



Marion County Board of County Commissioners

Attachment A

Growth Services ♦ Planning & Zoning

APPLICATION COMPLETE

2710 E. Silver Springs Blvd.

Phone: 352-438-2600

Fax: 352-438-2601

APPLICATION INCOMPLETE

Date returned 5/07/24

Returned by [Signature]

Missing Items

TENTATIVE MEETING DATES

P&Z PH 7/29/24

BCC/P&Z PH 8/20/24

CONCEPT PLAN

LOCATION MAP

FINDINGS OF FACT

STAFF/OFFICE USE ONLY	
Case No.:	
AR No.:	31584
PA:	

- New or Modification \$1,000
- Expired \$1,000
- Renewal (no changes) \$300

SPECIAL USE PERMIT APPLICATION

The undersigned hereby requests a Special Use Permit in accordance with Marion County Land Development Code, Articles 2 and 4, for the purpose of: Beer and wine sales at the shack bar inside the Football Factory, a small sided soccer complex with meeting space and weight training

Property/Site Address: NOF SE 41st east of SE 57 ct, west of SE 58 Avenue
 Property Dimensions: Please see attached Total Acreage: 3.5 acres +/-
 Legal Description: (Please attach a copy of the deed and location map.) Parcel Zoning: B-2
 Parcel Account Number(s): 3137-002-019, 3137-002-017, 3137-002-015, 3137-002-013
 (main parcel →)

Each property owner(s) MUST sign this application or provide written authorization naming the applicant or agent below to act on their behalf. Please print all information, except for the Owner and Applicant/Agent signature. If multiple owners or applicants, please use additional pages.

Jay Fratello
Property Owner Name (please print)

2995 SE 101 Street

Mailing Address

Ocala, FL 34480

City, State, Zip Code

352-342-4123

Phone Number (include area code)

Coach Jay F 42@icloud.com

E-Mail Address (include complete address)

[Signature]

Signatures*

Jay Fratello
Applicant or Agent Name (please print)

2995 SE 101 Street

Mailing Address

Ocala, FL 34480

City, State, Zip Code

352-342-4123

Phone Number (include area code)

Coach Jay F 42@icloud.com

E-Mail Address (include complete address)

[Signature]

Signatures

*By signing this application, applicant hereby authorizes Growth Services to enter onto, inspect, and traverse the property indicated above, to the extent Growth Services deems necessary, for the purposes of assessing this application and inspecting for compliance with County ordinance and any applicable permits.

STAFF/OFFICE USE ONLY

Project No.: <u>2024030003</u>	Code Case No.: <u>0</u>	Application No.:
Rcvd by: <u>USPS</u>	Rcvd Date: <u>5/03/24</u>	FLUM: <u>Com</u>
	AR No.: <u>31584</u>	Rev: <u>10/20/21</u>

Please note: The Special Use Permit will not become effective until after a final decision is made by the Marion County Board of County Commissioners. The owner, applicant or agent must be present at the public hearing to represent this application. If no representative is present and the board requires additional information, the request may be postponed or denied. Notice of said hearing will be mailed to the above-listed address(es). All information given by the applicant or agent must be correct and legible to be processed. The filing fee is non-refundable.

For more information, please contact the Zoning Division at 352-438-2675.

CONSTRUCTION PLANS

FOR:

FOOTBALL FACTORY

MARION COUNTY, FLORIDA

SECTION 36, TOWNSHIP 15 SOUTH, RANGE 22 EAST

SUBMITTED TO:

MARION COUNTY
ST. JOHNS WATER MANAGEMENT DISTRICT
FLORIDA DEPARTMENT OF TRANSPORTATION
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

DEVELOPER
CHAP DINKINS
DINKINS CONSTRUCTION
2831 SE 17TH STREET
OCALA, FL 34471
EMAIL: CHAP@DINKINSCONSTRUCTION.COM

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

SURVEYOR OF RECORD
CLINTON N. RICKNER, P.S.M.
C.H.W.
2100 SE 17TH STREET SUITE 802
OCALA, FL 34471
(352) 331-1976
EMAIL: CLINTR@CHW-INC.COM

LANDSCAPE ARCHITECT
BRIAN D. BORTON, R.L.A.
BORTON DESIGN, INC.
1354 N. KYLE WAY
SANT JUAN, FLORIDA 32259
(904) 287-1996
EMAIL: BDB@BORTONDESIGN.COM

ENGINEER OF RECORD
WALKER FAN OWEN, P.E.
C.H.W.
2100 SE 17TH STREET SUITE 802
OCALA, FL 34471
(352) 414-4021
EMAIL: WALKER@CHW-INC.COM

OWNER
JAY FRATELLO
2995 SE 101ST STREET
OCALA, FL 34480

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

JAY FRATELLO

CHAP DINKINS

SURVEYOR OF RECORD
CLINTON N. RICKNER, P.S.M.
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EMAIL: WALKER@CHW-INC.COM

REQUIRED PERMITS

- 0 MARION COUNTY MAJOR SITE PLAN PERMIT
- 0 MARION COUNTY DBC FOR W/IVERS
- 0 FDEP NPDES NOI
- 0 SRBMS 10-2 CERTIFICATION
- 0 MARION COUNTY BUILDING PERMIT

ENGINEER'S CERTIFICATION

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

DANIEL H. YOUNG
FL. PE. NO. 70780

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE LDC AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

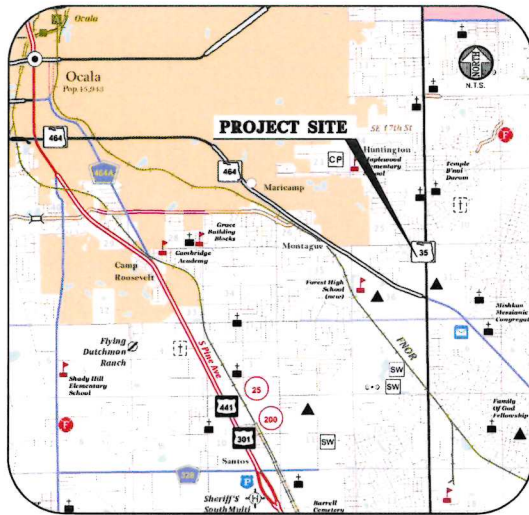
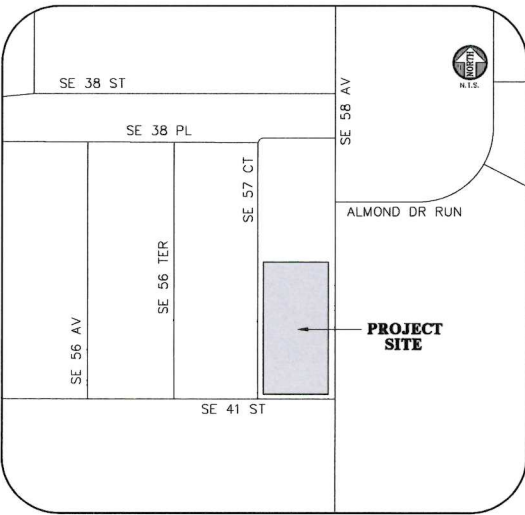
CLINTON N. RICKNER, P.S.M.
FL. PLS. NO. 7409

LEGAL DESCRIPTION:
SEE SURVEY
REFER TO SURVEY FOR DATUM AND BENCHMARK DATA.

BEFORE YOU DIG!
CALL SUNSHINE STATE ONE CALL OF FLORIDA
AT LEAST TWO FULL BUSINESS DAYS BEFORE
BEGINNING OR BEFORE FINISHING A DIG!




1-800-432-4770
Know what's below.
Call before you dig.



SHEET INDEX	
SHEET NUMBER	DESCRIPTION
C001	COVER SHEET AND INDEX
C002	GENERAL NOTES
C003	LEGEND
1 OF 1	SURVEY
C004	STORMWATER POLLUTION PREVENTION NOTES
C005	STORMWATER POLLUTION PREVENTION PLAN
C006	STORMWATER POLLUTION PREVENTION DETAILS
C007	DEMOLITION AND TREE PROTECTION PLAN
C008	HORIZONTAL CONTROL AND SITE PLAN
C009	ACCESSIBILITY SITE PLAN
C010	GRADING AND DRAINAGE PLAN
C011	STORMWATER MANAGEMENT FACILITY PLAN AND DETAILS
C012	CONSTRUCTION DETAILS
C013	DETAILED UTILITY PLAN
A200 - A201	ARCHITECTURAL ELEVATIONS
LS-1 & 2	LANDSCAPE PLANS
P-#	PHOTOMETRIC PLANS

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Auburndale, FL 34701
www.chw-inc.com
AN IPIV COMPANY
FLORIDA

CHW
AN IPIV COMPANY

1000 Research Drive
Auburndale, FL 34701
www.chw-inc.com
AN IPIV COMPANY
FLORIDA

Attachment A

DINKINS CONSTRUCTION, LLC
PROJECT: FOOTBALL FACTORY
DATE: 03/20/2023
DRAWN BY: DANIEL H. YOUNG, P.E.
CHECKED BY: CLINTON N. RICKNER, P.S.M.
SCALE: AS SHOWN
SHEET: COVER SHEET AND INDEX
JOB NO: 23-0599

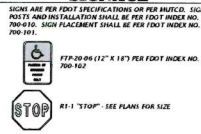
DANIEL H. YOUNG, P.E.
FL. PE. NO. 70780

C001

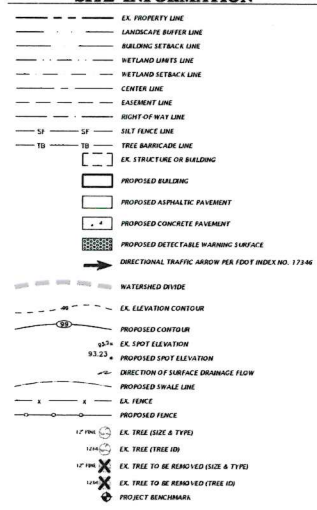
ABBREVIATIONS

Table of abbreviations with columns for symbols, descriptions, and codes. Includes categories like ABBREVIATIONS, SIGNAGE, SITE INFORMATION, STORMWATER, POTABLE AND RECLAIMED WATER, and WASTEWATER.

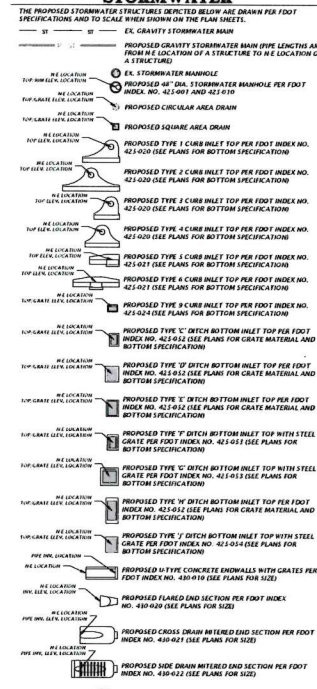
SIGNAGE



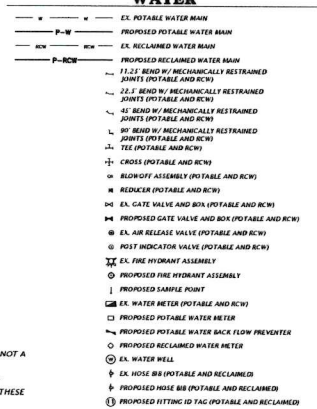
SITE INFORMATION



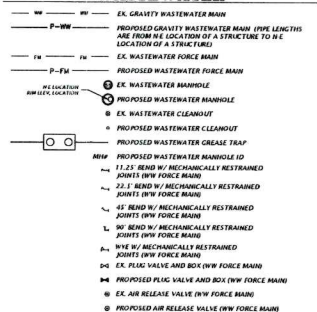
STORMWATER



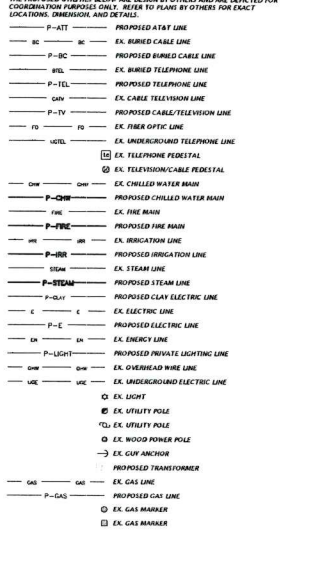
POTABLE AND RECLAIMED WATER



WASTEWATER



MISCELLANEOUS UTILITIES



NOTES: 1. THIS LEGEND IS ALL INCLUSIVE AND MAY INCLUDE ITEMS NOT A PART OF THIS PLAN SET. 2. SYMBOLS SHOWN ON THIS SHEET ARE FOR ILLUSTRATIVE PURPOSES ONLY... UNLESS NOTED OTHERWISE...

Vertical information block on the right side containing logos for CH2M HILL COMPANY, CLEGG, and other project details.

Attachment A

I. INTRODUCTION

THIS DOCUMENT WAS PREPARED IN ORDER TO ILLUSTRATE COMPLIANCE WITH CHAPTER 62-03, 100.18 (B) OF THE FLORIDA STATUTE CODE, WHICH PERTAINS TO THE GENERAL PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES...

II. SITE DESCRIPTION

COUNTY: MARION COUNTY, FLORIDA
SECTION: TOWNSHIP 36, RANGE 22 EAST
COUNTY PARCEL NO.: 19-02-00110
STREET ADDRESS: NORTHWEST CORNER OF SE 41ST ST. AND SE 18TH AVE. IN OCALA, FL
PROJECT AREA: 2.81 ACRES
SITE LOCATION MAP: SEE COVER SHEET OF CONSTRUCTION DRAWINGS

A. NATURE OF CONSTRUCTION ACTIVITY

THE PROPOSED DEVELOPMENT INCLUDES THE CONSTRUCTION OF A TRADING FACILITY WITH MULTIPLE PRACTICE FIELDS AND ASSOCIATED STORMWATER MANAGEMENT SYSTEM, UTILITY INFRASTRUCTURE, AND RELATED IMPROVEMENTS. THE PROJECT SITE IS LOCATED ALONG THE NORTHWEST CORNER OF SE 41ST STREET AND SE 18TH AVENUE IN OCALA, FLORIDA. THE PROJECT SITE TOTAL AREA IS APPROXIMATELY 2.81 ACRES.

B. SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES - CONTRACTOR MUST FILL IN DATES

FROM [] TO [] FROM CONSTRUCTION, ALL FENCING AND TREE PROTECTION FENCING SHALL BE INSTALLED AND ALL EXISTING STORM DRAINAGE SHALL AND INLETS SHALL BE PROTECTED IN ACCORDANCE WITH THE STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVEYER MANUAL, DATED JULY 2014, AND THESE PLANS. THE CONSTRUCTION SEQUENCE SHALL BE ESTABLISHED TO MINIMIZE THE CREATION OF DUST AND OFF-SITE TRACKING OF SEDIMENT...

