Marion County
Development Review Committee
Meeting Agenda

Monday, October 20, 2025 9:00 AM Office of the County Engineer

MEMBERS OF THE PUBLIC ARE ADVISED THAT THIS MEETING / HEARING IS A PUBLIC PROCEEDING, AND THE CLERK TO THE BOARD IS MAKING AN AUDIO RECORDING OF THE PROCEEDINGS, AND ALL STATEMENTS MADE DURING THE PROCEEDINGS, WHICH RECORDING WILL BE A PUBLIC RECORD, SUBJECT TO DISCLOSURE UNDER THE PUBLIC RECORDS LAW OF FLORIDA. BE AWARE, HOWEVER, THAT THE AUDIO RECORDING MAY NOT SATISFY THE REQUIREMENT FOR A VERBATIM TRANSCRIPT OF THE PROCEEDINGS, DESCRIBED IN THE NOTICE OF THIS MEETING, IN THE EVENT YOU DESIRE TO APPEAL ANY DECISION ADOPTED IN THIS PROCEEDING.

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. ADOPT THE FOLLOWING MINUTES:

3.1. October 13, 2025

4. PUBLIC COMMENT

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

5.1. Liberty Crossings - Dollar Tree - Major Site Plan
Project #2025020070 #32541 Parcel #35699-010-00
Mastroserio Engineering, Inc.

5.2. Headsprings, LLC - Major Site Plan
5495 NE 25th St Ocala
Project #2022070125 #32134 Parcel #24141-000-00
Davis Dinkins Engineering, P.A.

6. SCHEDULED ITEMS:

6.1. SW Hwy 484 Super Center - Waiver to Major Site Plan
Project #2024110040 #33171 Parcel #41200-056-03
Kimley-Horn and Associates, LLC

LDC 6.13.8.B(7) - Minimum Pipe Size
CODE states Sizes. Stormwater conveyance pipes and cross culverts shall be a minimum of 18 inches diameter or equivalent. Driveway culverts shall be a minimum of 15 inches diameter or equivalent for residential use and a minimum of 18 inches diameter or equivalent for commercial use. Roof drains, prior to connection to the overall stormwater system, are exempt from minimum diameter requirements.
APPLICANT requests a waiver to utilize 12" storm drain in lieu of the code minimum 18". Conveyance calculations will be provided to support pipe sizing.

LDC 6.8.8.B Building landscaping
CODE states B. Landscape areas shall be provided adjacent to or within 25 feet from the building walls and shall extend along 60 percent of the total length of the wall, excluding those areas required for access to the building.
APPLICANT requests wavier to defer landscaping requirements for all out parcels to future major site plan submissions.

LDC 2.1.3. Order of plan approval
CODE states Plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A. Master Plan.B. Preliminary Plat. C. Improvement Plan. D. Final Plat. E. Major Site Plan.
APPLICANT requests wavier to allow final plat review without preliminary plat and improvement plan approval.

6.2. The Guest House Phase 2D (Revision to AR#29935) - Waiver to Major Site Plan in Review
3250 NE 54th Cir Unit 9 Silver Springs
Project #2025090014 #33345 Parcel #24105-000-00
Tillman & Associates Engineering, LLC

LDC 6.5.4. - Submittal requirements

CODE states A. An EALS/EALS-ER shall be submitted to the Office of the County Engineer concurrent with a corresponding development review application as provided in Article 2. In the event an EALS/EALS-ER is submitted prior to a development review application, the EALS shall be submitted directly to Zoning. B. The appropriate number of copies of the EALS and supporting documentation shall be submitted to the Office of the County Engineer. C. A fee in the amount established by resolution of the Board of County Commissioners shall accompany the application. The fee schedule is available at the Growth Services Department. D. Provide a narrative of the project's site data including the following: (1) Name of the property owner(s), (2) Name of the project applicant, if different from the property owner, (3) Title of the corresponding project for which the EALS has been submitted, (4) Current Marion County Property Appraiser Office parcel identification number(s), (5) Acreage of the proposed project area, and (6) Acreage of the gross lands held under common ownership including and/or adjoining the project area. E. Provide the results and findings of a field assessment including the following: (1) Date(s) and time(s) of the field assessment, (2) Name of the individual(s) and organization(s) conducting the field assessment with their qualifications, (3) A statement of the methodology used to conduct the investigation of the site, (4) A summary of the published information used to determine the probability of occurrence of listed species on the proposed development or land clearing site, including identifying the agency or organization providing the data. The use of data, as made available by the reviewing agencies, is encouraged. A copy of cited materials, upon request, may be required to support and evaluate the EALS. (5) A map of land use and land cover classifications on the site, and directly abutting the site, using the Land Use, Cover and Forms Classification System: A Technical Manual, State of Florida Department of Transportation (FLUCCS), January 1999, as amended. (6) A general map or map series that identifies the following: (a) The project area limits, (b) The adjoining lands under common ownership, if any, (c) The location of current on-site improvements, (d) The location of transects of the interior and perimeter of the site, (e) The location of the habitat types identified by the field assessment, and (f) The approximate placement and location of adjacent off-site wildlife and plant communities in relation to the site. The map(s) may be provided as an overlay on the most recent color aerial photograph which shows the project site. However, the aerial must be at a resolution and scale sufficient to identify the location of current on-site improvements in relation to other data provided in the EALS, and ensure that the information required can be readily identified on the map and verified in the field. (7) An inventory of the wildlife and plant communities as found on the site and observed on

adjacent property surrounding the site including: (a) An inventory of the listed species populations within the proposed development site, (b) Size and distribution of native habitat and native vegetation types as specified in Table 6.5-1: Marion County Upland Plant Communities, (c) Character and type of species, such as native or invasive, endangered and threatened, and species of special concern. F. Provide the feasibility and viability of on-site protection and management of native habitats and listed species. G. Provide the location of the site in relation to any existing or proposed conservation areas and wildlife corridors within the project area and the feasibility of maintaining the corridor or conservation area post-development. H. In the event that on-site protection is shown to be ineffective, evaluate other mitigation options, such as relocation of the listed species to an approved location.
APPLICANT requests a waiver to allow for a site inspection and letter from a wildlife professional in lieu of a full EALS. The EALS expired a few days before the initial submittal. Per discussion with Zoning staff, the site inspection will verify if any gopher tortoises have moved into the project area. No other listed species have been documented at the site in previous inspections

LDC 2.12.8 Current boundary and topographic survey
CODE states Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.
APPLICANT requests a waiver is requested for survey more than 12 months old. The project area remains consistent with the site topographic survey, dated August 2022, and as-built survey, dated July 2023.

6.3. Panagia Vlahernon Greek Orthodox Monastery - Major Site Plan - Extension Request
12600 W Hwy 318 Bldg 8 Williston
Project #2022090094 #29195 Parcel #01974-000-00
LIS Engineering, LLC

On 10/9/25, Applicant requested a one-year extension for this Major Site Plan. The request is to extend one year from the current expiration date of October 16, 2025. The new expiration date would be October 16, 2026.

6.4. Alien Engineered Products Shop Expansion - Waiver to Major Site Plan in Review
9655 NE 21st Ave Anthony
Project #2025050081 #32920
Parcel #14221-000-00 & 14138-000-00
Guerra Development Corp.

LDC 6.12.12.D - Sidewalks
CODE states At the discretion of the Development Review Committee, in lieu of construction along external streets, the developer may pay a sidewalk fee to the County in an amount necessary to complete construction. This amount shall be determined by the project engineer and approved by the County with payment required prior to final plan approval. The County may use these funds toward the construction of sidewalks throughout the County based on priorities established by the Board.
APPLICANT requests a waiver to the construction of the sidewalk is being requested and payment to be made into the general sidewalk fund.

LDC 6.13.2.B(6) - Freeboard
CODE states A minimum freeboard of six inches shall be provided for all retention/detention areas.
APPLICANT requests a waiver for the 6” of freeboard to the top of bank. The previously approved design and code requirements do not appear to have considered freeboard in 2000. Proposed design increases capacity such that freeboard is increased from 0" to 5.6" (86% of today's code) to the top of DRA. Existing conditions create additional burden for full compliance and design will greatly improve system capacity.

LDC 6.8.6.K(2)(3) - Buffering
CODE states - (2) B-Type buffer shall consist of a 20-foot wide landscape strip with a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer. (3)C-Type buffer shall consist of a 15-foot wide landscape strip without a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer and form a layered landscape screen with a minimum height of three feet achieved within one year.
APPLICANT requests waiver to buffer requirements for the south boundary and most of the east boundary. (1) South boundary (Type B) requesting to be postponed and evaluated with future phase improvements (building, parking), and waiver for DRA side area to remain vacant/DRA, the expansion is on far north side with no line of sight to south properties; (2) East boundary (Type C) requesting reduction as this side has access to railroad for business operations which needs line of sight for access, safety, and security.

6.5. Plat Vacation 37896+000-01 - Plat Vacation
Project #2025100031 #33495 Parcel #37896+000-01
W. James Gooding, III

Applicant is in the process of developing and replatting the property.

6.6. Enclosure - Waiver Request to Major Site Plan
Project #2025090015 #33346 Parcel #3651-006-004
Kristen Wrestling

This item was tabled at the September 22, 2025, DRC Meeting.

LDC 2.21.1.A(1) - Major Site Plan
CODE states a Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds:
(1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet.
APPLCANT requests a waiver for 24 feet by 44 feet patio extension with enclosure.

6.7. Water Main Connection (Well Request) - Waiver Request to Major Site Plan
Project #2025100007 #33479 Parcel #05662-007-15
Donald R. Laturell

LDC 6.14.2.B(1)(a) Connection requirements
CODE states (a) New development in the Urban or Rural area shall connect to a centralized water system with available capacity if a water line is within a connection distance of 400 feet times the total number of Equivalent Residential Connections (ERCs).
APPLICANT requests a waiver to connect for the following reasons:
Canvassed 10 residents of Buckskin Lake Manor. They are completely dissatisfied with the water quality. Many residents are even concerned about bathing in the MCU supplied water. None will drink the water. I have tasted the water from a well in the area - it is significantly better. For my health and the health of my wife I respectively request a waiver to better manage my potable water.

6.8. Water Main Connection For 2nd Structure - Waiver Request to Major Site Plan
Project #2025090086 #33464 Parcel #3582-166-001
James E. Rutherford

LDC 6.14.2.B(1)(A) Connection Requirements
CODE states: New development in the Urban or Rural area shall connect to a centralized water system with available capacity if a water line is within a connection distance of 400 feet times the total number of Equivalent Residential Connections (ERCs).
APPLICANT requests a waiver stating the cost of the connection would be greater than the value of the home. The whole neighborhood has wells. Also, I cannot afford the extra cost of the services needed.

6.9. Cynthia Mays & Christina Hudson - Family Division Waiver Request
Project #2025090089 #33473 Parcel # Permit #35770-045-00
Cynthia Mays & Christina Hudson

Staff are currently evaluating proper format of boundary survey and title work.

LDC 2.16.1.B(10) - Family Division

CODE states a parcel of record as of January 1, 1992 that is not located in a recognized subdivision or an Ag Lot Split. and is located in the Rural Lands may be subdivided for use of immediate family members for their primary residences. Within the Farmland Preservation Area, each of the new tract and the remaining parent tract must be at least three (3) acres in size. Within the Rural Lands. outside of the Farmland Preservation Area each of the new tract and the remaining parent tract must be at least one (1) acre in size. In the Urban Area, only parcels of record as of January 1, 1992 which are Low Residential property exceeding two (2) acres in size may be divided for the use of immediate family members for their primary residences up to the maximum density of one (1) dwelling unit per gross acre. Immediate family is defined as grandparent, parent, step-parent, adopted parent, sibling, child, step-child, adopted child, or grandchild. A parcel of record shall not be divided more than three (3) times as a family division. Minimum access onto a road or street shall be a shared access that is at least forty (40) feet in width and shall be provided by recorded deed or by recorded non-exclusive easement. No subdivision and conveyance to the same family member more than once shall be permitted. No new parcel created by way of family division may be sold or offered for sale within five (5) years of the date of recording the deed transferring ownership of the new parcel to the immediate family member, except in the event of such immediate family member's death. During the five-year holding period, the immediate family member receiving the resulting family division parcel may convey ownership and interest in that resulting family division parcel to their spouse, as tenants in common with rights of survivorship, consistent with the Laws of Florida. Any subdividing of a parcel of record for the purpose of family division shall follow the waiver request process pursuant to Article 2, Division 10 of the Code.
APPLICANT requests a family division of the property, which has already been through probate. The Marion County Legal Department has confirmed that the applicants are eligible to proceed with the family division process to divide the parcel between the two sisters. They also would like to waive the shared 40' easement and have two separate driveways off SW 27th Ave.

6.10. Rafael Octavio Rivera - Family Division Waiver Request
Project #2025100034 #33498 Parcel #41408-002-01
Rafael Octavio Rivera

Staff are currently evaluating proper format of boundary survey and title work.

LDC 2.16.1.B(10) - Family Division

CODE states a parcel of record as of January 1, 1992 that is not located in a recognized subdivision or an Ag Lot Split. and is located in the Rural Lands may be subdivided for use of immediate family members for their primary residences. Within the Farmland Preservation Area, each of the new tract and the remaining parent tract must be at least three (3) acres in size. Within the Rural Lands. outside of the Farmland Preservation Area each of the new tract and the remaining parent tract must be at least one (1) acre in size. In the Urban Area, only parcels of record as of January 1, 1992 which are Low Residential property exceeding two (2) acres in size may be divided for the use of immediate family members for their primary residences up to the maximum density of one (1) dwelling unit per gross acre. Immediate family is defined as grandparent, parent, step-parent, adopted parent, sibling, child, step-child, adopted child, or grandchild. A parcel of record shall not be divided more than three (3) times as a family division. Minimum access onto a road or street shall be a shared access that is at least forty (40) feet in width and shall be provided by recorded deed or by recorded non-exclusive easement. No subdivision and conveyance to the same family member more than once shall be permitted. No new parcel created by way of family division may be sold or offered for sale within five (5) years of the date of recording the deed transferring ownership of the new parcel to the immediate family member, except in the event of such immediate family member's death. During the five-year holding period, the immediate family member receiving the resulting family division parcel may convey ownership and interest in that resulting family division parcel to their spouse, as tenants in common with rights of survivorship, consistent with the Laws of Florida. Any subdividing of a parcel of record for the purpose of family division shall follow the waiver request process pursuant to Article 2, Division 10 of the Code.
APPLICANT requesting a family division to deed 5 acres to his son. He is also requesting a waiver of the shared 40-foot easement, as they intend to establish separate driveways.

7. CONCEPTUAL REVIEW ITEMS:

7.1. Champion Homes - Conceptual Review
Project #2025090034 #33378 Parcel # 36943-001-00
Clymer Farner Barley, Inc.

8. DISCUSSION ITEMS:

8.1. Review of October P&Z Case Conditions

9. OTHER ITEMS:

10. ADJOURN:

Marion County

Development Review Committee

Agenda Item

File No.: 2025-21041 **Agenda Date:** 10/20/2025 **Agenda No.:** 3.1.

SUBJECT:
October 13, 2025

Marion County

Development Review Committee

Meeting Minutes

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

Monday, October 13, 2025 **9:00 AM** **Office of the County Engineer**

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1. ROLL CALL

MEMBERS PRESENT:
Michelle Fanelli for Michael Savage Chairman (Building Safety Director)
Ken McCann Vice Chairman (Fire Marshal)
Steven Cohoon (County Engineer)
Chuck Varadin (Growth Services Director)
Tony Cunningham (Utilities Director)

OTHERS PRESENT:
Ken Odom (Planning/Zoning)
Liz Madeloni (Planning/Zoning)
Susan Heyen (Landscape/Parks)
Linda Blackburn (Legal)
Chris Zeigler (Office of the County Engineer)
Kevin Vickers (Office of the County Engineer)
Alexander Turnipseed (Office of the County Engineer)
Sandi Sapp (Office of the County Engineer)
Kelly Hathaway (Office of the County Engineer)

2. PLEDGE OF ALLEGIANCE

3. ADOPT THE FOLLOWING MINUTES:

3.1. October 6, 2025

Motion by Chuck Varadin to approve the minutes, seconded by Michelle Fanelli
Motion carried 5-0

4. PUBLIC COMMENT

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

5.1. Golden Ocala - W.E.C. Retail & Event Center @ South Commercial (aka: Retail at WEC South Commercial) - Major Site Plan
1612 NW 81st Terrace Rd Ocala
Project #2022030247 #28214 Parcel #21068-000-02
Tillman & Associates Engineering, LLC

5.2. McGinley North Commercial Phase 1 - Preliminary Plat
5077 SW Hwy 484 Ocala
Project #2024100041 #32120 Parcel #41200-056-00
Tillman & Associates Engineering, LLC

5.3. Ring Power Expansion (Revision to AR#30211) - Major Site Plan Revision
Ring Power Corporation
6200 N US Hwy 441 Ocala
Project #2022030278 #32736
Parcel #13358-001-00, 13358-000-00 & 13448-000-00
Kimley-Horn & Associates, Inc.

5.4. Firestone Ocala Freedom - Major Site Plan
Project #2024090064 #32039
Parcel #35699-006-06, 35699-006-04
Common Oak Engineering, LLC

Motion by Steven Cohoon to approve the consent agenda, seconded by Chuck Varadin
Motion carried 5-0

6. SCHEDULED ITEMS:

6.1. Melody Preserve - Improvement Plan - Waiver to Improvement Plan in Review
7945 SW 80th St Ocala
Project #2024100025 #32515
Parcel #35300-000-15 & 35474-000-00
Kimley-Horn and Associates

LDC 2.1.3 - Order of Plan

CODE states Sec. 2.1.3. - Order of plan approval. Plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A. Master Plan. B. Preliminary Plat. C. Improvement Plan. D. Final Plat. E. Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.
APPLICANT requests waiver to submit the SW 80th Street and SW 77th Court realignment plan with the subdivision improvement plans.

Motion by Steven Cohoon to approve contingent on adding additional notification language within general notes for required Pre-Construction meeting with the Office of the County Engineer, seconded by Tony Cunningham

Motion carried 5-0

6.2. Summer Breeze Town Homes - Major Site Plan Request for Extension
5121 NE 29th St Unit 1 Silver Springs
Project #2023040071 #30025 Parcel #24196-001-00
Radcliffe Engineering

On 10/2/25, Applicant requested a one-year extension for this Major Site Plan. The request is to extend one year from the current expiration date of December 4, 2025. The new expiration date would be December 4, 2026.

Motion by Chuck Varadin to approve conditioned on providing the complete signed and sealed final drainage report, seconded by Michelle Fanelli

Motion carried 5-0

6.3. Pine Village Manufactured Home Park - Waiver to Major Site Plan in Review
10195 SE 36th Ave Belleview
Project #1999005123 #32898 Parcel #3726-011-001
Clymer Farner Barley, Inc

LDC 6.8.6.K(4) Buffers

CODE states D-Type buffer shall consist of a 15-foot wide landscape strip with a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 25 percent of the required buffer.
APPLICANT requests waiver to propose PVC fencing in lieu of a buffer wall in the required D-Type buffer along the northern, eastern, and southern property boundaries. If each proposed manufactured home were to be on an individually platted lot, which they are not, our landscape buffer requirements would go from MF to SF, adjacent to SF, and only require an E-Type buffer without a buffer wall.

Motion by Chuck Varadin to rehear, seconded by Michelle Fanelli

Motion carried 5-0

Motion by Chuck Varadin to approve, seconded by Michelle Fanelli

Motion carried 5-0

6.4. Loopster Accessory Structures (3 Structures Total) - Waiver Request to Major Site Plan
Project #2025090078 #33454 Parcel #32098-000-00
CHBM Pro Group / Myer Development

LDC 2.20.1 APPLICABILITY
CODE states A. When any of the Minor Site Plan thresholds are exceeded, a Major Site Plan is required. B. A Minor Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements are in compliance with all of the following thresholds: (1) Collectively, all existing and proposed impervious ground coverage does not exceed 35 percent of the gross site area or 9,000 square feet, whichever is less. (2) The combined driveway trip generation is less than 50 peak hour vehicle trips. (3) The project is not in the ESOZ or FPOZ and subject to the site plan requirements of Article 5. (4) The site improvement does not increase flooding of adjacent property, or the concentration of stormwater discharge onto adjacent property. C. The following do not require a Minor Site Plan submittal and shall proceed through the Building Permit process only, subject to a determination by MCUD, and shall not be subject to Division 6.11, except the parallel access requirement which will be determined on a case by case basis based on practicality by the Planning/Zoning Manager, Division 6.8 and Division 6.9 except tree preservation requirements which shall be adhered to: (1) The development of interior alterations to an existing structure which does not result in additional paved parking or other impervious area to be provided. (2) The development of or exterior alterations to a single-family residence, when existing and proposed improvements remains less than 35 percent of the gross site area or 9,000 square feet, whichever is less, or the design criteria of the approved and permitted subdivision. (3) The development of exterior alterations to an existing, conforming improved site, with existing approved apron and driveway connection, other than a single-family residence which results in an increase in total impervious area which remains less than 35 percent of the gross site area or 9,000 square feet, whichever is less. (4) For change of use or occupancy of a structure other than residential where the previous use and proposed use is a conforming uses. (5) Special Event Permits, Temporary Use Permits and Home Occupation Permit. (6) For development on agricultural lands, when collectively all existing and proposed impervious ground coverage does not exceed 35 percent of the gross site area or 9,000 square feet, whichever is less. (7) Improvements related to bona fide agricultural uses that meet all of the following:(a) Are on a parcel greater than or equal to ten acres. (b) Are a minimum of 200 feet from all property lines. (c) If collectively all existing and proposed surfaces are less than three percent of the gross site area and do not exceed 30,000 square feet of impervious ground coverage. (d) Do not increase

any offsite drainage. (e) Do not contribute offsite drainage to a County documented drainage problem. (8) For the construction of a sign.
APPLICANT requests a waiver from the Minor Site Plan, spoke with Stormwater Department: All criteria have been met.

Motion by Steven Cohoon to deny, seconded by Chuck Varadin
Motion carried 5-0

6.5. Figueroa Rocio Perez New SFR - Waiver Request to Major Site Plan
Project #2025100005 #33478 Parcel #38526-000-00
Richard Ortengren

LDC 6.14.2.B(2) - Connection requirements
CODE states: 2) Wastewater (sewer) system. (a) New development, including single family residential structures, in the Urban or Rural area shall connect to an existing central sewer system if a sewer line from:1. A decentralized sewer system with available capacity is within a connection distance of 400 feet times the total number of ERCs and permission to connect is granted by the owner of the decentralized system; or 2. A central sewer system with available capacity is within a connection distance of 400 feet times the total number of ERCs; and a. Connection may be made to the gravity sewer line; or b. Connection may be made to the pressurized forcemain sewer line. 1. Using an on-site pumping station; or 2. Alternatively for only one single family residential structure, by installation of a state-approved septic system that meets current nitrogen reduction standards.
APPLICANT request: The Perez Home will be sited on a 5.2-acre parcel with the nearest public sewer connection ~650 feet from the proposed home location and the nearest public water ~200 feet away. Under Marion County LDC, Article 6, (Technical Standards), Division 14 (Water & Wastewater), connection is required only when a central system is "available" within the applicable connection distance (interpreted for a single family as 400 ft/1 ERC). Given the 650-feet sewer distance, service would necessitate a private lift station and force main, imposing disproportionate construction and long-term O&M costs relative to a single-family residence. As recommended by Bob Titterington, City of Belleview P.E. and consistent with 6.14.2 (Water& Wastewater Requirements) and 6.14.3 (Onsite Sewage Treatment and Disposal Systems), we therefore request approval to install a properly permitted onsite sewage treatment and disposal system (OSTDS). We will meet all Florida DEP permitting, and - if deemed beneficial - install an Enhanced Nutrient-Reducing (ENR) system (e.g. an aerobic treatment unit/performance-based system achieving DEP's nitrogen-reduction performance for designated areas) to ensure groundwater and spring protection. For potable water, while a main exists ~200 feet away (within 400 feet), we respectfully request consideration to allow a well (as conditioned in prior County actions) based on the large parcel size (5.2 acres), separation from receptors, and consistency with rural character. This relief aligns with the LDCs availability ad connection-distance framework and with past DRC Board practices where distance, cost, and site conditions warrant tailored conditions. Please reference the attached City of Belleview Water Sewer Connection Map, SFR site pan, and Distance to Connection Map. Thank you for your consideration.

LDC 6.14.3.B - Onsite Waste Treatment and Disposal Systems (OSTDS)

CODE states: B. Nothing set forth herein shall preclude the Board of County Commissioners (BCC) or Development Review Committee (DRC) from requiring Performance Based Treatment System (PBTS) on a case-by-case basis and considering soil conditions, parcel sizes and the proximity to protected springs.

APPLICANT request: The Perez Home will be sited on a 5.2-acre parcel with the nearest public sewer connection ~650 feet from the proposed home location and the nearest public water ~200 feet away. Under Marion County LDC, Article 6, (Technical Standards), Division 14 (Water & Wastewater), connection is required only when a central system is "available" within the applicable connection distance (interpreted for a single family as 400 ft/1 ERC). Given the 650-feet sewer distance, service would necessitate a private lift station and force main, imposing disproportionate construction and long-term O&M costs relative to a single-family residence. As recommended by Bob Titterington, City of Belleview P.E. and consistent with 6.14.2 (Water& Wastewater Requirements) and 6.14.3 (Onsite Sewage Treatment and Disposal Systems), we therefore request approval to install a properly permitted onsite sewage treatment and disposal system (OSTDS). We will meet all Florida DEP permitting, and - if deemed beneficial - install an Enhanced Nutrient-Reducing (ENR) system (e.g. an aerobic treatment unit/performance-based system achieving DEP's nitrogen-reduction performance for designated areas) to ensure groundwater and spring protection. For potable water, while a main exists ~200 feet away (within 400 feet), we respectfully request consideration to allow a well (as conditioned in prior County actions) based on the large parcel size (5.2 acres), separation from receptors, and consistency with rural character. This relief aligns with the LDCs availability and connection-distance framework and with past DRC Board practices where distance, cost, and site conditions warrant tailored conditions. Please reference the attached City of Belleview Water Sewer Connection Map, SFR site pan, and Distance to Connection Map. Thank you for your consideration.

