

August 12, 2025

PROJECT NAME: STOKES ELECTRIC-MAJOR SITE PLAN

PROJECT NUMBER: 2024120001

APPLICATION: MAJOR SITE PLAN #32260

- 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 Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.
- 4 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.12.4.K - List of approved waivers, their conditions, and the date of approval  
STATUS OF REVIEW: INFO  
REMARKS: 12/4/24-add waivers if requested in future
- 5 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: Additional Development Review Comments  
STATUS OF REVIEW: INFO  
REMARKS: After approval, plans will be electronically stamped by the County. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued. Until such time as that development order is issued, the project does not have final approval and construction, if applicable, shall not commence. For plans requiring As-Builts, As-Builts and associated documentation shall be submitted on paper in accordance with current county requirements.
- 6 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: Marion County Utilities Contact Information  
STATUS OF REVIEW: INFO  
REMARKS: N/A
- 7 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 6.14.2.A(1) - Public water service area/provider  
STATUS OF REVIEW: INFO  
REMARKS: MCU service area but outside connection distance to closest water main - defer to DOH for well review as shown on plan

- 8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 6.14.2.A(1) - Public sewer service area/provider  
STATUS OF REVIEW: INFO  
REMARKS: MCU service area but outside connection distance to closest sewer main - defer to DOH for septic review as shown on plan
- 9 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 6.14.3.B - Springs Protection Zone  
STATUS OF REVIEW: INFO  
REMARKS: Primary Springs Protection & within the Ocklawaha BMAP
- 10 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities  
STATUS OF REVIEW: INFO  
REMARKS: 7/22/25 No fee for this review 6/19/25 - No fee for this review. 4.29.25 - No fee for this review. Previous Comment: \$130 - to pay by phone call 352-671-8686 & reference Utility Review Fee for AR 32260
- 11 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: Lot Size  
STATUS OF REVIEW: INFO  
REMARKS: 6.16acres  
6.16 x 1500gpd (well) = 9240gpd authorized sewage flow
- 12 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: Total Flow  
STATUS OF REVIEW: INFO  
REMARKS: Office Area: 15gpd/employee/8hour shift and 15gpd per 100sqft of office space  
Warehouse: 15gpd/employee/8hour shift and 100gpd per loading bay  
400gpd estimated per builder
- 13 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: DEP Water Approval  
STATUS OF REVIEW: INFO  
REMARKS: Will need Limited Use Water System Permit through the Department of Health in Marion County. Construction permit and \$90 fee is required prior to drilling of the well. Please send application, fee, and design of water system to [Evan.Searcy@FLHealth.gov](mailto:Evan.Searcy@FLHealth.gov)
- 14 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: Operating Permit Required  
STATUS OF REVIEW: INFO  
REMARKS: Limited Use Water System will also require an operating permit at \$90/ year. Before the operating permit can be issued it will require water sampling, some of which may take weeks to receive results back. Please plan accordingly so there will be no delay during construction.
- 15 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: 2.12.6 - Location of septic systems & wells  
STATUS OF REVIEW: INFO  
REMARKS: Septic system is at least 100' from proposed well and 75' from any neighboring wells
- 16 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: Additional Health comments  
STATUS OF REVIEW: INFO

REMARKS: Need well permits through the Department of Health in Marion County.  
Need septic permits through the Department of Environmental Protection

17 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?

STATUS OF REVIEW: INFO

REMARKS: [04/29/2025] If any listed species are observed/potentially located on site, coordinate with FWC and get required permits. Habitat preservation/mitigation plan shall be submitted to County for records at later stage.

[Original Comments] Please provide environmental assessment.

18 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.6 - Location of water and sewer. Does this need a special use permit?

STATUS OF REVIEW: INFO

REMARKS: Well/septic are proposed. Defer to MCU/DOH

19 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: Additional Zoning comments

STATUS OF REVIEW: INFO

REMARKS: Per discussions with Ken Weyrauch - "In the future, if the use becomes warehousing then a Special Use Permit will be required."



**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 32260

**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Date: 03/24/2025 Parcel Number(s): 13338-000-01 Permit Number: 2024120001

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

Project Name: STOKES ELECTRIC - MAJOR SITE PLAN 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): CDH REALTY, LLC.  
Signature: *Chuck Stokes*  
Mailing Address: 421 S PINE AVE. City: OCALA  
State: FL Zip Code: 34471 Phone # 352-843-2856  
Email address: CHUCK@STOKESFL.COM

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

Firm Name (if applicable): MASTROSERIO ENGINEERING, INC. Contact Name: PAOLO MASTROSERIO  
Mailing Address: 170 SE 32ND PLACE City: OCALA  
State: FL Zip Code: 34471 Phone # 352-433-2185  
Email address: PAOLO@MASTROSERIOENG.COM

**D. WAIVER INFORMATION:**

Section & Title of Code (be specific): 6.12.12 - SIDEWALKS  
Reason/Justification for Request (be specific): A WAIVER IS REQUESTED TO NOT INSTALL SIDEWALKS AS NO SIDEWALKS ARE IN THIS AREA.

**DEVELOPMENT REVIEW USE:**

Received By: Email Date Processed: 3/27/25 BM Project # 2024120001 AR # 32260  
3/26/25

**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): \_\_\_\_\_





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**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Section & Title of Code (be specific) 6.13.7 - GEOTECHNICAL CRITERIA  
Reason/Justification for Request (be specific): THIS SITE HAD SOIL BORINGS TESTED AT THE TIME OF THE MASTER DRAINAGE PLAN DESIGN AND THEY FALL WITHIN THE FUTURE DRA EXPANSION. A WAIVER IS REQUESTED TO USE THE EXISTING SOIL BORING TESTS SINCE THEY DO FALL WITHIN THE DRA EXPANSION FOR THE ENTIRE DEVELOPMENT. SOIL BORINGS ARE CONSISTENT THROUGHOUT THE SITE.

Section & Title of Code (be specific) 2.21.4 - CONSTRUCTION, COMPLETION, AND CLOSE OUT  
Reason/Justification for Request (be specific): A WAIVER IS REQUESTED TO ALLOW THE COMMENCEMENT OF CONSTRUCTION PRIOR TO MAJOR SITE PLAN APPROVAL AND APPROVE EARLY SITE WORK PERMIT. ONLY EARTHWORK IS REQUESTED WITH THIS WAIVER AND THIS CONSTRUCTION IS AT THE DEVELOPER'S RISK.

Section & Title of Code (be specific) 6.11.4B - CROSS ACCESS  
Reason/Justification for Request (be specific): BASED ON OVERALL MASTER STORMWATER DESIGN AND EXISTING CONDITIONS. CROSS ACCESS CAN NOT BE PROVIDED DUE TO STORMWATER REQUIREMENTS AND IMPACTS.

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

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

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

# STOKES ELECTRIC - MAJOR SITE PLAN

## CONSTRUCTION NOTES:

1. REPRODUCTION OF THESE PLANS ARE NOT VALID UNLESS SIGNED & SEALED BY THE SURVEYOR AND ENGINEER IN RESPONSIBLE CHARGE. VALID PLANS MUST BE SIGNED AND SEALED WITH RAISED EMBOSSED SEALS. COPIES OF THESE PLANS AS DESIGNED BY THE PROFESSIONAL ENGINEER HAVE BEEN RETAINED BY THE PROFESSIONAL ENGINEER, AND THE PROFESSIONAL ENGINEER WILL NOT BE RESPONSIBLE FOR ANY SUBSEQUENT UNAUTHORIZED CHANGES TO ANY REPRODUCIBLE ORIGINAL DOCUMENTS.
2. CHANGES TO THESE PLANS ARE NOT VALID UNLESS PRIOR APPROVAL IS RECEIVED FROM BOTH THE APPROPRIATE GOVERNMENT AGENCIES AND THE PROJECT ENGINEER.
3. EXISTING IMPROVEMENTS ON THE SITE ARE AS SHOWN ON THE SURVEY. ALL EXISTING IMPROVEMENTS MAY NOT BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM A SITE INVESTIGATION PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES OR FINDINGS TO THE PROJECT ENGINEER AND SURVEYOR. UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO DIGGING. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION AND SHALL REMAIN IN DIRECT CONTACT WITH THE UTILITY COMPANIES THROUGHOUT THE ENTIRE PROJECT. ANY DAMAGE TO UTILITIES RESULTING FROM THE CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. MARION COUNTY SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGES OR DELAYS CAUSED BY THE LOCATION OR DISPOSITION OF ANY UTILITIES.
4. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT REGULATIONS, THE MARION COUNTY WATER & SEWER CONSTRUCTION MANUAL, AND THE SAINT JOHN'S WATER MANAGEMENT DISTRICT REGULATIONS.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN CERTIFIED AS-BUILT DRAWINGS FROM A LICENSED SURVEYOR. THE CONTRACTOR SHALL SUBMIT THE AS-BUILT DRAWINGS TO THE PROJECT ENGINEER ONCE ALL CONSTRUCTION IS COMPLETED.
6. AFTER AND/OR DURING THE CLEANING AND GRUBBING PHASE OF THE SITE, A BURN PERMIT MUST BE OBTAINED IF BURNING IS TO TAKE PLACE ON-SITE.
7. ALL DRAINAGE FACILITIES MUST BE COMPLETED AND INSTALLED PRIOR TO CONSTRUCTION OF IMPERVIOUS AREAS. THE DRAINAGE RETENTION AREA SHALL BE EXCAVATED TO WITHIN 1 FOOT OF THE PROPOSED BOTTOM. AFTER CONSTRUCTION OF THE ROADS IS COMPLETE AND PRIOR TO FINAL GRADING OF THE DRAINAGE RETENTION AREA, THE DRAINAGE RETENTION AREA SHALL BE EXCAVATED TO THE DESIGN BOTTOM ELEVATION. SOIL AT THE BOTTOM OF THE DRAINAGE RETENTION AREA SHALL BE UNDISTURBED AND OF SUITABLE MATERIAL.
8. ALL EROSION CONTROL MEASURES AND BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED PRIOR TO CONSTRUCTION. TYPE II SILT FENCE SHALL BE INSTALLED ALONG APPROPRIATE EROSION CONTROL LINES OF THE CONSTRUCTION SITE. THE SILT FENCE SHALL BE INSPECTED AT LEAST TWICE A WEEK OR AFTER EACH STORM EVENT IN ORDER TO ENSURE PROPER FUNCTION. THE CONTRACTOR SHALL MAINTAIN THE SILT FENCE AND SHALL REPAIR IT AT ALL TIMES. ANY INCIDENT OF EROSION, SEDIMENTATION, DEBRIS OR DUST OCCURRING ON-SITE OR OFF-SITE MUST BE CORRECTED IMMEDIATELY BY THE CONTRACTOR.
9. IF A SINKHOLE SHOULD FORM ON THE SITE, ALL APPLICABLE PROCEDURES REQUIRED BY THE WATER MANAGEMENT DISTRICT AND LOCAL GOVERNMENT AGENCIES SHALL BE FOLLOWED. THE PROJECT ENGINEER, WATER MANAGEMENT DISTRICT AND LOCAL GOVERNMENT AGENCIES SHALL BE NOTIFIED IMMEDIATELY FOR REPAIR PROCEDURES.
10. IF DURING ROAD CONSTRUCTION ANY UNSUITABLE MATERIALS ARE ENCOUNTERED, A MINIMUM OF 500 FEET OF UNDERLAY WILL BE REQUIRED FROM THE BOTTOM OF THE SINKHOLE TO THE TOP OF THE BACK-FILL MATERIAL. THE CONTRACTOR MUST CONTACT THE PROJECT ENGINEER PRIOR TO UNDERLAY.
11. THE ROAD CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL APPLICABLE UTILITY COMPANY CONSTRUCTION AND INSTALLATION. THE CONTRACTOR MUST ASSURE THAT ALL UTILITY CONDUIT, ROSSING, AND IMPROVEMENTS EXIST AND ARE LOCATED AS SHOWN ON THE PLANS. SUCH AS POTABLE WATER, SANITARY SEWER, AND STORMWATER FACILITIES.
12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT ALL VEHICULAR & PEDESTRIAN ACCESS IS MAINTAINED IN A SAFE AND OPERABLE MANNER.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MONUMENTATION (TEMPORARY OR PERMANENT) & CONSTRUCTION STAKING THAT HAVE BEEN IMPLACED OR DESTROYED DUE TO THE CONTRACTOR'S CONSTRUCTION. THE CONTRACTOR SHALL REPLACE ALL STAKING & MONUMENTATION (TO BE DONE BY A LICENSED SURVEYOR) AT THE CONTRACTOR'S EXPENSE.
14. THE CONTRACTOR SHALL COORDINATE WITH THE DEVELOPER ANY SLEEVING REQUIREMENTS IN THE ROADWAYS FOR IRRIGATION LINES AND/OR OTHER UTILITIES.
15. ALL QUALITY CONTROL & DENSITY TESTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL TESTING.
16. ALL SUITABLE MATERIAL SHALL BE STOCKPILED ON-SITE AT A LOCATION DETERMINED BY THE PROJECT ENGINEER AND/OR DEVELOPER. ALL UNSUITABLE MATERIAL SHALL BE DISPOSED OF OFF-SITE UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER AND/OR DEVELOPER.
17. ANY WORK PROPOSED IN THE COUNTY RIGHT OF WAY WILL REQUIRE A RIGHT OF WAY PERMIT. THE RIGHT OF WAY PERMIT MUST BE OBTAINED FROM THE MARION COUNTY ENGINEERING DEPARTMENT A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. ANY CONSTRUCTION IN THE RIGHT OF WAY MUST CONFORM TO CONSTRUCTION STANDARDS CONTAINED IN:  
A) THE MARION COUNTY LAND DEVELOPMENT REGULATIONS FOR MATERIAL REQUIREMENTS & QUALITY CONTROL.  
B) THE FOOT ROADWAY & TRAFFIC DESIGN STANDARDS.  
C) FOOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, (UNLESS OTHERWISE SPECIFIED IN THESE PLANS).
18. ALL AREAS DISTURBED IN THE CONSTRUCTED RIGHT OF WAY MUST BE RESTORED AND SODED. ALLOW FOR SOO WITH A 2" UNDERCUT. OTHER AREAS DISTURBED AFTER CONSTRUCTION SHALL BE GRASSED, UNLESS SOO IS SPECIFICALLY PROPOSED.
19. TRAFFIC CONTROL & DEVICES IMPLEMENTED DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH:  
A) THE MARION COUNTY LAND DEVELOPMENT REGULATIONS  
B) FOOT MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET & HIGHWAY CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS  
C) FOOT ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION
20. ALL PAYMENT MARKINGS, MATERIALS, AND SIGNS SHALL CONFORM TO THE MARION COUNTY LAND DEVELOPMENT REGULATIONS, AND IN CONFORMANCE WITH ALL APPLICABLE FOOT STANDARDS AND THE MANUAL ON UNIFORM TRAFFIC CONTROL, SERVICES AND SAFE PRACTICES FOR STREET AND HIGHWAY AND UTILITY OPERATIONS. TRAFFIC PAINT SHALL BE FOOT CODE T-1, T-2 AND HIGH INTENSITY THERMOPLASTIC.
21. THE UTILITIES CONTRACTORS SHALL BE RESPONSIBLE FOR ACQUIRING ANY CONSTRUCTION PERMITS NECESSARY PRIOR TO CONSTRUCTION. UTILITY COMPANIES SHALL BE SERVED BY THE PROJECT ENGINEER FOR APPROVAL. A WRITTEN REQUEST TO UTILIZE ANY EASEMENTS SHOWN ON THESE PLANS OR IN AREAS NOT PREVIOUSLY DESIGNATED AS A UTILITY EASEMENT, PRIOR TO CONSTRUCTION.
22. THE MINIMUM STRENGTH FOR ANY CONCRETE CONSTRUCTION SHALL BE 3000 PSI AT 28 DAYS UNLESS OTHERWISE INDICATED ON THESE PLANS.
23. EXISTING TREES TO REMAIN SHALL HAVE ANY LOW LIMBS TRIMMED TO ALLOW AERIAL CLEARANCE FOR VEHICLES AND/OR AIRCRAFT. EXISTING TREES TO BE REMOVED SHALL BE SPECIFICALLY NOTED AND BRIDGE CONSTRUCTION. SECTIONS 116-2.3 AND 116-3.1 AERIAL UTILITIES SHALL BE 1" MINIMUM ABOVE CENTERLINE GRADE OR ROAD.
24. AREAS AROUND ANY PROPOSED PIPE ENDS SHALL BE FINISH GRADED AND SODED FOR 1" MINIMUM IN ALL DIRECTIONS OR AS SPECIFIED ON THESE PLANS. SINGLE ELEVATION TRANSITIONS TO PIPE ENDS SHALL BE 36" FEET UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL MAINTAIN THE FINISH GRADE.
25. CONSTRUCTION MUST BE CLEARED AT ALL PROPOSED CROSS DRAIN PLACEMENTS OF SOO OR GRASS AND MULCH.
26. DELINEATORS ARE TO BE LOCATED AT EACH END OF CROSS DRAINS HAVING INTERED ENDS. INSTALLATION SHALL BE 1" MINIMUM ABOVE THE TOP OF ROAD OR OUTSIDE EDGE OF SHOULDER. TOP OF DELINEATOR SHALL NOT BE LESS THAN 4" ABOVE FINISH GRADE.