C. SITE DEVELOPMENT DATA:

Table with 2 columns: Description and Area. Includes Total Project Site Area (2.81 ACRES), Total Area to be Disturbed (2.43 ACRES), Total Intertrove Area (2.43 ACRES), Total Development Footprint (2.21 ACRES).

D. SOIL CONDITIONS AND STORMWATER QUALITY

THE SOILS DATA FOR THIS SITE REVEALS THAT THE SITE SOILS ARE COMPOSED OF SANDHILL SAND TO 1 PERCENT CLAY AND SANDHILL SAND TO 14 PERCENT CLAY. ENGINEERING & CONSULTING, INC. CONDUCTED A GEOTECHNICAL INVESTIGATION OF THE PROPOSED STORMWATER MANAGEMENT FACILITIES LOCATION IN MARCH OF 2014...

Table with 2 columns: Description and Value. Includes Elevation of Effective or Municipal Aquifer (1.5 FEET UNDESURF), Elevation of Seasonal High Water Table (1.5 FEET UNDESURF), Horizontal Hydraulic Conductivity (2.1 FEET/DAY), Unsaturated Vertical Infiltration (2.1 FEET/DAY).

DESIGN PRECIPITATION RATES FOR THE STORMWATER MANAGEMENT FACILITIES WERE DETERMINED BASED ON LABORATORY PERMEABILITY TEST RESULTS FROM BORING SAMPLES TAKEN WITHIN THE LIMITS OF THE STORMWATER MANAGEMENT FACILITIES. THE STORMWATER MANAGEMENT FACILITIES WAS DESIGNED TO PROVIDE RATE AND VOLUME CONTROL AND WATER QUALITY TREATMENT OF THE STORMWATER RUNOFF RESULTING FROM THE POST DEVELOPMENT SITE UNDER 100 YEAR CRITICAL STORM EVENT RAINFALL CONDITIONS...

Table with 7 columns: Watershed ID, Post Development Runoff Factor (in), Post Development Runoff Factor (in), Post Development Impervious Area (acres), Stormwater Management Facility Type, Facility Detention Capacity (acre-feet), 100-Year Flood Elevation (FT). Lists watersheds POST DA-1 through POST DA-4.

E. SITE MAP

PLEASE SEE THE STORMWATER POLLUTION PREVENTION PLAN (CO-21) FOR DETAILS.

F. STORMWATER OUTFALL LOCATION AND RECEIVING WATER BODY

IN THE CASE OF EXTREME STORM EVENTS BEYOND THE DESIGN STORM, THE WATER WILL BE RECEIVED IN THE MARION COUNTY RW 410 S.W. ROW TO THE WEST. THE SWP IS DESIGNED TO DRAIN THE DESIGN STORM EVENTS.

III. CONTROLS TO REDUCE POLLUTION

AS OUTLINED IN THE ST. JAMES RIVER WATER MANAGEMENT DISTRICT CLEANUP PERMIT, ALL CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED IN A MANNER AS TO NOT VIOLATE STATE WATER QUALITY STANDARDS. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES REQUIRED TO PREVENT POLLUTION. IF SPECIAL CONDITIONS ARE IDENTIFIED THAT ADDITIONAL CONTROL MEASURES ARE REQUIRED OTHER THAN THAT WHICH IS SPECIFIED BY THE EROSION AND SEDIMENTATION CONTROL PLAN, THEN THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL BEST MANAGEMENT PRACTICES. THESE MEASURES MUST BE PREPARED AND MAINTAINED THROUGHOUT CONSTRUCTION PER THESE PLANS. THE STORMWATER POLLUTION PREVENTION PLAN (CO-21) AND SECTION 10 FOR FURTHER DETAILS ON THE SPECIFIC CONTROL MEASURES TO REDUCE STORMWATER POLLUTION.

IV. EROSION AND SEDIMENT CONTROLS

A. STABILIZATION PRACTICES

EXISTING TREES AND NATURAL VEGETATION TO REMAIN ON SITE SHALL BE PROTECTED BY TREE BARRELS/FENCING AS SPECIFIED ON THE STORMWATER POLLUTION PREVENTION PLAN (CO-21). TREE AND NATURAL VEGETATION SHALL BE PROTECTED BY TREE BARRELS/FENCING AS SPECIFIED ON THE STORMWATER POLLUTION PREVENTION PLAN (CO-21). STABILIZATION MEASURES SHALL BE INITIATED FOR EROSION AND SEDIMENT CONTROL ON ALL EXPOSED AREAS AS SOON AS PRACTICABLE, BUT IN NO CASE SHALL BE LATER THAN 7 DAYS AFTER THE PORTION OF THE SITE WHICH IS TEMPORARILY OR PERMANENTLY GRADED. AS SPECIFIED IN SECTION 10.B. ABOVE, UPON COMPLETION OF CONSTRUCTION, ALL STORMWATER MANAGEMENT FACILITIES SHALL BE GRADED CLEAR OF ACCUMULATED SEDIMENT AFTER THE COMPLETION OF CONSTRUCTION. ALL TREE ESTABLISHMENT SHALL BE PERFORMED PER THE REQUIREMENTS OF SECTION 10.C OF THE STANDARD SPECIFICATIONS. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO FINAL RELEASE.

B. STRUCTURE PRACTICES

AS DESCRIBED IN THE STORMWATER POLLUTION PREVENTION PLAN (CO-21), A STORMWATER MANAGEMENT SYSTEM WILL BE CONSTRUCTED AND WILL BE COMPOSED OF AN AT GRADE DRY DETENTION AND UNDERGROUND DRY RETENTION STORMWATER POND. ADDITIONALLY, THE SOUTHWEST TOWN SOCCER FIELDS WILL HAVE ADDITIONAL STONE TERRAZAS AND ANTI-DRAINAGE. TO PREVENT EROSION DURING CONSTRUCTION, THE AT-GRADE FENCING WILL BE INSTALLED IN THE LOCATIONS SHOWN ON THE CONSTRUCTION DRAWINGS. ALL EXPOSED AREAS SHALL BE PROTECTED ACCORDING TO THE STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVEYER MANUAL, DATED JULY 2014 OR PER BEST PRACTICES ON THE COVER SHEET OF THESE PLANS. THE STORMWATER CONSTRUCTION SEQUENCE SHALL BE ESTABLISHED TO REMOVE ALL UNGRADED DEBRIS AND SEDIMENT UPON COMPLETION OF CONSTRUCTION.

C. DRAINAGE LOCATIONS THAT SERVE AREAS WITH LESS THAN 10 DISTURBED ACRES

AT CONSTRUCTION, THE STORMWATER MANAGEMENT SYSTEM SHALL BE MAINTAINED IN ACCORDANCE WITH THE SPECIFIED STORMWATER MAINTENANCE NOTES IN THE INCLUDES CONSTRUCTION DRAWINGS AND/OR PER THE MAINTENANCE REPORT. SPECIFICALLY, THE PROPOSED IMPS SHALL BE MONITORED REGULARLY IN THE SPECIFIED AREAS. STORM PIPES AND STRUCTURES WILL BE INSPECTED SEMI-ANNUALLY AND CLEANED ANNUALLY. IMPS USE SCORES SHALL BE MAINTAINED TO PREVENT EROSION AND LANDSLIDING, AND GRASS THAT PREVENTS EROSION SHALL BE MAINTAINED ADDITIONALLY. REMEDIAL ACTIONS SHALL BE TAKEN SHOULD THE IMPS NOT PERFORM AS DESIGNED.

D. DRAINAGE LOCATIONS THAT SERVE AREAS WITH MORE THAN 10 DISTURBED ACRES

NOT APPLICABLE. SEE SECTION C. ABOVE.

V. STORMWATER MANAGEMENT

A. BEST MANAGEMENT PRACTICES

AFTER CONSTRUCTION, THE STORMWATER MANAGEMENT SYSTEM SHALL BE MAINTAINED IN ACCORDANCE WITH THE SPECIFIED STORMWATER MAINTENANCE NOTES IN THE INCLUDES CONSTRUCTION DRAWINGS AND/OR PER THE MAINTENANCE REPORT. SPECIFICALLY, THE PROPOSED IMPS SHALL BE MONITORED REGULARLY IN THE SPECIFIED AREAS. STORM PIPES AND STRUCTURES WILL BE INSPECTED SEMI-ANNUALLY AND CLEANED ANNUALLY. IMPS USE SCORES SHALL BE MAINTAINED TO PREVENT EROSION AND LANDSLIDING, AND GRASS THAT PREVENTS EROSION SHALL BE MAINTAINED ADDITIONALLY. REMEDIAL ACTIONS SHALL BE TAKEN SHOULD THE IMPS NOT PERFORM AS DESIGNED.

B. VEGETATED SWALES

WHEN VEGETATED SWALES ARE UTILIZED, SILT FENCING OR EQUIVALENT SEDIMENT CONTROLS SHALL BE INSTALLED AT ADEQUATE INTERVALS TO COLLECT SEDIMENT ALONG THE SWALE. THE SEDIMENT SHALL BE REMOVED WHEN SEDIMENT REACHES ONE THIRD OF THE HEIGHT OF THE SILT FENCING. SEE THE STORMWATER POLLUTION PREVENTION PLAN (CO-21) FOR DETAILS AND LOCAL REGULATIONS.

C. VELOCITY DISSIPATION DEVICES AT DISCHARGE POINTS

WHEN DISCHARGE POINTS ARE NOT LOCATED UNDER A RAMP, RAP PADS HAVE BEEN PROVIDED AT LOCATIONS WHERE NECESSARY DUE TO ANTICIPATED DISCHARGE VELOCITIES. PLEASE SEE THE CONSTRUCTION PLANS FOR DETAILS AND LOCAL REGULATIONS.

VI. CONTROLS FOR OTHER POTENTIAL POLLUTANTS

A. WASTE DISPOSAL

THE CONTRACTOR SHALL PRODUCE FERTILIZER COLLECTION CONTAINERS WITHIN THE PROJECT BOUNDARIES DURING CONSTRUCTION. CONTRACTOR SHALL DISPOSE OF ALL UNDESIRABLE MATERIALS AND CONSTRUCTION DEBRIS IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.

B. DUST CONTROL

TO PREVENT OFF-SITE VEHICULAR TRACKING OF SEDIMENTS AND DUST GENERATION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE ESTABLISHED BY THE SITE CONSTRUCTION. PLEASE SEE THE STORMWATER POLLUTION PREVENTION PLAN (CO-21) FOR DETAILS AND LOCAL REGULATIONS.

C. EXISTING VEHICLES PROPOSED POTABLE AND SANITARY SEWER SYSTEMS

THERE ARE EXISTING SANITARY SEWER AND POTABLE WATER SYSTEM LOCATIONS NEAR THE PROJECT SITE. EXTENSION AND UPDATES ARE PROPOSED. IF TEMPORARY SANITARY SYSTEMS ARE UTILIZED DURING CONSTRUCTION, THE CONTRACTOR SHALL PROPERLY CONTROL AND DISCHARGE ANY SANITARY WASTE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.

D. FERTILIZERS & PESTICIDES

THE USE OF FERTILIZERS, HERBICIDES, AND PESTICIDES ON THE PROJECT SITE, WILL BE DIRECTED BY THE LANDSCAPE PLAN AND THE DOT STANDARD SPECIFICATIONS SECTION 170. TO PREVENT THE GROWTH OF THE PROPOSED VEGETATION, IT IS ANTICIPATED THAT THE ESTABLISHMENT OF THE PROJECT SITE AND REDUCE EROSION. APPLICATION RATES FOR THE FERTILIZERS, HERBICIDES, AND PESTICIDES SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION AND LANDSCAPE DESIGN OVERSEER, WHICH CAN LEAD TO VIOLATIONS OF STATE WATER QUALITY STANDARDS.

E. TOXIC MATERIAL

THE CONTRACTOR SHALL BE IN FULL COMPLIANCE WITH THE STATE AND FEDERAL REGULATIONS. A PLASTIC HAZ. TAP PAPER, OR OTHER IMPROVED MATERIAL SHALL BE PLACED UNDER AREAS WHERE TOXIC LIQUIDS ARE TO BE STORED AND STORED.

F. HAZARDOUS MATERIALS

NO HAZARDOUS MATERIALS SHALL BE STORED IN A SECURE LOCATION, UNDER COVER, AND IN APPROPRIATE TIGHTLY SEALED CONTAINERS WHEN NOT IN USE. ALL PRODUCTS SHALL BE STORED IN AND LAD FROM THE ORIGINAL CONTAINER WITH THE ORIGINAL PRODUCT LABEL CONTAINERS MUST BE STORED IN A MANNER TO PROTECT THEM FROM THE ELEMENTS AND INCIDENTAL DAMAGE. THE MINIMUM PRACTICAL QUANTITY OF ALL SUCH MATERIALS SHALL BE LEFT ON THE JOB SITE AND SCHEDULED FOR DELIVERY AS CLOSE TO TIME OF USE AS PRACTICAL.

ALL PRODUCTS SHALL BE USED IN STRICT COMPLIANCE WITH THE INSTRUCTIONS ON THE PRODUCT LABEL.

SUFFICIENT EQUIPMENT AND/OR MATERIALS SHALL BE KEPT ON-SITE TO CONTAIN AND CLEAN UP SPILLS OF HAZARDOUS MATERIALS IN THE AREAS WHERE THESE MATERIALS ARE STORED OR USED. SPILL CONTROL AND CONTAINMENT KIT SUPPLIES SHALL BE SUFFICIENT QUANTITIES AND APPROPRIATE CONTENT TO CORRECT A SPILL FROM THE LARGEST ANTICIPATED PIECE OF EQUIPMENT AND FROM THE LARGEST ANTICIPATED QUANTITIES OF PRODUCTS STORED ON THE SITE AT ANY GIVEN TIME.

CONTRACTOR TO CONTAIN AND CLEAN UP ANY SPILLS IMMEDIATELY AFTER THEY OCCUR. ANY SPILLS OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF REPORTABLE QUANTITIES AS DEFINED BY EPA, STATE, OR LOCAL AGENCY REGULATIONS SHALL BE REPORTED TO THE APPROPRIATE AGENCY IN THE REQUIRED TIME FRAME. THE CONTRACTOR SHALL PROVIDE A WRITTEN NOTICE TO THE OWNER IMMEDIATELY UPON NOTIFICATION OF ANY SPILL. ALL EXCESS, USED, OR SPILLED PRODUCTS, INCLUDING CONTAMINATED SOIL, SHALL BE DISPOSED OF BY THE CONTRACTOR IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL AND ALL APPLICABLE REGULATIONS.

