER THAN DEPTH DRILLED

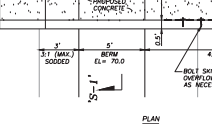
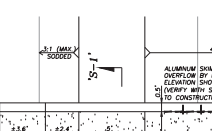
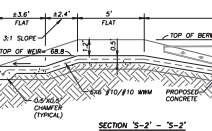
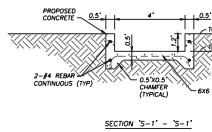


TYPICAL SINK CHIMNEY REPAIR DETAIL
PER DEVO SEERKRA, PH.D., P.E.



GRADING LEGEND:

- PROPOSED RIDGE
- PROPOSED SWALE
- EXISTING ELEVATIONS (SPOT SHOTS)
- EXISTING ELEVATIONS (UNLESS OTHERWISE NOTED)
- POST-CONDITION FLOW ARROW
- EXISTING CONTOURS (AS LABELED)
- PROPOSED CONTOURS (AS LABELED)
- SLOPE LABEL



125 NE. 1st AVENUE
GOCALA, FL 32720
PHONE: (352) 854-5961

DAVID DANVING ENGINEERING P.A.
CERTIFICATE OF AUTHORIZATION #28190

NO.	REVISION	DATE	CHECKED
2	PER COUNTY & SHWMAD REVIEW	07-10-24	
1	PERMITTING ISSUE	04-09-24	
NO.	DESIGN: B.D./J.S./B.M.W.	DATE	DESIGNER: S.D.U.

MAJOR SITE PLAN - GRADING/DRAINAGE

FARM CREDIT OF FLORIDA
MARION COUNTY, FLORIDA

NOT VALID UNLESS EITHER DIGITALLY SIGNED AND SEALED OR ORIGINALLY SIGNED, DATED AND SEALED WITH PROFESSIONAL ENGINEER'S SEAL BELOW.

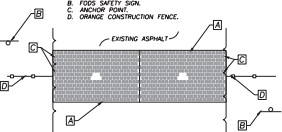
DAVID L. DANVING, P.E.
FL LICENSE NO. 90058

DATE: 07/10/24
THIS PLAN IS DIGITALLY SIGNED AND SEALED BY DAVID L. DANVING ON THE DATE INDICATED HERE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

KEY NOTES:

- A. FOSS TRACKOUT CONTROL SYSTEM MAT.
- B. FOSS SAFETY ZONE.
- C. ANCHOR POINT.
- D. ORANGE CONSTRUCTION FENCE.



- INSTALLATION:**
- BEFORE THE FOSS TRACKOUT CONTROL SYSTEM IS TO BE PLACED, CONSIDER THE BEST MANAGEMENT PRACTICES AS MUCH AS POSSIBLE. NO SITE WASHING FOSS TRACKOUT CONTROL SYSTEM IS PLACED SHOULD ALSO MEET OR EXCEED THE LOCAL JURISDICTION OF STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
 - CALL FOR UTILITY LOCATES 3 BUSINESS DAYS IN ADVANCE OF THE FOSS TRACKOUT CONTROL SYSTEM INSTALLATION FOR THE LOCATION OF UNDERGROUND UTILITIES. CALL THE UTILITY NOTIFICATION CENTER AT 811.
 - ONCE THE SITE IS ESTABLISHED WHERE FOSS TRACKOUT CONTROL SYSTEM IS TO BE PLACED, ANY EXCESSIVE UNDER-TERRAIN SHOULD BE LEVELLED OFF OR REMOVED SUCH AS LARGE ROCKS, LANDSCAPING MATERIALS, OR SUDDEN ANCHORS IN ELEVATION.
 - THE ANCHOR POINTS ON STREETS TO BE PLACED AND POSITIONED. THE FIRST MAT SHOULD BE PLACED TO THE CLOSEST POINT OF EXCESS. THIS WILL ENSURE THAT THE VEHICLE WILL EXIT STRAIGHT FROM THE SITE ONTO THE PAVED SURFACE.
 - BEFORE THE FIRST MAT IS PLACED DOWN IN ITS PROPER LOCATION, MATS SHOULD BE ANCHORED TO PREVENT THE POTENTIAL MOVEMENT WHILE THE ADJOINING MATS ARE INSTALLED. ANCHORS SHOULD BE PLACED AT EVERY ANCHOR POINT (IF FEASIBLE) TO HELP MAINTAIN THE MAT IN ITS CORRECT POSITION.
 - AFTER THE FIRST MAT IS ANCHORED IN ITS PROPER PLACE, AN H BRACKET SHOULD BE PLACED AT THE END OF THE FIRST MAT BEFORE ANOTHER MAT IS PLACED ADJACENT TO THE FIRST MAT.
 - ONCE THE SECOND MAT IS PLACED ADJACENT TO THE FIRST MAT, MAKE SURE THE H BRACKET IS CORRECTLY SITUATED BETWEEN THE TWO MATS AND IS LOCKED TOGETHER.
 - NEAT THE CONNECTOR STRAPS SHOULD BE INSTALLED TO CONNECT THE TWO MATS TOGETHER.
 - UPON LAYOUT OF EACH NEW MAT IN THE SYSTEM, THAT MAT SHOULD BE ANCHORED AT EVERY ANCHOR POINT TO HELP STABILIZE THE MAT AND PREVENT THE SYSTEM'S CONTINUANCE WITH NO GAPS IN BETWEEN THE MATS.
 - SUCCESSIVE MATS CAN THEN BE PLACED TO CREATE THE FOSS TRACKOUT CONTROL SYSTEM REPEATING THE ABOVE STEPS.