## UTILITIES SERVICE PROVIDERS:

- |                                  |                                |
|----------------------------------|--------------------------------|
| 1. POWER (SECO)                  | (850) 894-8888                 |
| 2. CABLE AND TELEPHONE (COC)     | Scott_Ouellet@coke.comcast.com |
| 3. GAS (TFCO)                    | (407) 420-2678                 |
| 4. WATER & SEWER (MARION COUNTY) | (352) 367-4800                 |

## SUNSHINE STATE ONE CALL

CALL BEFORE YOU DIG  
1-800-424-7776



## SURVEYOR

ROGERS ENGINEERING, LLC  
1105 SE 3RD AVE.  
OCALA, FL 34471  
352-822-8214

## OWNER/DEVELOPER

CHUCK STOKES  
CALL REALTY, LLC  
421 S PINE AVE.  
OCALA, FL 34471  
352-843-2856

DATE:	REVISION DESCRIPTION:

SCALE:  
1"=100'

<b>M</b>	MASTROSERIO ENGINEERING, INC C#8 26159 170 SE 32ND PLACE OCALA, FL 34471 PH: (352) 433-2185 PAOLO@MASTROSERIOENG.COM
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DRAWING FILE: MASTER PLAN.DWG	DESIGNED BY: PM
DATE: 12-03-2024	DRAWN BY: AHC
	CHECKED BY: PM

## LOCATION MAP

SEC. 25, TWP. 14, RGE. 21  
MARION COUNTY, FLORIDA

## DATA BLOCK OF SITE COVERAGE:

(ONSITE COVERAGE ONLY - TOTAL PARCEL AREA)

<b>EXISTING COVERAGE:</b>	
SITE AREA:	268,806 S.F. (100%)
OPEN SPACE:	268,806 S.F. (100%)
<b>PROPOSED COVERAGE:</b>	
PROPOSED BUILDING:	17,960 S.F. (6.69%)
PROPOSED PAVEMENT:	21,177 S.F. (7.89%)
PROPOSED ASPHALT MILLINGS:	33,516 S.F. (12.48%)
PROPOSED CONCRETE:	5,147 S.F. (1.92%)
<b>TOTAL IMPERVIOUS:</b>	77,794 S.F. (28.97%)
PROPOSED D.R.A.:	27,169 S.F. (10.12%)
PROPOSED OPEN AREA (DOES NOT INCLUDE D.R.A.)	163,543 S.F. (60.91%)
<b>REQUIRED OPEN SPACE PER CODE (20%):</b>	53,701 S.F.

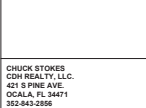
## ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, EXCEPT AS OTHERWISE NOTED. THE DRIVEWAY ACCESS MEETS FOOT RIGHT DISTANCE REQUIREMENTS.



## OWNER'S CERTIFICATION:

I HEREBY CERTIFY THAT I AND MY SUCCESSORS AND ASSIGNS SHALL PERPETUALLY MAINTAIN AND KEEP OPEN AND AS SHOWN ON THE APPROVED PLAN, AND SHALL INSURE THE SWALES AND/OR DRAINAGE RETENTION FACILITIES DURING HEAVY RAINFALL, AND FOR THE FORMATION OF SINKHOLES, WASH OUTS, EROSION, AND BUILD UP OF DEBRIS.



## GENERAL NOTES:

1. THE BOUNDARY & TOPOGRAPHIC SURVEY WAS PROVIDED BY ROGERS ENGINEERING, LLC.
2. TREE SURVEY WAS PROVIDED BY ROGERS ENGINEERING, LLC.
3. COPIES OF PERMITS FROM ALL APPROPRIATE AGENCIES SHALL BE PROVIDED ONCE APPROVAL IS OBTAINED FROM SUCH AGENCIES.
4. ALL ROAD/PAVEMENT IN THIS SITE WILL BE DESIGNED FOR ELEVATIONS ABOVE THE 1699Y240H MAXIMUM STAGE ELEVATION OF ADJACENT LOW LYING AREAS.
5. A TRAFFIC STATEMENT HAS BEEN PROVIDED.
6. ALL LANDSCAPING SHALL COMPLY WITH THE MARION COUNTY LAND DEVELOPMENT REGULATIONS.
7. THE DEVELOPER SHALL CONSTRUCT, LANDSCAPE, IMPROVE, AND MAINTAIN ALL OF THE COMMON AREAS AND GREEN SPACE AS SHOWN ON THESE PLANS.
8. THE REQUIRED BUFFERS AND SETBACKS ARE AS SPECIFIED IN THESE PLANS.
9. MASTROSERIO ENGINEERING, INC. AND ITS EMPLOYEES ARE NOT RESPONSIBLE FOR ON-SITE SAFETY DURING CONSTRUCTION.
10. AN "AS-BUILT" CERTIFICATION WILL BE REQUIRED BY THE PROJECT ENGINEER AND ALL REGULATORY REVIEW AGENCIES INVOLVED IN THIS PROJECT.
11. AT THE END OF THE PROJECT CONSTRUCTION, THE PROJECT ENGINEER SHALL PROVIDE TO THE APPROPRIATE AGENCIES, AN ELECTRONIC FILE CONTAINING THE PROJECT DEVELOPMENT PLANS IN AUTOCAD FORMAT.

## WATER AND SEWER NOTES:

1. WATER SUPPLY SHALL BE PROVIDED VIA A PROPOSED WELL. THE DISTRIBUTION SYSTEM SHALL BE INSTALLED AT THE DEVELOPER'S EXPENSE.
2. SEWAGE COLLECTION SHALL BE PROVIDED VIA A SEPTIC SYSTEM AND SHALL BE INSTALLED AT THE DEVELOPERS EXPENSE.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH FDP & MARION COUNTY SPECIFICATIONS.
4. WATER USAGE = 150 GPD
5. SEWER USAGE = 150 GPD

## PROPERTY INFORMATION:

1. PROJECT IS LOCATED IN THE NORTHWESTERN SECTION OF MARION COUNTY, FLORIDA.
2. THE PROPERTY IS PRESENTLY ZONED B-4.
3. THIS PROJECT SHALL BE DEVELOPED BY CDR REALTY, LLC.

## SPRINGS PROTECTION ZONE NOTE:

THIS SITE LIES WITHIN THE PRIMARY SPRINGS PROTECTION ZONE.

## FLOOD ZONE NOTE:

BASED ON GRAPHICAL PLOTTING ONLY, THE PROPERTY DESCRIBED HEREON IS NOT IN A FLOOD HAZARD AREA. AS PER FLOOD INSURANCE RATE MAP NUMBER 13050506E, EFFECTIVE DATE 04-19-2017.

## PLAN DATUM AND BENCHMARK NOTE:

VERTICAL DATA IS BASED ON MARION COUNTY VERTICAL CONTROL POINT "BM 15-14291-4".

## SITE LIGHTING NOTE:

ALL EXTERIOR LIGHTING SHALL BE SHELDED AND COMPLIANT WITH LDC SEC. 6.7.9 OUTDOOR LIGHTING.