VII. APPROVED STATE AND LOCAL PLANS

- MARION COUNTY
- ST. JAMES RIVER WATER MANAGEMENT DISTRICT
- FLORIDA DEPARTMENT OF TRANSPORTATION
- FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

VIII. CONSTRUCTION ACTIVITY DISCHARGES

IN ACCORDANCE WITH THIS PLAN, THERE ARE NO ANTICIPATED DISCHARGES OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

IX. CHANGES TO THE POLLUTION PREVENTION PLAN

THIS STORMWATER POLLUTION PREVENTION PLAN SHALL BE AMENDED TO REFLECT ANY APPLICABLE CHANGE A STATE, REGIONAL, OR LOCAL PERMIT FOR WHICH THE PERMITTEE RECEIVES WRITTEN NOTICE. WHEN WRITTEN NOTICE IS RECEIVED, THE PERMITTEE SHALL PROVIDE A RE-CERTIFICATION OF THIS POLLUTION PREVENTION PLAN, WHICH HAS BEEN REVISED TO ACCORDANCE WITH SUCH CHANGES. AMENDMENTS TO THE PLAN SHALL BE PREPARED, SIGNED, DATED, AND KEPT AS ATTACHMENTS TO THE ORIGINAL PLAN.

X. ALTERNATIVE PERMIT REQUIREMENTS

NO ALTERNATIVE PERMIT REQUIREMENTS ARE REQUIRED.

XI. MAINTENANCE

THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE, INSPECTION SCHEDULES, AND REPAIRS OUTLINED IN THIS PLAN. MAINTENANCE SHALL CONTINUE THROUGHOUT THE PROJECT UNTIL FINAL COMPLETION. THE CONTRACTOR IS RESPONSIBLE FOR REMEDIATING ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER CONSTRUCTION IS COMPLETE. THE CONTRACTOR SHALL MAINTAIN ANY REPAIRS WITHIN 24 HOURS OF BEING REPORTED. IN THE EVENT THAT THE IMPS DO NOT PERFORM PROPERLY OR IF A SINGLE DEVICE FAILS, THE PROJECT PERMITTEE SHALL BE NOTIFIED IMMEDIATELY BY PHONE AND IN WRITING. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM ALL FENCING WHEN IT HAS REACHED ONE THIRD THE HEIGHT OF THE SILT FENCE. UPON FINAL COMPLETION OF CONSTRUCTION AND ACCEPTANCE BY BOTH THE CITY AND OWNER, THE OPERATION AND MAINTENANCE OF THE IMPS SHALL BE THE RESPONSIBILITY OF THE PERMITTEE.

XII. INSPECTIONS

THE CONTRACTOR SHALL INSPECT ALL POINTS OF POTENTIAL DISCHARGE FROM THE PROJECT SITE FOR ALL DISTURBED AREAS ON THE CONSTRUCTION SITE AT LEAST EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 1/8 INCH OR GREATER. FOR POINTS OF DISCHARGE INTO SURFACE WATERS OF THE STATE OR IN AREAS OF SPECIAL INTEREST PROVIDED BY THE OPERATION, THE CONTRACTOR SHALL BE REQUIRED TO CONDUCT INSPECTIONS AT LEAST EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 1/8 INCH OR GREATER. LOCATIONS WHERE THE SITE IS COMPLETELY DISTURBED AND STABILIZED, SUCH INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE A MONTH. ALL INSPECTIONS SHALL BE RECORDED ON THE CONSTRUCTION INSPECTION FORM. THE CONTRACTOR MAY USE THEIR OWN FORM INSTEAD OF THE SUPPLY INSPECTION FORM OR A SIMILAR FORM FROM DOT. A SIMILAR CONSTRUCTION FORM IS AVAILABLE AT: WWW.FLORIDADEPTOFTRANSPORTATION.COM/STORMWATER/CONSTRUCTION/SWPPF. MORE SPECIFICALLY, THE INSPECTION SHALL INCLUDE THE FOLLOWING CATEGORIES:

A. DISTURBED AREAS

ALL DISTURBED AREAS USED FOR MATERIAL STORAGE SHALL BE MONITORED FOR POLLUTANTS ENTERING THE STORMWATER SYSTEM. THE STORMWATER MANAGEMENT SYSTEM AND EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE MONITORED TO ENSURE THEY ARE OPERATING CORRECTLY. CONSTRUCTION ACTIVITY SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.

B. MAINTENANCE PERFORMANCE

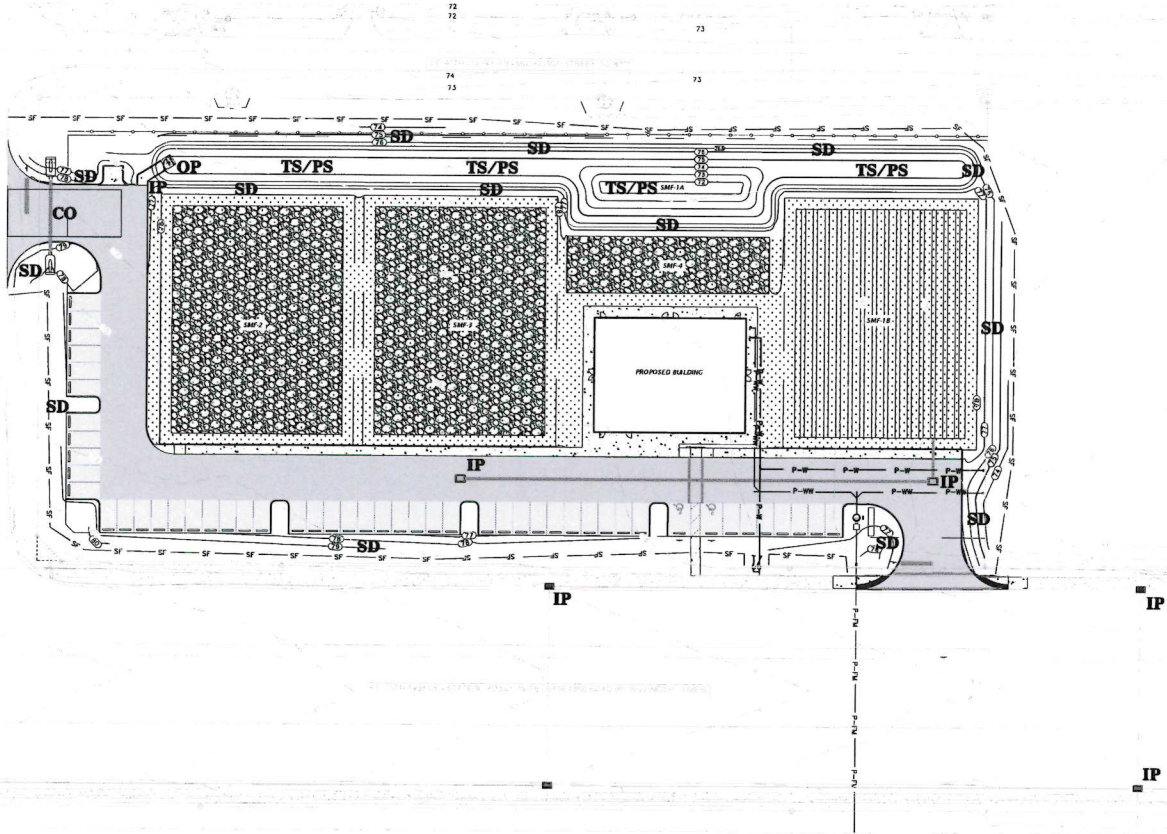
BASED ON THE RESULTS OF THE INSPECTIONS, ALL MAINTENANCE OPERATIONS NEEDED TO ASSURE PROPER COMPLIANCE WITH THIS PLAN SHALL BE DONE IN A TIMELY MANNER, BUT IN NO CASE LATER THAN 7 DAYS FOLLOWING THE INSPECTION.

C. REPORTING REQUIREMENTS

INSPECTION RESULTS SHALL BE RECORDED ON THE CONSTRUCTION INSPECTION FORM. THIS FORM IS CREATED TO SUMMARIZE THE SCOPE OF THE INSPECTION, THE METHODS AND QUALIFICATION OF THE INSPECTOR, THE DATE OF INSPECTION, RAINFALL DATA, OBSERVATIONS, THE ACTIONS TAKEN TO CORRECT DEFICIENCIES OF NON-COMPLIANCE WITH THE PLAN, AND THE DATE OF THE NEXT INSPECTION. THE INSPECTION FORM SHALL CONTAIN A CERTIFICATION THAT THE FACILITY IS IN COMPLIANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AND THE ASSOCIATED PERMIT.

Contractor/Subcontractor Certification Statement Stormwater Pollution Prevention Plan. Includes fields for Site Name, Location, Date, and a table for inspection records with columns for Date, Responsible Person, Title, and Company Name.

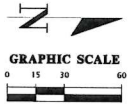
Vertical sidebar containing logos for CHIX AN IMPS COMPANY, Attachment A, and other project-related information.



STORMWATER POLLUTION PREVENTION LEGEND

- TS** - TEMPORARY SEEDING
- PS** - PERMANENT SEEDING
- ML** - MULCHING
- SD** - SOD STABILIZATION
- SF - SILT BARRIER
- TF - TREE BARRIER
- IP** - INLET PROTECTION
- OP** - OUTLET PROTECTION
- CO** - CONSTRUCTION ENTRANCE/EXIT

REFER TO CODE FOR DETAILS



1800 Research Park
Aurora, Florida 32816
www.ch2m.com
AN INVCO COMPANY
FLORIDA
C005

CH2M
AN INVCO COMPANY

1:500
SCALE
DATE: 08/11/11
PROJECT: FOOTBALL FACTORY
FOOTBALL FACTORY
STORMWATER POLLUTION
PREVENTION PLAN

DATE: 08/11/11
SCALE: 1:500
PROJECT: FOOTBALL FACTORY
FOOTBALL FACTORY
STORMWATER POLLUTION
PREVENTION PLAN

DATE: 08/11/11
SCALE: 1:500
PROJECT: FOOTBALL FACTORY
FOOTBALL FACTORY
STORMWATER POLLUTION
PREVENTION PLAN

DATE: 08/11/11
SCALE: 1:500
PROJECT: FOOTBALL FACTORY
FOOTBALL FACTORY
STORMWATER POLLUTION
PREVENTION PLAN

DATE: 08/11/11
SCALE: 1:500
PROJECT: FOOTBALL FACTORY
FOOTBALL FACTORY
STORMWATER POLLUTION
PREVENTION PLAN

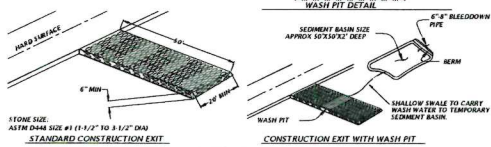
DATE: 08/11/11
SCALE: 1:500
PROJECT: FOOTBALL FACTORY
FOOTBALL FACTORY
STORMWATER POLLUTION
PREVENTION PLAN

FL PL No. 07780

C005

Attachment A

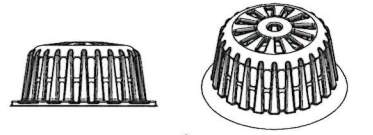
NOTE:
 1. CONSTRUCTION EXIT INSTALLATION SHALL REMOVE MUD/SOILS FROM TIRES TO PREVENT TRACKING ONTO PUBLIC ROADS.
 2. TOP DRESSING WITH 1/2" STONE MAY BE REQ'D AS DETERMINED BY THE USE AND FUNCTION OF THE SYSTEM.
 3. THE WASH PIT SHOULD BE INSTALLED IF THE STANDARD CONSTRUCTION EXIT DOES NOT SUFFICIENTLY BARE/SOILS AND WASHING IS REQ'D.



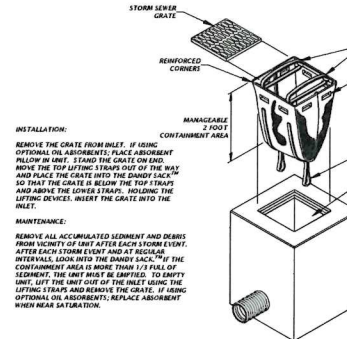
TEMPORARY CONSTRUCTION EXIT DETAIL

TYPICAL INSTALLATION SEQUENCE FOR SILT SAVER FRAME AND FILTER

1. EXCAVATE APPROXIMATELY 4" TO 6" BELOW THE TOP OF THE INLET STRUCTURE.
2. PLACE THE FRAME ONTO THE INLET STRUCTURE, ENSURING PROPER SEATING OF FRAME TO STRUCTURE.
3. SLIDE THE FILTER OVER THE FRAME.
4. FILL THE FILTER POCKETS WITH SOIL, #17 GRAVEL OR EQUIVALENT. THE FILTER POCKETS SHOULD BE COMPLETELY FILLED TO ENSURE A GOOD SEAL BETWEEN THE GROUND AND INLET STRUCTURE.
5. BACK FILL AROUND THE FRAME AND FILTER ASSEMBLY IS NOT REQUIRED TO COMPLETE INSTALLATION; HOWEVER, BACK FILLING MAY BE NECESSARY TO COMPLETE EXCAVATION REQUIREMENTS FOR THE SITE.



SILT-SAVER DETAIL

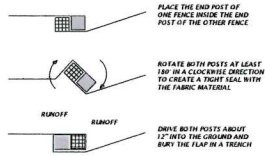


INSTALLATION:
 REMOVE THE GRATE FROM INLET. IF USING OPTIONAL OIL ABSORBENT, PLACE ABSORBENT BELOW INLET. STAND THE GRATE ON END. MOVE THE TOP LIFTING STRAPS OUT OF THE WAY AND PLACE THE GRATE INTO THE DANDY SACK™ SO THAT THE GRATE IS BELOW THE TOP STRAPS AND ABOVE THE SCREEN STRAPS. HOLDING THE LIFTING DEVICES, INSERT THE GRATE INTO THE INLET.

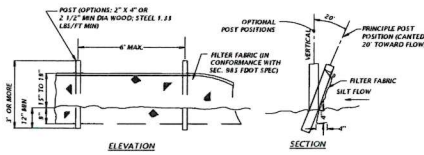
MAINTENANCE:
 REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM VICINITY OF INLET AFTER EACH STORM EVENT. AFTER EACH STORM EVENT AND AT REGULAR INTERVALS, LOOK INTO THE DANDY SACK™. IF THE CONTAINMENT AREA IS MORE THAN 1/2 FULL OF SEDIMENT, THE UNIT MUST BE EMPTIED. TO EMPTY UNIT, LIFT THE UNIT OUT OF THE INLET USING THE LIFTING STRAPS AND REMOVE THE GRATE. IF USING OPTIONAL OIL ABSORBENT, REPLACE ABSORBENT WHEN NEAR SATURATION.

DANDY SACK DETAIL

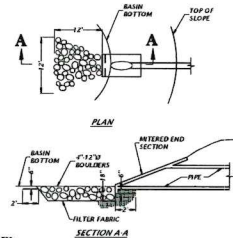
INLET PROTECTION OPTIONS DETAIL



TYPE III SILT FENCE WRAPPING DETAIL

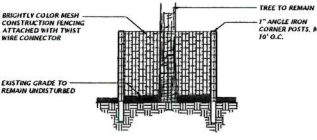


TYPE III SILT FENCE DETAIL



NOTES:
 1. ANCHOR FILTER FABRIC BY EXTENDING BEYOND RIPRAP AND BACKFILLING AS SHOWN ON DETAIL.
 2. RIPRAP SHALL NOT EXTEND ONTO SIDE SLOPES.
 3. ADJUST SHAPE OF ARROW WHERE REQUIRED TO MATCH TOE OF SLOPE.
 4. BROKEN SLOPE IS NOT ACCEPTABLE.