Applicant withdrew

6.6. Jacquelyne & Scott McMillen - Family Division Waiver Request
fka: Jamie Jo Adams
10920 SW 27th Ave Ocala
Project #2014120060 #33463 Parcel #35770-049-00
Meleah McMillen

LDC 2.16.1.B(10) - Family Division

CODE states a parcel of record as of January 1, 1992 that is not located in a recognized subdivision or an Ag Lot Split. and is located in the Rural Lands may be subdivided for use of immediate family members for their primary residences. Within the Farmland Preservation Area, each of the new tract and the remaining parent tract must be at least three (3) acres in size. Within the Rural Lands. outside of the Farmland Preservation Area each of the new tract and the remaining parent tract must be at least one (1) acre in size. In the Urban Area, only parcels of record as of

January 1, 1992 which are Low Residential property exceeding two (2) acres in size may be divided for the use of immediate family members for their primary residences up to the maximum density of one (1) dwelling unit per gross acre. Immediate family is defined as grandparent, parent, step-parent, adopted parent, sibling, child, step-child, adopted child, or grandchild. A parcel of record shall not be divided more than three (3) times as a family division. Minimum access onto a road or street shall be a shared access that is at least forty (40) feet in width and shall be provided by recorded deed or by recorded non-exclusive easement. No subdivision and conveyance to the same family member more than once shall be permitted. No new parcel created by way of family division may be sold or offered for sale within five (5) years of the date of recording the deed transferring ownership of the new parcel to the immediate family member, except in the event of such immediate family member's death. During the five-year holding period, the immediate family member receiving the resulting family division parcel may convey ownership and interest in that resulting family division parcel to their spouse, as tenants in common with rights of survivorship, consistent with the Laws of Florida. Any subdividing of a parcel of record for the purpose of family division shall follow the waiver request process pursuant to Article 2, Division 10 of the Code.
APPLICANT is requesting a Family Division to deed 5 (per applicant original request was four) acres to their daughter and to share 40x40 driveway access off prescriptive road SW 27th Ave.

Motion by Chuck Varadin to approve the waiver request with the condition of completing paperwork, boundary survey, legal description, deed, affidavit as required, title work and correcting the requested acreage to 4 acres, seconded by Steven Cohoon
Motion carried 5-0

6.7. Vaincourt James H & Wanda M - Family Division Waiver Request
Freel Herbert Cypress Log Homes; Vance Scott M
17765 SE 95th Street Rd Ocklawaha
Project #2008040010 #33472 Parcel #39707-000-00
Brandy Vaincourt Armstrong

LDC 2.16.1.B(10) - Family Division
CODE states a parcel of record as of January 1, 1992 that is not located in a recognized subdivision or an Ag Lot Split. and is located in the Rural Lands may be subdivided for use of immediate family members for their primary residences. Within the Farmland Preservation Area, each of the new tract and the remaining parent tract must be at least three (3) acres in size. Within the Rural Lands. outside of the Farmland Preservation Area each of the new tract and the remaining parent tract must be at least one (1) acre in size. In the Urban Area, only parcels of record as of January 1, 1992 which are Low Residential property exceeding two (2) acres in size may be divided for the use of immediate family members for their primary residences up to the maximum density of one (1) dwelling unit per gross acre. Immediate family is defined as grandparent, parent, step-parent, adopted parent, sibling, child, step-child, adopted child, or grandchild. A parcel of record shall not be divided more than three (3) times as a family division. Minimum access onto a road or street shall be a shared access that is at least forty (40) feet in width and shall be provided by

recorded deed or by recorded non-exclusive easement. No subdivision and conveyance to the same family member more than once shall be permitted. No new parcel created by way of family division may be sold or offered for sale within five (5) years of the date of recording the deed transferring ownership of the new parcel to the immediate family member, except in the event of such immediate family member's death. During the five-year holding period, the immediate family member receiving the resulting family division parcel may convey ownership and interest in that resulting family division parcel to their spouse, as tenants in common with rights of survivorship, consistent with the Laws of Florida. Any subdividing of a parcel of record for the purpose of family division shall follow the waiver request process pursuant to Article 2, Division 10 of the Code.
APPLICANT is requesting a Family Division to deed 5 acres to their daughter and her husband. They are also requesting to waive the shared 40' easement and would like to access off the private road of SE 177th Ct.

Motion by Chuck Varadin to approve the waiver request with the condition of completing paperwork, boundary survey, legal description, deed, affidavit as required and title work, seconded by Steven Cohoon
Motion carried 5-0

7. CONCEPTUAL REVIEW ITEMS: NONE

8. DISCUSSION ITEMS:

Michelle Fanelli confirmed the Loopsters (Item 6.4.) do have a C.O, Ken Odom stated they are operating out of zoning designations.

9. OTHER ITEMS:

Motion to adjourn by Tony Cunningham, seconded by Chuck Varadin
Motion Carried 5-0

10. ADJOURN: 10:03

_____
Michael Savage, Chairman

Attest:

_____
Kelly Hathaway
Development Review Coordinator

Marion County

Development Review Committee

Agenda Item

File No.: 2025-21042 **Agenda Date:** 10/20/2025 **Agenda No.:** 5.1.

SUBJECT:
Liberty Crossings - Dollar Tree - Major Site Plan
Project #2025020070 #32541 Parcel #35699-010-00
Mastroserio Engineering, Inc.

October 16, 2025

PROJECT NAME: LIBERTY CROSSINGS - DOLLAR TREE - MAJOR SITE PLAN
PROJECT NUMBER: 2025020070
APPLICATION: MAJOR SITE PLAN #32541

1 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.9/10 - Proposed Drainage Right-of-Way/Easements
STATUS OF REVIEW: INFO
REMARKS: Appropriate drainage tracts/ROW shall be included on the final plat.

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

3 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.

4 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.

5 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.

6 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, their conditions, and the date of approval
STATUS OF REVIEW: INFO
REMARKS: 3/14/25-add waivers if requested in future

7 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.

8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public water service area/provider
STATUS OF REVIEW: INFO
REMARKS: Marion County Utilities

9 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public sewer service area/provider
STATUS OF REVIEW: INFO
REMARKS: Marion County Utilities

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: 10/8/2025 - $130.00 review fee. Utilities Plan Review Fee: $225.00 Fee(s) can be paid by calling 352-671-8686 or visiting the Development Review Office at 412 SE 25th Ave, Ocala, FL 34471. Reference AR# 32541

11 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Central Sewer/Central Water

12 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(3) - All applicable Developer's Agreements listed?
STATUS OF REVIEW: INFO
REMARKS: Development Agreement 06-L44 and Termination in 2021.

13 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.10 - General planting requirements (specifications)
STATUS OF REVIEW: INFO
REMARKS: per IFAS - top of tree rootball is 1-2" above finish grade - detail shows even with finish grade

14 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: Additional Landscape comments
STATUS OF REVIEW: INFO
REMARKS:

15 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.4.L(4) - Zoning requirements: lot width, area , setbacks , coverage (floor area ratios) and parking
STATUS OF REVIEW: INFO
REMARKS: Reminder that all on-going major site plan projects will need to meet B-2 development standards, including setbacks, for every single parcel delineated in approved final plat.

16 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.24 - Landscape requirements/6.8.6 - Buffering
STATUS OF REVIEW: INFO
REMARKS: C-Type buffers are 15' wide. The buffer along SW 49th Ave Rd. shows 10'. Please Revise or provide a waiver for this reduced buffer size.
7/21/25 - Waiver for 10-ft buffer was approved for final plat (AR 32200). Final plat has not been approved at

this time.
10/9/25 - Final plat was approved on 10/6/25. Staff recognizes buffer waiver applies to this site plan. However, in the case that buffer requirements/conditions for the waiver are violated, the site may be subject to the code enforcement process, at the property owner's risk.

17 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain
STATUS OF REVIEW: INFO
REMARKS: Please indicate on cover sheet:
FEMA Flood Zone X
No ESOZ
Secondary Springs Protection Zone

18 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: Additional Zoning comments
STATUS OF REVIEW: INFO
REMARKS: Reminder formal subdivision process (preliminary plat, improvement plan, final plat, major site plan) will be needed to establish separate parcels for multiple commercial projects. Staff notes waiver (AR 29619) was approved on 4/3/2023 to allow final plat to proceed without pre-plat and improvement plan.
10/6/25 - Final plat (AR 32200) has been approved to produce several commercial lots.

Marion County
Board of County Commissioners
Office of the County Engineer
412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Fax: 352-671-8687

DEVELOPMENT REVIEW PLAN APPLICATION

Date: 02/25/2025
mm/dd/yyyy

A. PROJECT INFORMATION:

Project Name: LIBERTY CROSSINGS - DOLLAR TREE - MAJOR SITE PLAN
Parcel Number(s): 35699-010-00
Section 22 Township 16 Range 21 Land Use COM Zoning Classification B-2
Commercial☑ Residential☐ Industrial☐ Institutional☐ Mixed Use☐ Other
Type of Plan: MAJOR SITE PLAN
Property Acreage 1.49 Number of Lots N/A Miles of Roads N/A
Location of Property with Crossroads SOUTH OF SW 92ND PLACE RD. ON THE EAST SIDE OF SW 49TH AVENUE RD.
Additional comments regarding this submittal

B. CONTACT INFORMATION *(fill in as applicable)*:

Engineer:
Firm Name: MASTROSERIO ENGINEERING INC Contact Name: PAOLO MASTROSERIO
Mailing Address: 170 SE 32ND PLACE City: OCALA State: FL Zip Code: 34471
Phone # 352-433-2185 Alternate Phone # 352-572-3051
Email(s) for contact via ePlans: PAOLO@MASTROSERIOENG.COM

Surveyor:
Firm Name: A M GAUDET & ASSOCIATES, INC. Contact Name: ANDRUS GAUDET
Mailing Address: 4709 SE 102ND PL #3 City: BELLEVIEW State: FL Zip Code: 34420
Phone # 352-245-2708 Alternate Phone #
Email(s) for contact via ePlans: ANDRUS@AMGAUDET.COM

Owner:
Owner: NATION NOEL TR RUDNIANYN TODD B TR ET AL Contact Name: TODD RUDYNIANYN
Mailing Address: 2441 NE 3RD ST STE. 201 City: OCALA State: FL Zip Code: 34470
Phone # 352-239-1555 Alternate Phone #
Email address: TODDR@NEIGHBORHOODSTORAGE.COM

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

Revised 7/2017 **Submit via Email** **Print Form** **Clear Form**

LIBERTY CROSSINGS - DOLLAR TREE 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 JOHNS 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 CLEARING 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 AREAS SHALL BE EXCAVATED TO WITHIN 1 FOOT OF THE PROPOSED BOTTOM. AFTER CONSTRUCTION OF THE ROADS IS COMPLETE AND PRIOR TO FINAL SODDING 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 III SILT FENCE SHALL BE INSTALLED ALONG APPROPRIATE DOWNSTREAM SIDE OF THE CONSTRUCTION BOUNDARIES PRIOR TO ANY SITE DEVELOPMENT. THE SILT FENCE SHALL BE INSPECTED AT LEAST TWICE A WEEK OR AFTER EACH STORM EVENT IN ORDER TO ENSURE PROPER FUNCTION. THE PROPOSED SITE SHALL REMAIN FREE OF EXCESS DUST AND DEBRIS AT ALL TIMES. ANY INCIDENT OF EROSION, SEDIMENTATION, DEBRIS OR DUST OCCURRING ON-SITE OR OFF-SITE SHALL BE CORRECTED IMMEDIATELY BY THE CONTRACTOR.

9. IF A SINKHOLE SHOULD FORM ON THIS 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 TWO FEET OF UNDERCUT WILL BE REQUIRED FROM THE BOTTOM OF THE LIMEROCK BASE. THE BACK-FILL MATERIAL SHALL BE OF SUITABLE MATERIAL. THE CONTRACTOR MUST CONTACT THE PROJECT ENGINEER PRIOR TO UNDERCUTTING.

11. THE ROAD CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL APPLICABLE UTILITY COMPANY CONSTRUCTION AND INSTALLATION. THE CONTRACTOR MUST ASSURE THAT ALL UTILITY CONDUIT, CROSSINGS, AND IMPROVEMENTS DO NOT CONFLICT WITH OTHER UNDERGROUND UTILITIES 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 MISPLACED OR DESTROYED DUE TO THE CONTRACTORS 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 SHALL CONFORM TO CONSTRUCTION STANDARDS CONTAINED IN:
A) THE MARION COUNTY LAND DEVELOPMENT REGULATIONS FOR MATERIAL REQUIREMENTS & QUALITY CONTROL.
B) THE FDOT ROADWAY & TRAFFIC DESIGN STANDARDS. &
C) FDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION. (UNLESS OTHERWISE SPECIFIED IN THESE PLANS).

18. ALL AREAS DISTURBED IN THE CONSTRUCTED RIGHT OF WAY SHALL BE RESTORED AND SODDED. ALLOW FOR SOD WITH A 2" UNDERCUT. OTHER AREAS DISTURBED AFTER CONSTRUCTION SHALL BE GRASSED, UNLESS SOD IS SPECIFICALLY PROPOSED.

19. TRAFFIC CONTROL & DEVICES IMPLEMENTED DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH:
A) THE MARION COUNTY LAND DEVELOPMENT REGULATIONS
B) FDOT MANUAL OF TRAFFIC CONTROLS AND SAFE PRACTICES FOR STREET & HIGHWAY CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS &
C) FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION

20. ALL PAVEMENT MARKINGS, MATERIALS, AND SIGNS SHALL CONFORM TO THE MARION COUNTY LAND DEVELOPMENT REGULATIONS, AND IN CONFORMANCE WITH ALL APPLICABLE FDOT STANDARDS AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND SAFE PRACTICES FOR STREET AND HIGHWAY AND UTILITY OPERATIONS". TRAFFIC PAINT SHALL BE FDOT 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 SUBMIT TO THE PROJECT ENGINEER FOR APPROVAL, A WRITTEN REQUEST TO UTILIZE ANY EASEMENTS SHOWN ON THESE PLANS OR IN AREAS NOT PRESENTLY 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 AERIAL UTILITIES. REFER TO FDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", SECTIONS 110-2.3 AND 110-3. AERIAL UTILITIES SHALL BE 18' MINIMUM ABOVE CENTERLINE GRADE OF ROAD.

24. AREAS AROUND ANY PROPOSED PIPE ENDS SHALL BE FINISH GRADED AND SODDED FOR 9' MINIMUM IN ALL DIRECTIONS OR AS SPECIFIED ON THESE PLANS. SWALE ELEVATION TRANSITIONS TO PIPE ENDS SHALL BE 25 FEET UNLESS OTHERWISE SHOWN ON PLAN-PROFILES.

25. CONTRACTOR MUST CLEAN OUT ALL PROPOSED CROSS DRAINS AFTER PLACEMENT OF SOD OR GRASS AND MULCH.

26. DELINEATORS ARE TO BE LOCATED AT EACH END OF CROSS DRAINS HAVING MITERED ENDS. INSTALLATION SHALL BE 2' MINIMUM AND 6' MAXIMUM FROM OUTSIDE EDGE OF SHOULDER. TOP OF DELINEATOR SHALL NOT BE LESS THAN 4' ABOVE FINISH GRADE.

CONSTRUCTION INSPECTION NOTE:

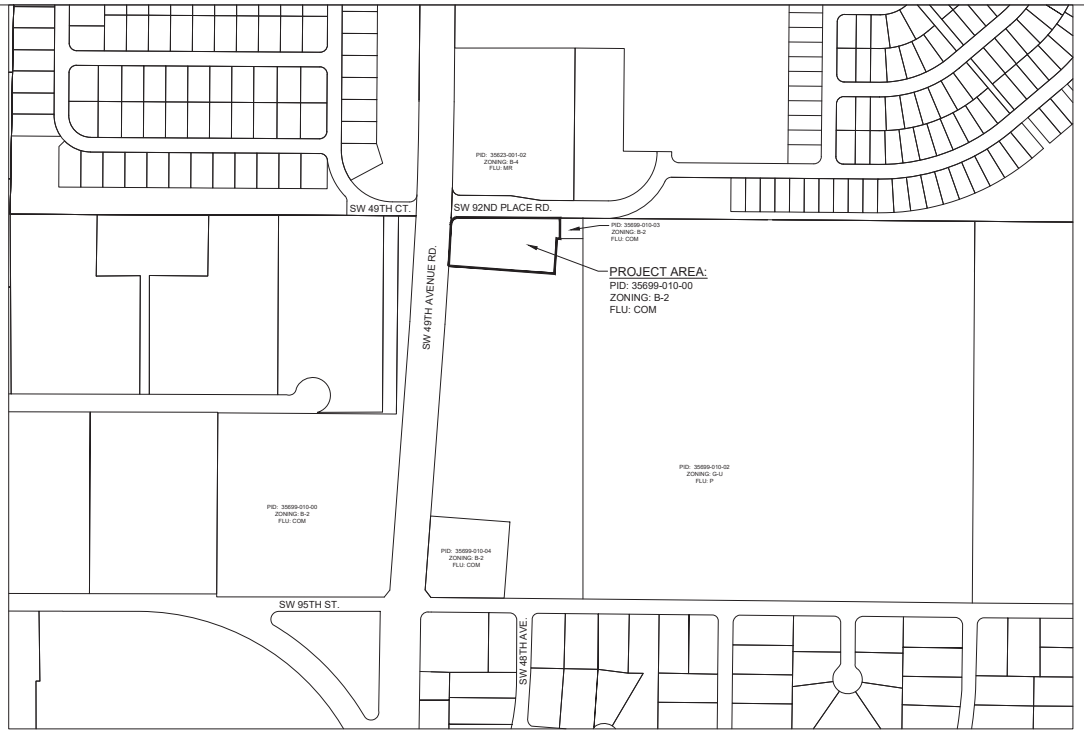
MCU PERSONNEL ARE TO INSPECT ANY WORK PERFORMED ON OR AROUND EXISTING MCU INFRASTRUCTURE. A PRE-CONSTRUCTION MEETING IS REQUIRED TO BE HELD A MINIMUM OF 48 HOURS PRIOR TO START OF ANY CONSTRUCTION.
IF THE PRE-CONSTRUCTION MEETING IS NOT COMPLETED, ANY WORK MAY BE HALTED. TO SCHEDULE, CONTACT MCU'S CONSTRUCTION COORDINATOR.
BRANDY RAYMOND - (352) 307-6013 OR BRANDY.RAYMOND@MARIONFL.ORG

UTILITY PROVIDERS:

POWER (DUKE)	(800) 694-8808
TELEPHONE (CENTURYLINK)	(352) 401-6555
CABLE (COMCAST)	Scott_Osebold@cable.comcast.com
GAS (TECO)	(407) 420-2678
WATER & SEWER (MARION COUNTY)	(352) 307-6000

SUNSHINE STATE ONE CALL
CALL BEFORE YOU DIG
1-800-4324-770

811 Know what's below. Call before you dig.



LOCATION MAP

SEC. 22, TWP. 16, RGE. 21
MARION COUNTY, FLORIDA

SITE DATA:

PROJECT NAME:	LIBERTY CROSSINGS - DOLLAR TREE MAJOR SITE PLAN
PROJECT LOCATION:	OCALA, FL. SEC. 22, TWP. 16, RGE. 21
P.I.D.:	35699-010-00
OWNER:	358 ACRE LAND TRUST
ADDRESS:	SW 49TH. AVENUE RD.
SITE AREA:*	64.898 S.F. = 1.49 ACRES +/-
PROJECT AREA:*	85,754 S.F. = 1.97 ACRES +/-
CURRENT ZONING:	B-2
CURRENT LAND USE:	COMMERCIAL
BUILDING SETBACKS:	40' FRONT, 10' SIDE, 25' REAR
BUILDING USE:	RETAIL STORE
BUILDING F.A.R.:	0.15

PROPOSED DEVELOPMENT:

THE PROPOSED DEVELOPMENT IS FOR A DOLLAR TREE WITHIN THE LIBERTY CROSSINGS DEVELOPMENT ALONG WITH ASSOCIATED PAVEMENT AND INFRASTRUCTURE.

UTILITY DATA:

- THIS PROPERTY WILL CONNECT TO AND BE SERVED BY MARION COUNTY WATER & SEWER FACILITIES.
- FIRE PROTECTION WILL BE PROVIDED VIA FIRE HYDRANTS AND DEDICATED FIRE LINE.
- SOLID WASTE PICK UP WILL BE PROVIDED VIA OUTSIDE CONTRACTOR.

IMPERVIOUS AREA/DATA BLOCK OF SITE COVERAGE:

TOTAL SITE AREA = 64,898 S.F. OR 1.49 AC..
TOTAL PROJECT AREA = 105,857 S.F. OR 2.42 AC.

EXISTING CONCRETE 2,225 S.F.

EXISTING IMPERVIOUS COVERAGE = 2,225 S.F. (100%)
(ALL EXISTING IMPERVIOUS AREAS WILL BE DEMOLISHED)

PROPOSED IMPERVIOUS COVERAGE (**LOT 11 AREA ONLY**).

BUILDINGS	9,860 S.F. (15.19%)
PAVEMENT	23,368 S.F. (36.01%)
CONCRETE	2,460 S.F. (3.79%)
TOTAL IMPERVIOUS AREA	35,688 S.F. (54.99%)
OPEN SPACE	29,210 S.F. (45.01%)

PROPOSED IMPERVIOUS COVERAGE (**PROJECT AREA**).

BUILDINGS	9,860 S.F. (9.31%)
PAVEMENT	44,984 S.F. (42.50%)
CONCRETE	2,460 S.F. (2.32%)
TOTAL IMPERVIOUS AREA	57,304 S.F. (54.13%)
OPEN SPACE	48,553 S.F. (45.87%)

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 WAIVED. THE DRIVEWAY ACCESS MEETS FOOT SIGHT DISTANCE REQUIREMENTS.

IF DIGITALLY SIGNED AND SEALED:
PAOLO MASTROSERIO, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 58691. THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PAOLO MASTROSERIO, PE, ON THE DATE ADJACENT TO THE SEAL. THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

IF PRINTED SIGNED AND SEALED:
I HEREBY CERTIFY THAT THESE PLANS MEET THE REQUIREMENTS OF THE APPLICABLE LOCAL GOVERNMENT AGENCY, F.D.O.T., F.D.E.P. AND W.M.D. TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE:
PAOLO MASTROSERIO, P.E. 58691
MASTROSERIO ENGINEERING, INC. C.A.#26159
170 SE 32ND PLACE
OCALA, FL 34471

PAOLO MASTROSERIO LICENSE No. 58691 STATE OF FLORIDA PROFESSIONAL ENGINEER

DRAINAGE CONSTRUCTION SPECIFICATION:

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

CONCURRENCY NOTE:

THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.

TRAFFIC STUDY/IMPROVEMENTS NOTE:

A TRAFFIC STUDY HAS BEEN APPROVED FOR THE DEVELOPMENT.

SPRINGS PROTECTION ZONE NOTE:

THIS SITE LIES WITHIN THE SECONDARY SPRINGS PROTECTION ZONE.

SITE LIGHTING NOTE:

ALL FUTURE EXTERIOR LIGHTING SHALL BE SHIELDED AND COMPLIANT WITH LDC SEC. 6.19 OUTDOOR LIGHTING.

OWNER'S CERTIFICATION:

I HEREBY CERTIFY THAT I AND MY SUCCESSORS AND ASSIGNS SHALL PERPETUALLY MAINTAIN AND OPERATE THE IMPROVEMENTS AS SHOWN ON THIS PLAN. THE STORMWATER INFRASTRUCTURE AS SHOWN ON THIS PLAN WILL BE OWNED AND OPERATED BY THE HOMEOWNER'S ASSOCIATION. ACCESS TO TRACT B IS FROM SW 87TH PLACE AND IS GRANTED VIA THE PHASE 1 RECORD PLAT.

AS REQUIRED BY THE WATER MANAGEMENT DISTRICT (WMD), I AND MY SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE PROPOSED DRAINAGE FACILITIES FOR THIS PROJECT. THE DRAINAGE FACILITIES SHALL BE MAINTAINED ON A REGULAR BASIS AND ANY EROSION/WASHOUTS SHALL BE REPAIRED AND SODDED IMMEDIATELY UPON DISCOVERY. ANY TRASH OR DEBRIS SHALL BE REMOVED FOLLOWING EACH STORM. ALL DRAINAGE FACILITIES SHALL BE INSPECTED EVERY SIX (6) MONTHS TO DETERMINE THE NEED FOR ANY REPAIR OR CLEARANCE OF SEDIMENT. SEDIMENT SHOULD BE REMOVED WHEN IT ACCUMULATES TO A POINT AT WHICH CAUSES ADVERSE IMPACTS TO THE DRAINAGE FACILITIES..

IN ADDITION, I AND MY SUCCESSORS OR ASSIGNS OR DESIGNATED ENTITY SHALL INSPECT THE DRAINAGE FACILITIES PERIODICALLY AND FOLLOWING HEAVY RAINFALL FOR THE FORMATION OF SINKHOLES. SHOULD A SINKHOLE FORM, ALL APPLICABLE PROCEDURES IN ACCORDANCE WITH WATER MANAGEMENT DISTRICT CRITERIA WILL BE ADHERED TO. AT SUCH TIME, THE PROJECT ENGINEER AND WMD WILL BE NOTIFIED WITHIN 48 HOURS OF DISCOVERY OF SAID SINKHOLE. A DETAILED REPAIR PLAN WILL BE SUBMITTED TO WMD WITHIN 30 DAYS OF SAID DISCOVERY. ANY CHANGES TO THE "TYPICAL SINK CHIMNEY REPAIR DETAIL" AS SHOWN ON THE ENGINEERING PLANS, SHALL BE DETERMINED AT THIS TIME BASED ON ACTUAL CONDITIONS.

358 ACRE LAND TRUST.
CONTACT: JOHN RUDNIANYN
2441 NE 3RD ST. STE. 201
OCALA, FL 34470
(352) 239-1553

GENERAL NOTES:

1. THE BOUNDARY & TOPOGRAPHIC SURVEY WAS PROVIDED BY A.M. GAUDET AND ASSOCIATES INC.

2. TREE SURVEY WAS PROVIDED BY A.M. GAUDET AND ASSOCIATES INC.

3. COPIES OF PERMITS FROM ALL APPROPRIATE AGENCIES SHALL BE PROVIDED ONCE APPROVAL IS OBTAINED FROM SUCH AGENCIES.

4. ALL ROADS/PAVEMENT IN THIS SITE WILL BE DESIGNED FOR ELEVATIONS ABOVE THE 100YR/24HR MAXIMUM STAGE ELEVATION OF ADJACENT LOW LYING AREAS.

5. A TRAFFIC STUDY HAS BEEN APPROVED FOR THIS DEVELOPMENT.

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 AN EXISTING WATER SERVICE. THE DISTRIBUTION SYSTEM SHALL BE INSTALLED AT THE DEVELOPERS EXPENSE.

2. SEWAGE COLLECTION SHALL BE PROVIDED VIA AN EXISTING SANITARY SERVICE CONNECTION AND SHALL BE INSTALLED AT THE DEVELOPERS EXPENSE.

3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH FDEP & MARION COUNTY SPECIFICATIONS.