## LEGAL DESCRIPTION:

PARCEL 1

LOT 15, BLOCK "D", SYLVANA ESTATES, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PART OF THE NORTH 1/2 OF THE SW 1/4 OF U.S. HIGHWAY NO. 441, SECTION 25, TOWNSHIP 14 SOUTH, RANGE 21 EAST, AND COMMENCING AT THE CORNER THEREOF; THENCE S 0° 0' 0" W, A DISTANCE OF 1121.88 FEET TO A POINT; THENCE N 89° 48' 15" W, 428 FEET TO A POINT; THENCE S 87° 0' 0" W, 218 FEET TO A POINT; THENCE S 89° 48' 15" W, 411.88 FEET TO A POINT; THENCE S 27° 3' 15" W, 89.88 FEET TO THE PRINCIPAL PLACE OF BEGINNING OF THE PARCEL HEREIN CONVEYED; THENCE CONTINUING N 53° 37' 15" W, A DISTANCE OF 14.87 FEET TO A POINT; THENCE S 0° 0' 0" W, A DISTANCE OF 178.84 FEET TO A POINT; THENCE SOUTH 21.6 FEET TO A POINT; THENCE N 89° 48' 15" W, A DISTANCE OF 73.81 FEET TO THE PRINCIPAL PLACE OF BEGINNING OF THE PARCEL HEREIN CONVEYED, BEING IN MARION COUNTY, FLORIDA.

AND

COMMENCING AT THE CORNER OF THE NW 1/4 OF SW 1/4 OF SECTION 25, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, THENCE S 9° 48' 15" W, ALONG THE WEST BOUNDARY OF NE 1/4 OF SW 1/4 OF SAID SECTION 25, 69.88 FEET TO THE NORTHWESTERLY CORNER OF THE NW 1/4 OF SW 1/4 OF SAID SECTION 25, 118.88 FEET TO A POINT; THENCE S 87° 0' 0" W, 218 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD, THENCE N 89° 48' 15" W, 208 FEET, THENCE S 87° 0' 0" W, 218 FEET, THENCE S 89° 48' 15" W, 411.88 FEET, THENCE NORTH 53° 37' 15" W, 14.87 FEET TO THE CORNER OF THE NORTH 1/2 OF THE SW 1/4 OF SAID SECTION 25, THENCE N 89° 48' 15" W, 538 FEET TO THE NE CORNER OF THE NORTH 1/2 OF THE SW 1/4 OF SAID SECTION 25, THENCE ALONG THE NORTH BOUNDARY OF THE NORTH 1/2 OF THE SW 1/4 OF SAID SECTION 25, 1718.93 FEET TO THE POINT OF BEGINNING, ALL IN MARION COUNTY, FLORIDA.

PARCEL 2

THAT PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 25, TOWNSHIP 14 SOUTH, RANGE 21 EAST, LYING EAST OF OLD U.S. HIGHWAY NO. 441, MARION COUNTY, FLORIDA.

## AS-BUILT NOTE:

EDR SHALL SUPPLY CAD AS-BUILTS INCLUDING NAD 83 W COORDINATES FOR ALL FEATURES PER CODE. AS-BUILTS SHALL BE SUBMITTED TO MCU A MINIMUM OF TWO WEEKS PRIOR TO THE FEE CLEARANCE REQUEST. THIS WILL ALLOW FOR ADEQUATE TIME TO REVIEW AHEAD OF THE BILL OF SALE AND CLEARANCE REQUEST AND AVOID DELAY. DELAYED EXPENSE DUE TO A RESULT OF INSUFFICIENT TIME SHALL BE CONSIDERED/OWNER'S SOLE EXPENSE.

## PROPOSED WAIVERS:

WAIVERS REQUESTED FOR THIS PROJECT:

CODE REFERENCE	DESCRIPTION	STATUS	CONDITIONS	DATE

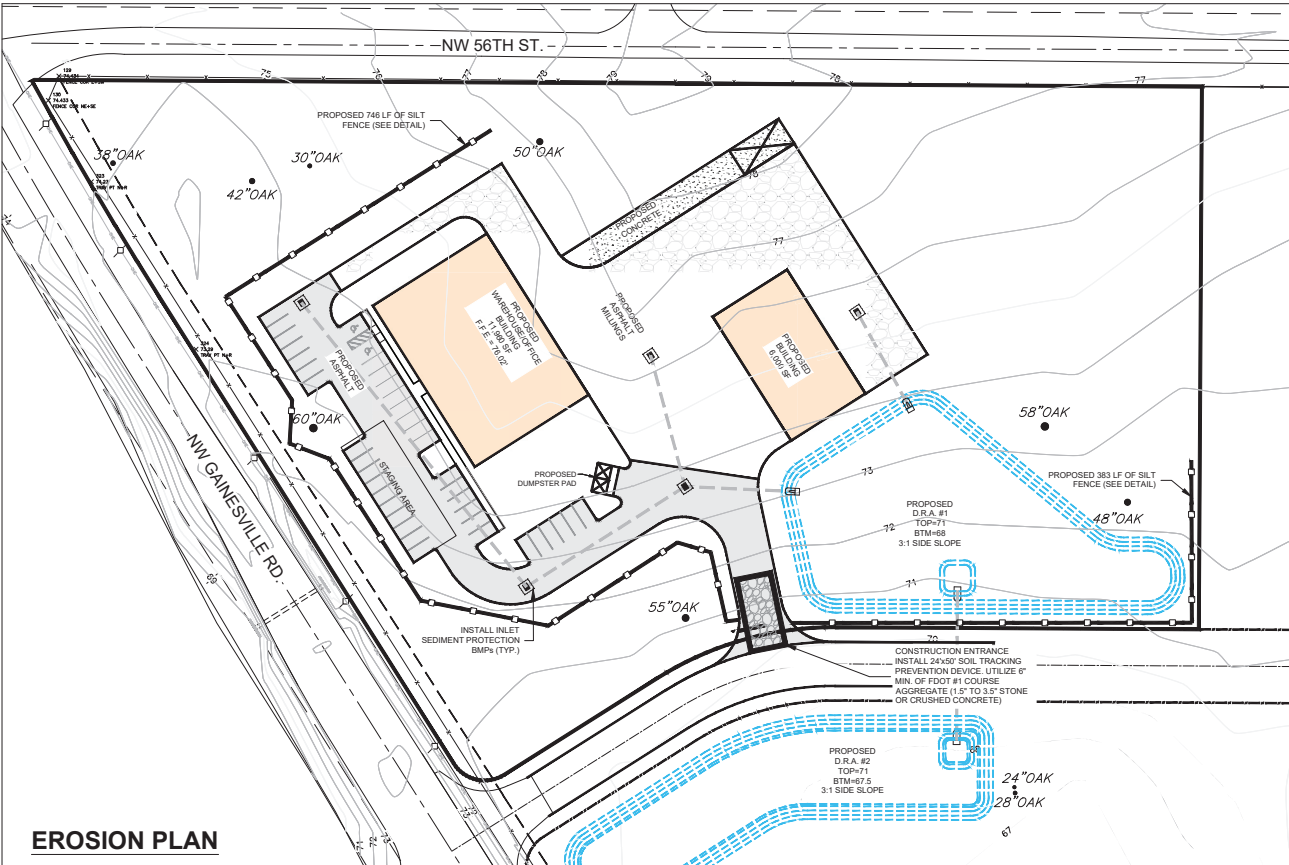
STOKES ELECTRIC - MAJOR SITE PLAN  
MARION COUNTY, FL, SEC. 25, TWP. 14, RGE. 21

TITLE: TITLE SHEET

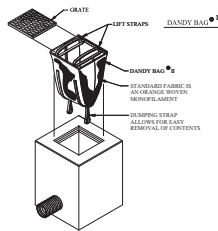
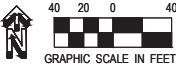
JOB#: 24-03

SHEET  
C1 of 5



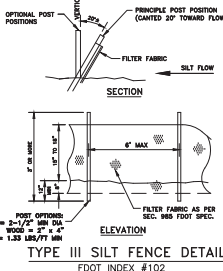
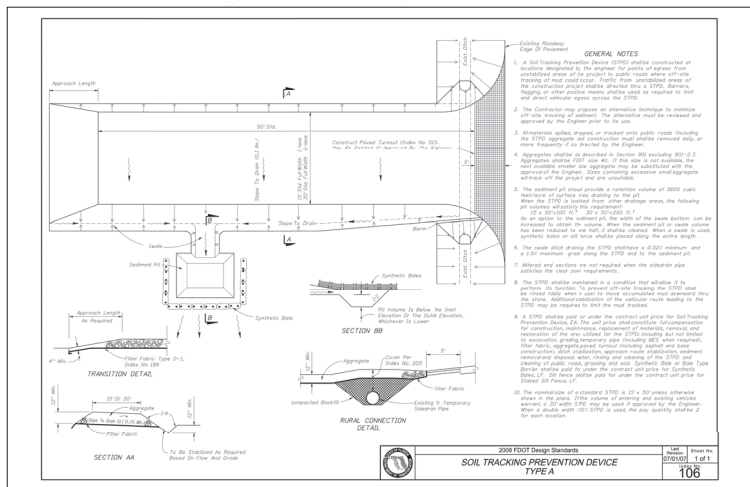


EROSION PLAN

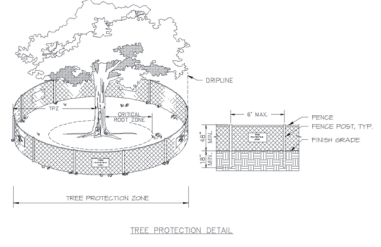


DANDY BAG DETAIL "B"

Installation and Maintenance Guidelines  
Installation: Remove the grate from catch basin. If using optional absorbent place absorbent pillow in unit. Stand the grate on end. Move the top lifting straps out of the way and place the grate into the Dandy Bag. If so that the grate is below the top straps and above the bottom straps. Holding the lifting device, insert the grate into the inlet.  
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 Bag. If the containment area is more than 1/2 full of sediment, the unit must be emptied. To empty unit, lift the end out of the inlet using the lifting straps and remove the grate. If using optional absorbent, replace absorbent with new material.