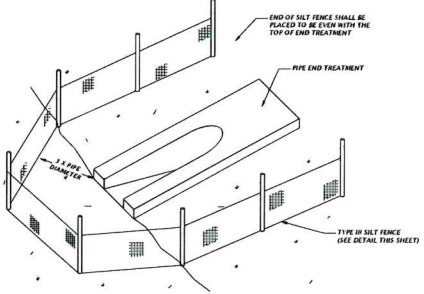
RIP-RAP EROSION PROTECTION



TREE PROTECTION DETAIL

TREE PROTECTION NOTES:

- 1) PROTECTIVE BARRIERS SHALL BE CONSTRUCTED, AS NECESSARY, TO PREVENT THE RESTRICTION OR DAMAGING OF REGULATED TREES THAT ARE LOCATED WITHIN 10 FEET OF ANY CONSTRUCTION ACTIVITY OR STORAGE OF EQUIPMENT AND MATERIALS.
- 2) PROTECTIVE BARRIERS SHALL BE PLAINLY VISIBLE AND SHALL CREATE A CONTINUOUS BARRIER AROUND TREES OR VEGETATION CLUSTERS IN ORDER TO PREVENT ENCROACHMENT BY MACHINERY, VEHICLES OR STORED MATERIALS.
- 3) IF ANY GRADE CHANGES SHALL BE MADE WITHIN ANY UNDISTURBED AREA WITHOUT PRIOR APPROVAL BY THE COUNTY INSPECTOR, IF A GRADE CHANGE IS MADE AND ROOTS LARGER THAN ONE (1) INCH IN DIAMETER ARE DAMAGED OR EXPOSED, THEY SHALL BE CUT CLEANLY AND RECOVERED WITH SOIL.
- 4) THE PROTECTIVE BARRIERS SHALL REMAIN IN PLACE AND INTACT UNTIL CONSTRUCTION IS COMPLETED.
- 5) LANDSCAPE PREPARATION IN THE UNDISTURBED AREA SHALL BE PROHIBITED UNLESS SPECIFICALLY APPROVED OTHERWISE BY THE COUNTY. LANDSCAPING SHALL BE LIMITED TO PLACEMENT OF SOIL, MULCH, OR OTHER GROUND COVERS.
- 6) ALL CONSTRUCTION ACTIVITIES SHALL BE PROHIBITED WITHIN THE UNDISTURBED AREA INCLUDING ALL DRIVING, TRENCHING, CONSTRUCTION AND OTHER WORK. PLACEMENT OF HAZARDOUS MATERIALS, INCLUDING FUELS AND SOLVENTS, PLACEMENT OF FILL OR SOILS, AND PARKING OF CONSTRUCTION VEHICLES OR EMPLOYEES VEHICLES.
- 7) THE AMERICAN NATIONAL STANDARDS INSTITUTE A-300 PART V, MANAGEMENT OF TREES AND SHRUBS DURING SITE PLANNING, SITE DEVELOPMENT, AND SITE CONSTRUCTION OR OTHER NATIONALLY RECOGNIZED ARBORICULTURAL STANDARDS SHALL BE USED AS GUIDELINES FOR TREE PROTECTION, PLANNING, AND CARE DURING DEVELOPMENT AND CONSTRUCTION.



OUTFALL PROTECTION DETAIL

1800 Research Drive
 Anchorage, Alaska 99503
 Phone: 907-563-7888
 www.chix.com

CHIX
 AN INVIS COMPANY

MA
 15101 15th Ave. S.
 Suite 100
 Tukwila, WA 98164
 Phone: 206-835-7888
 Fax: 206-835-7889
 www.chix.com

DATE: 10/20/2014 10:20:21 AM
 PROJECT: 2014 - COUNTY & CITY SUBMITTAL

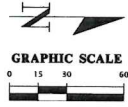
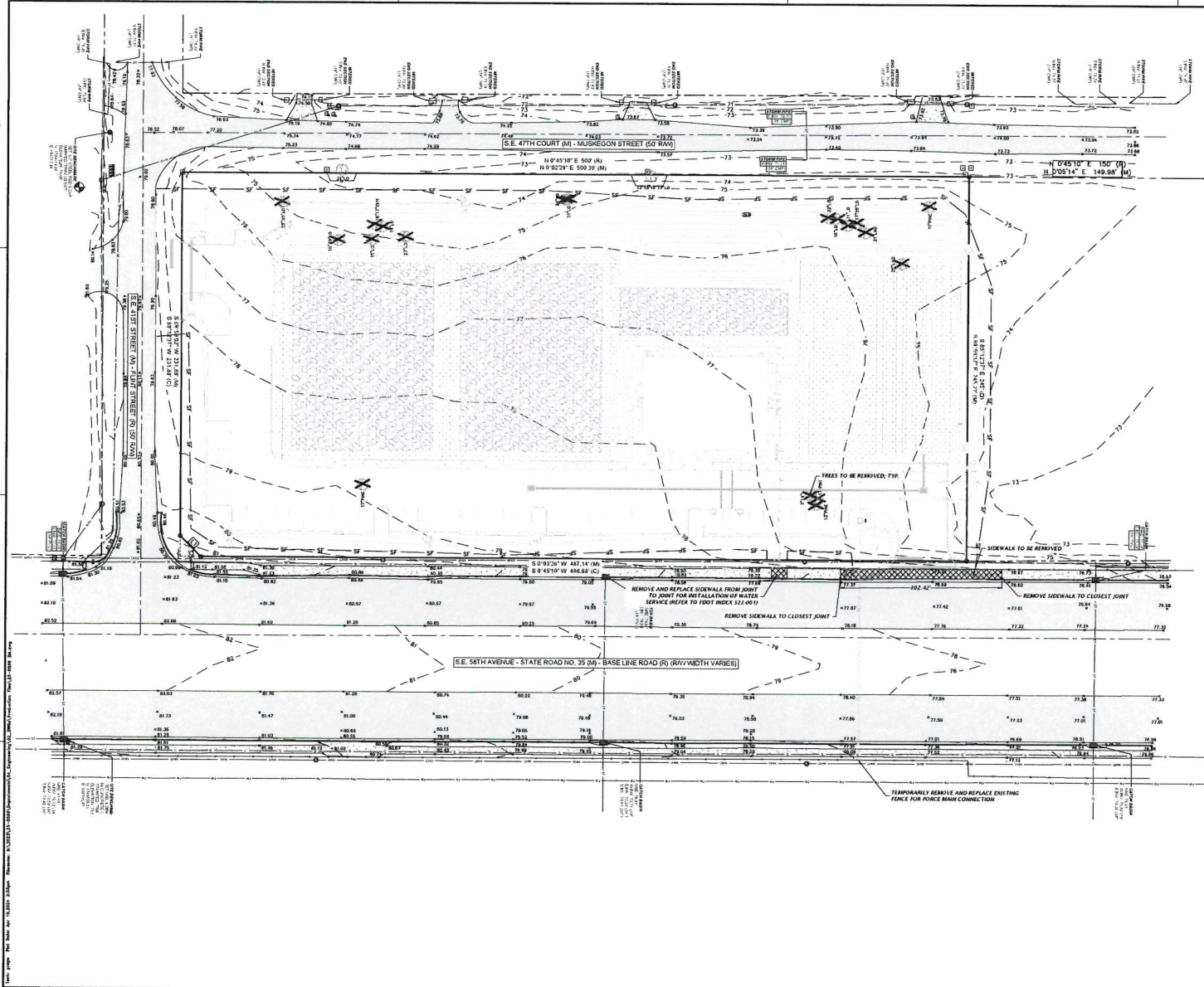
DRAWING CONSTRUCTION, LLC
 PROJECT:
 FOOTFALL FACTORY
 SHEET NO. 23-0599
 PROJECT LOCATION: 23-0599
 PROJECT NUMBER: 23-0599

DESIGNER: L. VITALE

DATE: 10/20/2014
 SHEET NO. 23-0599
 PROJECT NO. 23-0599

C006

Attachment A



1800 BOWLING GREEN AVENUE, SUITE 2000
 JACKSONVILLE, FLORIDA 32202
 WWW.CH2M.COM
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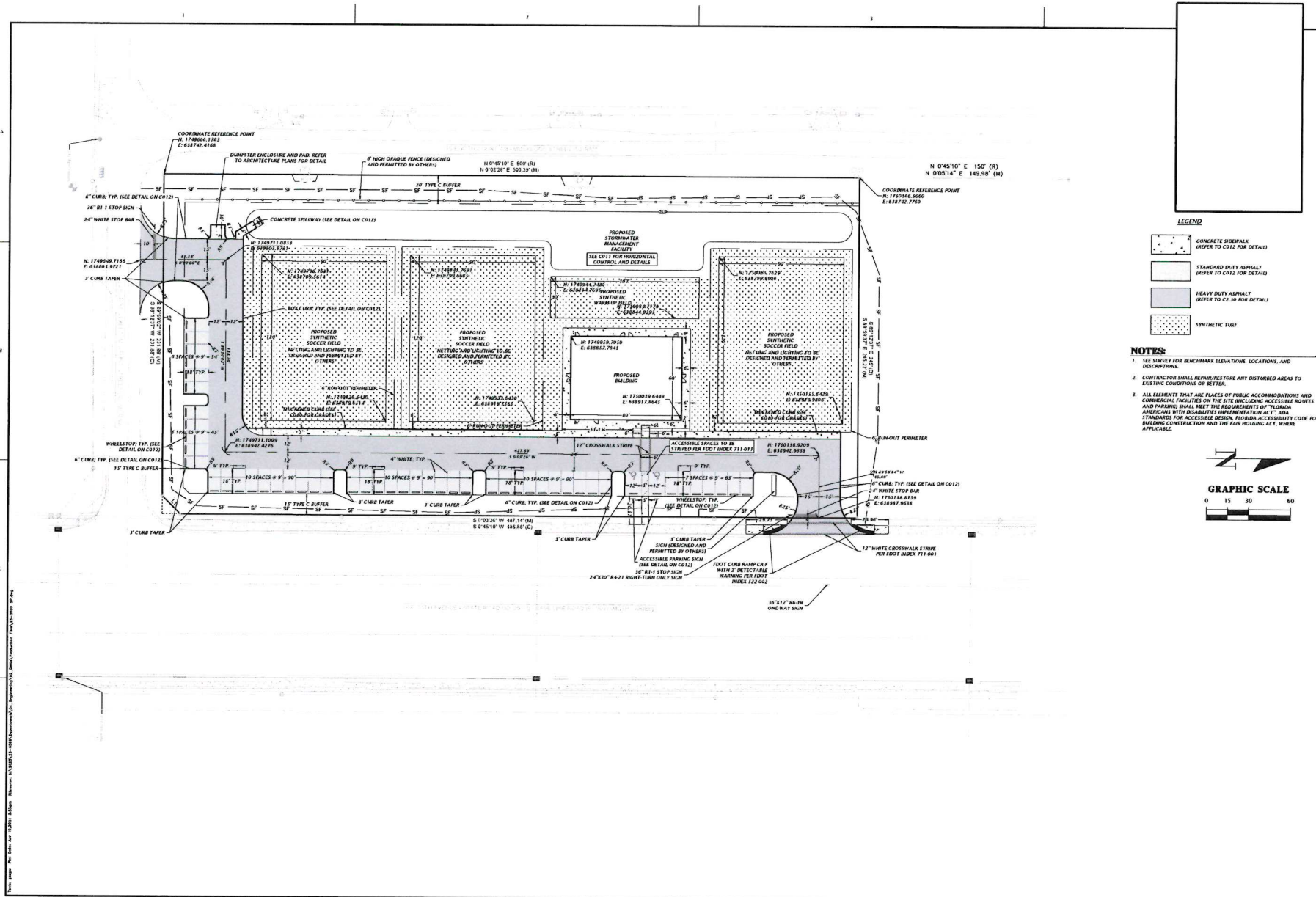
PROJECT NO. 23-0599
 SHEET NO. A-8

Attachment A

OWNER: DOWNS CONSTRUCTION LLC
 PROJECT: FOOTBALL FACILITY
 LOCATION: JACKSONVILLE, FLORIDA

DESIGNER: C. LEFLORE, L.L.
 DATE: 08/20/23
 PROJECT NUMBER: 23-0599

DATE: 08/20/23
 SHEET NO. A-8 OF 10
 PROJECT NO. 23-0599

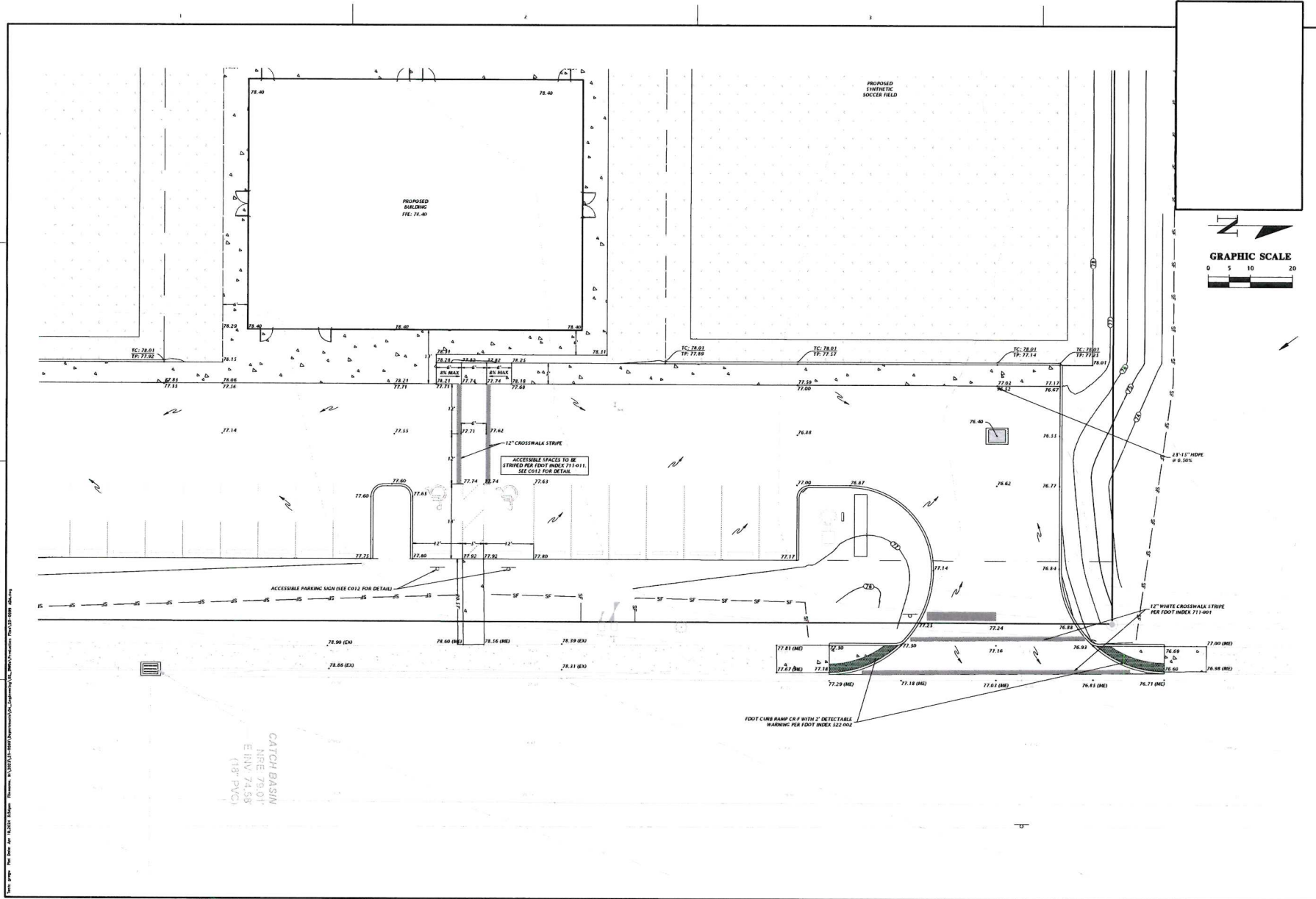


CHM
 AN INVIS COMPANY
 1800 Research Center
 Avondale Estates, GA 30006
 www.chm.com
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PROJECT NO. 23-0599
 SHEET NO. 23-0599-09
 DATE: 08/14/2024
 DRAWN BY: J. YOUNG, P.E.
 CHECKED BY: J. YOUNG, P.E.
 PROJECT LOCATION:
 FOOTBALL FACTORY
 HORIZONTAL CONTROL AND SITE PLAN