USE AND MAINTENANCE:

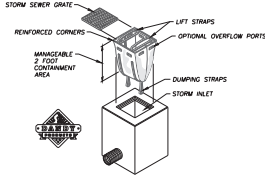
- OPERATION/MAINTENANCE DOWN THE LENGTH OF THE TRACKOUT CONTROL SYSTEM AND NOT OUT ACROSS THE MATS.
- DRIVERS SHOULD TURN THE WHEELS OF THEIR VEHICLES SUCH THAT THE VEHICLE WILL MAKE A SHALLOW S-TURN ROUTE DOWN THE LENGTH OF THE FOSS TRACKOUT CONTROL SYSTEM.
- MATS SHOULD BE CLEANED ONCE THE WOODS BETWEEN THE PRIMARIES BECOME FULL OF SEEDS/TYPICALLY THIS WILL NEED TO BE PERFORMED WITHIN TWO WEEKS OF A STORM EVENT. BRUSHING IS THE PREFERRED METHOD OF CLEANING OTHER METHODS OF MECHANICALS.
- THE USE OF ICE MELT/ROAD SALT SHOULD BE AVOIDED UNLESS NECESSARY DURING THE WINTER MONTHS AND AFTER A SNOW EVENT TO PREVENT ICE BUILDUP.

REMOVAL:

- STARTING WITH THE LAST MAT, THE MAT THAT IS PLACED AT THE ANCHOR POINT OF THE SITE OR THE MAT FURTHEST FROM THE END OF PAVED SURFACE SHOULD BE REMOVED FIRST.
- THE ANCHORS SHOULD BE REMOVED.
- THE CONNECTOR STRAPS SHOULD BE UNLATCHED AT ALL LOCATIONS IN THE FOSS TRACKOUT CONTROL SYSTEM.
- STARTING WITH THE LAST MAT IN THE SYSTEM, EACH SUCCESSIVE MAT SHOULD THEN BE MOVED AND CHECKED FOR LOADING BY TORQUE OF EXCAVATOR ONTO A TRUCK FOR REMOVAL FROM THE SITE.

FOSS TRACKOUT DETAIL

NOT TO SCALE



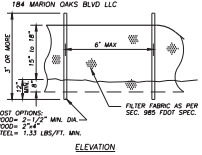
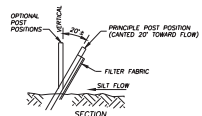
INSTALLATION:

- REMOVE THE GRATE FROM THE CATCH BASIN.
- REMOVE AND DISCARD MATS TO BE REPLACED. REPLACE ABSORBENT, PLACE ABSORBENT MATS IN LINE ON THE BOTTOM (BELOW-DRAINAGE SIDE) OF THE UNIT.
- STAND THE GRATE ON THE MATS OF THE DANDY SACK™ UNIT SO THAT THE GRATE IS BELOW THE TOP STRAPS AND ABOVE THE LOWER STRAPS. THE GRATE SHOULD BE ORIENTED BETWEEN THE UPPER AND LOWER STRAPS.
- REMOVE THE MATS AND REMOVE THE GRATE INTO THE INLET, BEING CAREFUL THAT THE GRATE REMAINS IN PLACE AND BEING CAREFUL NOT TO DAMAGE THE DANDY SACK™ UNIT.