- EROSION CONTROL NOTES:**
- CONTRACTOR SHALL MAINTAIN EROSION CONTROL FACILITIES DURING THE ENTIRE CONSTRUCTION PERIOD. FACILITIES ARE NOT TO BE REMOVED UNTIL COMPLETION OF THE PROJECT AND THE SITE IS STABILIZED.
  - ADDITIONAL DEVICES MAY BE REQUIRED AS DEEMED NECESSARY BY GOVERNING AUTHORITIES.
  - SILT FENCES SHALL BE CLEANED OR REPLACED WHEN TRAPPED SEDIMENT REACHES 50 PERCENT OF THE ABOVE GROUND FENCE HEIGHT OR A LOWER HEIGHT BASED ON MANUFACTURER'S SPECIFICATIONS.
  - SEDIMENT AND EROSION CONTROL MEASURES WILL BE INSPECTED ON A DAILY BASIS AND REPAIRED, ADJUSTED AND MAINTAINED AS NEEDED OR REQUIRED BY GOVERNING AGENCIES AT NO ADDITIONAL EXPENSE TO THE OWNER TO PROVIDE EROSION AND SEDIMENT CONTROL FOR THE DURATION OF CONSTRUCTION AND UNTIL ALL DISTURBED AREAS ARE STABILIZED.
  - ALL DRAINAGE MEASURES SHALL BE ESTABLISHED WITH A PERMANENT FILL DRAINING CONTROL AND/OR BACKUP COMPLETION OF GRADING OPERATIONS. COMPLETION OF GRADING OPERATIONS DOES NOT MEAN AT THE END OF THE PROJECT AS SOON AS FINAL GRADING ARE ESTABLISHED IN UNIMPAVED AREA, THE CONTRACTOR SHALL ESTABLISH WITH A TEMPORARY GRASS OR FOREMAN SOIL, A TEMPORARY GRASS APPLIED. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO APPLY A PERMANENT SEED OR SOO AT THE PROPER TIME OF YEAR.
  - ALL SLOPES SHOULD BE STABILIZED AS SOON AS AN AREA OF THE SITE IS BROUGHT TO FINAL GRADE. SURFACE RUNOFF SHALL BE INTERCEPTED AT THE TOP OF TEMPORARY AND PERMANENT SLOPES DURING CONSTRUCTION SO THAT WATER IS NOT ALLOWED TO FLOW OVER THE SLOPES.
  - THE GENERAL CONTRACTOR AND THE GRADING CONTRACTOR SHALL REVIEW THEIR PROPOSED GRADING SEQUENCE TO INSURE THAT THE LEAST AMOUNT OF LAND POSSIBLE AT ANY ONE TIME BE SUBMITTED WITHOUT PERMANENT STABILIZATION.
  - CONTRACTOR SHALL INITIAL TEMPORARY CONSTRUCTION ENTRANCES PRIOR TO ANY EARTHWORK OPERATIONS.
  - CONTRACTOR SHALL MAINTAIN SILT FENCES FOR THE DURATION OF THE PROJECT UNTIL ACCEPTED BY THE OWNER AT NO EXPENSE TO OWNER.
  - LAND DISTURBING ACTIVITIES BE KEPT TO A MINIMUM AND SHALL NOT EXTEND BEYOND THE LIMITS SHOWN.
  - THE CONTRACTOR SHALL CONSTRUCT THE SILT FENCE AS SHOWN AT THE PERIMETER OF THE SITE PLAN PRIOR TO LAND CLEARING ACTIVITIES.
  - CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE COMPLIANCE WITH THE NPDES STORMWATER REQUIREMENTS. THIS INCLUDES, BUT IS NOT LIMITED TO, INSPECTION OF CONSTRUCTION FACILITIES.
  - ALL EROSION CONTROL MEASURES EXCEPT THE REQUIRED RIP RAP AND TEMPORARY DEVICES. THESE TEMPORARY DEVICES SHALL BE REMOVED PRIOR TO COMPLETION OF CONSTRUCTION ONCE STABILIZATION OF ALL GRASSED AREAS IS COMPLETE.
  - PRIOR TO CONSTRUCTION, THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN HEREON SHALL BE IN PLACE. CLEANING AND GRADING OPERATIONS WILL BE ENSURED TO BE IN PLACE AS NECESSARY TO ALLOW THE PLACEMENT OF EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN HEREON UNTIL ALL SUCH MEASURES ARE IN PLACE.
  - CONTRACTOR IS RESPONSIBLE FOR REPAIR OR DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
  - FOR SILT FENCE DETAIL TYPE III SILT FENCE IN FOOT INDEX 103. SILT FENCE LOCATION SHOWN FOR AESTHETICS ONLY. ACTUAL FENCE TO BE INSTALLED ON THE PROPERTY LINE.
  - ALL EXISTING STORM WATER DRAINAGE PATTERNS AND CHANNELS OUTSIDE THE CONSTRUCTION AREAS SHOWN ON THESE PLANS ARE TO BE MAINTAINED. THE CONTRACTOR SHALL NOTIFY THE OWNER IF THE WORK APPEARS TO INTERFERE WITH EXISTING STORM WATER DRAINAGE PATTERN. THE CONTRACTOR SHALL MAINTAIN A CLEAR PATH FOR ALL SURFACE WATER DRAINAGE STRUCTURES AND OTHER CHANNELS. ALL PARTS OF CONSTRUCTION SUCH THAT IMPACT TO CONSTRUCTION AND/OR SURROUNDING FACILITIES IS MINIMIZED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY EROSION, SEDIMENT TRAPPING, DISTURBED FLOODED AREAS, IMPACT TO EXISTING FACILITIES AND ANY OTHER DAMAGE CAUSED BY ANY CONSTRUCTION.
  - THE CONTRACTOR SHALL PREVENT THE DISCHARGE OF SEDIMENT DUE TO CONSTRUCTION OPERATIONS. APPROVED EROSION CONTROL DEVICES SHALL BE INSTALLED TO PREVENT DISCHARGE OF SEDIMENT WITH A LOW OR NO WATERCOURSE. EROSION CONTROL SHALL CONSIST OF ANCHORED HAY BALES, SILT FENCE, OR OTHER EROSION CONTROL METHODS APPROVED BY THE PROJECT ENGINEER. ALL NEW AND EXISTING DRAIN PIPES AND UTILITY LINES SHALL BE STABILIZED WITH SLOTTED FILTER CONSTRUCTION.
  - PROVIDE EROSION CONTROL BLANKET FOR ALL SLOPES 2:1 HORIZONTAL TO VERTICAL OR STEEPER.
  - SHALLS AND EXISTING AREAS SHALL BE EXPOSED OR REVEALED AS SOON AS PRACTICAL.
  - SEE PLAN SHEETS FOR MORE DETAILED LOCATION OF SILT FENCE.
  - THIS PLAN PROVIDES REASONABLE ASSURANCE THAT THE PROPOSED CONSTRUCTION ACTIVITIES WILL NOT RESULT IN EROSION AND SEDIMENT DEPOSITION IN STORMWATER FACILITIES, WETLANDS OR OFF-SITE AREAS.



- NOTES:**
- TREE PROTECTION BARRICADES SHALL BE INSTALLED AROUND ALL PROTECTED TREES AND GROUPS OF TREES PRIOR TO ANY CLEARING OR GRADING OPERATIONS, INCLUDING THE REMOVAL OF OTHER TREES.
  - FOR LARGE GROUPS OF TREES, BARRICADES MAY BE PLACED BETWEEN THE PROTECTED TREES AND THE CONSTRUCTION ACTIVITY AREA.
  - BARRICADES SHALL BE MADE OF RIGID MATERIAL, CAPABLE OF SURVIVING FOR THE DURATION OF THE CONSTRUCTION.
  - BARRICADES SHALL BE INSPECTED WEEKLY DURING THE DURATION OF CONSTRUCTION AND REPAIRED AS NEEDED.
  - CLEANING OF EQUIPMENT OR MATERIAL, OR DISPOSAL OF WASTE MATERIALS, INCLUDING BUT NOT LIMITED TO, OIL, SOLID WASTE, AND WASTE WITHIN THE TREE PROTECTION ZONE.
  - THE MOVEMENT OF EQUIPMENT OR STORAGE OF EQUIPMENT, MATERIALS, DEBRIS, OR FILL WITHIN THE TPZ OF ANY TREE IS NOT ALLOWED.
  - IF ANY TREE WHICH IS NOT IDENTIFIED FOR REMOVAL IS DESTROYED, OR RECEIVES MAJOR DAMAGE DURING CONSTRUCTION, WITH THE EXCEPTION OF NATURAL EVENTS, SO AS TO PLACE ITS LONG TERM SURVIVAL IN QUESTION, MUST BE REPLACED AT AN INCH-TO-ONE INCH BASIS OF THE TOP CONSIDERED OF THE TREE(S) SO DESTROYED OR DAMAGED. REPLACEMENT TREES SHALL BE OF COMPARABLE SPECIES OF THE DESTROYED OR DAMAGED TREES, WITH A MINIMUM SIZE OF 3" DBH.
  - REQUIRED SIGNS SHALL STATE "TREE PROTECTION ZONE".

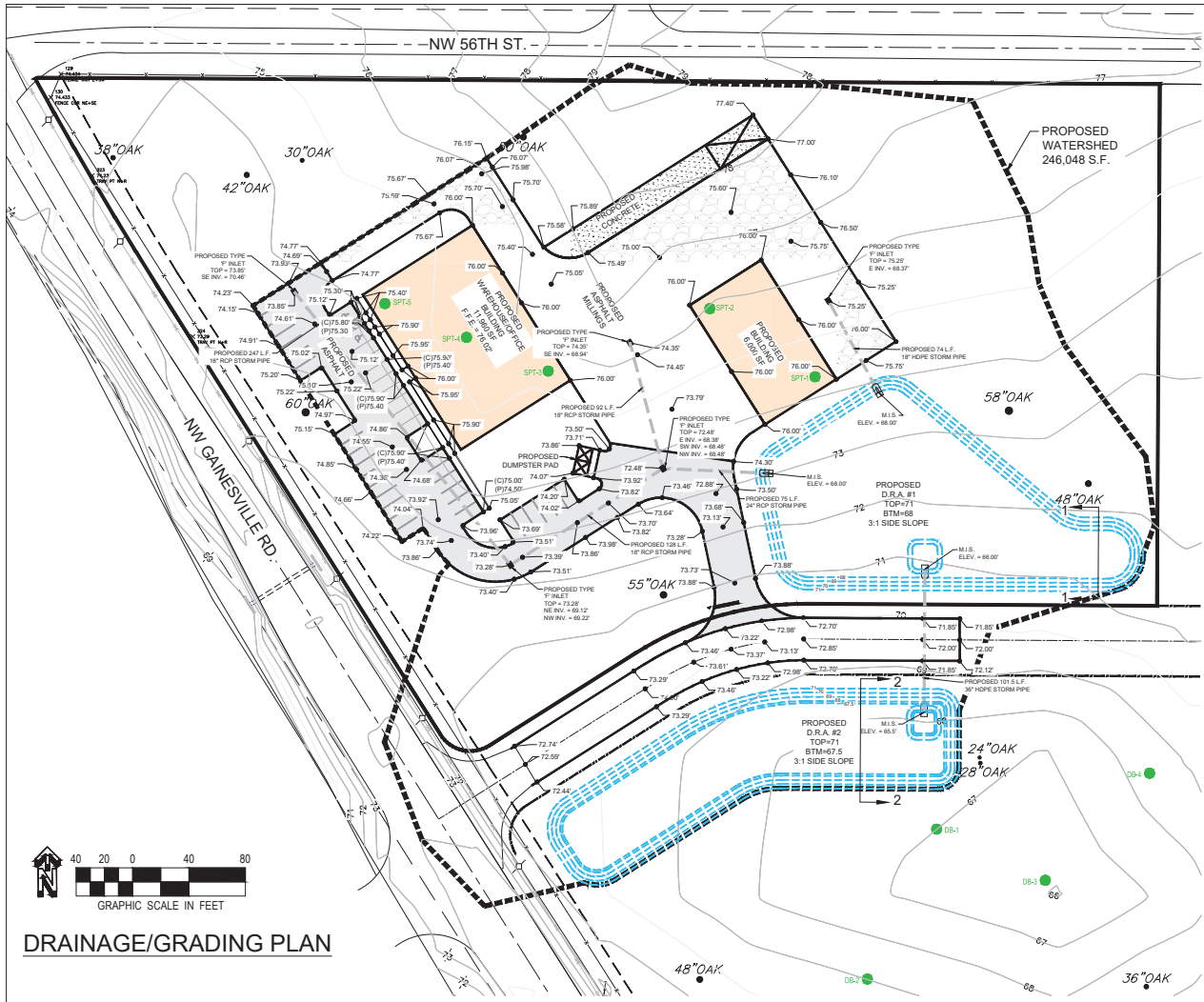
Marion County PLANNING AND DEVELOPMENT	MSRC EFFECTIVE 10/12/2013	7.3.4
REVISION # NA		LS 009

ENGINEER'S CERTIFICATION:		REVISION DESCRIPTION:	
DESIGNED BY: PM	DATE:		
DRAWN BY: AHC			
CHECKED BY: PM			
DATE: 12-03-2024			

DATE: 12-03-2024	PAOLO MASTROBERGEO, INC.
PAOLO MASTROBERGEO, INC.	CIVIL - ENVIRONMENTAL - SITE DESIGN
705 SE 3RD PL	
MASTROBERGEO ENGINEERING, INC.	PH: (352) 432-1185
COULA, FL 32701	PAOLO.MASTROBERGEO@GMAIL.COM

STOKES ELECTRIC - MAJOR SITE PLAN	SCALE: 1" = 40'
MARION COUNTY, FL, SEC. 25, TWP. 34, RGE. 21	
TITLE: EROSION CONTROL PLAN	
JOB#: 24-03	
SHEET C2 OF 5	

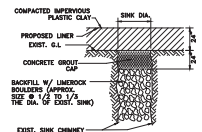




DRAINAGE/GRADING PLAN

**DRAINAGE DATA:**  
GIVEN: 100YR/24HR STORM  
DESIGN STORM: 11.5"  
RAINFALL INCHES:  
SOIL TYPES: A  
IMPERVIOUS CURVE NUMBER: 98  
PERVIOUS CURVE NUMBER: 99

**NOTE FOR ALL DRA CONSTRUCTION:**  
IF A MARION COUNTY DESIGNED DRAINAGE SYSTEM IS TO BE CONSTRUCTED, THE RETENTION BASIN WILL BE OVERWATERED AND BACKFILLED SO THAT THERE IS A MINIMUM OF THREE FEET OF UNCONSOLIDATED MATERIAL BETWEEN THE SURFACE OF THE LIMESTONE BEDROCK AND THE BOTTOM AND SIDES OF THE STORMWATER BASIN. THE PROJECT ENGINEER AND THE APPLICABLE WATER MANAGEMENT DISTRICT MUST BE NOTIFIED IMMEDIATELY AND WILL BE A PART OF THE RECOMMENDED CONSTRUCTION REMEDIATION IF ANY LIME ROCK IS ENCOUNTERED.