23-0599
 DANIEL H. TYBEE, P.E.
 LICENSE NO. 70780
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA

Attachment A



GRAPHIC SCALE
0 5 10 20

1800 Southwest 10th
Aurora, Florida 32816
www.ch2m.com
www.ch2m-hill.com
www.floridaclear.com

CH2M HILL
AN HILL COMPANY

1"=10'
1800 SW 10th Ave
Aurora, FL 32816
www.ch2m.com
www.ch2m-hill.com
www.floridaclear.com

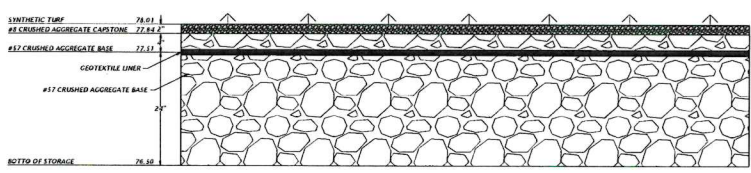
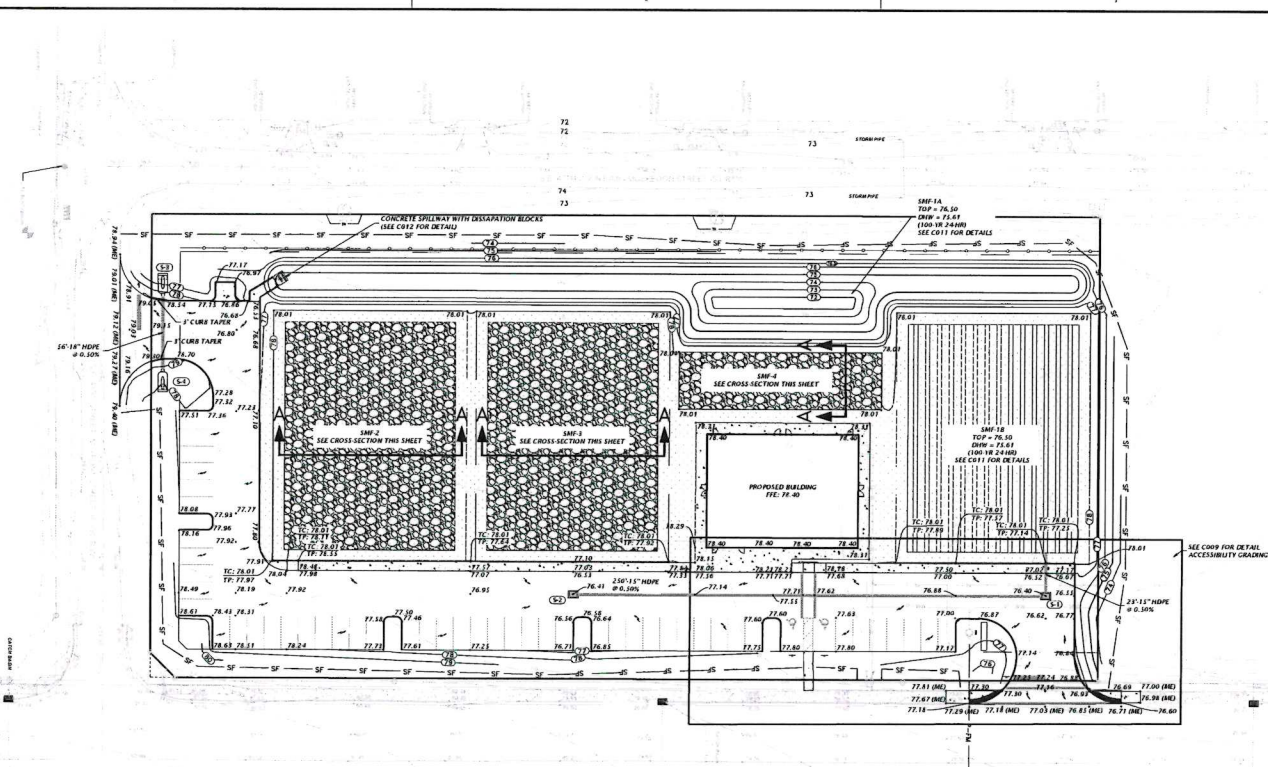
DATE: 11/11/2011
PROJECT: 1800 SW 10th Ave Counter & Foot Submittal

CLIENT: DOWNS CONSTRUCTION, LLC
PROJECT: FOOTBALL FACILITY
DRAWN BY: JAC
CHECKED BY: JAC
DATE: 11/11/2011
SCALE: AS SHOWN
PROJECT NO: 23-0599

DESIGNER: G. MADRISH
CHECKER: K. LEONARD, P.E.
DATE: 11/11/2011
SCALE: AS SHOWN
PROJECT NO: 23-0599

DWNET 11, TYPING:
11/16/11, 10:20 AM
PROJECT NO: C009

Attachment A



STORMWATER MANAGEMENT FACILITY 2, 3, & 4
CROSS SECTION A-A

STORMWATER STRUCTURE TABLE					
STRUCTURE	STRUCTURE TYPE	SDP	INVERT ELEV	PIPE DIA.	NORTHING & EASTING
S-1	TYPE 1 INLET PER FOOT INDEX 425-013 AND 421-010	76.40	71.11 S 71.11 W	15" 15"	N: 1736818.92 E: 618942.96
S-2	TYPE 1 INLET PER FOOT INDEX 425-013 AND 421-010	76.41	72.40 N	15" E: 618942.71	N: 1736819.27 E: 618942.71
S-3	SIDE DRAIN PER FOOT INDEX 430-022	N/A	77.62 E	18" E: 6189771.14	N: 1736812.14 E: 6189771.14
S-4	SIDE DRAIN PER FOOT INDEX 430-022	N/A	77.90 W	18" E: 618933.42	N: 1736822.23 E: 618933.42

1000 Research Park
Aurora, Florida 32816
www.cdm.com
CDM GROUP
IN FLORIDA
C-0058

CH2M
AN H2O COMPANY

1000 Research Park
Aurora, Florida 32816
www.cdm.com
CDM GROUP
IN FLORIDA
C-0058

DATE: 08/11/2011 10:00 AM

PROJECT: FOOTBALL FACILITY

DATE: 08/11/2011 10:00 AM

PROJECT: FOOTBALL FACILITY

DATE: 08/11/2011 10:00 AM

PROJECT: FOOTBALL FACILITY

DATE: 08/11/2011 10:00 AM

PROJECT: FOOTBALL FACILITY

Attachment A

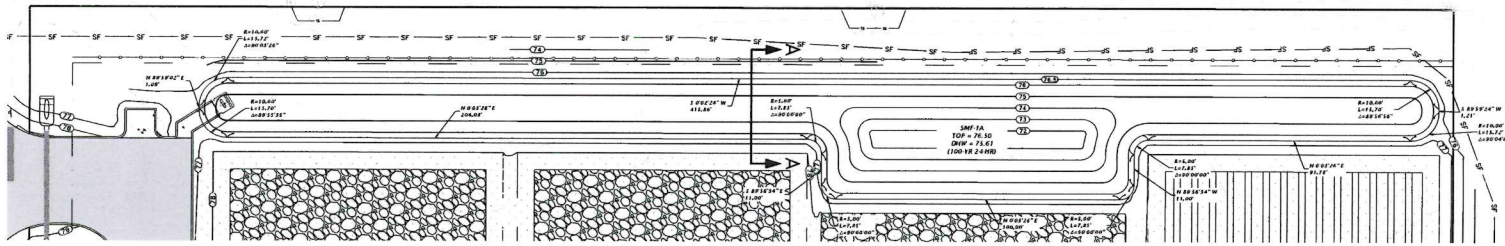
C010

S.E. 47TH COURT (W. MUSKOGEE STREET (50' ROW))

74
73

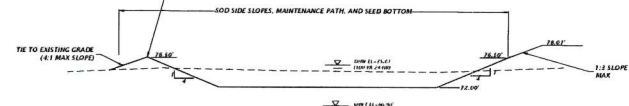
73

STORM PIPE



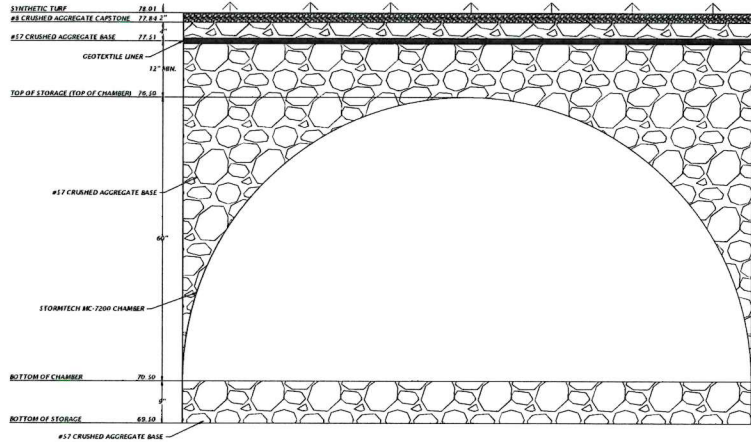
STORMWATER MANAGEMENT FACILITY 1A

EARTHEN BERM SHALL BE CONSTRUCTED WITH SOILS WITH A MINIMUM OF 15% SOIL FINES PASSING NO. 200 SIEVE. COMPACT BERM TO 95% MAXIMUM DENSITY PER AASHTO METHOD T 99 WITH MAXIMUM 12" LIFTS. FOOT A SAND (OR ANY OTHER INCHES PERMEABLE MATERIAL) SHALL NOT BE USED.

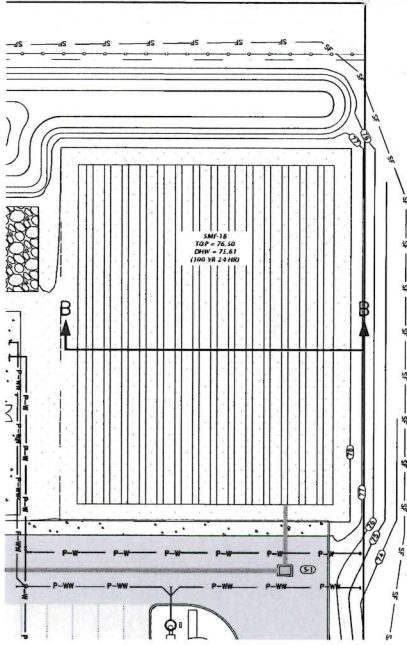


- IF A CONTINUOUS LIMESTONE FORMATION IS ENCOUNTERED IN THE BASIN AREA CONTACT THE ENGINEER OF RECORD. THE LIMESTONE SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 3 FEET BEYOND THE BASIN UNDERCUT LIMITS.
- IF A SANDY PIPE UNDERCUT OCCURS IN THE UNDERCUT AREA, THE UNDERCUT SHALL BE REPAIRED BY BACKFILLING WITH MATERIALS OF LOWER PERMEABILITY MATERIAL SUCH AS CLAYEY SAND OR CLAY. THE MATERIAL SHALL BE COMPACTED AND THE SHOULDER REPAIR SHOULD BE TO AN ELEVATION WHICH IS SLIGHTLY ABOVE THE ORIGINAL BOTTOM. SEE ITEM 4 SHALL APPLY.
- IN AREAS WHERE CLAY RICH SOILS ARE ENCOUNTERED AT THE BASIN BOTTOM, UNDERCUT SHALL A MINIMUM OF 3 FEET AND BACKFILL WITH ON SITE OR IMPORTED SANDS AND SAND WITH 10% (BY DRY WEIGHT) A MINIMUM OF 12 PERCENT SOIL FINES PASSING THE NO. 200 SIEVE.

**STORMWATER MANAGEMENT FACILITY 1A
CROSS SECTION A-A**



**STORMWATER MANAGEMENT FACILITY 1B
CROSS SECTION B-B**



STORMWATER STRUCTURE TABLE					
STRUCTURE	STRUCTURE TYPE	TOP	INVERT ELEV	PIPE DIA	NORTHING & EASTING
S 3	TYPE I INLET PER FOOT INDEX 421 013 AND 421 010	76.40	75.15 S 75.11 W	15"	N: 1730138.92 E: 639942.96

1800 Research Drive
Auburn, Florida 32508
www.chix.com
www.chix.net
AN IHS COMPANY

CHIX
AN IHS COMPANY

1" = 20'
VERTICAL SCALE
1" = 40'
HORIZONTAL SCALE
AS SHOWN IN CROSS SECTION

GRAPHIC SCALE
0 10 20 40

Attachment A

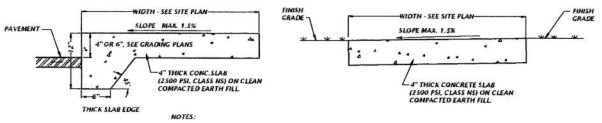
OWNER: CHIX COMPANY & FOOT OPERATOR
DESIGNER: CHIX COMPANY & FOOT OPERATOR

CLIENT: CHIX COMPANY & FOOT OPERATOR
PROJECT: FOOTBALL FACILITY
DATE: 08/15/2023
DRAWN BY: J. H. HARRIS
CHECKED BY: J. H. HARRIS
SCALE: AS SHOWN
PROJECT NO: 23-0599

EXHIBIT H, TYPICAL

11 PER 102/00

C011

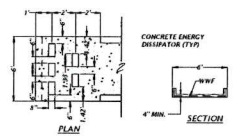


- NOTES:
1. SAW CUT CONTROL JOINTS SHALL BE CONSTRUCTED 5 FEET ON CENTER.
 2. EXPANSION JOINTS WITH PREFORMED JOINT FILLER SHALL BE CONSTRUCTED BETWEEN ALL FIXED OBJECTS AND WALES AND AT CONSTRUCTION JOINTS.