4. WATER USAGE = 400 GPD

5. SEWER USAGE = 400 GPD

6. IRRIGATION AREA = 29,210 SF

PROPERTY INFORMATION:

1. PROJECT IS LOCATED IN THE SOUTHEASTERN SECTION OF MARION COUNTY, FLORIDA.

2. THE PROPERTY IS PRESENTLY ZONED B-2.

3. THIS PROJECT SHALL BE DEVELOPED BY NATIONAL NOEL TR.

LEGAL DESCRIPTION:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE S00°29'02"W, ALONG THE WEST BOUNDARY OF SAID SECTION 22, A DISTANCE OF 1329.10 FEET; THENCE S89°33'09"E, ALONG THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 211.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°33'09"E, ALONG SAID NORTH BOUNDARY, 348.72 FEET; THENCE S00°22'16"W, ALONG A LINE PARALLEL WITH AND 70.00 FEET WEST (AS MEASURED PERPENDICULAR) OF THE WEST BOUNDARY OF THE EAST 2009.57 FEET OF THE AFORESAID SOUTH 1/2 OF THE NORTHWEST 1/4, A DISTANCE OF 70.00 FEET; THENCE N89°33'09"W, ALONG A LINE PARALLEL WITH AND 70.00 FEET SOUTH (AS MEASURED PERPENDICULAR) OF THE AFORESAID NORTH BOUNDARY OF THE SOUTH 1/2 OF THE NORTHWEST 1/4, A DISTANCE OF 10.00 FEET; THENCE S64°16'12"W 119.81 FEET; THENCE N85°43'48"W 360.81 FEET TO THE EAST RIGHT-OF-WAY LINE OF SW 49TH AVENUE ROAD AS PER RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 7289, PAGE 1589 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID BEING A NON-TANGENT CURVE, CONCAVE WEST, HAVING A RADIUS OF 1134.20 FEET, CENTRAL ANGLE OF 2°42'14" AND CHORD BEARING AND DISTANCE OF N02°57'28"E 141.56 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 141.57 FEET TO A POINT OF REVERSE CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET, CENTRAL ANGLE OF 87°50'31" AND CHORD BEARING AND DISTANCE OF N46°31'36"E 34.68 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 38.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 64,898 SQUARE FEET OR 1.49 ACRES WITHIN THE DESCRIBED BOUNDS.

DEVELOPER'S AGREEMENT:

PROPERTY SUBJECT DEVELOPER'S AGREEMENT FOR OCALA CROSSINGS NORTH PUD. RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA. O.R. BOOK 6144, PAGES 249-299.

DEVELOPMENT AGREEMENT 06-L44 AND TERMINATION IN 2021

THE MARION COUNTY BOARD OF COUNTY COMMISSIONERS APPROVED TERMINATING THE REQUIREMENT FOR A DEVELOPER'S/DEVELOPMENT AGREEMENT FOR THE LIBERTY CROSSINGS LOCATION ON THE EAST AND WEST SIDES OF SW 49TH AVENUE ON THE NORTH SIDE OF SW 95TH STREET - ORIGINALLY PID# 35699-010-00.

THE BOARD APPROVED TERMINATING THE REQUIREMENT ON APRIL 4, 2021, AS PLANNING AND ZONING AGENDA ITEM 15.1.1.

INDEX OF SHEETS:

SHT NO.	SHT TITLE
C001	TITLE SHEET
C002	EROSION CONTROL PLAN
C003	SITE PLAN
C004	GRADING & DRAINAGE PLAN
C005	UTILITY PLAN
C006	DETAILS
L001	LANDSCAPE PLANS
L002	LANDSCAPE PLANS
L003	LANDSCAPE PLANS
S001	TOPOGRAPHIC SURVEY

WAIVERS REQUESTED:

CODE REFERENCE	DESCRIPTION	STATUS	CONDITIONS	DATE

DATE:	REVISION DESCRIPTION:
7-7-25	COUNTY RAI SUBMITTAL 1
9-23-25	COUNTY RAI SUBMITTAL 2

SCALE: 1"=200'

MASTROSERIO ENGINEERING, INC
C.A# 26159
170 SE 32ND PLACE
OCALA, FL 34471
PH: (352)433-2185
PAOLO@MASTROSERIOENG.COM

DRAWING FILE: TITLE
DATE: 02-28-2025
DESIGNED BY: PM
DRAWN BY: AHC
CHECKED BY: PM

ENGINEER
MASTROSERIO ENGINEERING, INC.
PAOLO MASTROSERIO, P.E.
170 SE 32ND PLACE OCALA, FLORIDA 34471
PHONE: (352)433-2185
EMAIL: PAOLO@MASTROSERIOENG.COM

SURVEYOR
A.M. GAUDET AND ASSOCIATES, INC.
SE 102ND PL. STE. 3
BELLEVIEW, FL 34420
352-245-2708

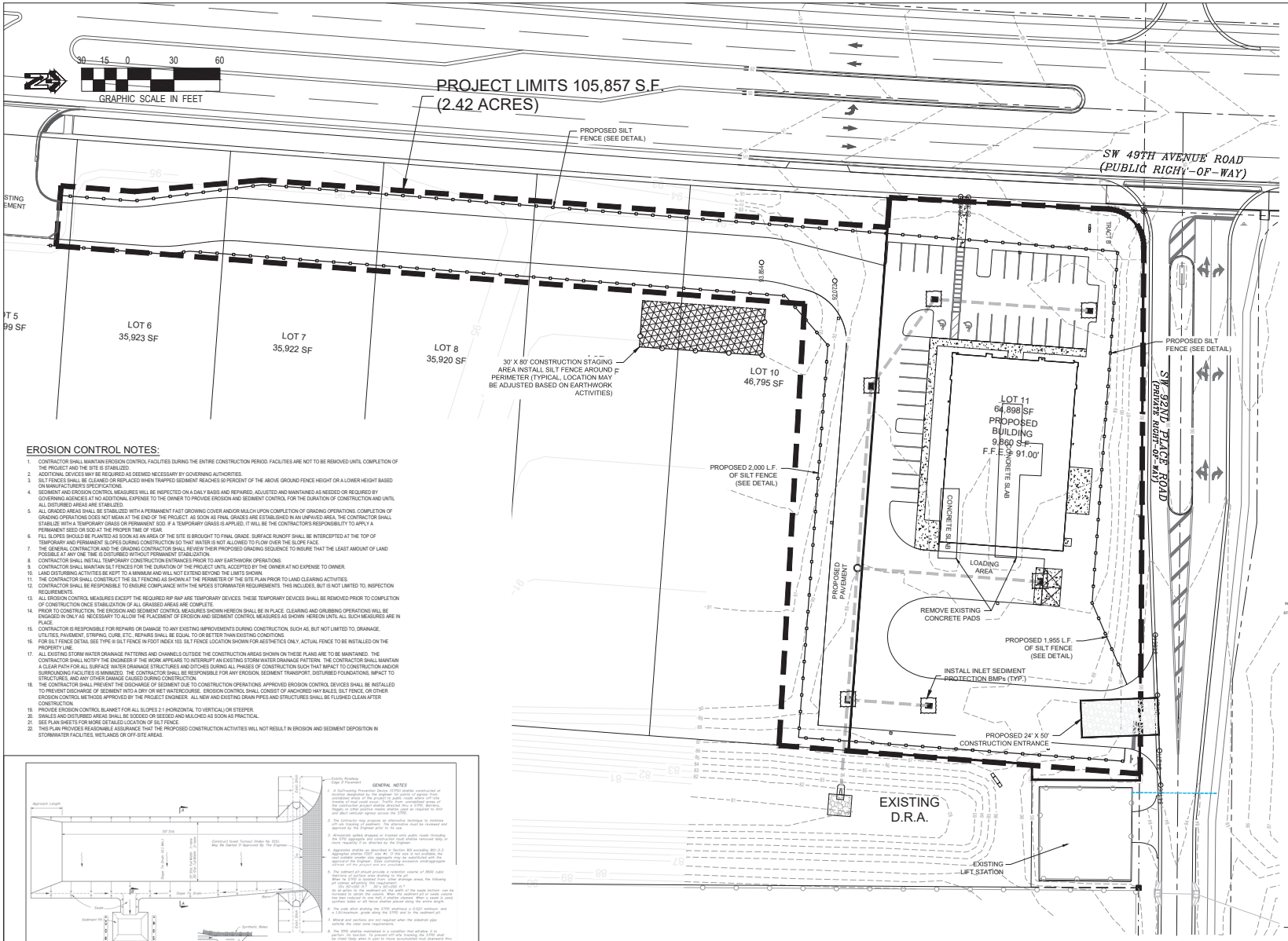
DEVELOPER
358 ACRE LAND TRUST.
CONTACT: JOHN RUDNIANYN
2441 NE 3RD ST. STE. 201
OCALA, FL 34470
(352) 239-1553

PROJECT: LIBERTY CROSSINGS - DOLLAR TREE MAJOR SITE PLAN
MARION COUNTY, FLORIDA, SEC. 22, TWP. 16, RGE. 21

JOB#: 25-05

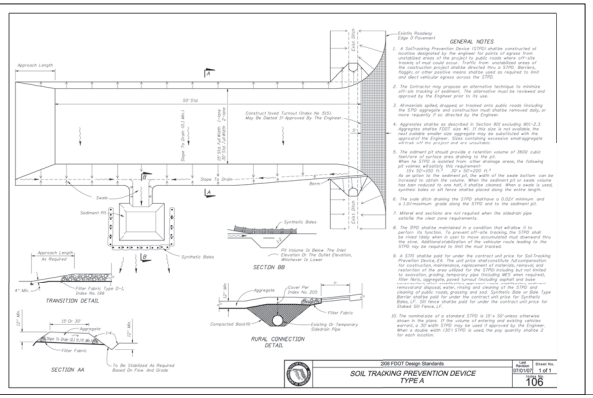
TITLE: TITLE SHEET

SHEET C1 OF 6

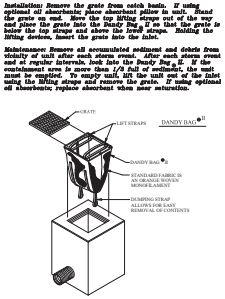


EROSION CONTROL NOTES:

1. 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.
2. ADDITIONAL DEVICES MAY BE REQUIRED AS DEEMED NECESSARY BY GOVERNING AUTHORITIES.
3. 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.
4. 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.
5. ALL GRADED AREAS SHALL BE STABILIZED WITH A PERMANENT FAST GROWING COVER AND/OR MULCH UPON COMPLETION OF GRADING OPERATIONS. COMPLETION OF GRADING OPERATIONS DOES NOT MEAN AT THE END OF THE PROJECT, AS SOON AS FINAL GRADES ARE ESTABLISHED IN AN UNPAVED AREA, THE CONTRACTOR SHALL STABILIZE WITH A TEMPORARY GRASS OR PERMANENT SOD. IF A TEMPORARY GRASS IS APPLIED, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO APPLY A PERMANENT SEED OR SOD AT THE PROPER TIME OF YEAR.
6. FILL SLOPES SHOULD BE PLANTED AS SOON AS AN AREA OF THE SITE IS BROUGHT TO FINAL GRADE. SURFACE RUNOFF SHALL BE INTERCEPTED AT THE TOP OF TEMPORARY AND PERMANENT SLOPES DURING CONSTRUCTION SO THAT WATER IS NOT ALLOWED TO FLOW OVER THE SLOPE FACE.
7. 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 IS DISTURBED WITHOUT PERMANENT STABILIZATION.
8. CONTRACTOR SHALL INSTALL TEMPORARY CONSTRUCTION ENTRANCES PRIOR TO ANY EARTHWORK OPERATIONS.
9. CONTRACTOR SHALL MAINTAIN SILT FENCES FOR THE DURATION OF THE PROJECT UNTIL ACCEPTED BY THE OWNER AT NO EXPENSE TO OWNER.
10. LAND DISTURBING ACTIVITIES BE KEPT TO A MINIMUM AND WILL NOT EXTEND BEYOND THE LIMITS SHOWN.
11. THE CONTRACTOR SHALL CONSTRUCT THE SILT FENCING AS SHOWN AT THE PERIMETER OF THE SITE PLAN PRIOR TO LAND CLEARING ACTIVITIES.
12. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE COMPLIANCE WITH THE NPDES STORMWATER REQUIREMENTS. THIS INCLUDES, BUT IS NOT LIMITED TO, INSPECTION REQUIREMENTS.
13. ALL EROSION CONTROL MEASURES EXCEPT THE REQUIRED RIP RAP ARE TEMPORARY DEVICES. THESE TEMPORARY DEVICES SHALL BE REMOVED PRIOR TO COMPLETION OF CONSTRUCTION ONCE STABILIZATION OF ALL GRASSED AREAS ARE COMPLETE.
14. PRIOR TO CONSTRUCTION, THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN HEREON SHALL BE IN PLACE. CLEARING AND GRUBBING OPERATIONS WILL BE ENGAGED IN ONLY AS NECESSARY TO ALLOW THE PLACEMENT OF EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN HEREON UNTIL ALL SUCH MEASURES ARE IN PLACE.
15. CONTRACTOR IS RESPONSIBLE FOR REPAIRS 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.
16. FOR SILT FENCE DETAIL SEE TYPE III SILT FENCE IN FDOT INDEX 103. SILT FENCE LOCATION SHOWN FOR AESTHETICS ONLY. ACTUAL FENCE TO BE INSTALLED ON THE PROPERTY LINE.
17. ALL EXISTING STORM WATER DRAINAGE PATTERNS AND CHANNELS OUTSIDE THE CONSTRUCTION AREAS SHOWN ON THESE PLANS ARE TO BE MAINTAINED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF THE WORK APPEARS TO INTERRUPT AN EXISTING STORM WATER DRAINAGE PATTERN. THE CONTRACTOR SHALL MAINTAIN A CLEAR PATH FOR ALL SURFACE WATER DRAINAGE STRUCTURES AND DITCHES DURING ALL PHASES OF CONSTRUCTION SUCH THAT IMPACT TO CONSTRUCTION AND/OR SURROUNDING FACILITIES IS MINIMIZED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY EROSION, SEDIMENT TRANSPORT, DISTURBED FOUNDATIONS, IMPACT TO STRUCTURES, AND ANY OTHER DAMAGE CAUSED DURING CONSTRUCTION.
18. THE CONTRACTOR SHALL PREVENT THE DISCHARGE OF SEDIMENT DUE TO CONSTRUCTION OPERATIONS. APPROVED EROSION CONTROL DEVICES SHALL BE INSTALLED TO PREVENT DISCHARGE OF SEDIMENT INTO A DRY OR WET WATERCOURSE. 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 STRUCTURES SHALL BE FLUSHED CLEAN AFTER CONSTRUCTION.
19. PROVIDE EROSION CONTROL BLANKET FOR ALL SLOPES 2:1 (HORIZONTAL TO VERTICAL) OR STEEPER.
20. SWALES AND DISTURBED AREAS SHALL BE SODDED OR SEEDED AND MULCHED AS SOON AS PRACTICAL.
21. SEE PLAN SHEETS FOR MORE DETAILED LOCATION OF SILT FENCE.
22. 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.



TYPE III SILT FENCE DETAIL
FDOT INDEX #102



DANDY BAG DETAIL "B"
N.T.S.

AREA OF DISTURBANCE 2.42 AC.

811 Know what's below. Call before you dig.

REVISION DESCRIPTION: COUNTY RAI SUBMITTAL 1
DATE: 9-23-25
DESIGNED BY: PM
DRAWN BY: AHC
CHECKED BY: PM
DATE: 02-28-2025

ENGINEER'S CERTIFICATION:
DATE:
PAOLO MASTROSERIO, P.E. 59081
STATE OF FLORIDA ENGINEERING, INC. C.A.#28159
170 SE 32ND PLACE
OCALA, FL 34471

MASTROSERIO ENGINEERING, INC.
CIVIL * ENVIRONMENTAL * SITE DESIGN
170 SE 32ND PLACE
OCALA, FL 34471
PH: (352)433-2185
PAOLO@MASTROSERIOENG.COM

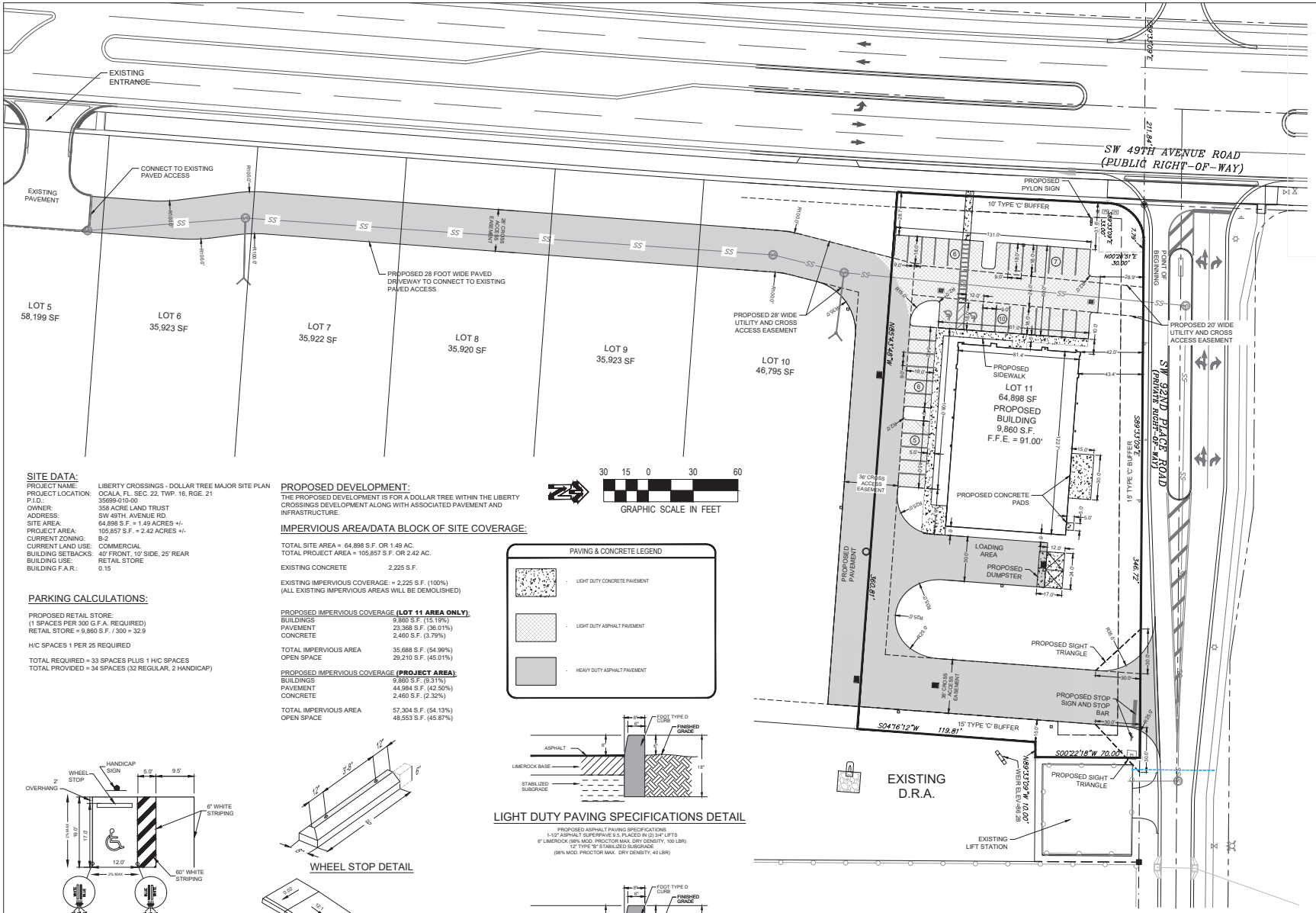
PROJECT: LIBERTY CROSSINGS - DOLLAR TREE MAJOR SITE PLAN
MARION COUNTY, FL SEC. 22, TWP. 16, RGE. 21

TITLE: EROSION CONTROL PLAN

SCALE: 1" = 30'

JOB#: 25-05

SHEET C2 OF 6



30 15 0 30 60

GRAPHIC SCALE IN FEET

SITE DATA:

PROJECT NAME:	LIBERTY CROSSINGS - DOLLAR TREE MAJOR SITE PLAN
PROJECT LOCATION:	OCALA, FL. SEC. 22, TWP. 16, RGE. 21
P.I.D.:	35699-010-00
OWNER:	358 ACRE LAND TRUST
ADDRESS:	SW 49TH. AVENUE RD.
SITE AREA:	64,898 S.F. = 1.49 ACRES +/-
PROJECT AREA:	105,857 S.F. = 2.42 ACRES +/-
CURRENT ZONING:	B-2
CURRENT LAND USE:	COMMERCIAL
BUILDING SETBACKS:	40' FRONT, 10' SIDE, 25' REAR
BUILDING USE:	RETAIL STORE
BUILDING F.A.R.:	0.15

PARKING CALCULATIONS:

PROPOSED RETAIL STORE:
(1 SPACES PER 300 G.F.A. REQUIRED)
RETAIL STORE = 9,860 S.F. / 300 = 32.9

H/C SPACES 1 PER 25 REQUIRED

TOTAL REQUIRED = 33 SPACES PLUS 1 H/C SPACES
TOTAL PROVIDED = 34 SPACES (32 REGULAR, 2 HANDICAP)

PARKING DETAIL
HANDICAP & REGULAR

*ALL HANDICAPPED ACCESS AND PARKING MUST COMPLY WITH FBC CHAPTER 11.

NOTE:
NO PLANTINGS SHALL BE DONE WITHIN 2' FROM BACK OF WHEEL STOP TO PROVIDE 2 FEET OVERHANG FOR THE 17 FOOT PARKING STALLS.

PROPOSED DEVELOPMENT:

THE PROPOSED DEVELOPMENT IS FOR A DOLLAR TREE WITHIN THE LIBERTY CROSSINGS DEVELOPMENT ALONG WITH ASSOCIATED PAVEMENT AND INFRASTRUCTURE.

IMPERVIOUS AREA/DATA BLOCK OF SITE COVERAGE:

TOTAL SITE AREA = 64,898 S.F. OR 1.49 AC.
TOTAL PROJECT AREA = 105,857 S.F. OR 2.42 AC.

EXISTING CONCRETE 2,225 S.F.

EXISTING IMPERVIOUS COVERAGE: = 2,225 S.F. (100%)
(ALL EXISTING IMPERVIOUS AREAS WILL BE DEMOLISHED)

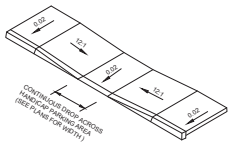
PROPOSED IMPERVIOUS COVERAGE **(LOT 11 AREA ONLY)**:

BUILDINGS	9,860 S.F. (15.19%)
PAVEMENT	23,368 S.F. (36.01%)
CONCRETE	2,460 S.F. (3.79%)
TOTAL IMPERVIOUS AREA	35,688 S.F. (54.99%)
OPEN SPACE	29,210 S.F. (45.01%)

PROPOSED IMPERVIOUS COVERAGE **(PROJECT AREA)**:

BUILDINGS	9,860 S.F. (9.31%)
PAVEMENT	44,984 S.F. (42.50%)
CONCRETE	2,460 S.F. (2.32%)
TOTAL IMPERVIOUS AREA	57,304 S.F. (54.13%)
OPEN SPACE	48,553 S.F. (45.87%)

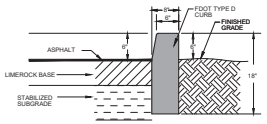
WHEEL STOP DETAIL



HANDICAP CURB DETAIL

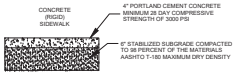
LIGHT DUTY PAVING SPECIFICATIONS DETAIL

PROPOSED ASPHALT PAVING SPECIFICATIONS
1-1/2" ASPHALT SUPERPAVE 9.5, PLACED IN (2) 3/4" LIFTS
6" LIMEROCK (98% MOD. PROCTOR MAX. DRY DENSITY, 100 LBR)
12" TYPE "B" STABILIZED SUBGRADE
(98% MOD. PROCTOR MAX. DRY DENSITY, 40 LBR)

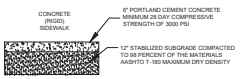


HEAVY DUTY PAVING SPECIFICATIONS DETAIL

PROPOSED ASPHALT PAVING SPECIFICATIONS
2" ASPHALT SUPERPAVE 9.5, PLACED IN (2) 1" LIFTS
8" LIMEROCK (98% MOD. PROCTOR MAX. DRY DENSITY, 100 LBR, 6" LIFT MAX.)
12" TYPE "B" STABILIZED SUBGRADE
(98% MOD. PROCTOR MAX. DRY DENSITY, 40 LBR)



TYPICAL LIGHT DUTY CONCRETE (RIGID) SIDEWALK SECTION



TYPICAL HEAVY DUTY CONCRETE (RIGID) SIDEWALK SECTION

REVISION DESCRIPTION:	DATE:
COUNTY RAI SUBMITTAL 1	9-23-25

DESIGNED BY: PM
DRAWN BY: AHC
CHECKED BY: PM
DATE: 02-28-2025

ENGINEER'S CERTIFICATION:

DATE:
PAOLO MASTROSERIO, P.E. 58681
MASTROSERIO ENGINEERING, INC. C.A.#28199
170 SE 32ND PLACE
OCALA, FL 34471

MASTROSERIO ENGINEERING, INC.
CIVIL * ENVIRONMENTAL * SITE DESIGN
170 SE 32ND PLACE
OCALA, FL 34471
PH: (352)433-2185
PAOLO@MASTROSERIOENG.COM