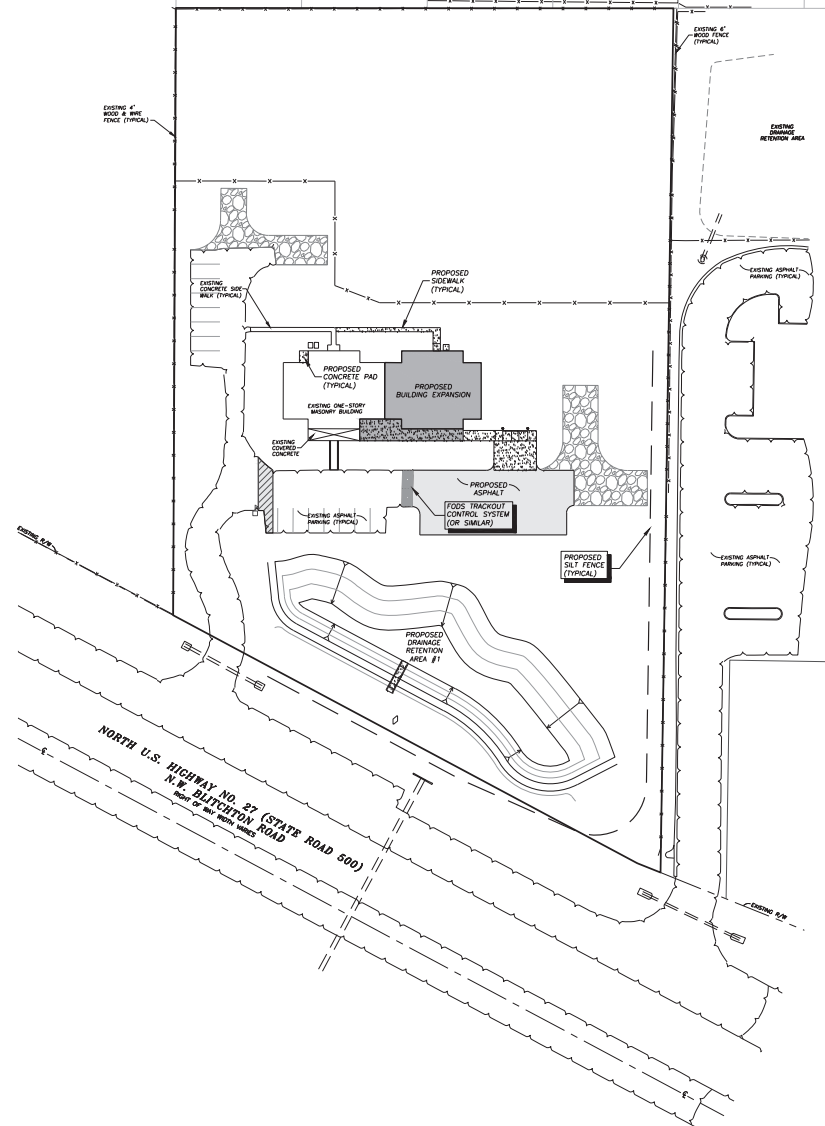
MAINTENANCE:

- REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM VICINITY OF UNIT AFTER EACH STORM EVENT.
- AFTER EACH STORM EVENT AND AT REGULAR INTERVALS, LOOK INTO THE DANDY SACK™ UNIT. IF THE UNIT IS MORE THAN 1/3 FULL OF ACCUMULATED SEDIMENT, THE UNIT MUST BE EMPTIED.
- TO EMPTY THE UNIT, LOOSEN THE LIFTING STRAPS, TURN THE UNIT OUT OF THE INLET AND REMOVE THE GRATE. TRANSPORT THE UNIT TO AN APPROPRIATE LOCATION FOR REMOVAL OF THE CONTENTS, HOLDING THE DUMPING STRAPS ON THE OUTSIDE AT THE BOTTOM OF THE UNIT. TURN THE UNIT UPSIDE DOWN, EMPTYING THE CONTENTS. REMOVE THE UNIT AS ABOVE.
- FOR THE DANDY SACK™ AND SEDIMENT MATS: REMOVE AND REPLACE ABSORBENT WHEN NEAR SATURATION.
- DISPOSE OF UNIT AND/OR ABSORBENT IN ACCORD WITH APPLICABLE FEDERAL, STATE AND LOCAL ENVIRONMENTAL LAWS AND REGULATIONS.