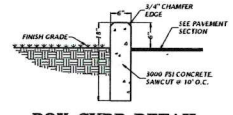
ADJACENT TO PAVEMENT NOT ADJACENT TO PAVEMENT
CONCRETE SIDEWALK DETAILS



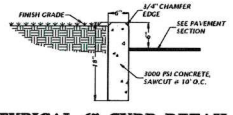
STANDARD DUTY ASPHALT DETAIL HEAVY DUTY ASPHALT DETAIL
ASPHALT PAVEMENT DETAILS



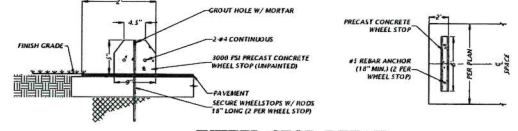
CONCRETE SPILLWAY DETAIL



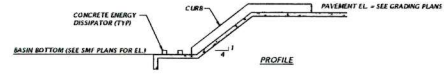
BOX CURB DETAIL



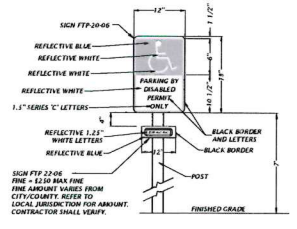
TYPICAL 6" CURB DETAIL



WHEEL STOP DETAIL



CONCRETE SPILLWAY DETAIL



ACCESSIBLE PARKING SIGN DETAIL

FORWARD-IN PARKING		REVERSE-IN PARKING	
12'	12'	12'	12'
12'	12'	12'	12'
12'	12'	12'	12'
12'	12'	12'	12'

UNIVERSAL SYMBOL OF ACCESSIBILITY

NOTES:

1. Dimensions are to the centerline of markings.
2. All dimensions are to be maintained for each construction phase.
3. Color of the pavement markings shall be as specified in the project manual.
4. Minimum size of the sign shall be 18" x 24" in size.
5. The use of the universal symbol of accessibility shall be as specified in the project manual.

LAST REVISION: 11/01/21	DESCRIPTION:	FY 2023-24 STANDARD PLANS	PAVEMENT MARKINGS	711-001	11 of 13
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1800 Southwest 25th Avenue, Fort Lauderdale, FL 33311
 WWW.CH2M.HILL.COM
 CH2M HILL COMPANY
 AN HNTB COMPANY

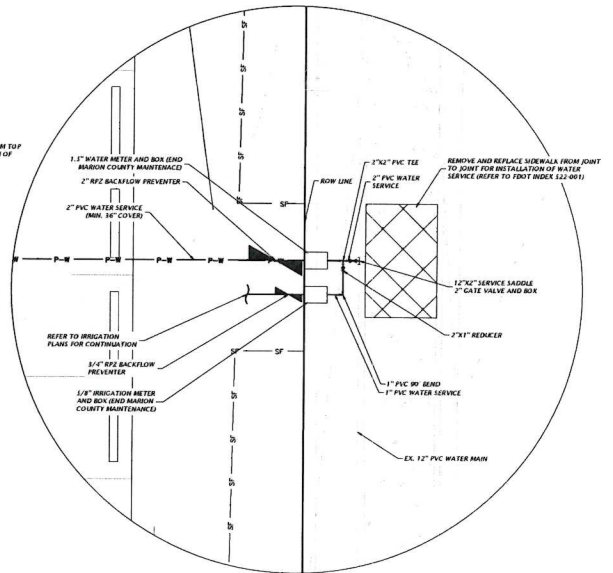
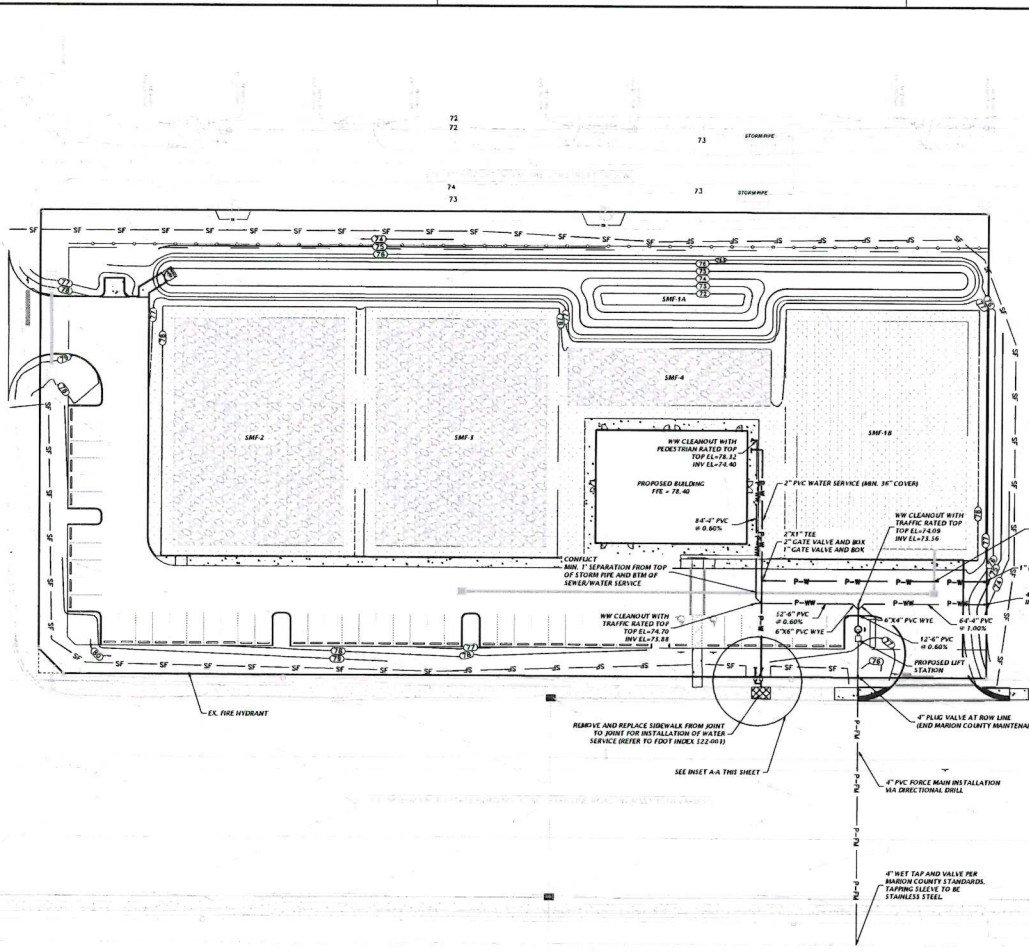
CH2M HILL COMPANY
 AN HNTB COMPANY

1800 Southwest 25th Avenue, Fort Lauderdale, FL 33311
 WWW.CH2M.HILL.COM
 CH2M HILL COMPANY
 AN HNTB COMPANY

DRIVING CONSTRUCTION, LLC
 FOOTBALL FIELDS
 CONSTRUCTION DETAILS

23-0599

Attachment A



INSET A-A
SCALE: 1" = 5'

1800 Research Circle
 Anchorage, Alaska 99508
 www.cdm.com

CH2M
 HILL
 COMPANY

1" x 20"
 1800 RESEARCH CIRCLE
 ANCHORAGE, ALASKA 99508
 WWW.CDM.COM

PROJECT NO. 23-0599
 SHEET NO. A-14

DATE: 12/15/2014
 14.50.7074 - COUNTY & FOOT SUBMITTAL

OWNER: DIMINY CONSTRUCTION, LLC
 PROJECT: FOOTBALL FACILITY
 PROJECT NO.: 23-0599
 SHEET NO.: A-14

DESIGNER: C. MADRINI
 L. LEONARD, L.L.
 DATE: 12/15/2014
 PROJECT NO.: 23-0599

DATE: 12/15/2014
 14.50.7074 - COUNTY & FOOT SUBMITTAL

DATE: 12/15/2014
 14.50.7074 - COUNTY & FOOT SUBMITTAL

14.50.7074 - COUNTY & FOOT SUBMITTAL

14.50.7074 - COUNTY & FOOT SUBMITTAL

Attachment A

TREE MITIGATION CALCULATIONS

SITE AREA: 2.81 ACRES	
EXISTING TOTAL DBH OF TREES516"
REQUIRED MITIGATION281"
PRESERVED TREES (1 TREE)40"
PROVIDED MITIGATION146"
DEFICIT135"
MITIGATION COST @ \$21.80 PER IN.\$16,630.00

LANDSCAPED AREA REQUIREMENT

Per Marion County code 6.8.4, FOR PARCELS OVER 1 ACRE, THE MINIMUM LANDSCAPE AREA MUST BE 20%

TOTAL SITE AREA: 2.81 ACRES (122,510 SF)	
LANDSCAPED AREA	PROPOSED LANDSCAPE 28,445 SF (23%)
	PRESERVED VEGETATIVE AREAS 0 SF (0%)
	TOTAL LANDSCAPED AREA 28,445 SF (23%)

NATIVE PLANT REQUIREMENTS

NATIVE REQUIREMENTS	PROVIDED NATIVE LANDSCAPE
25% OF ALL LANDSCAPE MATERIAL TO BE NATIVE	26% FLORIDA NATIVE

SHADE TREE REQUIREMENT

Per Marion County code 6.7.4, post-development ratio of shade trees to the area of the site shall be a minimum of one shade tree per 3,000 square feet.

TOTAL SITE AREA: 2.81 ACRES (122,510 SF)	
SHADE TREES REQUIRED	41 SHADE TREES
SHADE TREES PROVIDED	41 SHADE TREES PROVIDED

PERIMETER BUFFER REQUIREMENTS

Per Sec. 6.8.8(d)

LOCATION	BUFFER TYPE & LENGTH	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
NORTH	N/A	N/A	N/A
SOUTH	N/A	N/A	N/A
EAST	TYPE C ALONG THE RIGHT-OF-WAY (460 LF)	15' WIDTH 3 SHADE TREES PER 100 LF (9 TREES) 3 ACCENT TREES PER 100 LF (14 TREES) 50% OF THE BUFFER SHALL BE SHRUBS AND GROUNDCOVERS (2,413 SF)	15' WIDE BUFFER 24 ACCENT TREES DUE TO OVERHEAD POWER LINE CONFLICT 3,450 SF OF SHRUBS & GROUNDCOVERS
WEST	N/A	N/A	N/A

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES					
NS	9	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	30 GAL, 7' HT, 3" SPR, 2" CAL	
JS	9	QUERCUS FULVOCOLA	SOUTHERN RED OAK (N)	65 GAL, 12' HT, 6" SPR, 3.5" CAL	
LIM	15	LAGERSTROEMIA INDICA 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	30 GAL, 10' HT, 4" SPR, 2" CAL	
MGD	11	MAGNOLIA GRANDIFLORA 'DO BLANCHARD'	DO BLANCHARD MAGNOLIA (N)	65 GAL, 12' HT, 6" SPR, 3.5" CAL	
QV	5	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK (N)	100 GAL, 12' HT, 7" SPR, 4" CAL	
TD	16	TAXODIUM DISTICHUM	BALD CYPRESS (N)	65 GAL, 12' HT, 6" SPR, 3.5" CAL	
UA	4	VELUTIA ALATA	WINGED ELM	65 GAL, 12' HT, 6" SPR, 3.5" CAL	
SHRUBS					
VO	17	VACCINIUM DARROWII	LOWBUSH BLUEBERRY (N)	3 GAL, 18" HT, X 12" SPR.	
VDS	133	VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT'	MRS. SCHILLER'S DELIGHT VIBURNUM (N)	3 GAL., 18" HT., 18" SPR.	
ZF	52	ZAKIA FLORIDANA	COONTIE (N)	3 GAL., 15" HT. X 15" SPR.	
CODE QTY BOTANICAL NAME COMMON NAME SIZE SPACING					
GROUND COVERS					
JBP	91	JUNIPERUS CHINENSIS 'BLUE PACIFIC'	BLUE PACIFIC JUNIPER	1 GAL., FULL	18" o.c.
LEM	727	LIRIOPE MUSCARI 'EMERALD ADDRESS'	EMERALD ADDRESS LIRIOPE	1 GAL., FULL	18" o.c.
SB	76	SPARTINA BAKERI	SAND CORO GRASS (N)	1 GAL., FULL	42" o.c.
SO/DISEED					
SOD		PASPALUM NOTIATUM 'ARGENTINE'	BAHIA GRASS		WEED FREE AND SAND GROW SOD

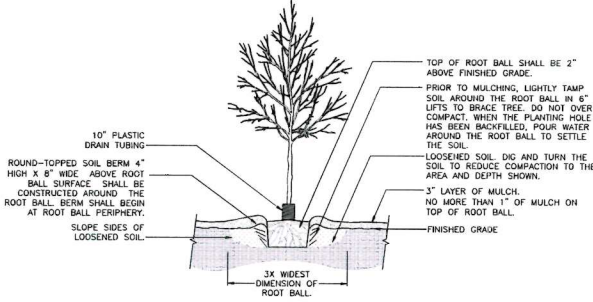
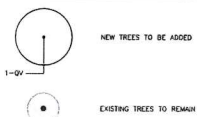
GENERAL NOTES

PER MARION COUNTY CODE SEC (S) 6.7, 6.8, AND 6.9 LANDSCAPE AND IRRIGATION DESIGN STANDARDS AND TREE PRESERVATION:
ALL SHADE TREES SHALL HAVE A MINIMUM CALIPER OF 1.5", AND SHALL BE HEALTHY GROWN, OF SUBSTANTIALLY UNIFORM SIZE AND SHAPE, HAVE STRAIGHT TRUNKS AND BE FLORIDA NO. 1 QUALITY OR BETTER, AS SET OUT IN GRASSES AND STANDARDS FOR NURSERY PLANTS, STATE OF FLORIDA.
ACCENT OR ORNAMENTAL (UNSHADE) TREES SHALL HAVE A MINIMUM OVERALL HEIGHT OF SIX FEET AND A MINIMUM SPREAD OF 42 INCHES UPON INSTALLATION. SHRUBS SHALL BE A MINIMUM OF 18" HEIGHT.
TREES AND PALMS SHALL BE PROPERLY PLANTED AND CURED ON STAKES. ALL PLANTING SHALL BE INSTALLED ACCORDING TO CURRENT BEST MANAGEMENT PRACTICES.
ALL LANDSCAPE AREAS SHALL BE MULCHED WITH A MIN. 3" THICKNESS OF MULCH. FINE BARK MULCH SHALL BE USED IN ALL AREAS.
TREES SHALL BE PROPERLY PLANTED AND STAKES AND PROVISIONS MADE BY THE APPLICANT FOR REGULAR WATERING AND MAINTENANCE UNTIL ESTABLISHED. DEAD OR DROOPING TREES SHALL BE REPLACED BY THE APPLICANT DURING THE NEXT PLANTING SEASON.
ALL LANDSCAPE MAINTENANCE SHALL BE IN ACCORDANCE WITH MARION COUNTY LDC ARTICLE 6.8.13.
ALL IRRIGATION SYSTEMS SHALL BE OPERATED AND MAINTAINED IN ACCORDANCE WITH MARION COUNTY LDC ARTICLE 6.8.9.
FERTILIZER MUST COMPLY WITH MARION COUNTY FERTILIZER ORDINANCE AND SEC 6.8.14.
ALL LANDSCAPE INSTALLATION PROFESSIONALS, IRRIGATION INSTALLATION AND MAINTENANCE PROFESSIONALS SHALL MEET ALL REQUIREMENTS IN ACCORDANCE WITH MARION COUNTY LDC ARTICLE 6.8.15 - LICENSING AND CERTIFICATION.
PER LDC 6.8.3 (B) ALL PLANT SPECIES LISTED AS "PROHIBITED" IN THE UF/IFAS ASSESSMENT OF NON-NATIVE PLANTS (CONTIN. ZONE) SHALL BE REMOVED FROM PROPOSED DEVELOPMENT SITES. ALL EXOTIC INVASIVE PLANT SPECIES SHALL BE REMOVED FROM SITE.
UPON COMPLETION OF THE INSTALLATION THE CONTRACTOR SHALL REQUIRE AN INSPECTION BY THE DESIGN PROFESSIONAL, A LANDSCAPE AND IRRIGATION AS-BUILT CERTIFICATION SHALL BE SIGNED AND SEALED BY THE DESIGN PROFESSIONAL AND SUBMITTED TO THE COUNTY LANDSCAPE ARCHITECT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