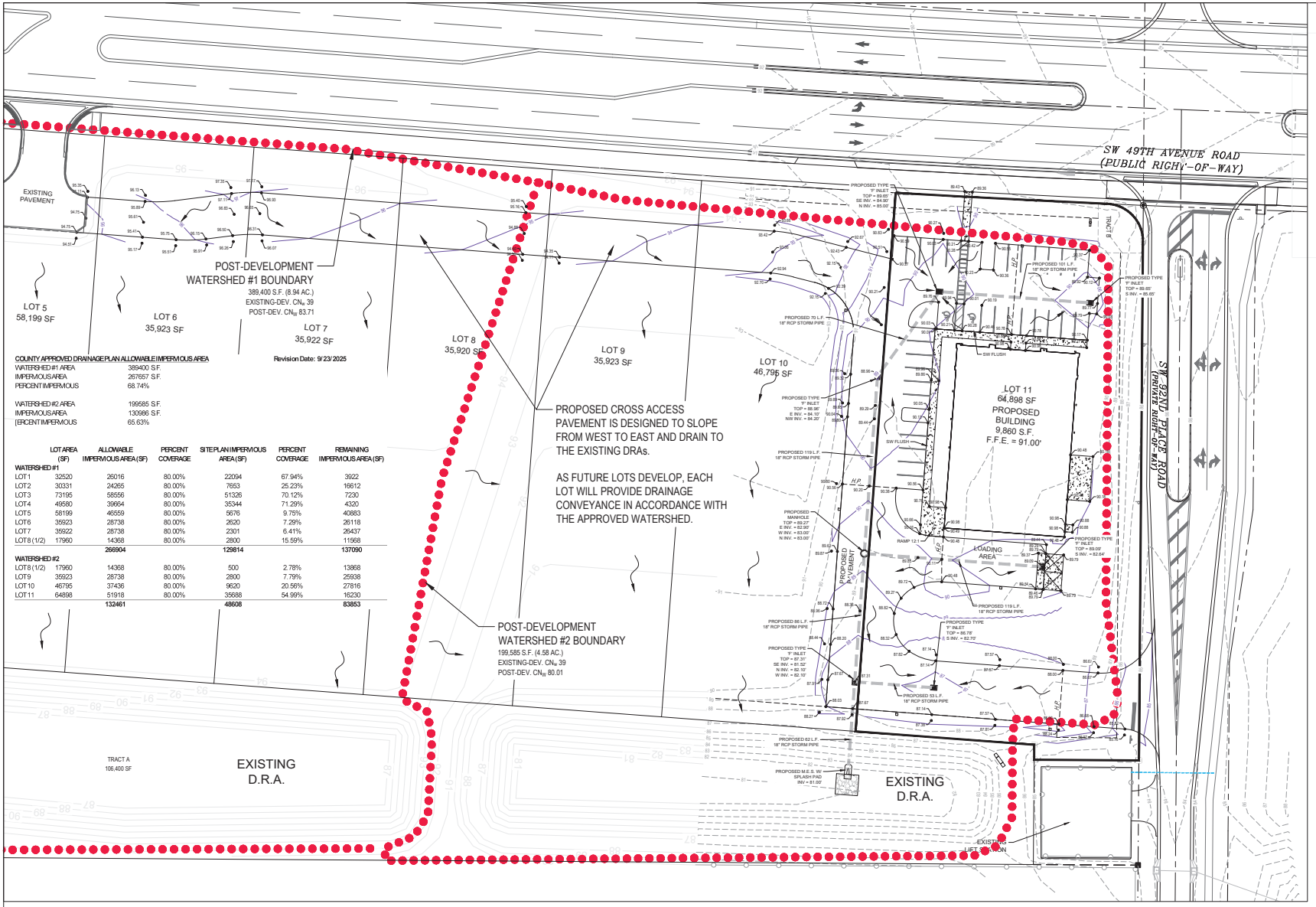
PROJECT: LIBERTY CROSSINGS - DOLLAR TREE MAJOR SITE PLAN
MARION COUNTY, FL SEC. 22, TWP. 16, RGE. 21

TITLE: MAJOR SITE PLAN

SCALE: 1" = 30'

JOB#: 25-05

SHEET C3 OF 6



COUNTY APPROVED DRAINAGE PLAN ALLOWABLE IMPERVIOUS AREA — Revision Date: 9/23/2025

WATERSHED #1 AREA	389400 S.F.
IMPERMOUS AREA	267657 S.F.
PERCENT IMPERMOUS	68.74%
WATERSHED #2 AREA	199585 S.F.
IMPERMOUS AREA	130986 S.F.
PERCENT IMPERMOUS	65.63%

	LOT AREA (SF)	ALLOWABLE IMPERVIOUS AREA (SF)	PERCENT COVERAGE	SITE PLAN IMPERVIOUS AREA (SF)	PERCENT COVERAGE	REMAINING IMPERVIOUS AREA (SF)
WATERSHED #1						
LOT1	32520	26016	80.00%	22094	67.94%	3922
LOT2	30331	24265	80.00%	7653	25.23%	16612
LOT3	73195	58556	80.00%	51326	70.12%	7230
LOT4	49580	39664	80.00%	35344	71.29%	4320
LOT5	58199	46559	80.00%	5676	9.75%	40883
LOT6	35923	28738	80.00%	2620	7.29%	26118
LOT7	35922	28738	80.00%	2301	6.41%	26437
LOT8 (1/2)	17960	14368	80.00%	2800	15.59%	11568
		266904		129814		137090
WATERSHED #2						
LOT8 (1/2)	17960	14368	80.00%	500	2.78%	13868
LOT9	35923	28738	80.00%	2800	7.79%	25938
LOT10	46795	37436	80.00%	9620	20.56%	27816
LOT11	64898	51918	80.00%	35688	54.99%	16230
		132461		48608		83853

30 15 0 30 60
GRAPHIC SCALE IN FEET

ERP IMPERVIOUS AREA NOTE:

ERP#43044929.000 ALLOWS FOR 80% IMPERVIOUS COVERAGE ON PROPOSED LOTS WITHIN WATERSHED 1 & 2

DRAINAGE LEGEND:

POST-DEVELOPMENT WATERSHED BOUNDARY

DENOTES DIRECTION OF STORMWATER FLOW FOR THIS MASS GRADING PLAN ONLY. FINAL STORMWATER FLOW DIRECTION WILL BE SHOWN ON THE IMPROVEMENT PLAN.

FLOOD HAZARD NOTE:
PROPERTY LIES IN FLOOD ZONE "X" - AN AREA OF MINIMAL FLOODING PER THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12083C0704 E, EFFECTIVE APRIL 19, 2017.

VERTICAL DATUM NOTE:
ELEVATIONS BASED ON CONTROL FURNISHED IN THE CONSTRUCTION PLANS FOR SW 49TH AVENUES PHASE II, AND REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.

REVISION DESCRIPTION: COUNTY RAI SUBMITTAL 1
DATE: 9-23-25
DESIGNED BY: PM
DRAWN BY: AHC
CHECKED BY: PM
DATE: 02-28-2025

ENGINEER'S CERTIFICATION:
DATE:
PAOLO MASTROSERIO, P.E. 59591
MASTROSERIO ENGINEERING, INC. C.A #29159
170 SE 32ND PLACE
OCALA, FL 34471

MASTROSERIO ENGINEERING, INC.
CIVIL * ENVIRONMENTAL * SITE DESIGN
170 SE 32ND PLACE
OCALA, FL 34471
PH: (352)433-2185
PAOLO@MASTROSERIOENG.COM

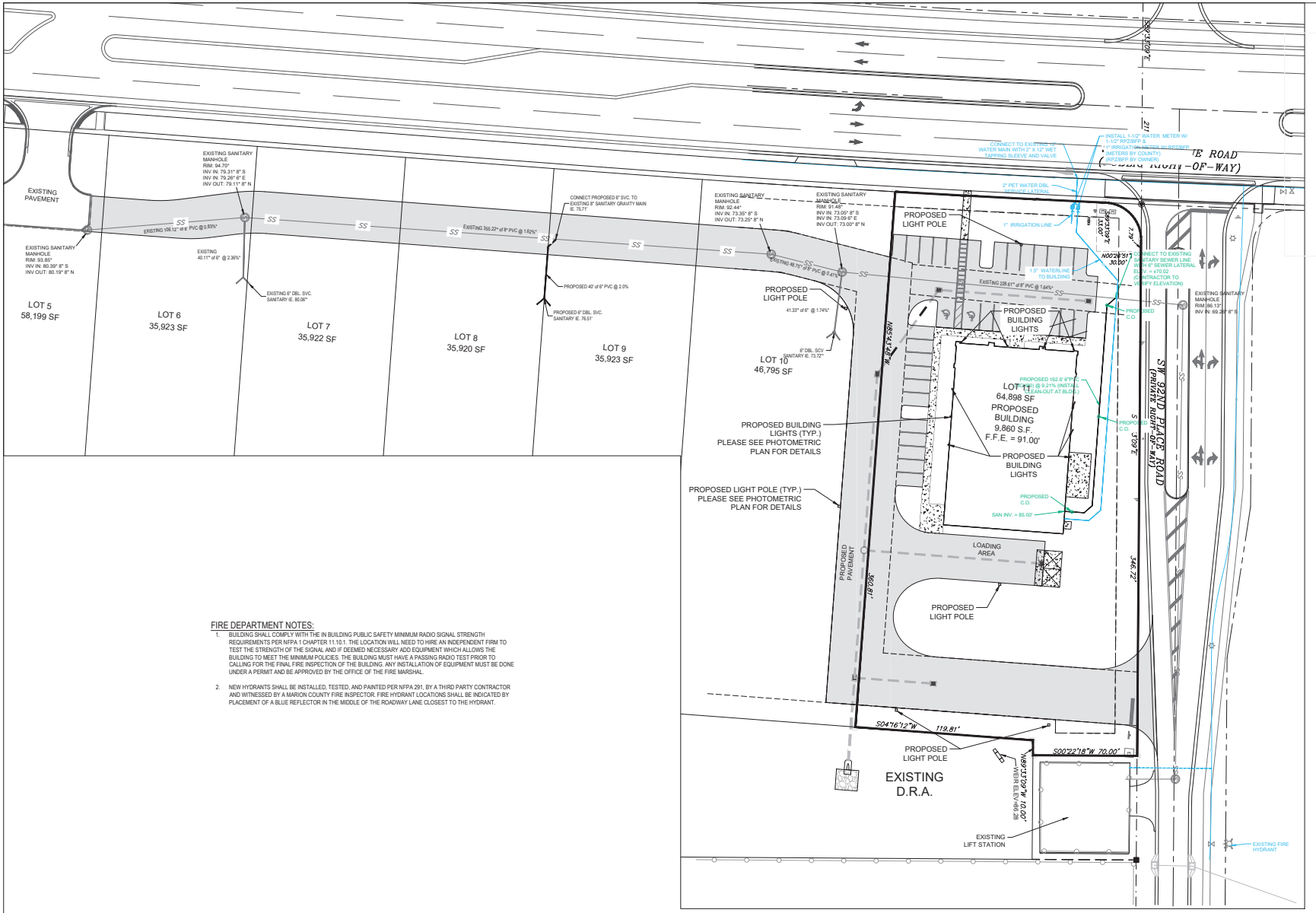
PROJECT: LIBERTY CROSSINGS - DOLLAR TREE MAJOR SITE PLAN
MARION COUNTY, FL SEC. 22, TWP. 16, RGE. 21

TITLE: GRADING & DRAINAGE PLAN

SCALE: 1" = 30'

JOB#: 25-05

SHEET C4 OF 6



FIRE DEPARTMENT NOTES:

1. BUILDING SHALL COMPLY WITH THE IN BUILDING PUBLIC SAFETY MINIMUM RADIO SIGNAL STRENGTH REQUIREMENTS PER NFPA 1 CHAPTER 11.10.1. THE LOCATION WILL NEED TO HIRE AN INDEPENDENT FIRM TO TEST THE STRENGTH OF THE SIGNAL AND IF DEEMED NECESSARY ADD EQUIPMENT WHICH ALLOWS THE BUILDING TO MEET THE MINIMUM POLICIES. THE BUILDING MUST HAVE A PASSING RADIO TEST PRIOR TO CALLING FOR THE FINAL FIRE INSPECTION OF THE BUILDING. ANY INSTALLATION OF EQUIPMENT MUST BE DONE UNDER A PERMIT AND BE APPROVED BY THE OFFICE OF THE FIRE MARSHAL.
2. NEW HYDRANTS SHALL BE INSTALLED, TESTED, AND PAINTED PER NFPA 291, BY A THIRD PARTY CONTRACTOR AND WITNESSED BY A MARION COUNTY FIRE INSPECTOR. FIRE HYDRANT LOCATIONS SHALL BE INDICATED BY PLACEMENT OF A BLUE REFLECTOR IN THE MIDDLE OF THE ROADWAY LANE CLOSEST TO THE HYDRANT.

30 15 0 30 60

GRAPHIC SCALE IN FEET

REVISION DESCRIPTION:
COUNTY RAI SUBMITTAL 1

DATE: 9-23-25

DESIGNED BY: PM
DRAWN BY: AHC
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OCALA, FL 34471
PH: (352)433-2185
PAOLO@MASTROSERIOENG.COM

PROJECT: LIBERTY CROSSINGS - DOLLAR TREE MAJOR SITE PLAN
MARION COUNTY, FL SEC. 22, TWP. 16, RGE. 21

TITLE: UTILITY PLAN

SCALE: 1" = 30'

JOB#: 25-05

SHEET C5 OF 6

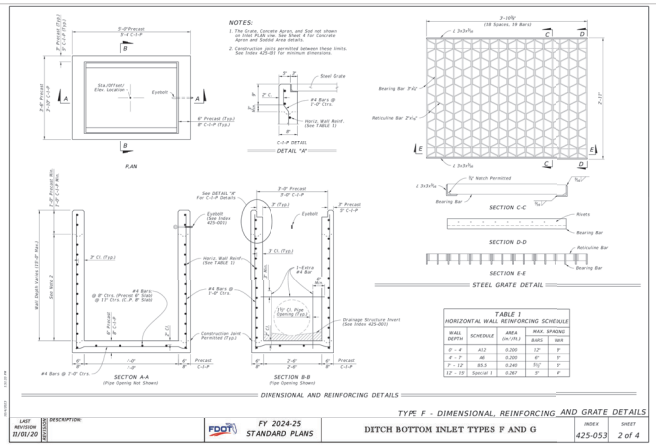


TABLE 1
HORIZONTAL WALL REINFORCING SCHEDULE

WALL DEPTH	SCHEDULE	AREA (in.²/ft.)	MAX. SPACING BARS	MAX. SPACING MIN
0' - 4'	A12	0.200	12"	9"
4' - 7'	A6	0.200	6"	5"
7' - 12'	B5.5	0.240	5½"	5"
12' - 19'	Special 1	0.267	5"	5"

TYPE F - DIMENSIONAL, REINFORCING, AND GRATE DETAILS

LAST REVISION 11/01/20	DESCRIPTION:	FY 2024-25 STANDARD PLANS	DITCH BOTTOM INLET TYPES F AND G	INDEX 425-053	SHEET 2 of 4

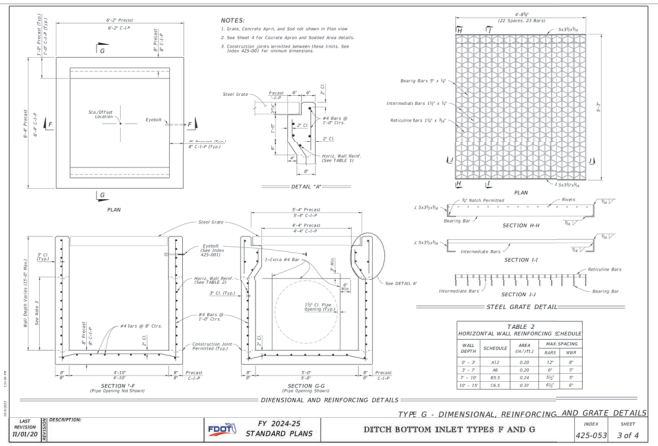
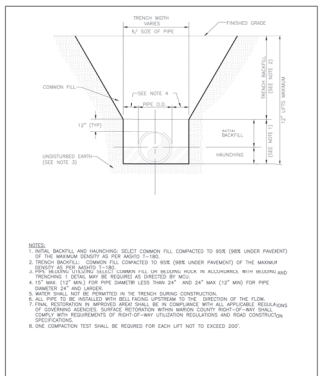


TABLE 2
HORIZONTAL WALL REINFORCING SCHEDULE

WALL DEPTH	SCHEDULE	AREA (in.²/ft.)	MAX. SPACING BARS	MAX. SPACING MIN
0' - 3'	A12	0.20	12"	9"
3' - 7'	A6	0.20	6"	5"
7' - 10'	B5.5	0.24	5½"	5"
10' - 19'	C8.5	0.31	8½"	6"

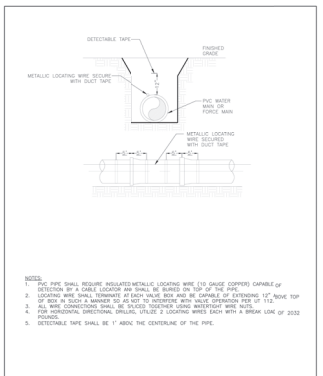
TYPE G - DIMENSIONAL, REINFORCING, AND GRATE DETAILS

LAST REVISION 11/01/20	DESCRIPTION:	FY 2024-25 STANDARD PLANS	DITCH BOTTOM INLET TYPES F AND G	INDEX 425-053	SHEET 3 of 4



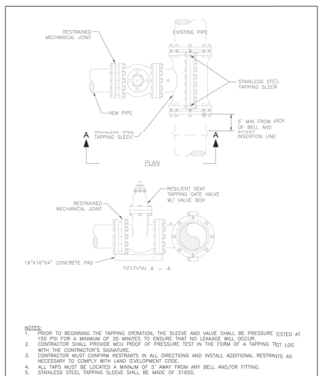
NOTES:
1. INITIAL BACKFILL AND HAUNCHING: SELECT COMMON FILL COMPACTED TO 95® (SMR UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95® (SMR UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. TRENCHING: TRENCH WIDTH AT COMMON FILL OR MISSING HOOK IN ACCUMULATIONS WITH MISSING AND TRENCHING IS DETAIL MAY BE REQUIRED AS DIRECTED BY MCU.
4. 15" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL TRENCHES SHALL BE BACKFILLED AT THE END OF EACH WORKING DAY'S CONSTRUCTION OF THE FLOW.
7. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RETORATION WITHIN MARION COUNTY RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.
8. ONE COMPACTION TEST SHALL BE REQUIRED FOR EACH LIFT NOT TO EXCEED 200'.

Marion County Florida	MCBCC: EFFECTIVE 04/13/2023	REVISION # 2	BEDDING AND TRENCHING 2	7.3.2 UT 103



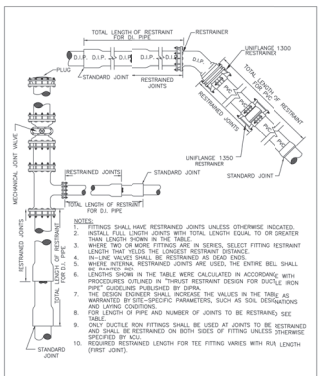
NOTES:
1. PVC PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (10 GAUGE COPPER) CAPABLE OF DETECTION BY A CABLE LOCATOR AND SHALL BE BURIED ON TOP OF THE PIPE.
2. LOCATING WIRE SHALL TERMINATE AT EACH VALVE BOX AND BE CAPABLE OF EXTENDING 12" ABOVE TOP OF BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION PER UT 112.
3. ALL WIRE CONNECTIONS SHALL BE SOLDED TOGETHER USING WATERTIGHT WIRE NUTS.
4. ADDITIONAL DIRECTIONAL DRILLING, UTILIZE 2 LOCATING WIRES EACH WITH A BREAK LOAD OF 2032 POUNDS.
5. DETECTABLE TAPE SHALL BE 1' ABOVE THE CENTERLINE OF THE PIPE.

Marion County Florida	MCBCC: EFFECTIVE 04/13/2023	REVISION # 2	PIPE LOCATING WIRE AND DETECTABLE TAPE	7.3.2 UT 104



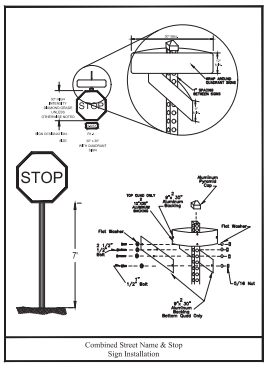
NOTES:
1. PRIOR TO BEGINNING THE TAPPING OPERATION, THE SLEEVE AND VALVE SHALL BE PRESSURE TESTED AT 150 PSI FOR A MINIMUM OF 30 MINUTES TO ENSURE THAT NO LEAKAGE WILL OCCUR.
2. CONTRACTOR SHALL PROVIDE MCU PROOF OF PRESSURE TEST IN THE FORM OF A TAPPING TEST LOG WITH THE CONTRACTOR'S SIGNATURE.
3. CONTRACTOR SHALL RESTRAIN IN ALL DIRECTIONS AND INSTALL ADDITIONAL RESTRAINTS AS NECESSARY TO COMPLY WITH DEVELOPMENT CODE.
4. ALL TAPS MUST BE LOCATED A MINIMUM OF 5' AWAY FROM ANY BELL AND/OR FITTING.
5. STAINLESS STEEL TAPPING SLEEVE SHALL BE MADE OF 316SS.

Marion County Florida	MCBCC: EFFECTIVE 04/13/2023	REVISION # 1	TAPPING SLEEVE AND GATE VALVE ASSEMBLY	7.3.2 UT 108



NOTES:
1. FITTINGS SHALL HAVE RESTRAINED JOINTS UNLESS OTHERWISE INDICATED.
2. INSTALL FULL LENGTH JOINTS WITH TOTAL LENGTH EQUAL TO OR GREATER THAN LENGTH SHOWN IN THE TABLE.
3. WHERE TWO OR MORE FITTINGS ARE IN SERIES, SELECT FITTING RESTRAINT LENGTH THAT YELDS THE LONGEST RESTRAINT DISTANCE.
4. N-LINE VALVES SHALL BE RESTRAINED AS DEAD ENDS.
5. WHERE INTERNAL RESTRAINED JOINTS ARE USED, THE ENTIRE BELL SHALL BE RESTRAINED.
6. LENGTHS SHOWN IN THE TABLE WERE CALCULATED IN ACCORDANCE WITH PROCEDURES OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" GUIDELINES PUBLISHED BY DIPRA.
7. THE DESIGN ENGINEER SHALL INCREASE THE VALUES IN THE TABLE AS WARRANTED BY SPECIFIC PARAMETERS, SUCH AS SOIL DESIGNATIONS AND LAYING CONDITIONS.
8. THE LENGTH O PIPE AND NUMBER OF JOINTS TO BE RESTRAINED, SEE TABLE.
9. ONLY DUCTILE IRON FITTINGS SHALL BE USED AT JOINTS TO BE RESTRAINED AND SHALL BE RESTRAINED ON BOTH SIDES OF FITTING UNLESS OTHERWISE SPECIFIED BY MCU.
10. REQUIRED RESTRAINED LENGTH FOR TEE FITTING VARIES WITH RUN LENGTH (FIRST JOINT).

Marion County Florida	MCBCC: EFFECTIVE 04/13/2023	REVISION # NA	RESTRAINED PIPE TABLE	7.3.2 UT 116A



Combined Street Name & Stop Sign Installation

MINIMUM RESTRAINED LENGTH (FT) H=HORIZONTAL
– EACH SIDE OF FITTING AND VALVE VU=VERTICAL–UP
FOR DIP, PE ENCASED DP OR BARE PVC VD=VERTICAL–DOWN

WATER MAIN: PRESSURE: 150 PSI, DEPTH OF COVER: 3.0 ft.

REQUIRED RESTRAINED LENGTH ON WATER MAIN

Bend Type		Pipe Length (ft)						
Angle	Orientation	4"	6"	8"	10"	12"	16"	20"
11-1/4°	H	2	3	4	5	5	6	8
	VU	2	3	4	5	5	6	8
	VD	4	5	6	11	13	16	20
22-1/2°	H	4	5	6	7	8	10	13
	VU	4	5	6	7	9	10	13
	VD	10	12	15	20	27	31	41
45°	H	8	11	15	17	20	26	33
	VU	8	11	15	17	20	26	33
	VD	20	26	34	44	56	80	104
90°	H	19	25	34	41	48	61	78
	VU	19	27	35	41	48	61	78
	VD	61	85	111	132	155	196	238
DUCTILE IRON PIPE		61	85	111	132	155	196	238

REQUIRED RESTRAINED LENGTH ON TEE BRANCH

TEE FITTING	Pipe Length (ft)						
	Diameter of Run						
Diameter of Branch	4"	6"	8"	10"	12"	16"	20"
4"	39	28	18	6	0	0	0
6"		93	85	68	60	45	32
8"			89	82	77	63	49
10"				110	109	95	84
12"					133	124	115
16"						175	166
20"							215
24"							254

REQUIRED RESTRAINED LENGTH ON LARGER PIPE

REDUCER FITTING	Pipe Length (ft)					
	Diameter of Pipe					
Diameter of Short	4"	6"	8"	10"	12"	16"	20"	24"
4"	44	86	108	170	200	228	268
6"	47		81	113	187	214	257
8"				69	83	146	198	243
10"					48	118	179	226
12"						94	148	205
16"							64	151
20"								83

Minimum Design Criteria
Bedding Type: 4
Safety Factor: 1.5
Soil: Sand–Silt
Run Length (First Joint): 10 ft.

REQUIRED RESTRAINED LENGTH ON FORCE MAIN

Bend Type		Pipe Length (ft)						
Angle	Orientation	4"	6"	8"	10"	12"	16"	20"
11-1/4°	H	2	3	3	4	4	5	6
	VU	2	3	3	4	4	5	6
	VD	4	5	6	7	8	10	12
22-1/2°	H	4	5	6	7	8	10	12
	VU	4	5	6	7	8	10	12
	VD	10	12	15	20	27	31	41
45°	H	8	11	14	16	19	24	30
	VU	8	11	14	16	19	24	30
	VD	20	27	35	43	50	64	78
90°	H	19	27	35	42	50	64	81
	VU	19	27	35	42	50	64	81
	VD	61	85	110	132	155	197	239
DUCTILE IRON PIPE		46	66	85	102	121	151	187

REQUIRED RESTRAINED LENGTH ON TEE BRANCH

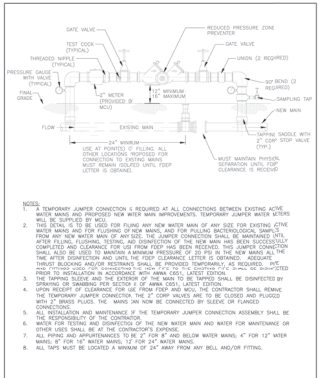
TEE FITTING	Pipe Length (ft)						
	Diameter of Run						
Diameter of Branch	4"	6"	8"	10"	12"	16"	20"
4"	39	28	18	6	0	0	0
6"		93	85	68	60	45	32
8"			89	82	77	63	49
10"				110	109	95	84
12"					133	124	115
16"						175	166
20"							215
24"							254

REQUIRED RESTRAINED LENGTH ON LARGER PIPE

REDUCER FITTING	Pipe Length (ft)					
	Diameter of Pipe					
Diameter of Short	4"	6"	8"	10"	12"	16"	20"	24"
4"	44	86	108	170	200	228	268	
6"	47		81	113	187	214	257	
8"				69	83	146	198	243
10"					48	118	179	226
12"						94	148	205
16"							64	151
20"								83

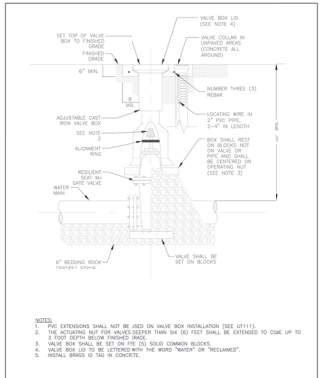
FORCE MAIN:
PRESSURE: 100 PSI.
DEPTH OF COVER: 4.0 ft.