DANDY SACK™ DETAIL



TYPE III SILT FENCE DETAIL
FOOT INDEX #102



EROSION CONTROL NOTES:

- DISCHARGE CONTROL AND EROSION PROTECTION MEASURES SHALL BE EMPLOYED AND OPERATED AT ALL TIMES DURING CONSTRUCTION TO AVOID ADVERSE IMPACTS TO RECEIVING WATERS OR ADJACENT PROPERTY. DETENTION/RETENTION STORAGE STRUCTURES, SEDIMENT BARRIERS, FLOW CONTROLS, REVEALMENT, DISCHARGE CONTROL STRUCTURES, AND OTHER STORMWATER MANAGEMENT STRUCTURES SHOULD BE BUILT AND CONTINUOUSLY MAINTAINED DURING PROJECT CONSTRUCTION IN A MANNER SUCH THAT, TO THE EXTENT POSSIBLE, THE STRUCTURES ARE INCORPORATED INTO AND BECOME PART OF THE PERMANENT SURFACE WATER MANAGEMENT SYSTEM.
- THE OWNER/PERMITEE SHALL ENSURE THAT THE SURFACE WATER AND STORMWATER MANAGEMENT MEASURES PROPOSED IN THE PLAN ARE EFFECTIVELY IMPLEMENTED UNTIL COMPLETION OF THE PROJECT OR UNTIL THE PERMANENT SURFACE WATER MANAGEMENT SYSTEM IS OPERATIONAL.
- THE SITE SHALL REMAIN FREE OF OBSTACLES THAT HINDER AT ALL TIMES ANY PRESENCE OF EROSION, SEDIMENTATION, DUST OR DEBRIS OCCURRING OFF-SITE AS A RESULT OF CONSTRUCTION ACTIVITIES ON THIS DEVELOPMENT SHALL BE CORRECTED BY THE CONTRACTOR IMMEDIATELY (FOR EACH OCCURRENCE).
- ALL STORM WATER MANAGEMENT SYSTEMS SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF IMPERVIOUS AREAS.
- SILT FENCE, STRAW BALE INLET FILTERS, AND ANY OTHER EROSION/SEDIMENTATION PROTECTION SHOWN ON THESE PLANS SHALL BE INSTALLED IMMEDIATELY FOLLOWING SITE CLEARING AND PRIOR TO ANY SITE DEVELOPMENT. ALL EROSION/SEDIMENTATION PROTECTION SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION PROJECT AND REMOVED AFTER COMPLETION.
- CONSTRUCTION WASTE - WASTE SHALL BE COLLECTED AT A DESIGNATED AREA ON-SITE. ADEQUATE NUMBER OF CONTAINERS SHALL BE PROVIDED (WHEN POSSIBLE COVER CONTAINERS OR PROVIDE LIDS ON CONTAINERS) ARRANGE FOR WASTE COLLECTION BEFORE CONTAINERS OVERFLOW. PROVIDE CLEAN UP IMMEDIATELY IF SPILLAGE OCCURS.
- CONCRETE TRUCKS - EMPTYING OR WASH OUT OF EXCESS CONCRETE MAY BE ALLOWED ON-SITE. EXCESS CONCRETE AND WASH WATER SHOULD BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THE SANDWY AND ASPHALT MATS AND TO MAINTAIN THE FACILITY IN GOOD WORKING ORDER.
- SANITARY/SEPTIC DISPOSAL - DOMESTIC WASTE HAULERS SHOULD BE CONTRACTED TO REGULARLY REMOVE PETROLEUM PRODUCTS - OIL, GASOLINE, LUBRICANTS, AND ASPHALTIC SUBSTANCES SUCH AS PAVING MATERIALS SHOULD BE HANDLED CAREFULLY TO MINIMIZE THEIR EXPOSURE TO STORM WATER. EQUIPMENT SHOULD BE ON SITE TO CONTAIN AND CLEAN UP PETROLEUM SPILLS (FOR STORAGE AREAS OR ON BOARD MAINTENANCE AND FUELING VEHICLES. CONTAIN AND CLEAN UP PETROLEUM SPILLS IMMEDIATELY.
- HAZARDOUS PRODUCTS - THESE PRODUCTS SHALL BE USED IN A SAFE MANNER TO AVOID POLLUTION OF STORM WATER. EQUIPMENT SHOULD BE ON-SITE TO CONTAIN AND CLEAN UP SPILLS OF HAZARDOUS MATERIALS IN THE AREAS WHERE THESE MATERIALS ARE STORED OR USED. CONTAIN AND CLEAN UP SPILLS IMMEDIATELY AFTER THEY OCCUR.
- NON-STORM WATER DISCHARGES - THESE DISCHARGES INCLUDE BUT NOT LIMITED TO: FINE FIBRILLAR CLOTHING, POISSABLE WATER SOURCES (ELECTRICAL, MECHANICAL, BUILDING, INDUSTRIAL, AND AIR CONDITIONING UNITS), FLOOR DRAINAGE, AND OTHER DISCHARGES. DISCHARGES SHOULD ONLY BE DIRECTED TO AREAS THAT ARE STABILIZED TO MINIMIZE EROSION (E.G. BUFFER ZONE, VEGETATED FILTER STRIPES, EROSION CONTROL PROTECTION LEVEL, SPREADERS, ETC.) DO NOT DISCHARGE NON-STORM WATER FLOWS ONTO DISTURBED AREAS.
- A STORMWATER POLLUTION PREVENTION PLAN INSPECTION REPORT IS REQUIRED AT LEAST ONCE A WEEK AND MINIMUM 24 HOURS OF THE END OF A STORM EVENT THAT IS 0.5 INCHES OR GREATER. THE REPORTS ARE TO BE FILED AT THE PROJECT SITE WITH THE STORM WATER POLLUTION PREVENTION PLAN.
- IN ADDITION TO PROVIDING A STORMWATER CONSTRUCTION DRAINAGE PLAN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEPOSITION OF SEDIMENTS ON PAVEMENTS ADJACENT TO THE PROJECT SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF SEDIMENTS ACCUMULATING ON THE PAVED SURFACE AND ALL PUBLIC STREETS MUST CONTIGUOUS TO THE PROJECT-SITE. SWEEPING SHALL BE DONE BY MECHANICAL MEANS ON A REGULAR BASIS SEVERAL TIMES A WEEK INCLUDING, MOST PARTICULARLY, AFTER EVERY RAIN EVENT AND EVERY FROST AFTERNOON PRIOR TO CEASING WORK FOR THE WEEK.
- IF IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE A LETTER FROM OWNER OF PERMANENT DISPOSAL SITE FOR EXCAVATED MATERIAL THAT ACCEPTS MATERIAL AND ACKNOWLEDGES THE PERMANENT DISPOSAL SITE IS NOT IN A FLOOD PLAIN.