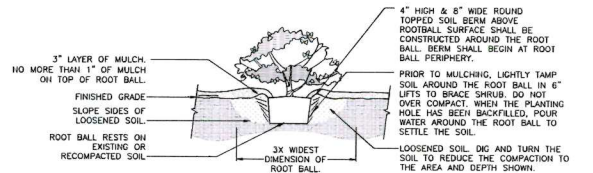
PLANT MATERIAL

ALL PLANT MATERIAL TO BE FLORIDA NO. 1 OR BETTER, GRADED IN ACCORDANCE WITH THE STATE OF FLORIDA DEPARTMENT OF AGRICULTURE DIVISION OF PLANT INDUSTRY'S "GRASSES AND STANDARDS FOR NURSERY PLANTS", CURRENT EDITION AT THE TIME PLANS ARE ISSUED.
PLANT QUANTITIES SHOWN ARE FOR PERMITTING PURPOSES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM ALL QUANTITIES SHOWN ON THE PLAN.
PER MARION COUNTY CODE SEC. 6.8.11.E, INSTALLATION SHALL MEAN SURVIVAL IN PERPETUITY, AND REPLACEMENT IF NECESSARY; OR ALL MATERIALS, DEAD AND/OR DROOPING PLANT MATERIAL SHALL BE REPLACED BY THE OWNER WITHIN 30 DAYS NOTIFICATION BY THE COUNTY.

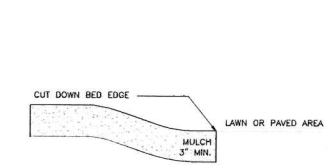
LEGEND



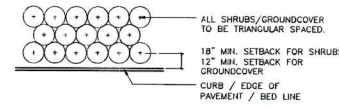
1 TREE PLANTING DETAIL
SCALE: N.T.S.



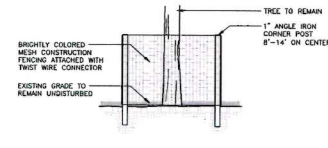
2 SHRUB PLANTING DETAIL
SCALE: N.T.S.



3 MULCH DETAIL
SCALE: N.T.S.



4 SHRUB PLANTING DETAIL
SCALE: N.T.S.



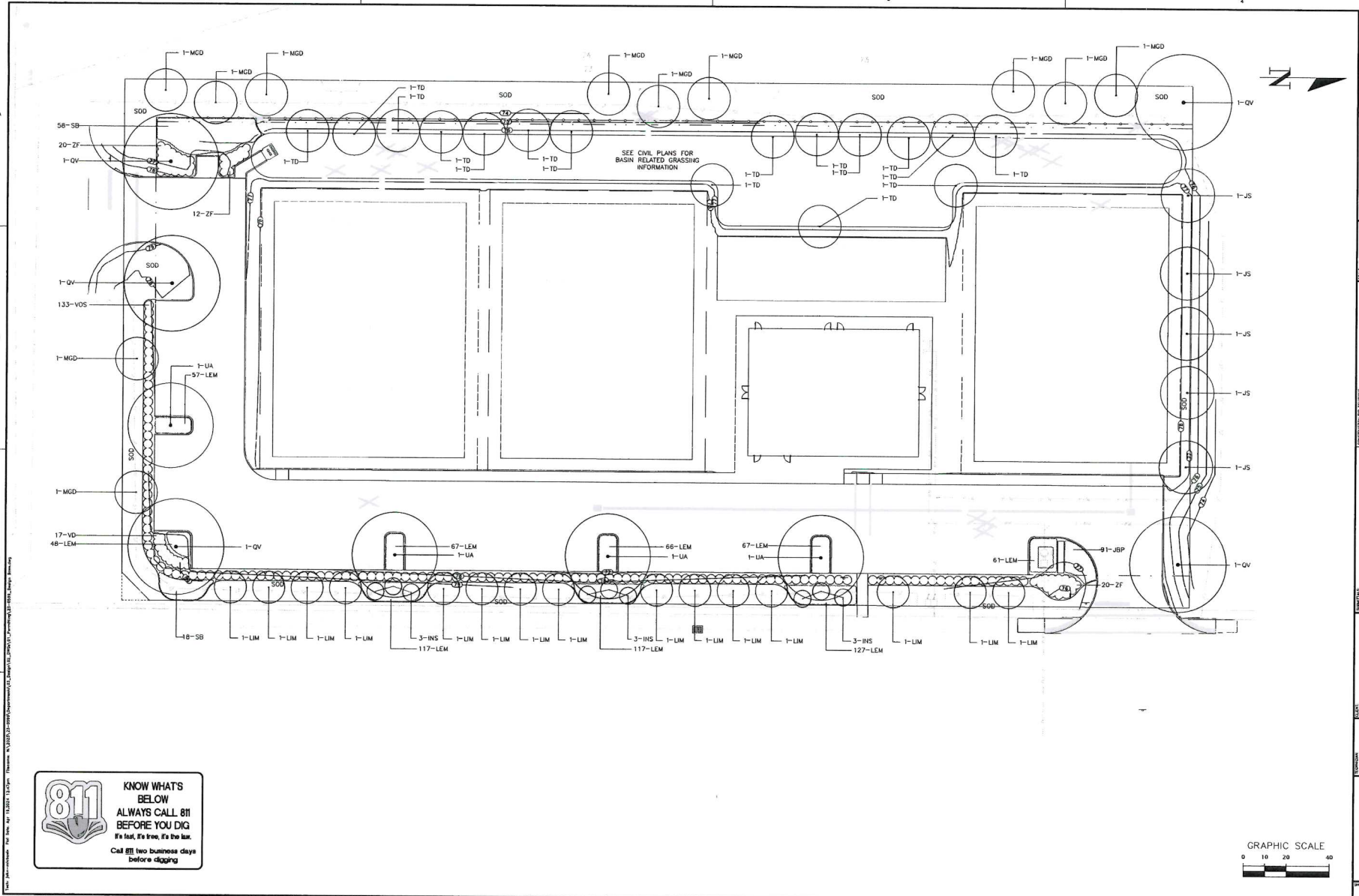
5 TREE PROTECTION DETAIL
SCALE: N.T.S.

811 KNOW WHAT'S BELOW
ALWAYS CALL 811 BEFORE YOU DIG
It's fast, it's free, it's the law.
Call 811 two business days before digging

CHIM AN INKS COMPANY

23-0599

LS-1



1800 Research Park
 Auburn, Florida 32609
 www.cfw.com
FLORIDA
 LICENSED

CFW
 AN HCSS COMPANY

SCALE: 1"=20'
 VERIFY SCALE
 BEFORE USING IN
 FIELD OR FOR
 ANY OTHER
 INTENT. PROFESSIONAL
 SEAL REQUIRED.

CONSTRUCTION NOTES

REVISED CLIENT REVIEW SET

CLIENT:	OWENS CONSTRUCTION, LLC
PROJECT:	FOOTBALL FACILITY
SHEET TITLE:	LANDSCAPE PLAN
DATE:	2-23-05
PROJECT NUMBER:	23-0599

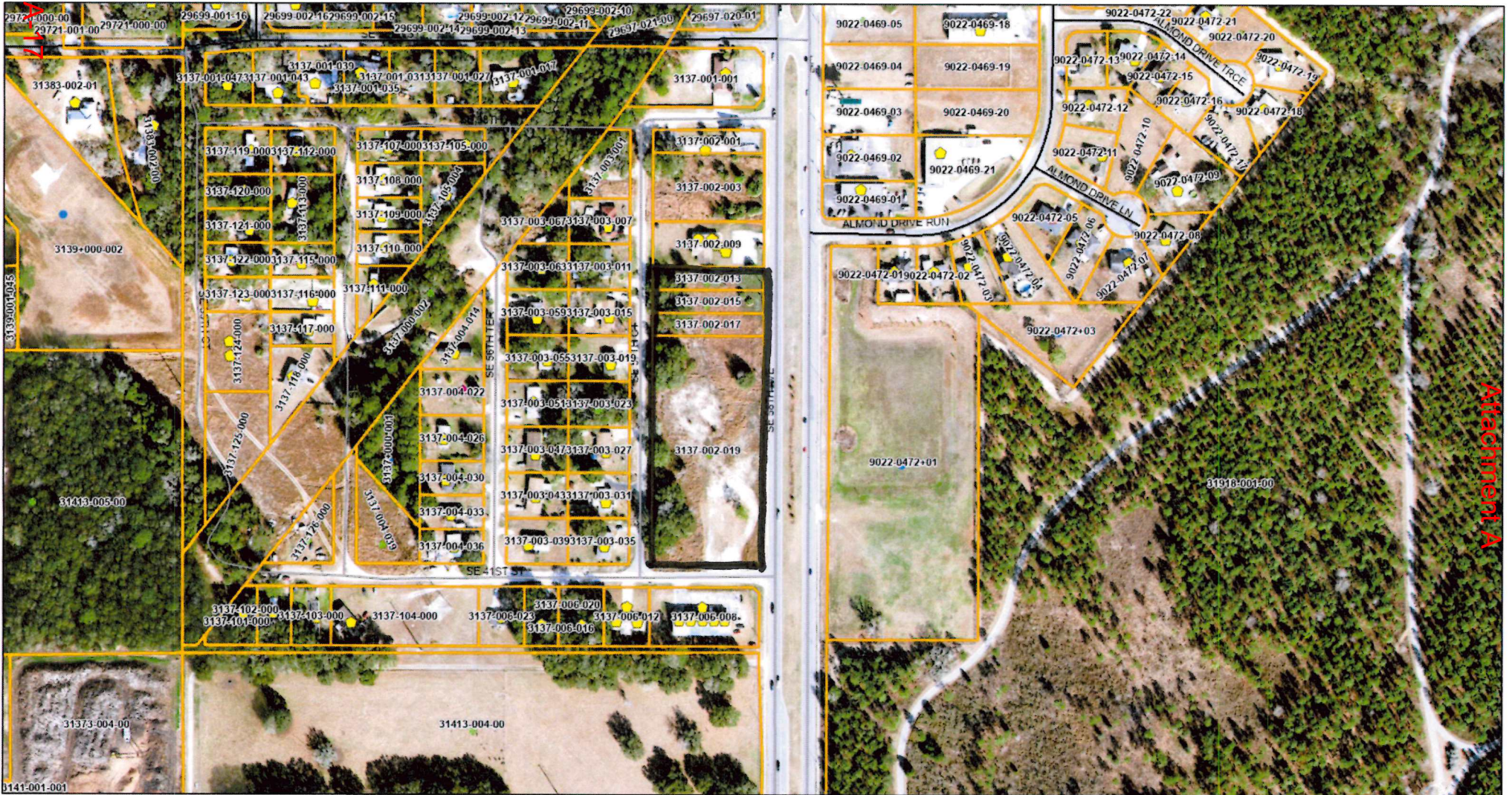
GRAPHIC SCALE
 0 10 20 40

SHEET NO. **LS-2**

Attachment A

811 KNOW WHAT'S BELOW
 ALWAYS CALL 811
 BEFORE YOU DIG
 It's fast, it's free, it's the law.
 Call 811 two business days
 before digging

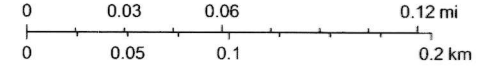
MCBCC Interactive Map - Internal



5/6/2024, 3:24:39 PM

1:2,866

- Parcels Labels
- Parcels
- Address Points
 - Structure - Addressed
 - Structure - Confidential Address
- No Address
- SIGN
- Vacant with Address
- WRA/DRA
- Marion County
- County Road Maintenance
 - OCE Maintained Paved
 - Not Maintained
 - Not Maintained
 - Not Maintained
- Streets
 - Aerial2023
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3



Marion County IT GIS Team, Marion County Property Appraiser, Esri Community Maps Contributors, Marion County Property Appraiser, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc. METI/NASA, USGS, EPA, NPS.

Attachment A

Special Use-Written Findings and Facts

1. Primary access to the facility will be from Baseline road, illustrated in the drawings is a curb cut. There will be a blacktop entrance to the building which leads to parking spaces including handicap spaces for customers to park and also an area for people to do a quick drop off of players.
2. The parking area will be blacktop, grass will be laid as per code and all landscape buffer regulations will be met.
3. Waste removal and recycling will be available and there is a dumpster pad noted and illustrated
4. There will be a business sign mounted on the building but no other significant signage is expected but any installed will be as per code
5. As per pre-app meeting with the department we have amended setbacks and have altered the position on the building to account for suggestions from the growth/building/zoning department.
6. Drainage has been accounted for as well as additional drainage that may be required in the future as part of a potential phase two which might be an indoor facility.
7. The building is roughly ¼ weight room, ¼ meeting space and the remainder will be locker rooms, hallway and cantina space. The idea is to serve beer and wine as an ancillary product to the soccer and athletic training we will be offering. Adults will likely be using the fields later in the day for leagues and training and we would like to offer those products in addition to the other food and drink items like smoothies and packaged products, sports drinks, etc.
8. There is the greenway trailhead entrance located more than 1000 feet away but an edge of the greenway perimeter is within the 1000' buffer, of note there is a bar that is also within that distance but has been on Baseline road for some time, currently Baseline Bar and Billiards.
9. We would be willing to meet any special conditions necessary to get this special use permit

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



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2024 Property Record Card
Real Estate

3137-002-019

Prime Key: 2421312

[Beta MAP IT+](#)

Current as of 5/7/2024

[Property Information](#)

FRATELLO JAY
2995 SE 101ST ST
OCALA FL 34480-5901

[Taxes / Assessments:](#)

Map ID: 214

[Millage:](#) 9001 - UNINCORPORATED

[M.S.T.U.](#)

[PC:](#) 10

[Acres:](#) 2.77

[2023 Certified Value](#)

Land Just Value	\$301,653		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$301,653		
Total Assessed Value	\$265,454	Impact	((\$36,199))
Exemptions	\$0	Ex Codes:	
Total Taxable	\$265,454		
School Taxable	\$301,653		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$301,653	\$0	\$0	\$301,653	\$265,454	\$0	\$265,454
2022	\$241,322	\$0	\$0	\$241,322	\$241,322	\$0	\$241,322
2021	\$241,322	\$0	\$0	\$241,322	\$241,322	\$0	\$241,322

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8176/1528	10/2023	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$299,000
7204/1356	06/2020	62 DISTR	0	U	V	\$100
7201/1746	06/2020	60 CRT ORD	0	U	V	\$100
7193/0065	05/2020	77 AFFIDAVIT	0	U	V	\$100
7196/1788	04/2020	70 OTHER	0	U	V	\$100
3965/1887	02/2005	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$350,000

[Property Description](#)

SEC 36 TWP 15 RGE 22
PLAT BOOK G PAGE 033
SILVER SPRINGS MANOR
BLK B LOTS

A-19

Attachment A

19.20.21.22.23.24.25.26.27.28.29.30.31.32.33.34.35.36.37.38.