Marion County Florida	MCBCC: EFFECTIVE 04/13/2023	REVISION # NA	RESTRAINED PIPE TABLE	7.3.2 UT 116B



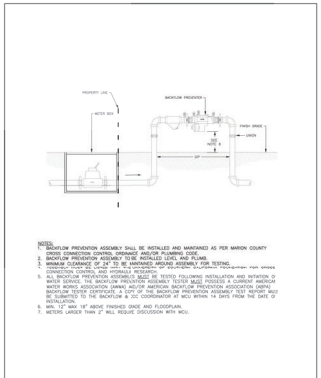
NOTES:
1. A TEMPORARY JUMPER CONNECTION S REQUIRED AT ALL CONNECTIONS BETWEEN EXISTING ACTIVE WATER MAINS AND PROPOSED NEW WATER MAIN IMPROVEMENTS. TEMPORARY JUMPER METERS WILL BE SUPPLIED BY MCU.
2. THIS DETAIL IS TO BE USED FOR PLUNG ANY NEW WATER MAIN OF ANY SIZE FOR EXISTING ACTIVE WATER MAINS OF ANY SIZE. THE TEMPORARY JUMPER CONNECTION SHALL BE MAINTAINED UNTIL FROM ANY NEW WATER MAIN OF ANY SIZE. THE JUMPER CONNECTION SHALL BE MAINTAINED UNTIL AFTER FILLING, FLUSHING, TESTING, AND DISINFECTION OF THE NEW MAIN HAS BEEN SUCCESSFULLY COMPLETED AND CLEARANCE FOR USE FROM FDEP HAS BEEN RECEIVED. THE JUMPER CONNECTION SHALL ALSO BE USED TO MAINTAIN A MINIMUM PRESSURE OF 20 PSI TO THE NOW MAINS ALL TIME WHEN THE EXISTING MAIN IS IN SERVICE. THE JUMPER SHALL BE SIZED AS SHOWN BELOW.
3. THE TAPPING SLEEVE AND THE EXTENSION OF THE MAIN TO BE TAPPED SHALL BE DISINFECTED BY SPRAYING OR SWABBING PER SECTION 6 OF ANNA C651, LATEST EDITION.
4. UPON RECEIPT OF CLEARANCE FOR USE FROM FDEP AND MCU, THE CONTRACTOR SHALL REMOVE THE TEMPORARY JUMPER CONNECTION. THE 2" CORP VALVES ARE TO BE CLOSED AND PLUGGED WITH BRASS PLUGS. THE MAINS CAN NOW BE CONNECTED BY SLEEVE OR FLANGED CONNECTIONS.
5. ALL INSTALLATION AND MAINTENANCE IF THE TEMPORARY JUMPER CONNECTION ASSEMBLY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. WATER FOR TESTING AND DISINFECTION OF THE NEW WATER MAIN AND WATER FOR MAINTENANCE OR FLUSHING OF THE JUMPER SHALL BE PROVIDED BY THE CONTRACTOR.
7. ALL PIPING AND APPURTENANCES TO BE 2" FOR 4" AND BELOW WATER MAINS; 4" FOR 12" WATER MAINS; 6" FOR 16" WATER MAINS; 12" FOR 24" WATER MAINS.
8. ALL TAPS MUST BE LOCATED A MINIMUM OF 24" AWAY FROM ANY BELL AND/OR FITTING.

Marion County Florida	MCBCC: EFFECTIVE 04/13/2023	REVISION # 2	TEMPORARY JUMPER CONNECTION	7.3.2 UT 203



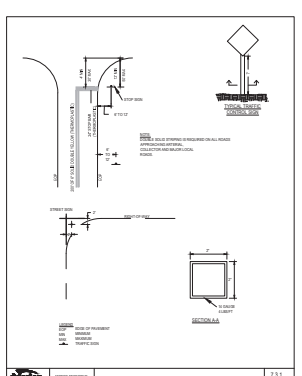
NOTES:
1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION (SEE UT111).
2. THE ACTUATING NUT FOR VALVES DEEPER THAN SIX (6) FEET SHALL BE EXTENDED TO COME UP TO 3 FOOT DEPTH BELOW FINISHED GRADE.
3. VALVE BOX SHALL BE SET ON FIVE (5) SOLID CONCRETE BLOCKS.
4. VALVE BOX LID TO BE LETTERED WITH THE WORD "WATER" OR "RECLAIMED".
5. INSTALL BRASS ID TAG IN CONCRETE.

Marion County Florida	MCBCC: EFFECTIVE 04/13/2023	REVISION # 2	GATE VALVE WALEK AND RELLAIMEU MAINS	7.3.2 UT 204



NOTES:
1. BACKFLOW PREVENTION ASSEMBLY SHALL BE INSTALLED AND MAINTAINED AS PER MARION COUNTY CROSS CONNECTION CONTROL ORDINANCE AND/OR PLUMBING CODE.
2. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE APPROVED BY USC FOCCC.
3. MINIMUM CLEARANCE OF 24" TO BE MAINTAINED AROUND ASSEMBLY FOR TESTING.
4. ALL BACKFLOW PREVENTION ASSEMBLIES MUST BE TESTED FOLLOWING INSTALLATION AND INITIATION OF WATER SERVICE. THE BACKFLOW PREVENTER ASSEMBLY TESTER MUST POSSESS A CURRENT AMERICAN WATER WORKS ASSOCIATION (AWWA) CERTIFICATION FOR BACKFLOW PREVENTER ASSEMBLY TESTING. A BACKFLOW TESTER CERTIFICATE, A COPY OF THE BACKFLOW PREVENTION ASSEMBLY TEST REPORT MUST BE SUBMITTED TO THE BACKFLOW & CCC COORDINATOR AT MCU WITHIN 14 DAYS FROM THE DATE OF TESTING.
6. MIN. 1.5" AND 18" ABOVE FINISH GRADE AND FLOOR/PAN.
7. METERS LARGER THAN 2" WILL REQUIE DISCUSSION WITH MCU.

Marion County Florida	MCBCC: EFFECTIVE 04/13/2023	REVISION # 1	2" AND SMALLER REDUCED PRESSURE AND/OR DOUBLE CHECK BACKFLOW ASSEMBLY	7.3.2 UT 209



	MCBCC: EFFECTIVE 10/1/2013	REVISION #1&2	INTERSECTION SIGN AND STRIPING DETAIL	7.3.1 TS 030

ENGINEER'S CERTIFICATION:
DATE:
PAOLO MASTROSERIO, P.E. 59081
MASTROSERIO ENGINEERING, INC. C.A.#30159
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CIVIL * ENVIRONMENTAL * SITE DESIGN
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OCALA, FL 34471
PH: (352)433-2185
PAOLO@MASTROSERIOENG.COM

DATE:	REVISION DESCRIPTION:
9-23-25	COUNTY RAI SUBMITTAL 1

DESIGNED BY: PM
DRAWN BY: AHC
CHECKED BY: PM
DATE: 02-28-2025

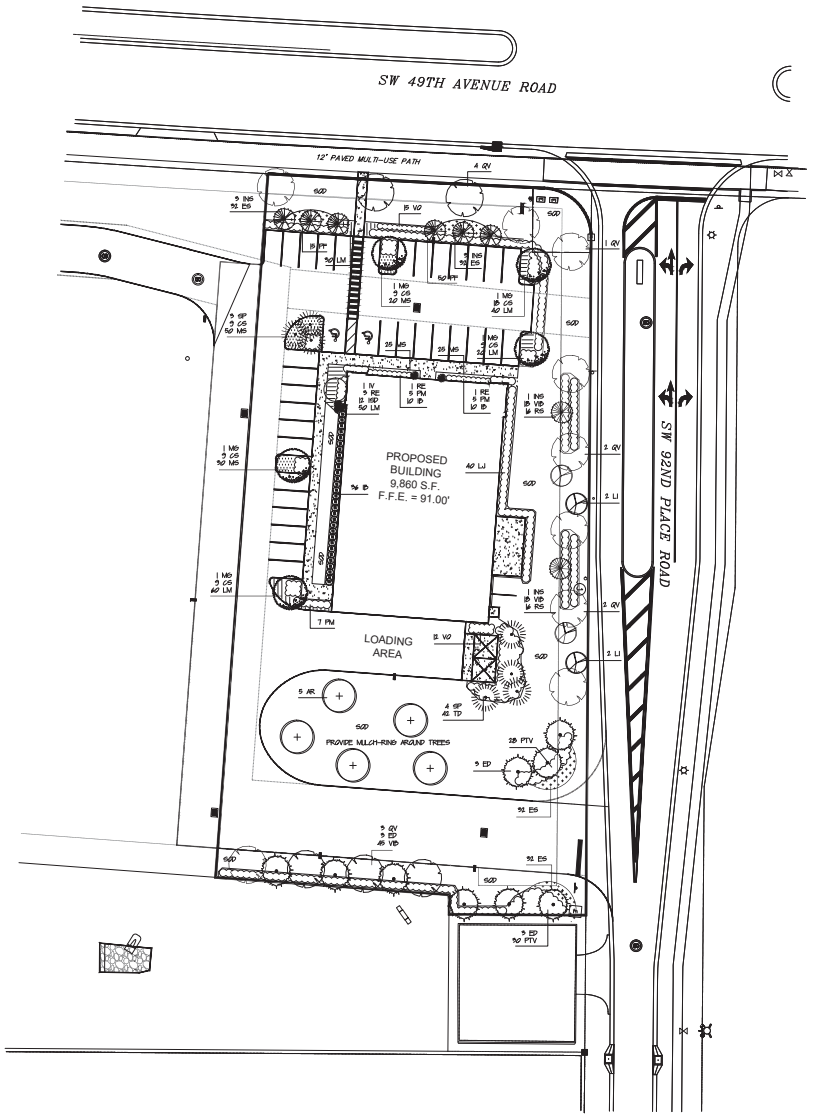
PROJECT: LIBERTY CROSSINGS - DOLLAR TREE MAJOR SITE PLAN
MARION COUNTY, FL SEC. 22, TWP. 16, RGE. 21

TITLE: DETAILS

SCALE: N.T.S.

JOB#: 25-05

SHEET C6 OF 6



LANDSCAPE MATERIAL LIST

SHADE TREES

5	AR	ACER RUBRUM 'FLORIDA FLAME'	FLORIDA MAPLE	NATIVE	#5 GAL, 5'-6" CAL, 10' TALL, SINGLE LEADER, FULL CANOPY
5	MG	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	NATIVE	#5 GAL, 5'-6" CAL, 10' TALL, SINGLE LEADER, FULL CANOPY
13	QV	QUERCUS VIRGINIANA	LIVE OAK	NATIVE	#5 GAL, 5'-6" CAL, 8' TALL, SINGLE LEADER, FULL CANOPY

ORNAMENTAL TREES

9	ED	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY		35 GAL, 2" CAL, 8' TALL, SINGLE LEADER, FULL CANOPY
5	INS	LEX X 'NELLIE STEVENS'	NELLIE STEVENS HOLLY		35 GAL, 2" CAL, 8' TALL, SINGLE LEADER, FULL CANOPY
4	LI	LAGERSTROEMIA INDICA	CRAPE MYRTLE		10 GAL, 1.5" CAL, 7' TALL, MULTI-TRUNK, FULL CANOPY
6	SP	SABEL PALMETTO	FLORIDA PALM	NATIVE	8' & 9' BW, MIN 10' CT, VARIED HEIGHTS, FULL BUD

SHRUBS

69	CS	CAMELLIA SANSAQUA	DWARF CAMELLIA		3 GAL, 15" – 18" TALL, FULL, SET 2.5' o.c.
338	ES	ERIAGROSTIS SPECTABILIS	PURPLE LOVE GRASS	NATIVE	3 GAL, 15" – 24" TALL, FULL
54	B	LEX BURFORDII	BURFORD HOLLY		3 GAL, 15" – 18" TALL, FULL, SET 2.5' o.c.
1	IV	LEX VOMITORIA 'PENDULA'	WEEPING HOLLY	NATIVE	15 GAL, 7' TALL, FULL, SPECIMEN
40	LJ	LIGUSTRUM JAPONICA	JAPANESE PRIVET		3 GAL, 15" – 24" TALL, FULL, SET 3' o.c.
68	PT	PHOTINIA FRASERI	RED-TIP		3 GAL, 15" – 24" TALL, FULL, SET 3' o.c.
68	PTV	PITTOSPORUM TOBIRA 'VARIEGATED'	VARIEGATED PITTOSPORUM		3 GAL, 15" – 24" TALL, FULL
17	PM	POSSOCARPUS MACROPHYLLUM	FLORIDA YEW		3 GAL, 30" – 36" TALL, FULL, SET 2.5' o.c.
6	RE	RHAPIS EXCELSA	LADY PALM		10 GAL, 24" – 30" TALL, FULL, SPECIMEN
92	RS	RUSSELIA SARMENTOSA	FIRECRACKER BUSH	NATIVE	3 GAL, 15" – 18" TALL, FULL
42	TD	TRIPSACUM DACTYLOIDES	PARAMATAGREE GRASS	NATIVE	3 GAL, 15" – 24" TALL, FULL
27	VO	VIBURNUM ODORATUM	WALTERS VIBURNUM	NATIVE	3 GAL, 15" – 18" TALL, FULL, SET 2.5' o.c.
81	VB	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM		3 GAL, 18" – 24" TALL, FULL, SET 3' o.c.

GROUNDCOVERS

11	ISD	ILEX STOKERS DWARF	DWARF HOLLY	NATIVE	3 GAL, 12" – 15" SPREAD, WELL-ROUNDED
735	LM	LIRIOPE MUSCARI 'BIG BLUE'	BORDER GRASS		1 GAL, MIN 7 – 9 TIPS, FULL, SET 18" o.c.
140	MS	MIMOSA STRIGILLOSA	SUNSHINE MIMOSA	NATIVE	1 GAL, 12" – 15" SPREAD, FULL, SET 24" o.c.
800		SP – ST AUGUSTINE 'FLORATAM' SOD			
24,000		SP – ARGENTINE-BAHIA SOD			

LANDSCAPE NOTES

1. ALL MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER
2. ALL LANDSCAPED AREAS SHALL BE MULCHED WITH 2" – 3" OF PINE BARK MULCH
3. MULCH SHALL NOT BE INSTALLED ON TOP OF THE ROOT BALLS OF ANY SHADE OR ORNAMENTAL TREES
4. ALL MATERIAL INSTALLED SHALL MEET THE 2018 GRADES AND STANDARDS FOR LANDSCAPE INSTALLATION
5. CERTIFICATION IS REQUIRED FROM THE NURSERY AND/OR THE LANDSCAPE CONTRACTOR THAT THE TREE ROOT BALL HAS BEEN SHAVED PER GRADES AND STANDARDS
6. ALL TREES MUST BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ACCEPTANCE
7. ALL NEW TREES MUST BE GUYED OR STAKED AS DETAILED
8. THERE ARE NO EXISTING TREES WITHIN THE PROJECT AREA
9. THE LANDSCAPE ARCHITECT SHALL REVIEW WITH THE CONTRACTOR ALL LANDSCAPING THAT IS TO BE DONE AND SHALL IDENTIFY THE LIMITS OF WORK.
10. PLACEMENT OF ALL LANDSCAPE MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT
11. ALL LANDSCAPE MATERIAL MUST BE INSTALLED WITH NATIVE PEAT AND SLOW-RELEASE NITROGEN FERTILIZER
12. ALL PALMS SHALL HAVE STRAIGHT, UNBLEMISHED TRUNKS AS APPROVED BY LANDSCAPE ARCHITECT
13. SABEL PALMS MAY BE 'HURRICANE' CUT BUT MUST MAINTAIN A FULL HEALTHY BUD
14. ALL MATERIAL SHALL BE GUARANTEED FOR 30 DAYS FROM THE DATE OF ACCEPTANCE
15. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING IN ALL TREES & PALMS AND REMOVING AIR-POCKETS
16. DURING THE ESTABLISHMENT PERIOD (FIRST 90 DAYS) THE LANDSCAPE CONTRACTOR SHALL APPLY A MINIMUM OF 60 – 80 GPD TO ALL NEW TREES AND PALMS
17. DURING INSTALLATION OF ALL PALMS 'DEHARD' PALM TRANSPLANT SHALL BE APPLIED PER MANUFACTURER'S SPECIFICATIONS AND CONTRACTOR MUST VERIFY THIS TO THE LANDSCAPE ARCHITECT
18. LANDSCAPE CONTRACTOR MUST LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION
19. NO PLANTINGS OR OTHER OBSTRUCTIONS MAY BE WITHIN THE 5' VEHICULAR OVERHANG AREA
20. ALL DISTURBED AREAS, OUTSIDE PLANTING BEDS, SHALL BE SODDED WITH ARGENTINE-BAHIA SOD
21. SOD SHALL BE INSTALLED WITH NO GAPS OR OVERLAPS AND JOINTS SANDED AS DIRECTED
22. ALL WIRE / MESH BACKING MUST BE COMPLETELY REMOVED PRIOR TO ACCEPTANCE
23. ALL SOD EDGES SHALL BE SHOVEL-CUT AND ROUNDED FOR MAINTENANCE
24. PLANTING SOIL USED FOR THE BUILDING PLANTERS AND BACKFILLING OF THE LANDSCAPE ISLANDS, ETC. MUST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION. ALL SOIL SHALL BE WEED-FREE, CONTAIN NO STICKS, ROCKS, OR OTHER FOREIGN OBJECTS, AND SHALL BE A MIXTURE OF 40% SAND, 50% LOAM, AND 10% TOP-SOIL.
25. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL PLANT MATERIAL, ROOTS, SOIL, AND OTHER LANDSCAPE ITEMS REMOVED FROM THIS SITE
26. THE LANDSCAPE CONTRACTOR MUST PROVIDE AN AS-BUILT OF THE IRRIGATION SYSTEM TO THE LANDSCAPE ARCHITECT PRIOR TO REQUESTING ANY INSPECTIONS AND/OR APPROVALS
27. THE CONTRACTOR SHALL KEEP THE SITE CLEAN OF ALL DEBRIS, SEDIMENT, DIRT, ETC. AND ENSURE THAT THAT DRAINAGE SYSTEM REMAINS CLEAR AND THAT PEDESTRIAN WAYS ARE NOT BLOCKED
28. DO NOT PLANT NEW TREES TOO DEEP. UNCOVER THE TRUNK FLARE AND SET THIS AT OR ABOVE THE SURROUNDING SOIL LEVEL
29. REMOVE ANY TREE WRAP FROM AROUND THE TRUNK OF NEW TREES TO BE INSTALLED
30. ALL NEW TREES AND SHRUBS MUST MEET THE 'AMERICAN STANDARDS FOR NURSERY STOCK' (ANSI Z60.1)
31. LANDSCAPE ARCHITECT MAY REQUIRE PRUNING OF NEW TREES AFTER INSTALLATION IF IT IS DETERMINED THAT THE TREES NEED A SINGLE DOMINANT LEADER ESTABLISHED OR CLUSTER BRANCHES REMOVED
32. ALL PLANT MATERIAL MUST MEET ALL OF THE SIZE SPECIFICATIONS, NOT JUST THE CONTAINER SIZE
33. HAVING THE LANDSCAPE ARCHITECT APPROVAL OF PLANT PLACEMENT IS ESSENTIAL FOR ACCEPTANCE
34. ALL SIZE SPECIFICATIONS SHOWN ON THE MATERIAL LIST ARE FOR THE HEIGHT OF THE MATERIAL UNLESS OTHERWISE NOTED. MEASUREMENT SHALL BE AS PER THE CURRENT INDUSTRY GRADES AND STANDARDS

MARION COUNTY NOTES

1. TREE PROTECTION SHALL CONTINUE DURING THE COURSE OF CONSTRUCTION. ALL REQUIREMENTS OUTLINED IN SECTION 6.7.9 E SHALL BE COMPLIED WITH BY ALL CONTRACTORS OPERATING ON SITE.
2. ALL REQUIREMENTS OUTLINED IN SECTION 6.7.9 SHALL BE COMPLIED WITH FOR ANY REPLACEMENT TREES REQUIRED ON THIS SITE BY THIS CONSTRUCTION
3. THE PRELIMINARY AND FINAL INSPECTIONS AS OUTLINED IN SECTION 6.7.8 SHALL BE COMPLIED WITH. NO CERTIFICATE OF OCCUPANCY OR CERTIFICATION OF COMPLETION SHALL BE ISSUED UNTIL THESE INSPECTIONS HAVE BEEN COMPLETED AND APPROVAL GRANTED
4. NOTES HAVE BEEN SHOWN REGARDING LICENSING (6.8.5 , 6.9.6), TREE PROTECTION (6.7.9 E), MAINTENANCE (6.8.5 , 6.5.8), FERTILIZER USE (6.8.6), AND WATERING (6.5.7)
5. ALL REQUIREMENTS OUTLINED IN SECTION 6.8.4 REGARDING FERTILIZER AND OTHER LANDSCAPE CHEMICALS SHALL BE COMPLIED WITH BY THE OWNER AND/OR OTHER LANDSCAPE PROFESSIONALS
6. UPON COMPLETION OF THE INSTALLATION, THE CONTRACTOR SHALL REQUEST AN INSPECTION BY THE DESIGN PROFESSIONAL. A LANDSCAPE AND IRRIGATION AS-BUILT CERTIFICATION SHALL BE SIGNED AND SEALED BY THE DESIGN PROFESSIONAL AND SUBMITTED TO THE MARION COUNTY LANDSCAPE ARCHITECT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY
7. ALL REQUIREMENTS OUTLINED IN SECTION 6.8.3 REGARDING LANDSCAPE MAINTENANCE SHALL BE COMPLIED WITH BY THE OWNER AND/OR OTHER MAINTENANCE PROFESSIONALS
8. ALL REQUIREMENTS OUTLINED IN SECTION 6.8.5 REGARDING LANDSCAPE INSTALLATION AND MAINTENANCE LICENSING AND CERTIFICATION SHALL BE COMPLIED WITH
9. ANY PERSON PROVIDING LANDSCAPE INSTALLATION SERVICES FOR HIRE SHALL MEET THE LICENSING AND CERTIFICATION REQUIREMENTS UNDER SECTION 6.8.5
10. ALL PLANTINGS SHALL BE INSTALLED ACCORDING TO BEST MANAGEMENT PRACTICES
11. TREES AND PALMS SHALL BE PROPERLY PLANTED AND GUYED OR STAKED
12. ALL PLANTINGS SHALL BE PROPERLY WATERED DURING INSTALLATION AND THROUGH THE ESTABLISHMENT PERIOD FOR HEALTHY GROWTH AS RECOMMENDED BY UF/IFAS
13. INSTALLATION SHALL MEAN SURVIVAL IN PERPETUITY AND REPLACEMENT IF NECESSARY OF ALL MATERIALS. DEAD AND/OR DYING PLANT MATERIAL SHALL BE REPLACED BY THE OWNER WITHIN 90 DAYS OF NOTIFICATION BY THE COUNTY

LANDSCAPE / OPEN SPACE

TOTAL PARCEL AREA	=	641,858 SF (14.73 AC)
LANDSCAPE AREA REQUIRED	=	77,380 SF (12%)
LANDSCAPE AREA PROVIDED	=	77,473 SF

TREE PRESERVATION

THERE ARE NO EXISTING TREES WITHIN THE PROJECT AREA

SHADE TREE CALCULATIONS

TOTAL PARCEL AREA	=	641,858 SF
SHADE TREES REQUIRED	=	214 (1 / 3000 SF)
SHADE TREES PROVIDED	=	22 (5 AR, 5 MG, 12 QV)

BUILDING LANDSCAPING

TOTAL BUILDING FRONTAGE	=	326 LF
LANDSCAPE AREA REQUIRED	=	114 LF (40%)
LANDSCAPE AREA PROVIDED	=	174 LF

NATIVE PLANTS

TOTAL PLANT MATERIAL	=	428
NATIVE PLANTS REQUIRED	=	299 (25% WITHIN USE)
NATIVE PLANTS PROVIDED	=	410

WEST BUFFER – 169 LF, TYPE 'C', 10' WIDE, 1690 SF

SHADE TREES REQUIRED	=	3.5 (1 / 100 LF)
SHADE TREES PROVIDED	=	4 (4 QV)
ORNAMENTAL TREES REQUIRED	=	4.5 (3 / 100 LF)
ORNAMENTAL TREES PROVIDED	=	6 (6 INS)
LANDSCAPE AREA REQUIRED	=	1015 SF (60%)
LANDSCAPE AREA PROVIDED	=	1100 SF

NORTH BUFFER – (NT – 47) 300 LF, TYPE 'C' BUFFER, 15' WIDE, 4500 SF

SHADE TREES REQUIRED	=	6 (1 / 100 LF)
SHADE TREES PROVIDED	=	6 (6 QV)
ORNAMENTAL TREES REQUIRED	=	9 (3 / 100 LF)
ORNAMENTAL TREES PROVIDED	=	10 (4 ES, 3 INS, 4 LI)
LANDSCAPE AREA REQUIRED	=	2250 SF (50%)
LANDSCAPE AREA PROVIDED	=	2675 SF

LANDSCAPE ISLANDS

TOTAL VUA	=	11,571 SF
LANDSCAPE ISLANDS REQUIRED	=	1,158 SF (10%)
OTHER PAVED AREAS	=	1,484 SF
LANDSCAPE ISLANDS REQUIRED	=	223 SF (1 / 50 SF)
TOTAL ISLANDS REQUIRED	=	1,767 SF
TOTAL ISLANDS PROVIDED	=	1,705 SF

A	400 SF	E	400 SF
B	140 SF	F	165 SF
C	50 SF	G	100 SF
D	1250 SF		

EAST BUFFER – 169 LF, TYPE 'C', 15' WIDE, 2535 SF

SHADE TREES REQUIRED	=	3.5 (1 / 100 LF)
SHADE TREES PROVIDED	=	4 (4 QV)
ORNAMENTAL TREES REQUIRED	=	5.7 (3 / 100 LF)
ORNAMENTAL TREES PROVIDED	=	6 (6 ES)
LANDSCAPE AREA REQUIRED	=	1,485 SF (60%)
LANDSCAPE AREA PROVIDED	=	1,600 SF

SCALE 1" = 30'

0 15 30 45 75 100

Richard A Kesselring

Digitally signed by Richard A Kesselring
Date: 2025.06.09 11:57:22 -04'00'

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

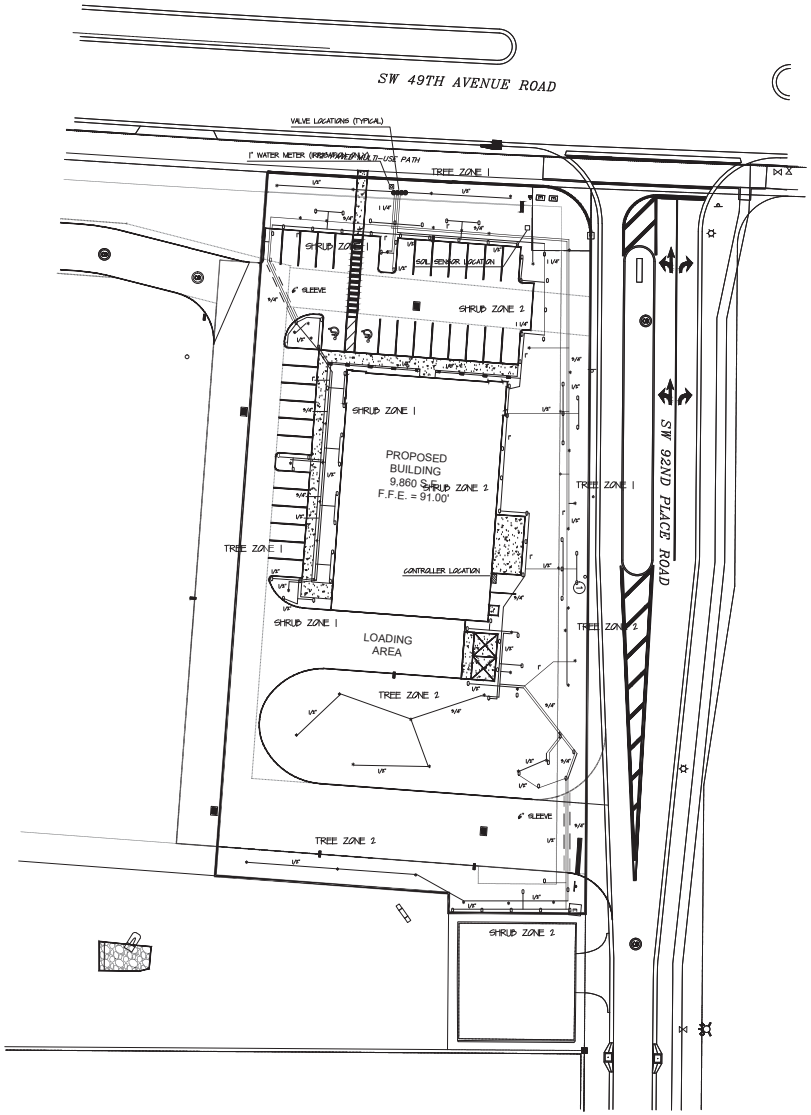
NO.	DATE	DESCRIPTION	BY
1	6/25	COUNTY COMMENTS	RAK

DRAWN BY: RAK
DATE: 2 / 25
SCALE: 1" – 30'
DRAWING NO:
JOB NO:
NEW NAME:
FB:
PG:

ENVIRONMENTAL DESIGN
ANDY KESSELRING, LANDSCAPE ARCHITECT
1800 SE 8th STREET (P.O. BOX 2531)
OCALA, FLORIDA 34478 (352) 629-2839
LANDSCAPE ARCHITECTURE, SITE PLANNING, DESIGN
GOLF COURSE DESIGN, COMMERCIAL–RESIDENTIAL DESIGN

LANDSCAPE PLAN
DOLLAR TREE @ LIBERTY CROSSING
MARION COUNTY FLORIDA

SHEET L001 of ____



IRRIGATION LEGEND

- ◊ HUNTER MP 1000 SERIES POP-UP SPRAY HEADS
- + HUNTER MP 2000 SERIES POP-UP SPRAY HEADS FOR SOD
- ✳ HUNTER PCB SERIES BUBBLER HEADS FOR TREES
- ☐ SOIL SENSOR LOCATION
- ⊠ 1" WATER METER – IRRIGATION USE ONLY
- ▨ HUNTER X-CORE (4 STATION) CONTROLLER
- ● 1 1/2" NELSON VALVES IN WATER-RESISTENT BOXES
- = = SLEEVING – SCH. 40 P.V.C.