TYPICAL SINK CHIMNEY REPAIR DETAIL

- DRAINAGE SUMMARY:**
1. THE RETENTION AREA SHALL BE PRIVATE.
  2. THE RETENTION AREA SHALL TO BE MAINTAINED BY THE OWNER.
  3. THE INTENT IS TO ROUTE STORMWATER RUNOFF TO THE ONSITE FACILITY VIA SHEET FLOW & INLET & PIPE SYSTEM.
  4. THE DESIGN STORM FOR THIS DEVELOPMENT SHALL BE THE 100YR/24HR STORM.
  5. 100YR/24HR PEAK RUNOFF RATE IS LESS THAN IN THE POST CONDITION THAN IN THE PRE CONDITION.
  6. 100YR/24HR RUNOFF DISCHARGE VOLUME IS RETAINED ON-SITE WITH NO OFF-SITE DISCHARGE FOR AREAS CONTRIBUTING TO THE PROPOSED D.R.A.
  7. RUNOFF RATES & VOLUMES REFLECT "POND" OUTPUT. SEE DRAINAGE CALCULATIONS FOR ANALYSIS OF PRE & POST WATERSHEDS.

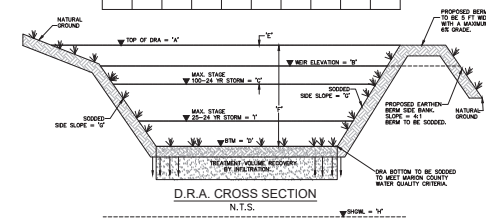
- DRAINAGE NOTES**
1. THE WATERSHED AREA IS DEFINED AS THE PORTION OF THIS PROPERTY AND OFF-SITE AREAS THAT CONTRIBUTE TO THE STORM WATER MANAGEMENT SYSTEM FOR THIS SITE.
  2. METHOD OF CALCULATION FOR THE WEIGHTED ON IS BY TR-55 URBAN HYDROLOGY FOR SMALL WATERSHEDS AND IS DETERMINED BY INTERPOLATION OF TABLE 2-24 (PAGE 5-5).
  3. THE DESIGN CRITERIA USED FOR ON-SITE STORAGE IS BASED ON THE MORE CRITICAL OF: THE VOLUME OF THE FIRST 15% OF RUNOFF FROM EACH WATERSHED, (SWPM), AND THE 100YR/24HR STORM EVENT LESS INFILTRATION. STORAGE FOR CLOSED BASINS IS BASED ON MAINTAINING THE VOLUME EQUAL TO THE RUNOFF FOR A 100YR/24HR STORM EVENT LESS INFILTRATION.
  4. ALL REQUIRED DRAINAGE CRITERIA HAS BEEN SATISFIED AND THIS SITE WILL NOT DISCHARGE OFFSITE FOR ANY OF THE STORMS MODELLED UP TO A 100YR/24HR.
  5. THE ENGINEER SHALL SUBMIT A COMPLETE COPY OF THE APPROVED WAD PERMIT TO MARION COUNTY TRANSPORTATION DEPARTMENT WHEN IT IS AVAILABLE.
  6. AREAS AROUND THE PROPOSED INLETS OR MITERED ENDS SHALL BE PAVED WHERE INDICATED. OTHERWISE IT SHALL BE FRESH GRADED AND SLOODED AS PER F.D.O.T. CURRENT DESIGN STANDARDS.
  7. THE CONTRACTOR SHALL ABIDE BY STANDARD PRACTICES AND PROCEDURES FOR EROSION AND SEDIMENT CONTROL, TYPE III SILT FENCE AND OPTIONAL DANDY BAGS AS PER DETAIL.



REVISION DESCRIPTION:	
DATE:	
DESIGNED BY: PM	DRAWN BY: ANC
CHECKED BY: PM	DATE: 12-03-2024
ENGINEER'S CERTIFICATION:	
MASTROBERO ENGINEERING, INC. CIVIL - ENVIRONMENTAL - SITE DESIGN 170 SE 3RD PLACE MARION COUNTY, FL 32001 PH: (352) 433-2185 PACLO@MASTROBEROENGINEERING.COM	
STOKES ELECTRIC - MAJOR SITE PLAN MARION COUNTY, FL, SEC. 25, TWP. 14, RGE. 21	
TITLE: DRAINAGE & GRADING PLAN	
SCALE: 1" = 40'	
JOB#: 24-03	
SHEET C4 OF 5	

**D.R.A. SCHEDULE**

DRAINAGE	1'	2'	3'	4'	5'	6'	7'	8'	9'	10'	11'	12'	13'	14'	15'
1	71.00	N/A	69.48	67.5	1.51	3.0	4.1	55.38	55.07						







STOKES ELECTRIC - MAJOR SITE PLAN  
MARION COUNTY, FL, SEC. 25, TWP. 14, RGE. 21

TITLE: CONSTRUCTION DETAILS

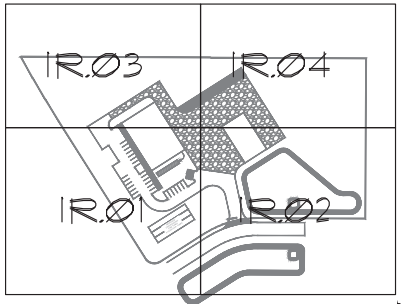
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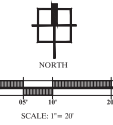
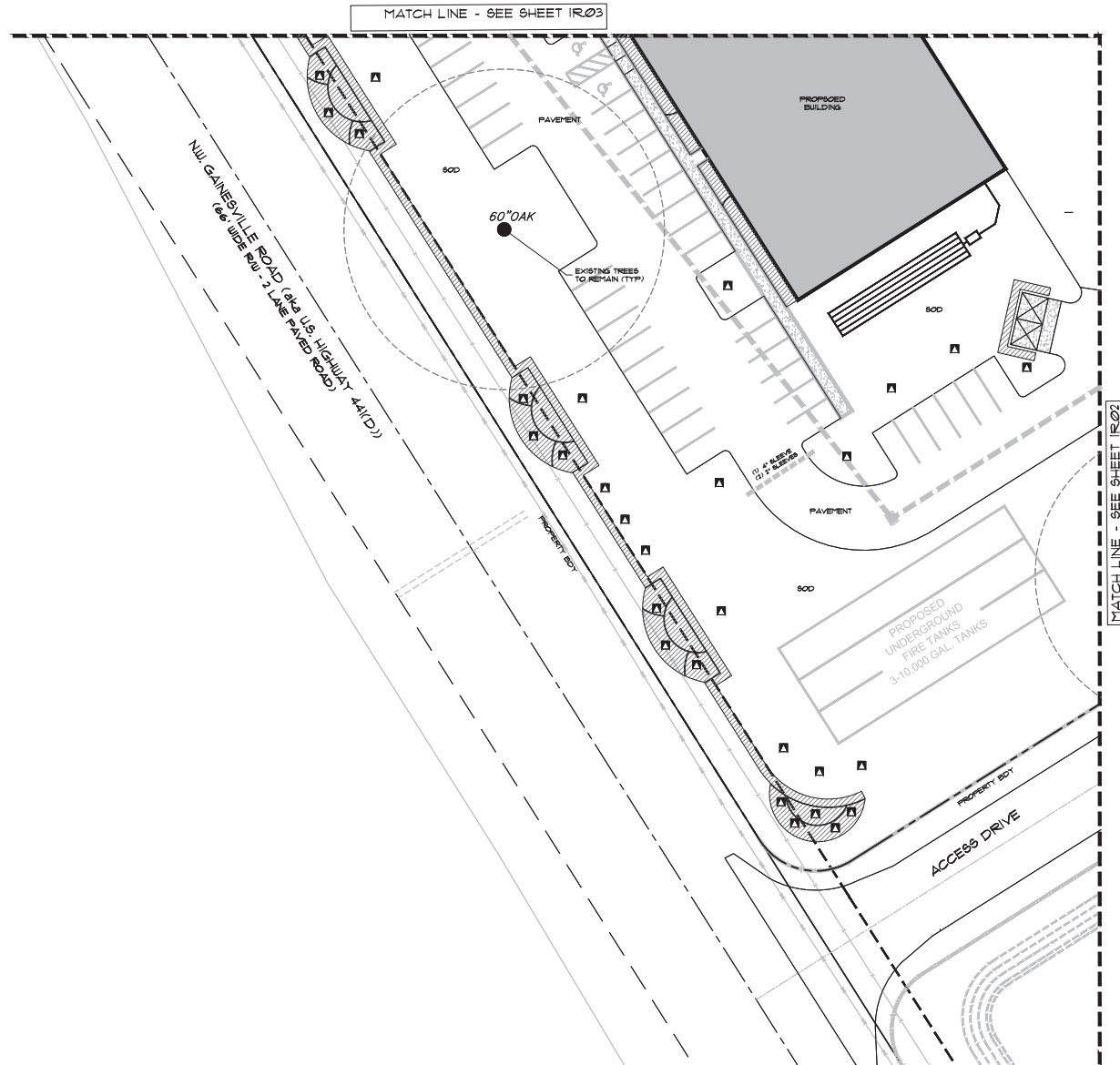
JOB#: 24-03







SHEET KEY MAP



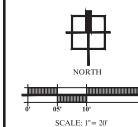
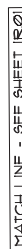
NO.	DATE	DESCRIPTION
1	11-20-24	INITIAL COUNTY SUBMITTAL

**Stokes Electric**  
 PERMIT / CONSTRUCTION PLANS  
 MARGON COUNTY, FLORIDA  
 PREPARED FOR:  
 MASTROBERG ENGINEERING  
 IRRIGATION PLAN



DATE: 11-20-24  
 PROJECT NO.: MAS024-14.01  
 DRAWN BY: JHB  
 DESIGNED BY: BHR/JHB  
 CHECKED BY: BHR

SHEET NO.  
**IR.01**

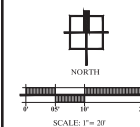
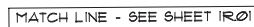


**Stokes Electric**  
**PERMIT / CONSTRUCTION PLANS**  
 MARION COUNTY, FLORIDA  
 PREPARED FOR:  
 MASTROSERIO ENGINEERING  
**IDENTIFICATION PLAN**



SHEET NO.