39.40.41.42.43.44.45.46.47.48.49.50.51.52.53.54.55.56.57.58

EXC E 25 FT FOR ROW

Parent Parcel: 3137-000-000

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCSF	1000	242.0	499.0	B2	120,661.20	SF							
Neighborhood 9912 - COMM BASELINE R N OF MARICAMP													
Mkt: 2 70													

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width

[Appraiser Notes](#)

[Planning and Building](#)

[** Permit Search **](#)

Permit Number	Date Issued	Date Completed	Description

Attachment A



Prepared by
Belinda Stephenson, an employee of
First American Title Insurance Company
1808 East Silver Springs Blvd
Ocala, Florida 34470
(352)690-1787

Return to: Grantee

File No.: 14203-2782453

WARRANTY DEED

THIS INDENTURE, executed on **October 24, 2023**, between

Barbara S. Murphy and Kathryn M. Kaufman, Individually and as Co-Trustees of the Jerry R. Murphy Revocable Trust, dated March 13, 2020

whose mailing address is: PO Box 4469, Ocala, FL 34478,
hereinafter called the "grantor", and

Jay Fratello, a married man

whose mailing address is: 2995 Southeast 101 Street, Ocala, FL 34480,
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

WITNESSETH: The grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, release, convey and confirms unto the grantee, their heirs and assigns, all that certain land situate in **Marion** County, **FL**, to-wit:

LOTS 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57 AND 58, BLOCK B OF SILVER SPRINGS MANOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK G, PAGE 33, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, LESS THE EAST 25 FEET THEREOF FOR ROAD RIGHT-OF-WAY.

Parcel Identification Number: **3137-002-019**

The land is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

TRUSTEES, Barbara S. Murphy and Kathryn M. Kaufman, have full power to sell, transfer, mortgage said real estate.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Attachment A

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

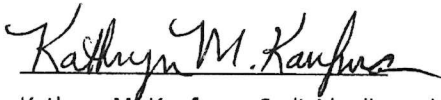
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2022.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

The Jerry R. Murphy Revocable Trust, dated
March 13, 2020



Barbara S. Murphy, Individually and as Co-Trustee




Kathryn M. Kaufman, Individually and as Co-Trustee

Signed, sealed and delivered in our presence:


Witness Signature


Print Name


Witness Signature

Elaine Johnson
Print Name

Attachment A

State of Fla.

County of Marion

The Foregoing Instrument Was Acknowledged before me by means of physical presence or online notarization, on 10/24/23, by **Barbara S. Murphy and Kathryn M. Kaufman, Individually and as Co-Trustees of the Jerry R. Murphy Revocable Trust, dated March 13, 2020.**

Belinda D. Stephenson
Notary Public

(Printed Name)



My Commission expires: _____

{Notarial Seal}

Personally Known OR Produced Identification
Type of Identification Produced a valid driver's license

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



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2024 Property Record Card
Real Estate

3137-002-017

Prime Key: 1812836

[Beta MAP IT+](#)

Current as of 5/7/2024

[Property Information](#)

FRATELLO JAY E
2995 SE 101ST ST
OCALA FL 34480-5901

[Taxes / Assessments:](#)

Map ID: 214

[Millage:](#) 9001 - UNINCORPORATED

[M.S.T.U.](#)

[PC:](#) 10

Acres: .28

[2023 Certified Value](#)

Land Just Value	\$30,492		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$30,492		
Total Assessed Value	\$26,833	Impact	(\$3,659)
Exemptions	\$0	Ex Codes:	
Total Taxable	\$26,833		
School Taxable	\$30,492		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$30,492	\$0	\$0	\$30,492	\$26,833	\$0	\$26,833
2022	\$24,394	\$0	\$0	\$24,394	\$24,394	\$0	\$24,394
2021	\$24,394	\$0	\$0	\$24,394	\$24,394	\$0	\$24,394

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8276/0224	03/2024	07 WARRANTY	8 ALLOCATED	Q	V	\$130,000
8122/1525	07/2023	07 WARRANTY	8 ALLOCATED	Q	V	\$75,000
7104/1376	12/2019	26 TRUSTEE	0	U	V	\$100
5781/1987	12/2012	26 TRUSTEE	0	U	V	\$100
5546/0904	03/2011	74 PROBATE	0	U	V	\$100
5546/0902	03/2011	74 PROBATE	0	U	V	\$100
5546/0897	03/2011	74 PROBATE	0	U	V	\$100
5542/0210	03/2011	71 DTH CER	0	U	V	\$100
4366/1182	02/2006	06 SPECIAL WARRANTY	7 PORTIONUND INT	U	V	\$100
3639/0325	01/2004	07 WARRANTY	0	U	V	\$100
3639/0323	01/2004	41 CORP	2 V-SALES VERIFICATION	U	V	\$10,000
1979/1126	10/1993	07 WARRANTY	0	U	V	\$100
1189/1759	10/1983	07 WARRANTY	0	U	V	\$10,000

A-24

SEC 36 TWP 15 RGE 22
PLAT BOOK G PAGE 033
SILVER SPRINGS MANOR
BLK B LOTS 17.18.59.60

Parent Parcel: 3137-000-000

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCSF		50.0	245.0	B2	12,197.00	SF							
Neighborhood 9912 - COMM BASELINE R N OF MARICAMP													
Mkt: 2 70													

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width

Appraiser Notes

Planning and Building
**** Permit Search ****

Permit Number	Date Issued	Date Completed	Description

Attachment A



Prepared by
Belinda Stephenson, an employee of
First American Title Insurance Company
1808 East Silver Springs Blvd
Ocala, Florida 34470
(352)690-1787

Return to: Grantee

File No.: 14203-2795070

WARRANTY DEED

THIS INDENTURE, executed on **March 14, 2024**, between

Platinum Property Pros LLC, a Florida limited liability company

whose mailing address is: 4822 SE 33rd St, Ocala , FL 34480-6384,
hereinafter called the "grantor", and

Jay E. Fratello, a married man

whose mailing address is: 2995 SE 101st St, Ocala, FL 34480,
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

WITNESSETH: The grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, release, convey and confirms unto the grantee, their heirs and assigns, all that certain land situate in **Marion County, FL**, to-wit:

Parcel One:

Lots 13, 14, 63 and 64, Block B of SILVER SPRINGS MANOR FKA FLINT PLACE, according to the Plat thereof as recorded in Plat Book G, Page(s) 33, of the Public Records of Marion County, Florida. Less and Except road right of way.

Parcel Two:

Lots 15, 16, 61 and 62, Block B of SILVER SPRINGS MANOR FKA FLINT PLACE, according to the Plat thereof as recorded in Plat Book G, Page(s) 33, of the Public Records of Marion County, Florida. Less and Except road right of way.

Parcel Three:

Lots 17, 18, 59 and 60, Block B of SILVER SPRINGS MANOR FKA FLINT PLACE, according to the Plat thereof as recorded in Plat Book G, Page(s) 33, of the Public Records of Marion County, Florida. Less and Except road right of way.

Parcel Identification Number: **3137-002-013**

Attachment A

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2023.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Platinum Property Pros LLC, a Florida limited liability company

By: [Signature]
Name: Josh Henry
Title: Manager

By: [Signature]
Name: Jerod D. Liedel
Title: Manager

Signed, sealed and delivered in our presence:

[Signature]
Witness Signature
BD Stephenson
Print Name

[Signature]
Witness Signature
VICU TRUETT
Print Name

Print Post Office Address: 1808 E Silver
Spgs Blvd - Ocala, FL 34470

Print Post Office Address: 1808 E Silver Springs Blvd
Ocala, FL 34470

Attachment A

State of Fla.
County of Marion

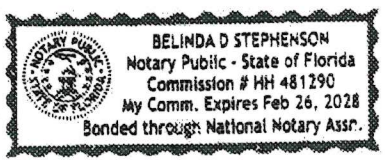
The Foregoing Instrument Was Acknowledged before me by means of physical presence or online notarization, on 3/14/24, by **Josh Henry, as Manager and Jerod D. Liedel, as Manager on behalf of Platinum Property Pros LLC, a Florida limited liability company**, existing under the laws of the State of Florida.

Belinda D Stephenson
Notary Public

(Printed Name)

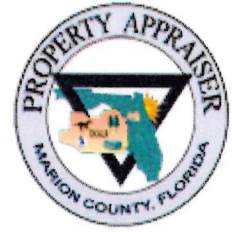
My Commission expires: _____

Personally Known OR Produced Identification
Type of Identification Produced a valid driver's license



{Notarial Seal}

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



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2024 Property Record Card
Real Estate

3137-002-015

Prime Key: 1812828

[Beta MAP IT+](#)

Current as of 5/7/2024

[Property Information](#)

FRATELLO JAY E
2995 SE 101ST ST
OCALA FL 34480-5901

[Taxes / Assessments:](#)

Map ID: 214

[Millage:](#) 9001 - UNINCORPORATED

[M.S.T.U.](#)

[PC:](#) 10

Acres: .28

[2023 Certified Value](#)

Land Just Value	\$24,500
Buildings	\$0
Miscellaneous	\$0
Total Just Value	\$24,500
Total Assessed Value	\$24,500
Exemptions	\$0
Total Taxable	\$24,500

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$24,500	\$0	\$0	\$24,500	\$24,500	\$0	\$24,500
2022	\$24,500	\$0	\$0	\$24,500	\$24,500	\$0	\$24,500
2021	\$24,500	\$0	\$0	\$24,500	\$24,500	\$0	\$24,500

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8276/0224	03/2024	07 WARRANTY	8 ALLOCATED	Q	V	\$130,000
8122/1525	07/2023	07 WARRANTY	8 ALLOCATED	Q	V	\$75,000
7104/1362	11/2019	26 TRUSTEE	0	U	V	\$100
5781/1991	12/2012	26 TRUSTEE	0	U	V	\$100
5546/0904	03/2011	74 PROBATE	0	U	V	\$100
5546/0902	03/2011	74 PROBATE	0	U	V	\$100
5546/0897	03/2011	74 PROBATE	0	U	V	\$100
5542/0210	03/2011	71 DTH CER	0	U	V	\$100
4366/1180	02/2006	06 SPECIAL WARRANTY	7 PORTIONUND INT	U	V	\$100
3637/0446	01/2004	07 WARRANTY	4 V-APPRAISERS OPINION	U	V	\$17,000
2299/0208	10/1996	07 WARRANTY	4 V-APPRAISERS OPINION	U	V	\$6,000
1180/1849	08/1983	07 WARRANTY	0	U	V	\$10,000

[Property Description](#)

A-29

Attachment A

SEC 36 TWP 15 RGE 22
PLAT BOOK G PAGE 033
SILVER SPRINGS MANOR
BLK B LOTS 15.16.61.62

Parent Parcel: 3137-000-000

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
1000		50.0	245.0	B2	12,250.00	SF							
Neighborhood 9912 - COMM BASELINE R N OF MARICAMP													
Mkt: 2 70													

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width

[Appraiser Notes](#)

[Planning and Building](#)

**** Permit Search ****

Permit Number	Date Issued	Date Completed	Description

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



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2024 Property Record Card
Real Estate

3137-002-013

Prime Key: 2341513

[Beta MAP IT+](#)

Current as of 5/7/2024

[Property Information](#)

FRATELLO JAY E
2995 SE 101ST ST
OCALA FL 34480-5901

[Taxes / Assessments:](#)

Map ID: 214

[Millage:](#) 9001 - UNINCORPORATED

[M.S.T.U.](#)

[PC:](#) 10

Acres: .28

[2023 Certified Value](#)

Land Just Value	\$30,492		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$30,492		
Total Assessed Value	\$26,833	Impact	(\$3,659)
Exemptions	\$0	Ex Codes:	
Total Taxable	\$26,833		
School Taxable	\$30,492		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$30,492	\$0	\$0	\$30,492	\$26,833	\$0	\$26,833
2022	\$24,394	\$0	\$0	\$24,394	\$24,394	\$0	\$24,394
2021	\$24,394	\$0	\$0	\$24,394	\$24,394	\$0	\$24,394

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8276/0224	03/2024	07 WARRANTY	8 ALLOCATED	Q	V	\$130,000
8122/1525	07/2023	07 WARRANTY	8 ALLOCATED	Q	V	\$75,000
7104/1373	12/2019	26 TRUSTEE	0	U	V	\$100
5781/1995	12/2012	26 TRUSTEE	0	U	V	\$100
5546/0904	03/2011	74 PROBATE	0	U	V	\$100
5546/0902	03/2011	74 PROBATE	0	U	V	\$100
5546/0897	03/2011	74 PROBATE	0	U	V	\$100
5542/0210	03/2011	71 DTH CER	0	U	V	\$100
4366/1199	02/2006	06 SPECIAL WARRANTY	7 PORTIONUND INT	U	V	\$100
3798/0114	07/2004	06 SPECIAL WARRANTY	2 V-SALES VERIFICATION	U	V	\$12,000
3798/0112	07/2004	07 WARRANTY	0	U	V	\$100
3798/0108	06/1998	71 DTH CER	0	U	V	\$100
1577/1218	05/1989	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$8,909

A-31

SEC 36 TWP 15 RGE 22
PLAT BOOK G PAGE 033
SILVER SPRINGS MANOR
BLK B LOTS 13.14.63.64
LESS AND EXCEPT ROAD ROW
Parent Parcel: 3137-000-000

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCSF	1000	50.0	245.0	B2	12,197.00	SF							
Neighborhood 9912 - COMM BASELINE R N OF MARICAMP													
Mkt: 2 70													

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width

Appraiser Notes

Planning and Building
**** Permit Search ****

Permit Number	Date Issued	Date Completed	Description