IRRIGATION ZONE DATA

TREE ZONE 1	=	37.0 GPM
TREE ZONE 2	=	33.0 GPM
SHRUB ZONE 1	=	13.6 GPM
SHRUB ZONE 2	=	18.4 GPM

37.0 GPM x 2 = 1105 GPH x 5 = 3140 GPW / 7 = 979 GPD

GPM = GALLONS PER MINUTE
GPH = GALLONS PER ZONE RUN TIME
GPW = GALLONS PER WEEK
GPD = GALLONS PER DAY

IRRIGATION NOTES

1. MINOR CHANGES MAY BE MADE IN THIS LAYOUT WITH APPROVAL BY THE LANDSCAPE ARCHITECT
2. ALL HEAD LOCATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION
3. HEADS SHALL BE 1/4, 1/3, OR FULL CIRCLE AS EACH LOCATION REQUIRES
4. SPRAYS PATTERNS SHALL BE SET TO MINIMIZE SPRAY ONTO ADJACENT WALKS, DRIVES, AND BUILDINGS
5. WATER SOURCE TO BE A NEW 1" WATER METER (IRRIGATION ONLY) INSTALLED AS SHOWN. SEE CIVIL PLANS FOR LOCATION AND INSTALLATION
6. PRIOR TO ANY INSTALLATION, THE IRRIGATION CONTRACTOR SHALL INSPECT THE EXISTING SITE AND PROVIDE WRITTEN VERIFICATION TO THE LANDSCAPE ARCHITECT THAT THE PROPOSED COMPONENTS ARE SUFFICIENT FOR THE SYSTEM AS DESIGNED. ANY MODIFICATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION
7. THE CONTROLLER SHALL BE LOCATED IN THE GENERAL AREA SHOWN AND SHALL BE MOUNTED AS APPROVED BY THE LANDSCAPE ARCHITECT IN A LOCKABLE CASE.
8. THE OWNER WILL PROVIDE AN ELECTRICAL OUTLET IN THE CONTROLLER AREA
9. ALL VALVES SHALL BE INSTALLED IN WATER-RESISTENT BOXES
10. ALL SLEEVING MUST BE INSTALLED PRIOR TO THE LAMBROOKING OF THE PAVED AREAS
11. ALL SLEEVING SHALL BE SCH. 40 P.V.C. AND INSTALLED A MINIMUM OF 18" DEEP
12. ALL FEEDER LINES SHALL BE INSTALLED A MINIMUM OF 12" DEEP
13. RAINBIRD 'RAINCHECK' DEVICE SHALL BE INSTALLED TO MINIMIZE IRRIGATION DURING SUFFICIENT RAINFALL (RSD SERIES). IN ADDITION, AN ACCLIMA TDT SENSOR WITH SCX CONTROL MONITOR MUST BE INSTALLED AS LOCATED BY THE LANDSCAPE ARCHITECT FOR PROPER IRRIGATION AMOUNTS
14. THE ENTIRE SYSTEM MUST BE OPERATIONAL, REVIEWED, AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO FINAL ACCEPTANCE.
15. THE CONTRACTOR SHALL RETURN WITHIN THE FIRST 30 DAYS TO ADJUST THE SYSTEM AS NECESSARY AND DIRECTED BY THE LANDSCAPE ARCHITECT
16. ALL LABOR AND MATERIALS SHALL BE GUARANTEED FOR 1 YEAR FOR FINAL ACCEPTANCE
17. THE CONTRACTOR MUST PROVIDE AN AS-BUILT DRAWING TO THE LANDSCAPE ARCHITECT PRIOR TO FINAL ACCEPTANCE
18. BACKFLOW PREVENTION DEVICE MUST BE INSTALLED AT THE NEW METER LOCATION
19. SLEEVES MUST BE INSTALLED IN ALL AREAS WHERE IRRIGATION PIPING IS INSTALLED UNDER PAVEMENT
20. ZONES ARE DESIGNED TO FUNCTION AT 55 GPM AND 40 PSI AT THE VALVE LOCATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING AT ALL HEADS TO INSURE PROPER PRESSURE AND WATER QUANITY FOR THE DESIGNED COVERAGE
21. CONTRACTOR SHALL CONSULT WITH BOTH OWNER AND THE LANDSCAPE ARCHITECT FOR THE TIMING OF THE SYSTEM, BASED ON CURRENT WATER RESTRICTIONS
22. SYSTEM DOES NOT PROVIDE 100% COVERAGE OF THE ENTIRE PROJECT SITE. CONTRACTOR MUST ADJUST HEADS TO COVER NEW PLANT INSTALLATION AND SOD AREAS AS DIRECTED BY THE LANDSCAPE ARCHITECT
23. ALL LINE LOCATIONS MUST BE ADJUSTED ON-SITE TO INSURE THAT THEY DO NOT IMPACT THE MAJOR ROOT SYSTEMS OF THE TREES TO BE PRESERVED
24. ALL IRRIGATION HEADS SHALL BE LOW-VOLUMN, MIRCO-IRRIGATION TO MINIMIZE WATER CONSUMPTION
25. SET RUN TIMES FOR THE SYSTEM PER RECOMMENDATIONS BY IFAS @ EDIS/PSMSUFLEDU/AE336
26. ON HEADS LOCATED BELOW THE VALVE LOCATIONS, INSURE CHECK VALVES ARE INSTALLED AT THE HEAD
27. POP-UP HEIGHTS WITHIN SOD AREAS SHALL BE SET AT 6"
28. ALL VALVES SHALL HAVE A FACTORY-INSTALLED TILTER SENTRY AND VERIFIED BY CONTRACTOR
29. VERIFY CONTROLLER SET-UP WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
30. ALL IRRIGATION INSTALLATION SHALL MEET 2015 GRADES AND STANDARDS
31. NO IRRIGATION HEADS SHALL BE INSTALLED ON RISERS UNLESS SPECIFICALLY NOTED AND DETAILED
32. ALL AS-BUILTS, VERIFICATIONS, ETC. MUST BE SUBMITTED PRIOR TO FINAL INSPECTION AND ACCEPTANCE
33. BUBBLERS AT ALL TREES AND PALMS SHALL BE STAKED AT THEIR PROPER LOCATIONS

MARION COUNTY NOTES

1. UPON COMPLETION OF THE IRRIGATION SYSTEM INSTALLATION AND THE ACCEPTANCE OF THE AS-BUILT DIAGRAM AND OPERATIONAL INFORMATION, A FINAL INSPECTION AND LANDSCAPE / IRRIGATION RELEASE SHALL BE SIGNED AND SEALED BY THE IRRIGATION DESIGN PROFESSIONAL AND SUBMITTED TO THE MARION COUNTY LANDSCAPE ARCHITECT. ALL REQUIREMENTS OUTLINED IN SECTION 6.54 SHALL BE COMPLIED WITH BY THE IRRIGATION INSTALLATION PROFESSIONALS
2. ALL REQUIREMENTS IN SECTION 6.58 REGARDING SYSTEM INSTALLATION, SCHEDULING, OPERATION, AND MAINTENANCE SHALL BE COMPLIED WITH. SYSTEM SHALL BE OPERATED AND MAINTAINED IN ACCORDANCE WITH FLORIDA-FRIENDLY BEST MANAGEMENT PRACTICES FOR PROTECTION OF WATER RESOURCES BY THE GREEN INDUSTRIES OF THE FLORIDA YARDS AND NEIGHBORHOOD PROGRAM
3. ALL REQUIREMENTS OUTLINED IN SECTION 6.59 REGARDING THE IRRIGATION SCHEDULING SHALL BE COMPLIED WITH BY THE IRRIGATION INSTALLATION PROFESSIONALS
4. ALL REQUIREMENTS OUTLINED IN SECTION 6.510 REGARDING LICENSING AND CERTIFICATION OF THE IRRIGATION INSTALLATION AND MAINTENANCE PROFESSIONALS SHALL BE COMPLIED WITH
5. NOTES HAVE BEEN GIVEN REGARDING CLOSE-OUT REQUIREMENTS (6.56) WATERING INSTALLATION (6.55) AND INSTALLATION LICENSING REQUIREMENTS (6.510)

SCALE 1" = 30'

0 5 10 15 25 50 75 100

N

Richard A Kesselring

Digitally signed by Richard A Kesselring
Date: 2025.06.09 11:58:13 -04'00'

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

NO.	DATE	DESCRIPTION	BY
1	6/25	COUNTY COMMENTS	RAK

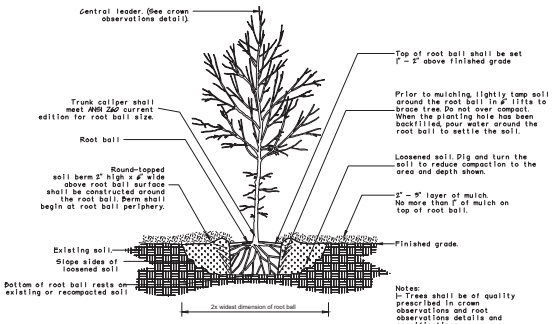
DRAWN BY: RAK
SCALE: 1" = 30'
JOB NO.:
DATE: 2 / 25
DRAWING NO.:
VIEW NAME:
FB. PG.

ENVIRONMENTAL DESIGN
1400 KESSELRING, LANDSCAPE ARCHITECT
P.O. BOX 5121
OCALA, FLORIDA 34478 (352) 622-8899
LANDSCAPE ARCHITECTURE, SITE PLANNING,
GOLF COURSE DESIGN, COMMERCIAL-RESIDENTIAL DESIGN

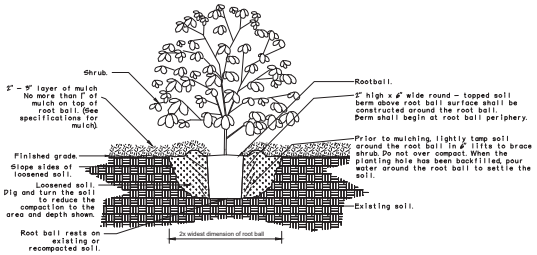
EDK

IRRIGATION PLAN
DOLLAR TREE @ LIBERTY CROSSING
MARION COUNTY FLORIDA

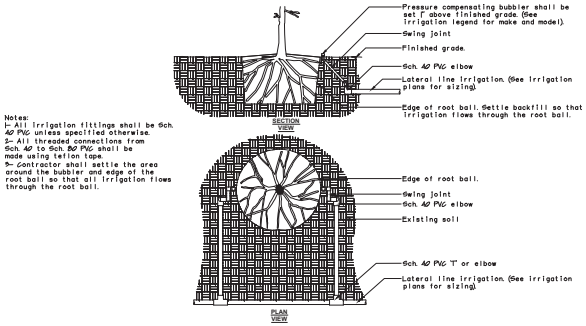
SHEET L002 of ____



TREE INSTALLATION

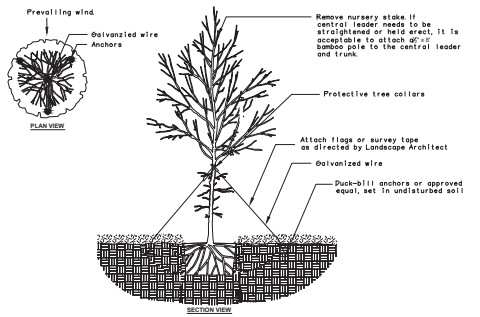


SHRUB INSTALLATION

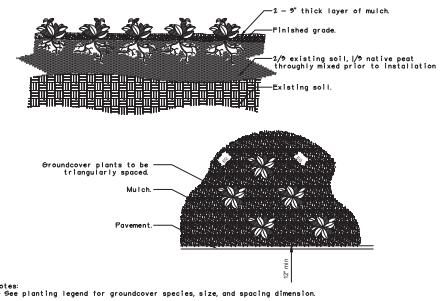


Notes:
1- All irrigation fittings shall be Sch. 40 PVC unless specified otherwise.
2- All threaded connections from Sch. 40 to Sch. 80 PVC shall be made using teflon tape.
3- Contractor shall settle the area around the bubbler and edge of the root ball so that all irrigation flows through the root ball.

TREE BUBBLER LAYOUT

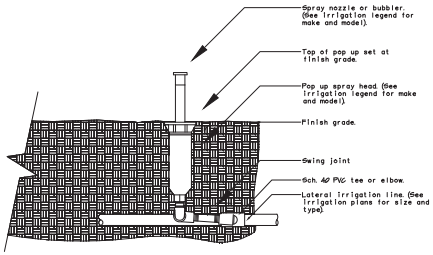


TREE STAKING - TREES < 2" CALIPER



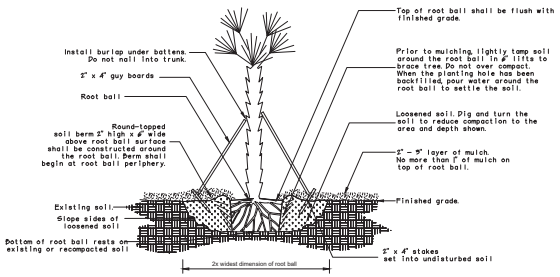
Notes:
1- See planting legend for groundcover species, size, and spacing dimension.

GROUNDCOVER INSTALLATION

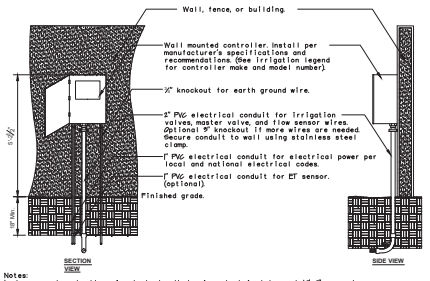


Notes:
1- 6" pop ups shall be used in turf areas.
2- Contractor shall settle soil around the pop up after installation.
3- All pop up spray heads shall have check valves.
4- All Sch. 40 PVC to Sch. 80 PVC connections shall be made using teflon tape.

POP UP-SPRAY HEAD



PALM INSTALLATION



Notes:
1- Common and controller wire to be bundled using electrical tape at 10'-0" on center.
2- Grounding rods shall be located between 5'-0" to 15'-0" away from the controller. Grounding rods shall be 8' in length. Connect the grounding rod to the controller using a gauge bare copper wire per manufacturer's specifications.
3- Rain sensor device shall be installed within 30' of the controller, a minimum of 15' high, and out from any overhead obstructions such as building overhangs, trees, or utilities.

WALL MOUNTED CONTROLLER

Richard A Kesselring

Digitally signed by Richard A Kesselring
Date: 2025.06.09 11:58:50 -04'00'

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

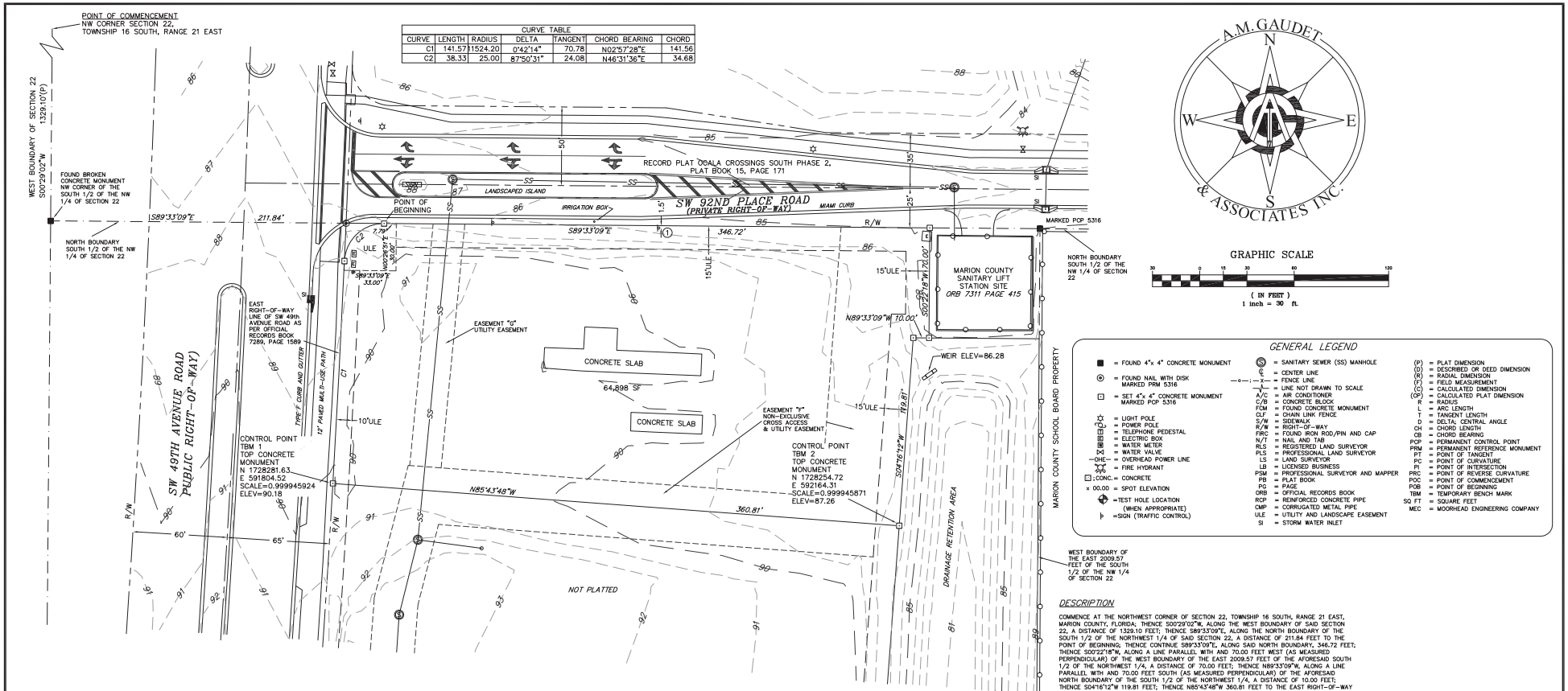
NO.	DATE	DESCRIPTION	BY
1	6/25	COUNTY COMMENTS	RAK

DRAWN BY: RAK
DATE: 2 / 25
SCALE: 1" - 30'
DRAWING NO.:
NEW NAME:
JOB NO.:
FB. PG.

ENVIRONMENTAL DESIGN
ANDY KESSELRING, LANDSCAPE ARCHITECT
1900 SE. 8th STREET P.O. BOX 5121
OCALA, FLORIDA 34478 (352) 622-8899
FLORIDA REGISTERED LANDSCAPE ARCHITECTURE, SITE PLANNING, GOLF COURSE DESIGN, COMMERCIAL-RESIDENTIAL DESIGN

LANDSCAPE AND IRRIGATION DETAILS
DOLLAR TREE @ LIBERTY CROSSING
MARION COUNTY FLORIDA

SHEET L-2 of ____



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	141.57	1524.20	0°42'14"	70.78	N02°57'28"E	141.56
C2	38.33	25.00	87°50'31"	24.08	N46°31'36"E	34.68

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

GENERAL LEGEND

- ■ = FOUND 4"x 4" CONCRETE MONUMENT
- ⊙ = FOUND NAIL WITH DISK MARKED PRM 5316
- ⊡ = SET 4"x 4" CONCRETE MONUMENT MARKED POP 5316
- ☼ = LIGHT POLE
- ○ = POWER POLE
- ▥ = TELEPHONE PEDESTAL
- ▣ = ELECTRIC BOX
- ▣ = WATER METER
- ⋈ = WATER VALVE
- —OHE— = OVERHEAD POWER LINE
- ⁂ = FIRE HYDRANT
- ⊡ CONC. = CONCRETE
- x 00.00 = SPOT ELEVATION
- = TEST HOLE LOCATION (WHEN APPROPRIATE)
- = SIGN (TRAFFIC CONTROL)
- Ⓢ = SANITARY SEWER (SS) MANHOLE
- ℄ = CENTER LINE
- —o—i—x— = FENCE LINE
- = LINE NOT DRAWN TO SCALE
- A/C = AIR CONDITIONER
- C/B = CONCRETE BLOCK
- FCM = FOUND CONCRETE MONUMENT
- CLF = CHAIN LINK FENCE
- S/W = SIDEWALK
- R/W = RIGHT-OF-WAY
- FIRC = FOUND IRON ROD/PIN AND CAP
- N/T = NAIL AND TAB
- RLS = REGISTERED LAND SURVEYOR
- PLS = PROFESSIONAL LAND SURVEYOR
- LS = LAND SURVEYOR
- LB = LICENSED BUSINESS
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- PB = PLAT BOOK
- PG = PAGE
- ORB = OFFICIAL RECORDS BOOK
- RCP = REINFORCED CONCRETE PIPE
- CMP = CORRUGATED METAL PIPE
- ULE = UTILITY AND LANDSCAPE EASEMENT
- SI = STORM WATER INLET
- (P) = PLAT DIMENSION
- (D) = DESCRIBED OR DEED DIMENSION
- (R) = RADIAL DIMENSION
- (F) = FIELD MEASUREMENT
- (C) = CALCULATED DIMENSION
- (CP) = CALCULATED PLAT DIMENSION
- R = RADIUS
- L = ARC LENGTH
- T = TANGENT LENGTH
- D = DELTA; CENTRAL ANGLE
- CH = CHORD LENGTH
- CB = CHORD BEARING
- POP = PERMANENT CONTROL POINT
- PRM = PERMANENT REFERENCE MONUMENT
- PT = POINT OF TANGENT
- PC = POINT OF CURVATURE
- PI = POINT OF INTERSECTION
- PRC = POINT OF REVERSE CURVATURE
- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING
- TBM = TEMPORARY BENCH MARK
- SQ FT = SQUARE FEET
- MEC = MOORHEAD ENGINEERING COMPANY

DESCRIPTION

COMMENCE AT THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE S00°29'02"W, ALONG THE WEST BOUNDARY OF SAID SECTION 22, A DISTANCE OF 1329.10 FEET; THENCE S89°33'09"E, ALONG THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 211.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°33'09"E, ALONG SAID NORTH BOUNDARY, 346.72 FEET; THENCE S00°22'18"W, ALONG A LINE PARALLEL WITH AND 70.00 FEET WEST (AS MEASURED PERPENDICULAR) OF THE WEST BOUNDARY OF THE EAST 2009.57 FEET OF THE AFORESAID SOUTH 1/2 OF THE NORTHWEST 1/4, A DISTANCE OF 70.00 FEET; THENCE N89°33'09"W, ALONG A LINE PARALLEL WITH AND 70.00 FEET SOUTH (AS MEASURED PERPENDICULAR) OF THE AFORESAID NORTH BOUNDARY OF THE SOUTH 1/2 OF THE NORTHWEST 1/4, A DISTANCE OF 10.00 FEET; THENCE S04°16'12"W 119.81 FEET; THENCE N85°43'48"W 360.81 FEET TO THE EAST RIGHT-OF-WAY LINE OF SW 49TH AVENUE ROAD AS PER RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 7289, PAGE 1589 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID BEING A NON-TANGENT CURVE, CONCAVE WEST, HAVING A RADIUS OF 1524.20 FEET, CENTRAL ANGLE OF 0°42'14" AND CHORD BEARING AND DISTANCE OF N02°57'28"E 141.56 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 141.57 FEET TO A POINT OF REVERSE CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET, CENTRAL ANGLE OF 87°50'31" AND CHORD BEARING AND DISTANCE OF N46°31'36"E 34.68 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 38.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 64,898 SQUARE FEET OR 1.49 ACRES WITHIN THE DESCRIBED BOUNDS.