IR.02

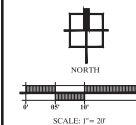
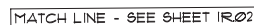


**Stokes Electric**  
PERMIT / CONSTRUCTION PLANS  
MARION COUNTY, FLORIDA  
PREPARED FOR:  
MASTROSERIO ENGINEERING  
**IRRIGATION PLAN**

Landscape Architect  
In Charge:  
James H. Bailey  
LA 6666883  
11/26/2024  
Registration # LA666688  
Certificate of

DATE: 11-20-24  
PROJECT NO.: MAS024-14.01  
DRAWN BY: JHB  
DESIGNED BY: BHR/JHB  
CHECKED BY: BHR

SHEET NO.  
**IR.03**



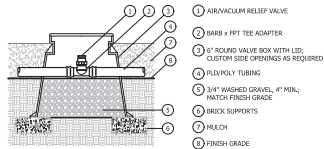
**Stokes Electric**  
PERMIT / CONSTRUCTION PLANS  
MARION COUNTY, FLORIDA  
PREPARED FOR:  
MASTROSERIO ENGINEERING  
IRRIGATION PLAN

**Landscape Architect  
In Charge:**

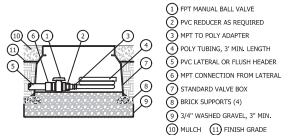


DATE: 11-20-24  
PROJECT NO.: MAS024-14.01  
DRAWN BY: JHB  
DESIGNED BY: BHR/JHB  
CHECKED BY: BHR

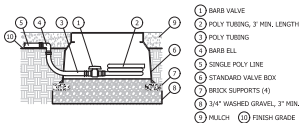
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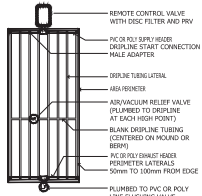
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NOT TO SCALE



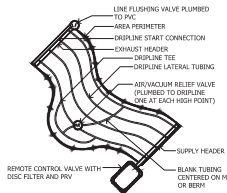
MANUAL FLUSH VALVE - PVC  
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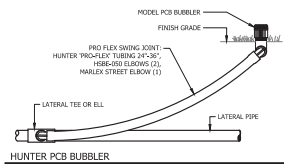
MANUAL FLUSH VALVE - POLY END RUN  
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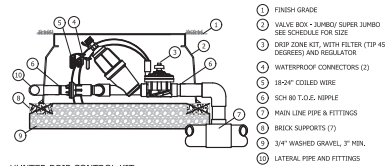
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SCALE: NTS



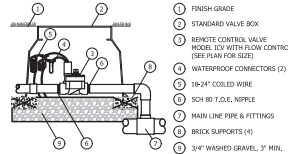
IRREGULAR AREAS - ODD CURVES  
SCALE: NTS



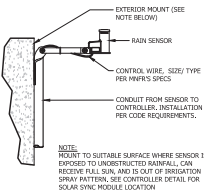
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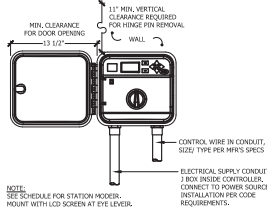
HUNTER DRIP CONTROL KIT  
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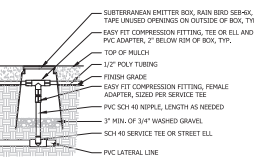
HUNTER ICV ELECTRIC GLOBE VALVE COMMERCIAL / MUNICIPAL  
NOT TO SCALE



HUNTER RAIN-CLICK SENSOR  
NOT TO SCALE



HUNTER CONTROLLER  
NOT TO SCALE



PVC - TO - POLY TUBING CONNECTION  
SCALE: NTS

#### IRRIGATION SCHEDULE

EMITTER	MANUFACTURER / MODEL	TYPE	ABC	PSI	GPM*	RADIUS
	Hunter PCB-40 (1 bubbler per tree)	Thickie	TREE	15-70 psi	1 @ 0.50 gpm	

**Area to Receive DripLine**  
Hunter PLD-06-12 (12), Contractor to verify per plans  
DripLine with 0.6 GPM emitters, non-draining, pressure compensating, at 12" O.C., and row spacing at 12" O.C., off-set emitters for triangular spacing.

**W** Irrigation Well, Provide backflow prevention per county code. Well to be sized to meet irrigation flow demands.

**E** Hunter ICV-101 - 1" Electric Globe Valve w/ Flow Control  
Hunter ICV-151 - 1.5" Electric Globe Valve w/ Flow Control  
Hunter ICV-201 - 2" Electric Globe Valve w/ Flow Control

**D** Hunter ICZ-151-40 Drip Controller (FLOW 20-60 GPM) w/ 1" HY100 Filter System. Super Jumbo pit required

**M** Hunter PRO-DC Module Station Controller Model PC Outdoor. Provide PCM Modules as required

**S** Hunter Rain-Click Sensor. Mount in location with open view to sky.

**I** Irrigation Hardline: 2" PVC Class 200 SDR 21

**L** Irrigation Lateral Line: PVC Class 160 SDR 26 (Not shown, Size per chart)

**S** Sch 40 Irrigation Sleeve

**N** NOTE: CONTRACTOR RESPONSIBLE FOR HIS OWN TAKE-OFFS.

THE IRRIGATION PLAN IS DIAGRAMMATIC IN NATURE. LOCATIONS OF PIPING AND OTHER APPURTENANCES ARE SHOWN FOR CLARITY. FIELD CHANGES MAY BE REQUIRED TO ACHIEVE PROPER IRRIGATION COVERAGE.

ALL PIPE SHALL BE LOCATED WITHIN PROPERTY BOUNDARIES.

#### IRRIGATION NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR:
  - FOLLOWING ALL APPLICABLE CODES AND REGULATIONS CONCERNING THE WORK, WHETHER THEY ARE IMPLIED OR STIPULATED IN THE CONSTRUCTION DOCUMENTS.
  - REPORTING AND REPAIRING ANY DAMAGE CAUSED BY HIS WORK OR ACTIONS.
  - MAINTAINING THE FOREST IN A CLEAN, PROFESSIONAL AND WORKMANLIKE MANNER.
  - COORDINATING WITH ALL OTHER ASPECTS OF THE JOB AFFECTING THE FINISHED CHARACTER, INCLUDING ADJUSTMENTS TO HEAD AND PIPE LOCATIONS IF REQUIRED.
  - COMPLETING THE WORK IN A CONTINUOUS AND FLUID MANNER UNTIL IT IS COMPLETE, FROM SITE PREPARATION THROUGH FINAL WALK THROUGH AND TURNOVER.
  - REVIEWING THE SITE AS A WHOLE TO DETERMINE IF ANY ASPECTS OF THE PLANS PRESENT A CONFLICT WITH THE SITE CONDITIONS. ANY CONFLICTS SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECT IMMEDIATELY.
  - OBSERVING AND REPORTING ANY CONDITIONS WHICH WOULD AFFECT THE PERFORMANCE OF THE IRRIGATION SYSTEM(S) TO INCLUDE WATER QUALITY.
- THE SCOPE OF WORK SHALL INCLUDE:
  - PROVIDING A DESIGN/BUILD IRRIGATION SYSTEM BASED ON THE PERFORMANCE SPECIFICATIONS AND DETAILS AS PROVIDED IN THE CONSTRUCTION DOCUMENTS.
  - PRESENTATION OF SUBMITTALS AND SAMPLES OF MATERIALS AS REQUIRED.
  - SUBMITTAL OF A WRITTEN GUARANTEE INCLUDING ALL MANUFACTURER'S WARRANTIES.
  - SUPPLYING OF MATERIAL OF THE SPECIFIED TYPE, SIZE, AND QUANTITY.
  - PROVIDE A PROPERLY BALANCED IRRIGATION SYSTEM WHICH DELIVERS ADEQUATE WATER TO THE IRRIGATED AREAS WITHOUT APPLYING ANY WATER TO IMPROBABLE AREAS.
- THE IRRIGATION SYSTEM PROVIDED BY THE CONTRACTOR SHALL COVER THE IRRIGATION PROJECT AREA LIMITS AS IDENTIFIED ON THE PLANS, OR AS APPROVED BY THE OWNER. THIS AREA SHALL BE USUALLY IRRIGATED WITH BALANCED HEAD TO HEAD COVERAGE, USING SEPARATE ZONES FOR TURF AND TREES/SHRUBS. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN AUTOMATIC CONTROLLER, AUTOMATIC RAIN CUT-OFF SWITCH, AND BACK-FLOW PREVENTION.
- THE LANDSCAPE ARCHITECT IS RESPONSIBLE FOR ENSURING THAT WORK MEETS ALL REQUIREMENTS AS OUTLINED IN THE SPECIFICATIONS AND PLANS, IMPLIED OR STIPULATED. THE CONTRACTOR SHALL PROVIDE FOR ALL WORK AND MEET SAID REQUIREMENTS - ANY WORK THAT DOES NOT IS SUBJECT TO REPLACEMENT BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.
- ALL IRRIGATION INSTALLATION/ MAINTENANCE PROFESSIONALS SHALL BE LICENSED AND CERTIFIED IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
- ALL IRRIGATION INSTALLATION/ MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH THE FLORIDA-FRIENDLY BEST MANAGEMENT PRACTICES FOR PROTECTION OF WATER RESOURCES BY THE GREEN INDUSTRIES. <http://flwr.org/flwr/>

#### IRRIGATION WATERING RESTRICTIONS, NON-RESIDENTIAL

- IRRIGATION IS NOT ALLOWED BETWEEN 10:00 A.M. AND 4:00 P.M.
- WHEN DAYLIGHT SAVINGS TIME IS IN EFFECT, NON-RESIDENTIAL LANDSCAPE IRRIGATION MAY OCCUR ONLY ON TUESDAY AND/OR FRIDAY.
- WHEN EASTERN STANDARD TIME IS IN EFFECT, NON-RESIDENTIAL LANDSCAPE IRRIGATION MAY OCCUR ONLY ON THURSDAY.
- FOR EACH DAY THAT IRRIGATION OCCURS, NO MORE THAN THREE-QUARTER INCH (3/4") OF WATER MAY BE APPLIED PER IRRIGATION ZONE, AND IN NO EVENT SHALL AN IRRIGATION ZONE OPERATE FOR MORE THAN ONE HOUR.
- ALL LANDSCAPE IRRIGATION SHALL BE LIMITED IN AMOUNT TO ONLY THAT WHICH IS NECESSARY TO MEET LANDSCAPE ESTABLISHMENT AND NEEDS.

NOTE: IRRIGATION OF A NEW LANDSCAPE IS ALLOWED AT ANY TIME OF DAY FOR THE INITIAL THIRTY (30) DAYS, AND EVERY OTHER DAY FOR THE NEXT THIRTY (30) DAYS, FOR A TOTAL OF ONE SIXTY (60) DAY PERIOD.

#### VALVE SIZING

PRESSURE LOSS NOT TO EXCEED 5 PSI:

Flow	1" GPM	1.5" GPM	2" GPM
1	1.1		
5	1.9		
10	1.9		
15	1.6		
20	1.3	3	1
30	0.9	3	1
35	1.0	3	1
40	2.0	3	2
50	4	2	
60	5.5	2	
80	11.5	3	
100	15	4	
120	18	5	
135		8	
150		10	

#### ZONE SCHEDULE

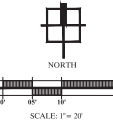
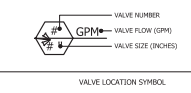
1	DRIP ZONE
2	DRIP ZONE
3	DRIP ZONE
4	TREE BUBBLER

#### LATERAL ZONE LINE PIPE SIZING DOWNSTREAM OF EACH ZONE VALVE (UNLESS OTHERWISE NOTED ON THESE PLANS)

THE BELOW GUIDE GIVES A GENERAL OUTLINE FOR LATERAL ZONE LINE PIPE SIZING. SIZING SHOULD BE STARTED FROM THE FURTHEST MOST EXTREMITY OF EACH ZONE AND WORKED BACK TO THE ZONE VALVE. CARE SHOULD BE TAKEN TO TOTAL EACH INTERSECTION OF LATERAL ZONE LINE TO KEEP AN ACCURATE ACCOUNT OF GPM ALL THE WAY BACK TO THE VALVE. THE GPM FOR EACH ZONE IS GIVEN AT EACH VALVE CALLOUT ON THE PLANS.