125 NE. 1st AVENUE
OCALA, FL 34470
PHONE: (352) 854-5961

DAVID DINWIDDIE ENGINEERING P.A.
CERTIFICATE OF AUTHORIZATION #28190

DESIGN: D.D./J.S./B.M.W. S.D.U.	CHECK: D.L.D.
NO.	DATE
1 PERMITTING ISSUE	04-09-24
2 PER COUNTY & SWFWMD REVIEW	07-10-24
REVISION	

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

FARM CREDIT OF FLORIDA
MARION COUNTY, FLORIDA

NOT VALID UNLESS EITHER DIGITALLY SIGNED AND SEALED OR PHYSICALLY SIGNED, DATED AND SEALED WITH PROFESSIONAL ENGINEER'S SEAL. RELO.

DAVID L. DINWIDDIE, P.E.
FL LICENSE NO. 90058

DATE: 07/10/24
I HEREBY CERTIFY AND SEAL THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SUBMITTED TO THE STATE OF FLORIDA PROFESSIONAL ENGINEERS, LICENSE NO. 90058. THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DAVID L. DINWIDDIE ON THE DATE INDICATED HERE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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

NAME/CONSTRUCTION COMPANY NAME: _____ DATE: _____

THE STORMWATER MANAGEMENT MEASURES PROPOSED ON THIS PLAN SHALL BE EFFECTIVELY IMPLEMENTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND THROUGHOUT THE EROSION PROTECTION THAT IS ASSOCIATED WITH THE PROJECT DURING CONSTRUCTION.

FILED: BRADFORD, MARION COUNTY ENGINEER
CHAMBER CAPITAL GROUP, LLC DATE: _____