NOTES REGARDING SCHEDULE BII

REFERENCE TITLE COMMITMENT NUMBER 1558946 BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY DATED AUGUST 19, 2024 AT 11:00 PM

ITEM NUMBER

6. COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN O.R. BOOK 7446, PAGE 148, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, WHICH CONTAIN PROVISIONS CREATING EASEMENTS AND/OR ASSESSMENTS AND DOES AFFECT THE DESCRIBED PROPERTY.
7. RIGHT-OF-WAY DEED AS RECORDED IN O.R. BOOK 2088, PAGE 340, PUBLIC RECORDS OF MARION COUNTY, FLORIDA IS REMOTE FROM THE SITE AND DOES NOT AFFECT THE DESCRIBED PROPERTY..
8. AGREEMENT AS RECORDED IN O.R. BOOK 2696, PAGE 1518, PUBLIC RECORDS OF MARION COUNTY, FLORIDA IS BLANKET IN NATURE AND DOES AFFECT THE DESCRIBED PROPERTY.
9. EASEMENT RECORDED IN O.R. BOOK 3826, PAGE 81, PUBLIC RECORDS OF MARION COUNTY, FLORIDA IS REMOTE FROM THE SITE AND DOES NOT AFFECT THE DESCRIBED PROPERTY.
10. EASEMENT RECORDED IN O.R. BOOK 5528, PAGE 1133, PUBLIC RECORDS OF MARION COUNTY, FLORIDA IS REMOTE FROM THE SITE AND DOES NOT AFFECT THE DESCRIBED PROPERTY.
11. DEVELOPER'S AGREEMENT AS RECORDED IN O.R. BOOK 6144, PAGE 249, O.R. BOOK 6144, PAGE 300, ASSIGNMENT AS RECORDED IN O.R. BOOK 6193, PAGE 472 AND AS MODIFIED IN O.R. BOOK 6813, PAGE 681, PUBLIC RECORDS OF MARION COUNTY, FLORIDA DOES NOT AFFECT THE DESCRIBED PROPERTY.
12. RIGHT-OF-WAY DEED AS RECORDED IN O.R. BOOK 6558, PAGE 1716, PUBLIC RECORDS OF MARION COUNTY, FLORIDA IS FOR A PORTION OF THE PUBLIC RIGHT OF WAY OF SW 49TH AVENUE ROAD AND SHOWN HEREON.
13. RIGHT-OF-WAY DEED AS RECORDED IN O.R. BOOK 6891, PAGE 717; AS CORRECTED IN O.R. BOOK 7289, PAGE 1589, PUBLIC RECORDS OF MARION COUNTY, FLORIDA IS FOR A PORTION OF THE PUBLIC RIGHT OF WAY OF SW 49TH AVENUE ROAD AND SHOWN HEREON.

SURVEYORS NOTES

1. BEARINGS ARE BASED ON THE WEST BOUNDARY OF SECTION 22, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY FLORIDA, AS SHOWN HEREON ASSUMED TO BEAR S00°29'02"W.
2. UNDERGROUND ENCROACHMENTS, IF ANY, NOT LOCATED. NO ABOVEGROUND IMPROVEMENTS EXIST EXCEPT AS SHOWN.
3. LANDS WERE NOT ABSTRACTED BY THIS COMPANY FOR OWNERSHIP, EASEMENTS OR OTHER INSTRUMENTS OF RECORD WHICH MAY AFFECT USE OR TITLE OF SAID LANDS.
4. EASEMENTS BASED ON PROVIDED TITLE INFORMATION FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AS REFERENCED HEREON.
5. SURVEY BASED ON EXISTING MONUMENTATION, RECORD PLAT, AND RECORDS OF THIS COMPANY.
6. ALL RIGHT-OF-WAYS SHOWN ARE PHYSICALLY OPEN UNLESS OTHERWISE NOTED. ACCESS TO THE PROPERTY IS VIA A PRIVATE CROSS ACCESS EASEMENT. ACCESS TO ADJOINING PUBLIC AND PRIVATE RIGHT OF WAYS ARE RESTRICTED.
7. DESCRIPTION WRITTEN BASED ON THIS SURVEY.
8. PARCEL ID NUMBER 35699-010-00 (PARTIAL).
9. NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL WAS NOTED.
10. UNDERGROUND UTILITIES NOT LOCATED. EXISTING UTILITIES SHOWN HEREON BASED ON AS-BUILT INFORMATION AND ABOVE GROUND EVIDENCE OF SUBTERRANEAN USE.
11. BASED ON GRAPHICAL PLOTTING ONLY, THE PROPERTY DESCRIBED HEREON LIES IN ZONE "X", AREAS OF MINIMAL FLOOD HAZARD, AS PER FLOOD INSURANCE RATE MAP NUMBER 12083C0704E, EFFECTIVE DATE APRIL 19, 2017.
12. ELEVATIONS BASED ON CONTROL FURNISHED IN THE CONSTRUCTION PLANS FOR SW 49TH AVENUES PHASE II, AND REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
13. DESCRIBED PROPERTY CURRENTLY IN PROCESS OF BEING PLATTED WITH MARION COUNTY.
14. EASEMENT "F" AND "G" BASED ON PROPOSED AMENDMENT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN O.R. BOOK 7446, PAGE 148, PUBLIC RECORDS OF MARION COUNTY, FLORIDA. "ULE" EASEMENTS BASED ON PROPOSED RECORD PLAT.
15. HORIZONTAL DATUM SHOWN HEREON BASED ON STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE (902), NORTH AMERICAN DATUM 1983 DERIVED UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK.

STATEMENT OF ENCROACHMENTS

(1) *STREET SIGN ENCROACHES ONTO DESCRIBED PROPERTY BY A MAXIMUM DISTANCE OF 1.5 FEET.*

CERTIFICATION

TO PANNENBIER LLC A GEORGIA LIMITED LIABILITY COMPANY, BP LIBERTY CROSSING LLC AMERIS BANK WEINBERG WHEELER HUDGINS GUNN & DIAL, LLC OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,3,4,5,8,14,20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 13TH, 2024

DATE OF PLAT OR MAP: JANUARY 16TH 2025

PRINTED SURVEY MAPS AND THE PRINTED COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. PRINTED COPIES OF DIGITALLY SIGNED AND SEALED DOCUMENTS ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Digitally signed by Andrus M Gaudet
Date: 2025.05.16 '09:41:35 -04'00

ANDRUS W. GAUDET CERTIFICATE No 5316 STATE OF FLORIDA REGISTERED LAND SURVEYOR

A.M. GAUDET & ASSOCIATES, INC. LB# 7158
ANDRUS M. GAUDET
REGISTERED LAND SURVEYOR # 5316
STATE OF FLORIDA

REVISED 5-16-25 ADDED COORDINATES TO CONTROL POINTS, ADDED NOTE 15

ALTA/NSPS LAND TITLE SURVEY

DOLLAR TREE

SOUTH 1/2 OF SECTION 22, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY FLORIDA

A.M. GAUDET & ASSOCIATES INC.
LAND SURVEYING – LAND PLANNING
P.O. BOX 4073–4709 SE 102nd PL. STE 3 BELLEVIEW, FLORIDA
PHONE: 352–245–2708 FAX: 352–245–2883

Job No.: 20–015	Drawing: DOLLARALTA	Scale: 1"= 30'	
Drawn by: AMG	Approved by: AMG	F.B. EFB Pg. 1	
Date Finished:	Office:	Field:	

SHEET NO. 1 OF 1 SHEETS

NOTICE: This plat has been produced for the purposes and uses of the client named hereon, his agents or assigns. Any reproduction of this plat, in total or part, by any method, without authorization or approval of said client or this company is strictly forbidden.

Marion County

Development Review Committee

Agenda Item

File No.: 2025-21043 **Agenda Date:** 10/20/2025 **Agenda No.:** 5.2.

SUBJECT:
Headsprings, LLC - Major Site Plan
5495 NE 25th St Ocala
Project #2022070125 #32134 Parcel #24141-000-00
Davis Dinkins Engineering, P.A.

October 17, 2025

PROJECT NAME: HEADSPRINGS, LLC
PROJECT NUMBER: 2022070125
APPLICATION: MAJOR SITE PLAN #32134

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: (1) If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org. (2) Proposed grading and drainage modifications that impact the FDOT ROW drainage systems need to be coordinated directly with FDOT.

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: 11/7/24-add waivers if requested in future

5 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO
REMARKS: After approval, plans will be electronically stamped by the County. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24”x 36” sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued. Until such time as that development order is issued, the project does not have final approval and construction, if applicable, shall not commence. For plans requiring As-Builts, As-Builts and associated documentation shall be submitted on paper in accordance with current county requirements.

6 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public water service area/provider
STATUS OF REVIEW: INFO
REMARKS: Marion County Utilities

7 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public sewer service area/provider

STATUS OF REVIEW: INFO
REMARKS: Marion County Utilities

8 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Central Sewer/Central Water

9 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: Additional 911 comments
STATUS OF REVIEW: INFO
REMARKS: Please be aware that the address will most likely change to reflect the main driveway access and frontage off of NE 58th Avenue when the building permit is submitted.

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 #32134

DEVELOPMENT REVIEW PLAN APPLICATION

Date: 10/25/2024

A. PROJECT INFORMATION:

Project Name: HEADSPRINGS, LLC
Parcel Number(s): 24141-000-00
Section 01 Township 15 Range 22 Land Use COMMERCIA Zoning Classification B2
Commercial ☐ Residential ☐ Industrial ☐ Institutional ☐ Mixed Use ☐ Other
Type of Plan: MAJOR SITE PLAN
Property Acreage +/- 4.22 Number of Lots Miles of Roads
Location of Property with Crossroads E Silver Springs Blvd, turn right onto NE 25th St., property on Left at end of road
Additional information regarding this submittal:

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

☑ **Engineer:**
Firm Name: DAVIS DINKINS ENGINEERING, P.A. Contact Name: Davis Dinkins
Mailing Address: 2201 SE 30th Ave, #302 City: Ocala State: FL Zip Code: 34471
Phone # 352.854.5961 Alternate Phone #
Email(s) for contact via ePlans: davis@dinkinsengineering.com

☐ **Surveyor:**
Firm Name: Contact Name:
Mailing Address: City: State: Zip Code:
Phone # Alternate Phone #
Email(s) for contact via ePlans:

Property Owner:
Owner: HEADSPRINGS, LLC Contact Name: NAVORZ F. SAJU
Mailing Address: 125 NE 1ST AVE, STE 1 City: OCALA State: FL Zip Code: 34470
Phone # 352.867.1347 Alternate Phone #
Email address:

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

Revised 6/2021

CLEAR FORM

HEADSPRINGS, LLC

MAJOR SITE PLAN

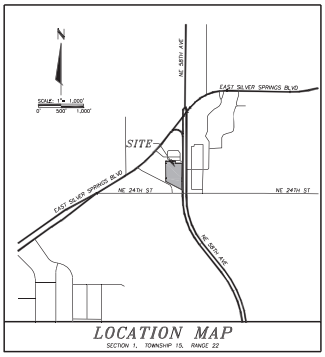
MARION COUNTY, FLORIDA

HDG Hotel Development & Management Group

HOME 2 SUITES BY HILTON

GENERAL NOTES:

1. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY "LAND DEVELOPMENT CODE" AND "UTILITY MANUAL" AS APPLICABLE. ANY WORK WITHIN THE FDOT RIGHT OF WAY SHALL CONFORM TO THE FDOT STANDARD PLANS INDEX (CURRENT EDITION).
2. NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL BY BOTH THE PROJECT ENGINEER, AND THE OFFICE OF THE COUNTY ENGINEER.
3. BUILDING SHALL BE HANDICAP ACCESSIBLE PER AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS FOR ACCESSIBLE DESIGN (LATEST EDITION).
4. **THE CONTRACTOR SHALL VERIFY THE LOCATION AND COVER OF ALL EXISTING UTILITIES AND REPORT ANY DISCREPANCY TO THE PROJECT ENGINEER. THERE MAY BE ADDITIONAL UTILITIES NOT SHOWN ON THESE PLANS. CAUTION IS ADVISED PRIOR TO DIGGING.**
5. TYPE III SILT FENCE SHALL BE INSTALLED AS SHOWN ON THESE PLANS PRIOR TO ANY CONSTRUCTION, MAINTAINED DURING THE LIFE OF THE PROJECT, AND REMOVED FOLLOWING COMPLETION OF CONSTRUCTION.
6. THE SITE SHALL REMAIN FREE OF EXCESS DUST AND DEBRIS AT ALL TIMES. ANY INCIDENCE OF EROSION, SEDIMENTATION, DUST OR DEBRIS OCCURRING OFF-SITE AS A RESULT OF CONSTRUCTION ACTIVITIES ON THIS DEVELOPMENT SHALL BE CORRECTED BY THE CONTRACTOR WITHIN 48 HOURS OF EACH OCCURRENCE.
7. ALL DRAINAGE FACILITIES AND STORM STRUCTURES MUST BE BUILT PRIOR TO CONSTRUCTION OF ANY IMPERVIOUS SURFACES.
8. IF UNSUITABLE MATERIAL IS ENCOUNTERED WITHIN THE PROPOSED PARKING LOT, TWO (2) FEET OF UNDERCUT BELOW THE BOTTOM OF BASE ELEVATION AND REPLACEMENT WITH SUITABLE FILL MATERIAL (FDOT TYPE B STABILIZATION OR EQUIVALENT STABILIZATION) IS RECOMMENDED. THE CONTRACTOR SHOULD PROVIDE A UNIT PRICE IN HIS INITIAL BID, AND HE SHALL NOTIFY THE PROJECT ENGINEER WHEN UNSUITABLE MATERIAL IS ENCOUNTERED. BEFORE PROCEEDING WITH ANY WORK RELATED TO UNSUITABLE MATERIAL, THE CONTRACTOR IS ADVISED TO CONTACT A LICENSED GEOTECHNICAL ENGINEER TO DETERMINE THE SUITABILITY OF THE IN-SITU SOIL AND THE AREA OF UNDERCUT THAT IS REASONABLY REQUIRED.
9. AUTO ASPHALT PAVEMENT SHALL BE 1-1/4" SURFACE COURSE (WITH TACK COAT), ON A 1" CONSTRUCTION LIFT (BOTH LIFTS TO BE FDOT SP 9.5), ON 6" LIMEROCK BASE (98% MAX DENSITY, 100 LBR) WITH PRIME COAT FULL WIDTH (0.1 GAL/SY), ON 12" (T.D.O.T. TYPE B) STABILIZED SUBGRADE (98% MAX DENSITY, 40 LBR). CONSTRUCTION REQUIREMENTS OF THE F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) SHALL GOVERN.
10. MINIMUM STRENGTH FOR ANY CONCRETE ON SITE SHALL BE 3000 P.S.I. AT 28 DAYS UNLESS INDICATED OTHERWISE ON THESE PLANS.
11. ANY DISTURBED ON-SITE AREAS LEFT UNPAVED SHALL BE RESTORED AND SODDED, SEEDED AND MULCHED, OR LANDSCAPED (AS APPLICABLE). ALL SODDED AREA SHALL BE UNDERCUT 2" PRIOR TO INSTALLATION.
12. IF A SINKHOLE SHOULD FORM ON THIS SITE, ALL APPLICABLE REPAIR PROCEDURES SHALL BE FOLLOWED AS OUTLINED IN TYPICAL SINK CHIMNEY REPAIR DETAIL SHOWN HEREON. ALSO, MARION COUNTY AND S.J.R.W.M.D. SHALL BE NOTIFIED IMMEDIATELY.
13. DAVIS DINKINS ENGINEERING, P.A. AND ITS EMPLOYEES ARE NOT RESPONSIBLE FOR ON-SITE SAFETY DURING CONSTRUCTION.
14. THE ELECTRICIAN SHALL COORDINATE WITH ELECTRIC SERVICE PROVIDER ANY MODIFICATIONS TO ELECTRIC SERVICE. ANY SLEEVING REQUIREMENTS SHALL BE COORDINATED WITH THE SITE CONTRACTOR.
15. THERE ARE NO WETLANDS ON THIS SITE.
16. AN AS-BUILT SURVEY SHALL BE PERFORMED BY A REGISTERED LAND SURVEYOR AND PROVIDED TO THE PROJECT ENGINEER FOR HIS USE IN CERTIFYING TO THE COMPLETION OF THE PROJECT PRIOR TO C.O. ALL AS-BUILTS SHALL COMPLY WITH CURRENT LDC, SECTION 6.14.8.
17. SITE CONTRACTOR MUST OBTAIN A PERMIT FROM THE COUNTY RIGHT-OF-WAY DIVISION PRIOR TO COMMENCEMENT OF WORK WITHIN THE COUNTY RIGHT-OF-WAY AND CONTRACTOR TO CONTACT MC INSPECTION TEAM 48 HOURS PRIOR TO CONSTRUCTION.
18. A PERMIT MUST BE OBTAINED FROM THE MARION COUNTY PERMITTING DIVISION PRIOR TO COMMENCEMENT OF ANY WORK WITHIN THE COUNTY RIGHT-OF-WAY.
19. MARION COUNTY UTILITIES PERSONNEL ARE TO INSPECT ANY WORK PERFORMED ON OR AROUND EXISTING MARION COUNTY UTILITIES INFRASTRUCTURE. A PRE-CONSTRUCTION MEETING IS REQUIRED TO BE HELD A MINIMUM OF 48 HOURS PRIOR TO START OF ANY CONSTRUCTION. CONTACT MARION COUNTY UTILITIES AT (352) 307-6520. ANY WORK MAY BE VALIDED. TO SCHEDULE, CONTACT MARION COUNTY UTILITIES' CONSTRUCTION OFFICER AT (352)-307-6163.
20. COPIES OF ALL RELATED PERMIT APPLICATIONS AND ISSUED PERMITS SHALL BE SUBMITTED TO THE DEVELOPMENT REVIEWER FOR THE MARION COUNTY UTILITIES DEPARTMENT.
21. THIS PROJECT IS LOCATED WITHIN THE SILVER SPRINGS PRIMARY PROTECTION ZONE.
22. FEMA HAS NOT DESIGNATED A 100-YEAR, 24-HOUR FLOOD ZONE ON THIS SITE. THE SITE IS IN FLOOD ZONE X.
23. ANY AND ALL SIGNAGE WILL REQUIRE ADDITIONAL PERMITTING (BY OTHERS).
24. ANY FIRE APPARATUS MUST COMPLY WITH THE FLORIDA FIRE PROTECTION CODE, AND SHALL BE FLOW TESTED AND COLOR CODED PER NFPA 291 RECOMMENDED PRACTICE FOR FIRE FLOW TESTING AND MARKING OF HYDRANTS. ALL PUBLIC AND PRIVATE HYDRANTS SHALL HAVE THE CAPS PAINTED PER NFPA 291. ALL FLOW TESTS SHALL BE TESTED PER NFPA 291 BY A THIRD PARTY CONTRACTOR AND WITNESSED BY A MARION COUNTY FIRE INSPECTOR. PRIVATE HYDRANTS SHALL BE MAINTAINED BY THE BUILDING OWNER AND SHALL BE PERIODICALLY TESTED ANNUALLY BY A CERTIFIED THIRD PARTY COMPANY WITH THE ANNUAL TESTING REPORTS PROVIDED TO MARION COUNTY FIRE RESCUE. FIRE HYDRANT LOCATIONS SHALL BE INDICATED BY PLACEMENT OF A BLUE REFLECTOR IN THE MIDDLE OF THE ROADWAY LANE CLOSEST TO THE HYDRANT.
25. CONTRACTOR TO COORDINATE LOCATION OF KNOX BOX(S) WITH FIRE MARSHAL PRIOR TO C.O.
26. BUILDING SHALL COMPLY WITH THE IN BUILDING PUBLIC SAFETY MINIMUM RADIO SIGNAL STRENGTH REQUIREMENTS PER NFPA 1 CHAPTER 11.10.1. THE LOCATION WILL NEED TO HIRE AN INDEPENDENT FIRM TO TEST THE STRENGTH OF THE SIGNAL AND IF DEEMED NECESSARY ADD EQUIPMENT WHICH ALLOWS THE BUILDING TO MEET THE MINIMUM POLICIES. THE BUILDING MUST HAVE A PASSING RADIO TEST PRIOR TO CALLING FOR THE FINAL FIRE INSPECTION OF THE BUILDING. ANY INSTALLATION OF EQUIPMENT MUST BE DONE UNDER A PERMIT AND BE APPROVED BY THE OFFICE OF THE FIRE MARSHAL.
27. BUILDING REQUIRES A PRIVATE FIREWALL INSPECTION AS PROGRESS CONTINUES ON THE BUILDING. THE THIRD PARTY INSPECTOR MUST BE APPROVED BY THE FIRE MARSHAL. ALSO, THE FIRM MUST SUBMIT WRITTEN REPORTS AT LEAST MONTHLY OR MORE FREQUENTLY TO THE FIRE MARSHAL ON THE PROGRESS OF INSPECTIONS AND FINDINGS.
28. THIS SITE IS WITHIN THE CRA OVERLAY ZONE.



LOCATION MAP
SECTION 1, TOWNSHIP 15, RANGE 22

PERMITS REQUIRED:

AGENCY	PERMIT	ISSUANCE DATE	NO.
F.D.E.P./N.P.D.E.S.	NOTICE OF INTENT	PENDING	-
MARION COUNTY	MAJOR SITE PLAN	PENDING	32134
S.J.R.W.M.D.	ENVIRONMENTAL RESOURCE PERMIT MODIFICATION	PENDING	327787-1
F.D.E.P.	POTABLE WATER DISTRIBUTION	PENDING	-
F.D.E.P.	SANITARY SEWER COLLECTION/TRANSMISSION	PENDING	-
F.D.O.T.	ACCESS CONNECTION	PENDING	2024-N-595-00039
F.D.O.T.	DRAINAGE CONNECTION	PENDING	2024-D-595-00038

WAIVERS REQUESTED:

CODE SECTION	WAIVERS REQUESTED	APPROVAL/CONDITIONS	DATE
6.11.8(1)	PARKING REQUIREMENTS	APPROVED	07-14-25
2.12.8	TOPOGRAPHICAL CONTOURS & SURVEY LESS THAN ONE YEAR OLD	APPROVED	07-14-25
DIVISION 5	MODIFIED ENVIRONMENTAL ASSESSMENT FOR LISTED SPECIES	APPROVED	07-14-25
6.8.6.A	BUFFERS	APPROVED ON APPEAL BY B.O.C.C.	08-19-25
6.8.7.A	PARKING AND VEHICULAR USE AREAS	APPROVED ON APPEAL BY B.O.C.C.	08-19-25
6.9.2.A	IRRIGATION PLAN	APPROVED	07-14-25
6.11.3.A.(5)	TRAFFIC IMPACT ANALYSIS	APPROVED AND NOT TO REQUIRE TRAFFIC STUDY PER MARION COUNTY ENGINEER (NATIONAL COOPERATIVE HIGHWAY RESEARCH PROGRAM) RIGHT TURN LANE REPORT FOR EACH PROPOSED CONNECTION POINT	07-14-25
6.11.5	DRIVEWAY ACCESS	APPROVED AS PROPOSED	07-14-25
6.13.7.B(2)	GEOTECHNICAL CRITERIA	APPROVED	07-14-25
6.13.8.B(1)	MINIMUM PIPE SIZE	APPROVED CONTINGENT ON PROVIDING SUPPORTING CALCULATIONS	07-14-25
5.9.3.D	C.R.A. ARCHITECTURAL STANDARDS	APPROVAL TO DEFER REVIEW OF ARCHITECTURAL STANDARDS TO BUILDING PLAN REVIEW	10-08-25
2.18.1	APPLICABILITY	APPROVED CONTINGENT ON MAKING CONTACT WITH THE INSPECTION TEAM 48 HOURS PRIOR TO CONSTRUCTION	10-08-25
7.1.3	CONSTRUCTION SPECIFICATIONS		

INDEX OF SHEETS:

SHEET	DESCRIPTION
C1	MAJOR SITE PLAN - COVER
C2	MAJOR SITE PLAN - F.D.O.T.
C3	MAJOR SITE PLAN - LAYOUT
C4	MAJOR SITE PLAN - JOINTING PLAN
C5	MAJOR SITE PLAN - SIGNAGE & STRIPING PLAN
C6	MAJOR SITE PLAN - UTILITY PLAN
C7	MAJOR SITE PLAN - PLAN & PROFILE
C8	MAJOR SITE PLAN - GRADING
C9	MAJOR SITE PLAN - DRAINAGE
C10	MAJOR SITE PLAN - DRAINAGE DETAILS
C11	MAJOR SITE PLAN - S.W.P.P.P.
C12 - C13	MAJOR SITE PLAN - MARION COUNTY DETAILS
C14	MAJOR SITE PLAN - ADDITIONAL DETAILS
INCORPORATED FOR REFERENCE - CERTIFIED BY OTHERS:	
S1 - S3	SURVEY (BY ROGERS ENGINEERING, LLC)
L1 - L2	LANDSCAPE PLAN (MICHAEL PAPE & ASSOCIATES, P.A.)
LTG-1	SITE LIGHTING LAYOUT / PHOTOMETRIC PLAN (MICHAEL PAPE & ASSOCIATES, P.A.)
IR-1	SITE IRRIGATION (BY MICHAEL PAPE & ASSOCIATES, P.A.)
TR-1	TREE REMOVAL PLAN (BY MICHAEL PAPE & ASSOCIATES, P.A.)

UTILITY CONTACT INFORMATION:

NOTE: CONTACT INFORMATION WAS OBTAINED FROM SUNSHI811.COM. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY PROVIDERS PRIOR TO CONSTRUCTION

WATER & SEWER:	MARION COUNTY UTILITIES (352) 307-6520 (352) 307-6500 24/7/365 CUSTOMER SERVICE
PHONE & FIBER OPTIC:	CENTURY LINK BILL MCCLOUD (800)-359-1414
	UNITI FIBER LLC CHARLIE CROFT (251)-214-7059
ELECTRIC	OCALA ELECTRIC UTILITY RANDY HAHN (352)-351-6615
GAS	TECO PEOPLES GAS- OCALA JOHN DOMINO (813)-275-3783

IMPORTANT!!

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

IMPERATIVE:

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

CONCURRENCY DEFERRAL NOTE:

THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITY. YOUR PROPERTY IS DEVELOPMENT OF PROPERTY ARE SUBJECT TO A CONCURRENCY DETERMINATION AT THE TIME YOU APPLY FOR PERMITS TO DEVELOP THE PROPERTY. THIS HAS NOT BEEN DETERMINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.