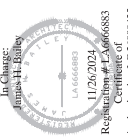
GALLONS PER MINUTE (GPM)	APPROPRIATE PIPE SIZE
0-10 GPM	3/4" PVC
11-16 GPM	1" PVC
17-25 GPM	1 1/4" PVC
26-35 GPM	1 1/2" PVC
36-55 GPM	2" PVC
56-85 GPM	2 1/2" PVC
86-120 GPM	3" PVC
121-200 GPM	4" PVC

#### VALVE CALLOUT



NO.	DATE	DESCRIPTION
1	11-20-24	INITIAL COUNTY SUBMITTAL

**Stokes Electric**  
PERMIT / CONSTRUCTION PLANS  
MARGON COUNTY, FLORIDA  
PREPARED FOR: JAMES H. BAKER  
MASTERSHED ENGINEERING  
IRRIGATION PLAN

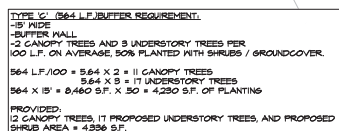


DATE: 11-20-24  
PROJECT NO: MAS024-14.01  
DRAWN BY: JHB  
DESIGNED BY: BHR/JHB  
CHECKED BY: BHR

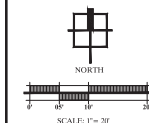
SHEET NO.  
**IRD.01**







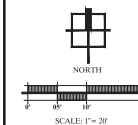
NOTE: SEE SHEET LD-01 FOR TREE BARRICADE DETAIL REQUIREMENTS



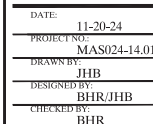
**Stokes Electric**  
PERMIT / CONSTRUCTION PLANS  
MARION COUNTY, FLORIDA  
PREPARED FOR:  
MASTROSERIO ENGINEERING



SHEET NO.  
**L.01**



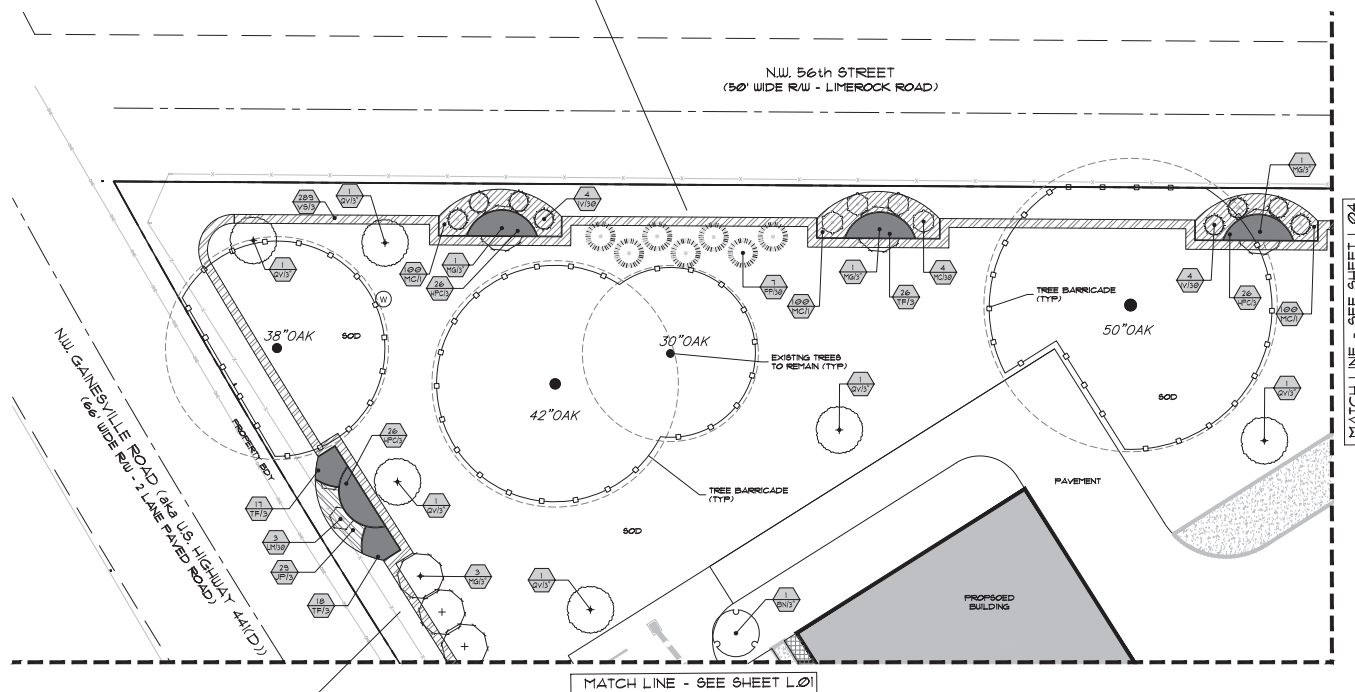
**Stokes Electric**  
PERMIT / CONSTRUCTION PLANS  
MARION COUNTY, FLORIDA  
PREPARED FOR:  
MASTROSERIO ENGINEERING  
**LANDSCAPE PLAN**



SHEET NO.  
**L.02**

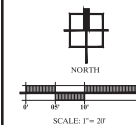


TYPE 1: 740 L.F. BUFFER REQUIREMENT:  
 -15' WIDE  
 -BUFFER WALL  
 -2 CANOPY TREES AND 3 UNDERSTORY TREES PER  
 100 L.F. ON AVERAGE, 50% PLANTED WITH SHRUBS / BROADCOVER.  
 740 L.F./100 = 7.40 X 2 = 16 CANOPY TREES  
 7.40 X 3 = 24 UNDERSTORY TREES  
 740 X 15' = 11,170 S.F. X .50 = 5,585 S.F. OF PLANTING  
 PROVIDED:  
 31 CANOPY TREES, 24 PROPOSED UNDERSTORY TREES, AND PROPOS  
 SHRUB AREA = 5,706 S.F.



TYPE C: 164 L.F. BUFFER REQUIREMENT.  
-15' WIDE  
-BUFFER MALL  
-2 CANOPY TREES AND 8 UNDERSTORY TREES PER  
100 L.F. ON AVERAGE, 50% PLANTED WITH SHRUBS / GROUND COVER.  
564 L.F./100 = 5.64 x 2 = 11 UNDERSTORY TREES  
5.64 x 9 = 50.76 UNDERSTORY TREES  
564 x 15' = 8,460 S.F. x .50 = 4,230 S.F. OF PLANTING  
PROVIDED:  
1 CANOPY TREE, 11 PROPOSED UNDERSTORY TREES, AND PROPOSED  
SHRUB AREA = 4,236 S.F.

NOTE: SEE SHEET LD.01 FOR TREE BARRICADE DETAIL REQUIREMENTS

[illegible]

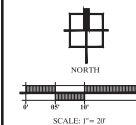
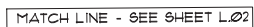
**Stokes Electric**  
PERMIT / CONSTRUCTION PLANS  
MARION COUNTY, FLORIDA  
PREPARED FOR:  
MASTROSERIO ENGINEERING  
**LANDSCAPE PLAN**

**Landscape Architect  
In Charge:**



DATE: 11-20-24  
PROJECT NO.: MAS024-14.01  
DRAWN BY: JHB  
DESIGNED BY: BHR/JHB  
CHECKED BY: BHR

SHEET NO.  
**L.03**



**Stokes Electric**  
PERMIT / CONSTRUCTION PLANS  
MARION COUNTY, FLORIDA  
PREPARED FOR:  
MASTROSERO ENGINEERING  
LANDSCAPE PLAN

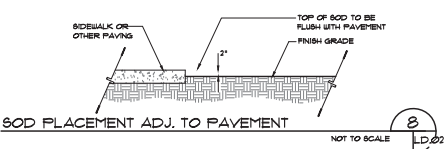
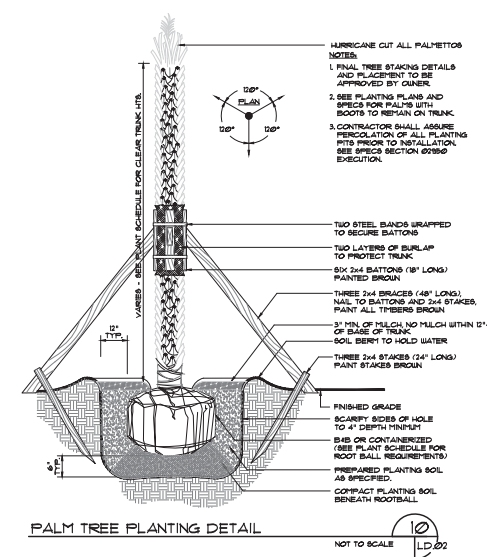
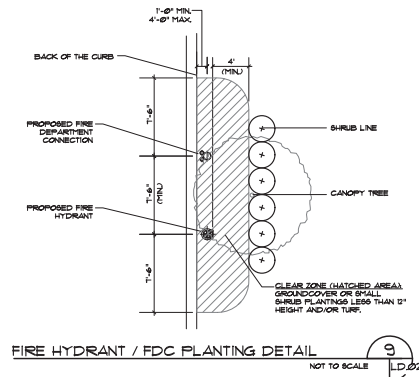
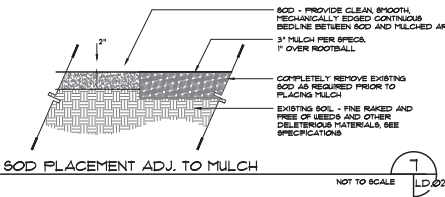
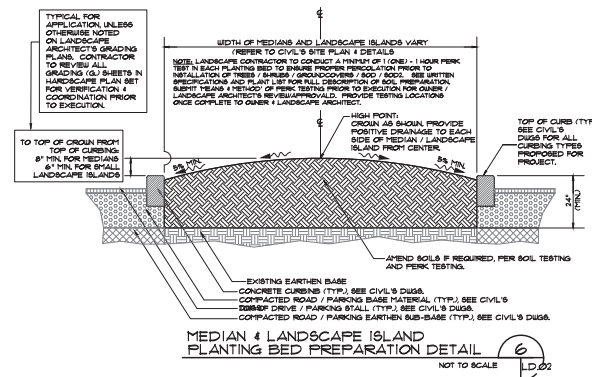
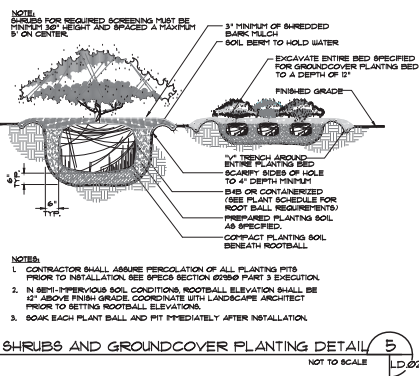
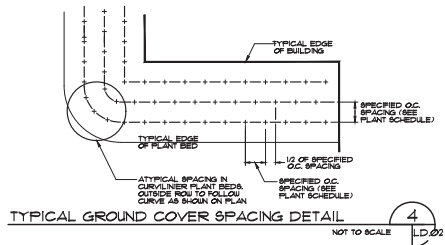
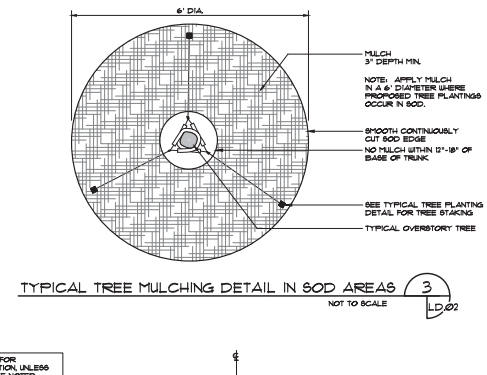
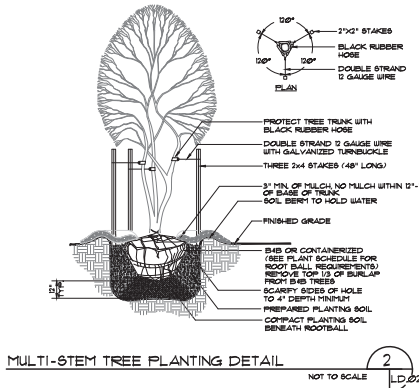
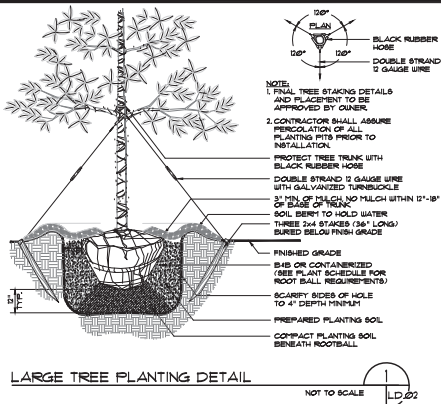
Landscape Architect  
 In Charge:  
 James H. Bailey  
 LA 6666883  
 11/26/2024  
 Registration # LA 6666883  
 Certificate of

DATE: 11-20-24  
PROJECT NO.: MAS024-14.01  
DRAWN BY: JHB  
DESIGNED BY: BHR/JHB  
CHECKED BY: BHR

SHEET NO.  
**L.04**







NO.	DATE	DESCRIPTION	INITIAL COUNTY SUBMITTAL
1	11-20-24	PERMIT / CONSTRUCTION PLANS	
2			
3			
4			
5			
6			
7			
8			
9			
10			

**Stokes Electric**  
PERMIT / CONSTRUCTION PLANS  
MARION COUNTY, FLORIDA  
MASTROSENGER ENGINEERING  
**LANDSCAPE DETAILS**



DATE: 11-20-24  
PROJECT NO: MAS024-14.01  
DRAWN BY: JHB  
DESIGNED BY: BHR/JHB  
CHECKED BY: BHR

SHEET NO.  
**LD.02**





# A BOUNDARY & TOPOGRAPHIC SURVEY

## FOR

# CDH REALTY, LLC

### LEGAL DESCRIPTION:

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SOUTHWEST 1/4, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF N.W. 56th STREET (50 FEET WIDE); THENCE S89°19'50"E ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 AND SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 359.23 FEET; THENCE DEPARTING SAID NORTH LINE AND SAID SOUTH RIGHT-OF-WAY LINE, PROCEED S00°20'06"W, 370.00 FEET; THENCE N89°39'58"W, 247.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTH, HAVING A RADIUS OF 225.00 FEET AND A CENTRAL ANGLE OF 32°34'55"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 127.95 FEET (CHORD BEARING AND DISTANCE OF S74°02'33"W, 126.23 FEET); THENCE S87°45'06"W, 123.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTH, HAVING A RADIUS OF 23.50 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 39.27 FEET (CHORD BEARING AND DISTANCE OF N77°14'54"W, 35.36 FEET) TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.W. GAINESVILLE ROAD (66 FEET WIDE); THENCE N32°14'54"W ALONG SAID EAST RIGHT-OF-WAY LINE, 376.24 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE NORTHEAST, HAVING A RADIUS OF 2831.90 FEET AND A CENTRAL ANGLE OF 03°28'19"; THENCE NORTHWESTERLY ALONG SAID EAST RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE AN ARC DISTANCE OF 171.61 FEET (CHORD BEARING AND DISTANCE OF N30°30'49"W, 171.58 FEET) TO A POINT OF INTERSECTION WITH AFORESAID NORTH LINE OF THE SOUTHWEST 1/4 AND AFORESAID SOUTH RIGHT-OF-WAY LINE OF N.W. 56th STREET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, PROCEED S89°39'59"E ALONG SAID NORTH LINE AND SAID SOUTH RIGHT-OF-WAY LINE, 438.97 FEET TO THE POINT OF BEGINNING.

### SURVEY REPORT:

1. FIELD BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERIVED FROM THE L-NET NETWORK.
2. VERTICAL DATA IS BASED ON MARION COUNTY VERTICAL CONTROL POINT "BM 15-14-031-0", PUBLISHED ELEVATION = 87.374, NAVD-88.
3. FIELD SURVEY DATE: 6/14/2023.
4. NO TITLE INFORMATION REFLECTING RIGHTS-OF-WAY, OR EASEMENTS OF RECORD, WAS FURNISHED TO THE SURVEYOR UNLESS SHOWN OR NOTED HEREON.
5. ALL RIGHTS OF WAY SHOWN HEREON ARE PHYSICALLY OPEN UNLESS OTHERWISE STATED.
6. UNDERGROUND IMPROVEMENTS OR UTILITIES WERE NOT LOCATED.
7. THIS PROPERTY APPEARS TO BE IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120160, PANEL 0506, SUFFIX E, WITH AN EFFECTIVE DATE OF 4/19/2017.
8. THIS SURVEY MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5J-17.050 THROUGH .052, FLORIDA ADMINISTRATIVE CODE AND THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THE MINIMUM RELATIVE DISTANCE ACCURACY FOR COMMERCIAL/HIGH RISK LAND USE.
9. UNLESS IT BEARS THE DIGITAL SIGNATURE AND CERTIFICATION OR THE PHYSICAL SIGNATURE AND SEAL OF THE LICENSED SURVEYOR AND MAPPER, THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

### LEGEND

T.B.M.	TEMPORARY BENCHMARK	O.R.B.	OFFICIAL RECORDS BOOK
F.F.	FINISH FLOOR	P.G.	PAGE
ELEV.	ELEVATION	CONC.	CONCRETE
INV.	INVERT	UTILITY POLE AND GUY ANCHOR	
C.M.	CONCRETE MONUMENT	OVERHEAD WIRES	
I.R.	IRON ROD	FENCE	
R/W	RIGHT OF WAY	CONCRETE	
E/P	EDGE OF PAVEMENT	ASPHALT	
C/L	CENTERLINE	TREE (SEE TREE TABLE)	
SEC.	SECTION	GROUND CONTOUR	
TWP.	TOWNSHIP	CONCRETE MITERED END SECTION	
ROE.	RANGE	TELEPHONE PEDESTAL	
R	RADIUS	ELECTRIC METER	
D or Δ	CENTRAL ANGLE		
L	ARC LENGTH		
CB	CHORD BEARING		
LC	LENGTH OF CHORD		

### SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY L.D.C. AND MEETS THE STANDARDS OF PRACTICE PER CHAPTER 2014-147 SECTION 1, SECTION 472.027, FLORIDA STATUTES.

MEKELLE M. BOYER DATE  
PROFESSIONAL SURVEYOR & MAPPER  
REGISTRATION No. 7309  
STATE OF FLORIDA

A BOUNDARY & TOPOGRAPHIC SURVEY  
FOR  
CDH REALTY, LLC

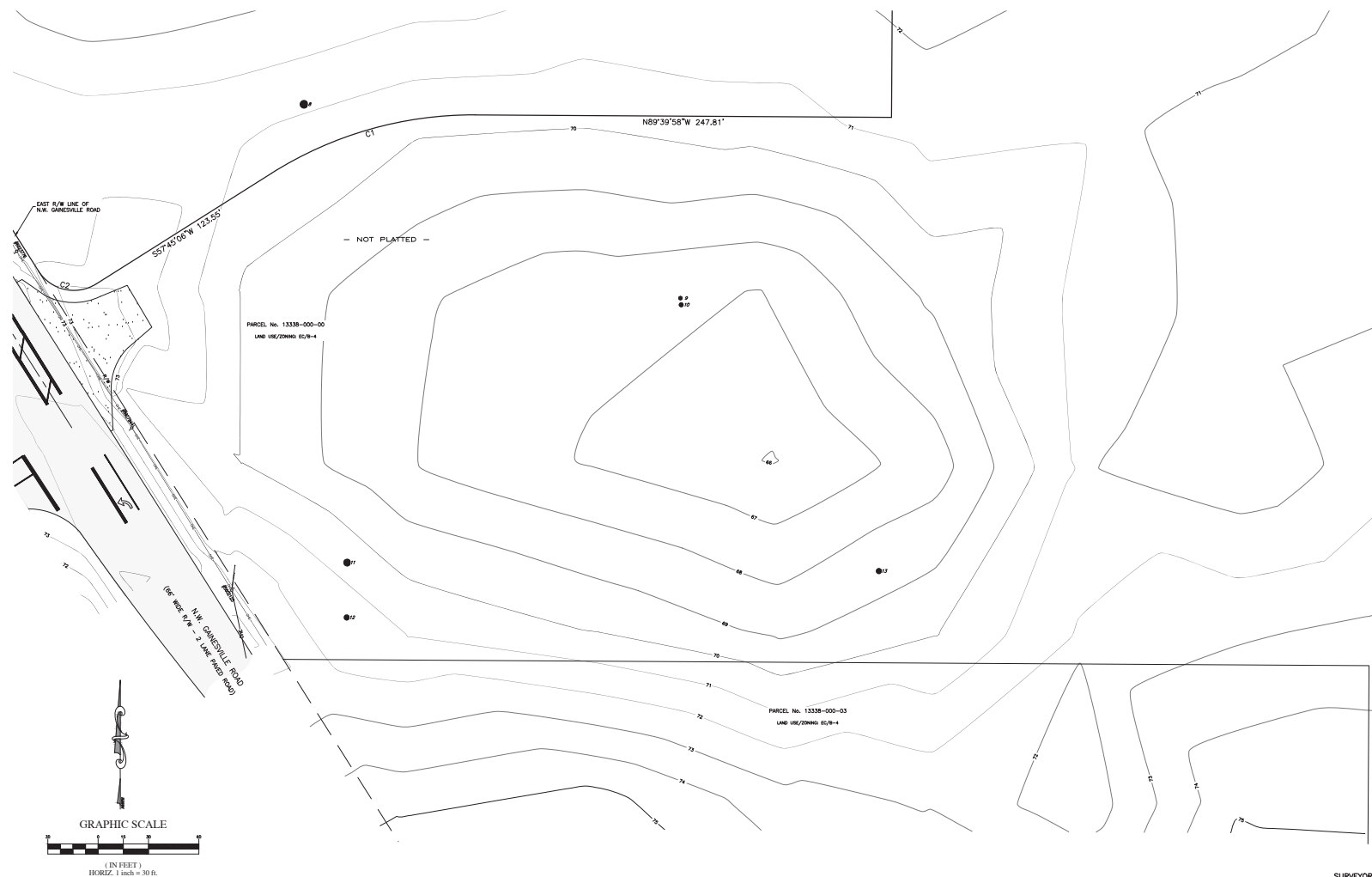
**ROGERS ENGINEERING, LLC**  
Civil Engineering & Land Surveying  
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bnr. #4074








Robert L. Rogers, P.E.  
Lic. No. 10020  
rogers@rogerseng.com  
Roderick N. Boyer, PSM  
Lic. No. 6271  
rogers@rogerseng.com  
Mekelle M. Boyer, PSM  
Lic. No. 7309  
mboyer@rogerseng.com

DATE	REVISION







LEGEND			
T.B.M.	TEMPERARY BENCHMARK	O.R.B.	OFFICIAL RECORDS BOOK
F.F.	FINISH	P.G.	PAGE
ELEV.	ELEVATION	CONC.	CONCRETE
UV	UTILITY		UTILITY POLE AND GUY ANCHOR
C/M	CONCRETE MONUMENT		OVERHEAD WIRES
R/W	RIGHT OF WAY		FENCE
R/W	RIGHT OF WAY		ASPHALT
E/P	EDGE OF PAVEMENT		TREE (SEE TREE TABLE)
S/C	SECTION		GROUND CONTOUR
THP.	TOWNSHIP	C.M.E.S.	CONCRETE MIXED END SECTION
RGE.	RANGE		TELEPHONE POLE
R	RADIUS		ELECTRIC METER
o or d	CENTRAL ANGLE		
o	ARC LENGTH		
o	CHORD BEARING		
LC	LENGTH OF CHORD		

CURVE #	R	$\Delta$	L	CB	LC
C1	225.00	32°34'00"	127.95	574°02'33"W	126.23
C2	35.00	90°00'00"	39.27	H77°4'54"W	35.38
C3	2831.90	03°28'19"	171.81	N30°30'40"W	171.58

TREE#	SIZE	TYPE
1	38"	OAK
2	42"	OAK
3	30"	OAK
4	50"	OAK
5	60"	OAK
6	58"	OAK
7	48"	OAK
8	55"	OAK
9	24"	OAK
10	28"	OAK
11	48"	OAK
12	38"	OAK
13	36"	OAK

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY L.D.C. AND MEETS THE STANDARDS OF PRACTICE PER CHAPTER 2014-147 SECTION 1, SECTION 472.027, FLORIDA STATUTES.

A BOUNDARY & TOPOGRAPHIC SURVEY  
FOR  
CDH REALTY, LLC

JOB No.  
KB\_13338-000-0

DATE  
9/3/2024

SCALE  
1" = 30'

SHEET  
4 OF 4

**ROGERS ENGINEERING, LLC**  
Civil Engineering & Land Surveying

**Robert L. Rogers, PE**  
FL Reg. No. 10027  
rlrogers@rogerseng.com

**Rodney K. Rogers, PSM**  
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**Mekelle M. Boyer, PSM**  
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mboyer@rogerseng.com