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

OWNER'S CERTIFICATION:

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

PROJECT OWNER — DATE
NAME, TITLE
ADDRESS
SUITE 1, OCALA, FL. US 34470

DESCRIPTION:

SEE ATTACHED SURVEY BY ROGERS ENGINEERING, LLC.

SURVEY NOTICE:

SEE SEPARATE SURVEY BY ROGERS ENGINEERING, LLC. FOR BEARINGS & DISTANCES, MONUMENTATION, AND STATE PLANE COORDINATES.

GENERAL STATEMENT:

THE CHARACTER AND INTENDED USE OF THESE PLANS IS FOR THE CONSTRUCTION OF A FIVE-STORY HOTEL, TOGETHER WITH ALL REQUIRED IMPROVEMENTS SHOWN HEREON.

SITE DATA:

PARCEL ID#:	24141-000-00
ZONING:	B-2
SPECIAL USE PERMIT:	RESOLUTION NO. 24-R-84 CASE 240102SU
FUTURE LAND USE:	COMMUNITY BUSINESS
PROPOSED USE:	COMMERCIAL
APPLICANT:	NAVROZ F. SAJAI, MANAGER HEADSPRINGS, LLC 125 NE 1ST AVE SUITE 1, OCALA, FL US 34470 (352) 867-1347
SITE LOCATION:	5490 N.E. 25TH ST. OCALA, FL
STANDARD SETBACKS:	FRONT= 40' SIDE= 10' REAR= 25'
MAXIMUM ALLOWABLE BUILDING HEIGHT (PER S.U.P.):	HORIZONTAL SPACE POSITION = 68' (TOP OF PARAPET WALL) TOP OF ROOF STAIRWELL = 80' TOP OF DECORATIVE ROOF FACADE = 90'
ON-HILL SITE AREA:	±185,890 S.F. (±4.22 ACRES)
PROJECT AREA:	±185,890 S.F. (±4.22 ACRES)
EXISTING IMPERVIOUS AREA:	±0 S.F. (0%)
PROPOSED BUILDING FOOTPRINT AREA:	±14,600 S.F. (7.9%)
GROSS BUILDING AREA (ALL FLOORS):	±72,100 S.F. (38.8%)
TOTAL BUILDING AREA:	±14,600 S.F. (7.9%)
PROPOSED IMPERVIOUS AREA:	±88,200 S.F. (56.2%)
TOTAL IMPERVIOUS AREA:	±88,200 S.F. (47.4%)
PROPOSED OPEN AREA: (NOT INCLUDING D.R.A.)	±87,690 S.F. (47.2%)

PARKING CALCULATIONS:

PARKING REQUIRED:	
108 GUEST ROOMS @ 0.5 SPACES/ROOM	53 SPACES
TOTAL =	53 SPACES
NOTE: THE PARKING CALCULATIONS ARE BASED ON THE ROOM COUNT ONLY - THE HOTEL DOES NOT OFFER ANCILLARY MEETING OR PUBLIC GATHERING SPACES OPEN TO THE GENERAL PUBLIC.	
PARKING PROVIDED:	
PROPOSED PARKING SPACES (INCLUDES E.V.)	101 SPACES
PROPOSED OVERSIZED SPACES	3 SPACES
PROPOSED HANDICAP SPACES	5 SPACES
TOTAL =	109 SPACES

TRAFFIC IMPACT STATEMENT:

BASED ON ITE 11TH GENERATION MANUAL, 11TH EDITION CODE 311 "ALL SUITES HOTEL" USING THE AVERAGE RATE EQUATION.

TRIPS PER DAY

CODE	TOTAL	ENTERING	EXITING
311	466	233	233

PM PEAK HOUR

CALCULATIONS ARE BASED ON ±108 ROOMS.

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 AND UTILITY MANUAL. I FURTHER CERTIFY THAT THESE PLANS MEET THE APPLICABLE REQUIREMENTS OF THE F.D.E.P. AND THE SITE DISTANCE REQUIREMENTS OUTLINED IN THE 2020 F.D.O.T. DESIGN MANUAL TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVIS L. DINKINS, P.E.
FL LICENSE NO. 80058

DATE

IT IS DIGITALLY SIGNED AND SEALED IN THE STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 80058. THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DAVIS L. DINKINS ON THE DATE INDICATED HERE.

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

PRELIMINARY FOR REVIEW ONLY

5	PER COUNTY REVIEW	10-14-25
4	PER COUNTY REVIEW	09-26-25
3	PER COUNTY REVIEW	08-29-25
2	PER OWNER/JURISDICTIONAL REVIEW	06-23-25
1	PERMITTING ISSUE	11-01-24
NO.	REVISION	DATE

DESIGN: D.D./J.S. | DRAW: J.S./S.U. | CHECK: D.L.D.

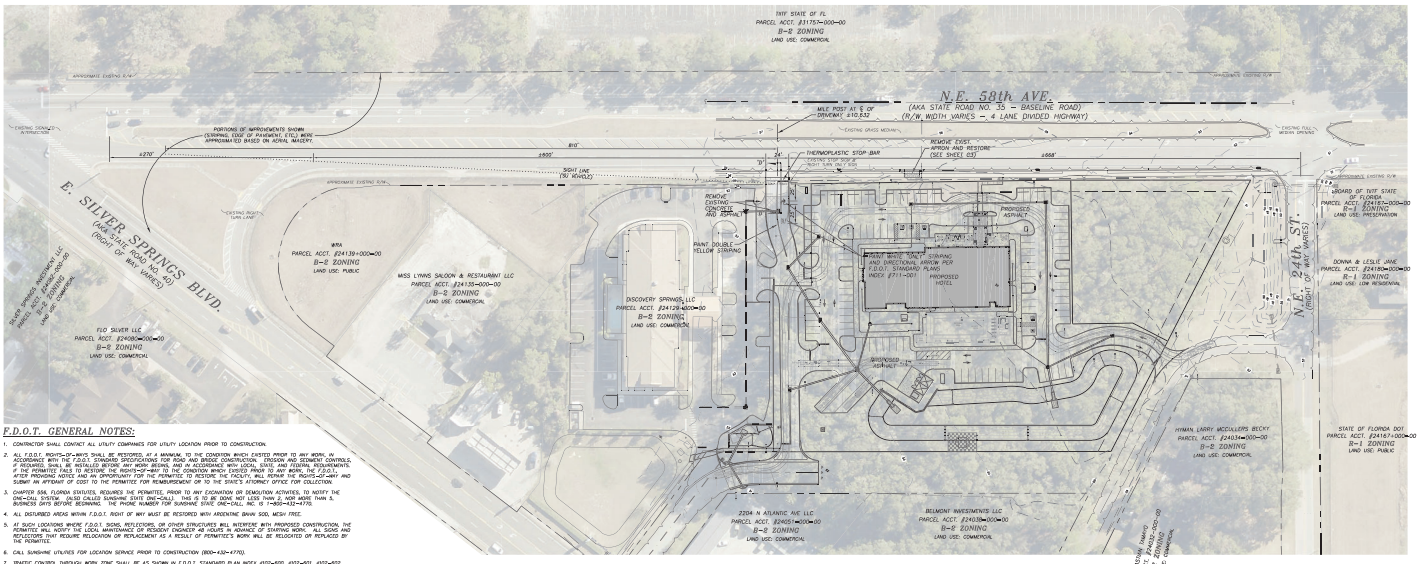
DAVIS DINKINS ENGINEERING, P.A.
CERTIFICATE OF AUTHORIZATION #28150
125 N.E. 1st AVENUE SUITE 2 OCALA, FL 34470 PHONE: (352) 854-5961

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

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

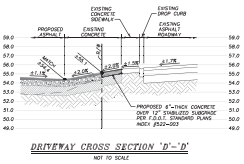
N

SCALE: 1"= 60'
0' 15' 60' 120'



F.D.O.T. GENERAL NOTES:

1. CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES FOR UTILITY LOCATION PRIOR TO CONSTRUCTION.
2. ALL F.D.O.T. RIGHTS-OF-WAYS SHALL BE RESTORED, AT A MINIMUM, TO THE CONDITION WHICH EXISTED PRIOR TO ANY WORK, IN ACCORDANCE WITH F.D.O.T. STANDARD PLANS INDEX #700-001. ALL SIGNS AND RELOCATED OR REPLACED BY THE PERMITTEE. IF REQUIRED, SHALL BE INSTALLED BEFORE ANY WORK BEGINS, AND IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS. IF THE PERMITTEE FAILS TO RESTORE THE RIGHTS-OF-WAY TO THE CONDITION WHICH EXISTED PRIOR TO ANY WORK, THE F.D.O.T. AFTER PROVIDING NOTICE AND AN OPPORTUNITY FOR THE PERMITTEE TO RESTORE THE FACILITY, WILL REPAIR THE RIGHTS-OF-WAY AND SUBMIT AN AFFIDAVIT OF COST TO THE PERMITTEE FOR REIMBURSEMENT OR TO THE STATE'S ATTORNEY'S OFFICE FOR COLLECTION.
3. CHAPTER 556, FLORIDA STATUTES, REQUIRES THE PERMITTEE, PRIOR TO ANY EXCAVATION OR DEMOLITION ACTIVITIES, TO NOTIFY THE ONE-CALL SYSTEM, (ALSO CALLED SUNSHINE STATE ONE-CALL). THIS IS TO BE DONE NOT LESS THAN 2, NOR MORE THAN 5, BUSINESS DAYS BEFORE BEGINNING. THE PHONE NUMBER FOR SUNSHINE STATE ONE-CALL, INC. IS 1-800-432-4770.
4. ALL DISTURBED AREAS WITHIN F.D.O.T. RIGHT OF WAY MUST BE RESTORED WITH ARGENTINE BAHIA SOD, WCSH FREE.
5. AT SUCH LOCATIONS WHERE F.D.O.T. SIGNS, REFLECTORS, OR OTHER STRUCTURES WILL INTERFERE WITH PROPOSED CONSTRUCTION, THE PERMITTEE WILL NOTIFY THE LOCAL MAINTENANCE OR RESIDENT ENGINEER 48 HOURS IN ADVANCE OF STARTING WORK. ALL SIGNS AND REFLECTORS THAT REQUIRE RELOCATION OR REPLACEMENT AS A RESULT OF PERMITTEE'S WORK WILL BE RELOCATED OR REPLACED BY THE PERMITTEE.
6. CALL SUNSHINE UTILITIES FOR LOCATION SERVICE PRIOR TO CONSTRUCTION (800-432-4770).
7. TRAFFIC CONTROL THROUGH WORK ZONE SHALL BE AS SHOWN IN F.D.O.T. STANDARD PLAN INDEX #102-600, #102-601, #102-602, AND #102-613 (AS APPLICABLE). THERE SHALL BE NO LANE CLOSURES FROM 4 PM TO 6 PM NORTHBOUND.
8. ALL STRIPING WITHIN F.D.O.T. RIGHT OF WAY SHALL BE IN ACCORDANCE WITH F.D.O.T. STANDARD PLANS INDEX #711-001 WITH LEAD FREE THERMOPLASTIC.
9. ALL SIGNAGE IS TO BE NCM UNLESS STATED OTHERWISE. SIGNS AND SIGN POSTS TO BE IN ACCORDANCE WITH F.D.O.T. STANDARD PLANS INDEX #700-010 AND #700-102.
10. RAISED REFLECTIVE PAVEMENT MARKERS ARE REQUIRED IN ACCORDANCE WITH F.D.O.T. STANDARD PLANS INDEX #706-001. BUT ARE NOT SHOWN FOR CLARITY PURPOSES.
11. CONFLICTING STRIPING TO BE REMOVED BY HYDROBLASTING.
12. ALL CONCRETE WITHIN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY THAT IS TO BE REMOVED WILL NEED TO BE SAWCUT AND REMOVED FROM THE CLOSEST CONTROL JOINT.
13. ANY NECESSARY EROSION CONTROL SHALL BE PER THE S.W.P.P.P.
14. ALL CONSTRUCTION WITHIN THE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE LATEST DESIGN STANDARDS, AND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE UTILITY ACCOMODATION MANUAL (UAM).
15. ALL MATERIALS INSTALLED WITHIN THE F.D.O.T. RIGHT-OF-WAY SHALL BE LIMITED TO THOSE ON THE F.D.O.T. QUALIFIED PRODUCTS LIST OR APPROVED PRODUCT LIST OF TRAFFIC CONTROL SIGNALS AND DEVICES.
16. THE POSTED SPEED LIMIT IS 45 MPH.
17. ALL CONCRETE WITHIN F.D.O.T. RIGHT-OF-WAY SHALL BE AN APPROVED F.D.O.T. MIX DESIGN OF 3,000 PSI MINIMUM.
18. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT A MINIMUM OF TWO (2) BUSINESS DAYS PRIOR TO ANY LANE CLOSURES OR BEGINNING ANY CONSTRUCTION WITHIN THE F.D.O.T. RIGHT-OF-WAY.
19. ALL AFFECTED SIDEWALKS, RAMPS, AND CROSSWALKS ARE TO BE BUILT TO MEET THE AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS FOR ACCESSIBLE DESIGN (LATEST EDITION).
20. PROJECT WILL BE RESPONSIBLE/REQUIRED TO UPDATE/ADD/REMOVE ANY SIGNS AND PAVEMENT MARKINGS THAT MAY BE IDENTIFIED IN FIELD BY THE INSPECTOR PRIOR TO FINAL CERTIFICATIONS.



DRIVEWAY CROSS SECTION 'D'-'D'
NOT TO SCALE

DAVIS DUNKINS ENGINEERING, P.A.
CERTIFICATE OF AUTHORIZATION #28150
125 N.E. 1st AVENUE SUITE 2 OCALA, FL 34470
PHONE: (352) 854-4961

NO	REVISION	DATE
4	PER COUNTY REVIEW	09-26-25
3	PER COUNTY REVIEW	08-21-25
2	PER OWNER/JURISDICTIONAL REVIEW	06-25-25
1	PERMITTING ISSUE	11-01-24

DESIGN: D.D./J.S. | DRAWN: T.K./E.U. | CHECK: D.L.D.

MAJOR SITE PLAN - F.D.O.T.

HEADSPRINGS, LLC

MARION COUNTY, FLORIDA

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

DAVIS L. DINKINS, P.E.
FL LICENSE NO. 60038

DATE

IF DIGITALLY SIGNED AND SEALED: DAVIS L. DINKINS, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 60038, THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DAVIS L. DINKINS ON THE DATE INDICATED HERE.

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

SHEET C2 OF 14

CONSTRUCTION NOTES:

A. ALL NOTES LISTED BELOW ARE THE RESPONSIBILITY OF THE SITE CONTRACTOR UNLESS STATED OTHERWISE.

B. THIS PLAN AND THESE NOTES ARE INTENDED TO INDICATE THE GENERAL SCOPE OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL REQUIRED IMPROVEMENTS TO COMPLETE THE PROJECT WETHER OR NOT SPECIFICALLY LISTED OR HEREIN.

C. THE CONTRACTOR IS RESPONSIBLE TO FAMILIARIZE THEMSELVES WITH EXISTING SITE CONDITIONS.

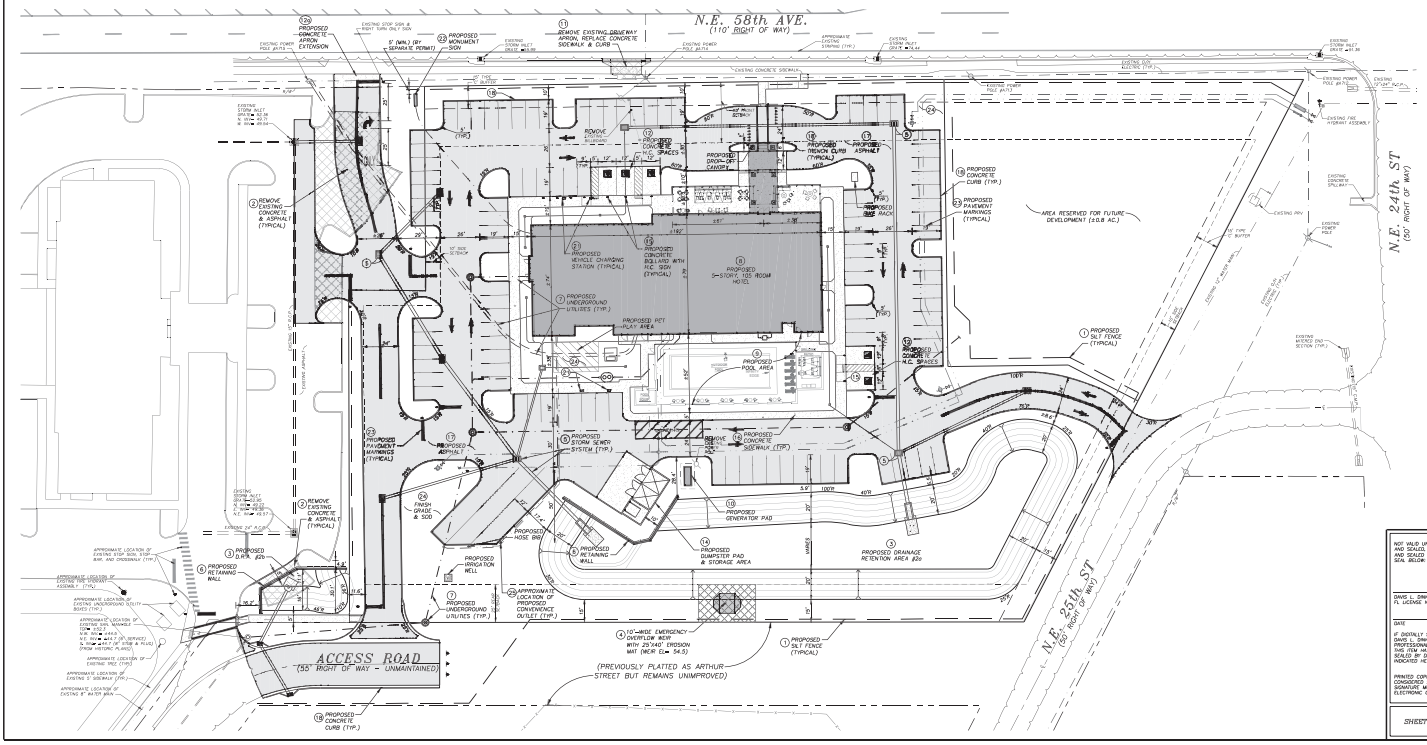
1. INSTALL SILT FENCE AND OTHER EROSION CONTROL AS SHOWN ON THE S.W.P.P.P. ON SHEET C11.
2. REMOVE EXISTING CONCRETE, CURB, ASPHALT, ELECTRIC, WELL, SEPTIC SYSTEMS, ETC. LOCATE AND PROPERLY ABANDON EXISTING WELL(S) PER S.J.R.W.M.D. AND F.D.E.P. REQUIREMENTS, (WELL ABANDONMENT PERMITS BY CONTRACTOR), AND SEPTIC SYSTEM. ADDITIONAL DEMOLITION THAT MAY BE REQUIRED TO PERFORM SITE IMPROVEMENTS IS THE RESPONSIBILITY OF THE SITE CONTRACTOR.
3. CONSTRUCT DRAINAGE RETENTION AREA WITH SODDED SIDE SLOPES. SEE TYPICAL SECTIONS ON SHEET C9.
4. CONSTRUCT EMERGENCY OVERFLOW WEIR WITH SODDED PYRIMAT 75 EROSION MAT. SEE DETAIL ON SHEET C10.
5. INSTALL STORM SEWER SYSTEM. SEE UTILITY PLAN NOTES, SPECIFICATIONS, ETC. NOT FULLY LABELED ON THIS SHEET FOR CLARITY.
6. CONSTRUCT C.M.U. RETAINING WALL OR APPROVED ALTERNATE (STRUCTURAL DESIGN BY OTHERS) WITH 4"-HIGH, DECORATIVE ALUMINUM PICKET FENCING, PEWTER COATED BLACK, AND MEETING THE REQUIREMENTS OF THE FLORIDA BUILDING CODE. CONTRACTOR TO VERIFY COLOR/STYLE/FINISH REQUIREMENTS WITH OWNER/ARCHITECT PRIOR TO CONSTRUCTION. TOP OF WALL ELEVATIONS ARE SHOWN ON THESE PLANS.
7. INSTALL UNDERGROUND UTILITIES (POTABLE, SANITARY, ELECTRIC, ETC.). SEE UTILITY PLAN NOTES, SPECIFICATIONS, ETC. NOT FULLY LABELED ON THIS SHEET FOR CLARITY.
8. CONSTRUCT HOTEL BUILDING (5 STORY, 106 ROOM), WITH DROP OFF CANOPY. COORDINATE DOWNSPOUT LOCATIONS PRIOR TO CONSTRUCTION. SEE GENERAL NOTES ON SHEET C1. (BY BUILDING CONTRACTOR).
9. CONSTRUCT POOL & GRILL AREA. SEE ARCHITECTURAL PLANS FOR ALL REQUIRED POOL DECK DRAINAGE, FENCING, PLUMBING, AND OTHER EQUIPMENT REQUIREMENTS. (BY BUILDING CONTRACTOR).
10. CONSTRUCT GENERATOR PAD (PER MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS). IMPORTANT!!! COORDINATE FINAL LOCATION, CONDUIT, AND GAS SERVICE REQUIREMENTS WITH OWNER/DEVELOPER PRIOR TO CONSTRUCTION.
11. REMOVE EXISTING CONCRETE APRON, REPLACE WITH CONCRETE CURB AND GUTTER (F.D.O.T. INDEX# 520-001), AND CONCRETE SIDEWALK (F.D.O.T. INDEX# 522-001). NOTE, REPLACE SIDEWALK AND CURB TO THE NEAREST EXISTING SAWCUT.
12. CONSTRUCT 6"-THICK, 4,000 PSI, CONCRETE H.C. SPACES (WITH 6x6 (10/10 WWM) OVER 12"-THICK STABILIZED SUBGRADE (98% MAX. DENSITY, 40 LBR). SEE PARKING SPACE DETAILS ON SIGNAGE & STRIPING PLAN.

12a CONSTRUCT 6"-THICK CONCRETE APRON EXTENSION PER F.D.O.T. STANDARD PLANS, INDEX #522-003.

13. INSTALL BRICK PAVERS WITH RIBBON CURB WHICH ADJACENT TO ASPHALT AS SHOWN (SEE JOINTING PLAN). SEE ARCHITECTURAL PLANS FOR DETAILS AND REQUIREMENTS. (BY BUILDING CONTRACTOR).
14. CONSTRUCT CONCRETE DUMPSTER PAD AND STORAGE AREA WHERE SHOWN PER ARCHITECTURAL PLANS.
15. INSTALL CONCRETE FILLED STEEL BOLLARDS WITH DECORATIVE BOLLARD COVERS, AND H.C. SIGNS WHERE APPLICABLE. SEE DETAILS ON SIGNAGE AND STRIPING PLAN.
16. CONSTRUCT 4"-THICK CONCRETE SIDEWALK (F10/F10 WWM), AND ALL REQUIRED CURB RAMPS AND DETECTABLE WARNING MATS PER F.D.O.T. STANDARD PLANS INDEX #522-001 & #522-002 (SEE CONCRETE SIDEWALK DETAILS).
17. CONSTRUCT ASPHALT PAVEMENT, SEE GENERAL NOTES 8 & 9 ON SHEET C1 AND ASPHALT DETAIL ON SHEET C4. IMPORTANT!!! PRIOR TO INSTALLATION OF BASE, CONTRACTOR TO COORDINATE ALL REQUIRED SLEEVING REQUIREMENTS.
18. CONSTRUCT CONCRETE CURBING – SEE JOINTING PLAN FOR LOCATIONS AND DETAILS OF CONCRETE CURB REQUIRED. CONSTRUCT 2' CURB TRANSITION 6"-HIGH TO FLUSH AT ALL CURB ENDS.
19. INSTALL A/C PADS AND DECORATIVE FENCING PER ARCHITECTURAL PLANS.
20. INSTALL BIKE RACK. SEE ARCHITECTURAL PLANS FOR DETAILS AND REQUIREMENTS.
21. INSTALL VEHICLE CHARGING STATIONS (PER MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS), IN THREE LOCATIONS. IMPORTANT!!! COORDINATE FINAL LOCATION, CONDUIT, AND OTHER REQUIREMENTS WITH OWNER/DEVELOPER PRIOR TO CONSTRUCTION.
22. INSTALL MONUMENT SIGNAGE (BY SEPARATE PERMIT). SITE CONTRACTOR TO COORDINATE SIGNAGE CONDUIT WITH BUILDING AND SIGN CONTRACTOR PRIOR TO INSTALLATION OF PAVEMENT BASE. SEE SHEET C5 FOR MONUMENT SIGN LOCATION ALONG SR 40.
23. INSTALL PAVEMENT MARKINGS AND SIGNAGE. SEE SIGNAGE AND STRIPING PLAN ON SHEET C5.
24. FINISH GRADE AND SOD ON LANDSCAPE (AS APPLICABLE) ALL DISTURBED AREAS ON-SITE AND OFF-SITE. SEE LANDSCAPE PLAN BY MICHAEL PAPE AND ASSOCIATES, PA.
25. INSTALL CONVENIENCE OUTLETS. SITE CONTRACTOR TO COORDINATE SERVICE CONDUIT WITH BUILDING CONTRACTOR PRIOR TO INSTALLATION OF PAVEMENT BASE.

CAUTION!!
PRIOR TO CONSTRUCTION, CONTRACTOR TO LOCATE AND VERIFY ALL UTILITIES AND CONTACT PROJECT ENGINEER. CAUTION IS ADVISED THAT THERE ARE FIBER OPTIC UTILITY LINES IN THE AREA. EXERCISE EXTREME CAUTION AND CONDUCT HAND EXCAVATION TO VERIFY THE EXACT LOCATION AND ELEVATIONS OF EXISTING UTILITIES AT POTENTIAL CONFLICT AREAS PRIOR TO CONSTRUCTION.

SCALE: 1"= 30'
0' 15' 30' 60'



DAVIS DUNKINS ENGINEERING, P.A.
CERTIFICATE OF AUTHORIZATION #28150
125 N.E. 1st AVENUE SUITE 2 OCALA, FL 34471
PHONE: (352) 854-4901

NO	REVISION	DRWN: TA/ZLJ	CHECK: D.L.D.	DATE
1	PERMITTING ISSUE			11-01-24
2	PER OWNER/JURISDICTIONAL REVIEW			04-25-25
3	PER COUNTY REVIEW			07-29-25
4	PER COUNTY REVIEW			09-29-25

MAJOR SITE PLAN – LAYOUT

HEADSPRINGS, LLC

MARION COUNTY, FLORIDA

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

DAVID L. DUNKINS, P.E.
FL LICENSE NO. 60038

DATE

IF DIGITALLY SIGNED AND SEALED:
DAVID L. DUNKINS, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 60038, THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DAVID L. DUNKINS ON THE DATE INDICATED HERE.

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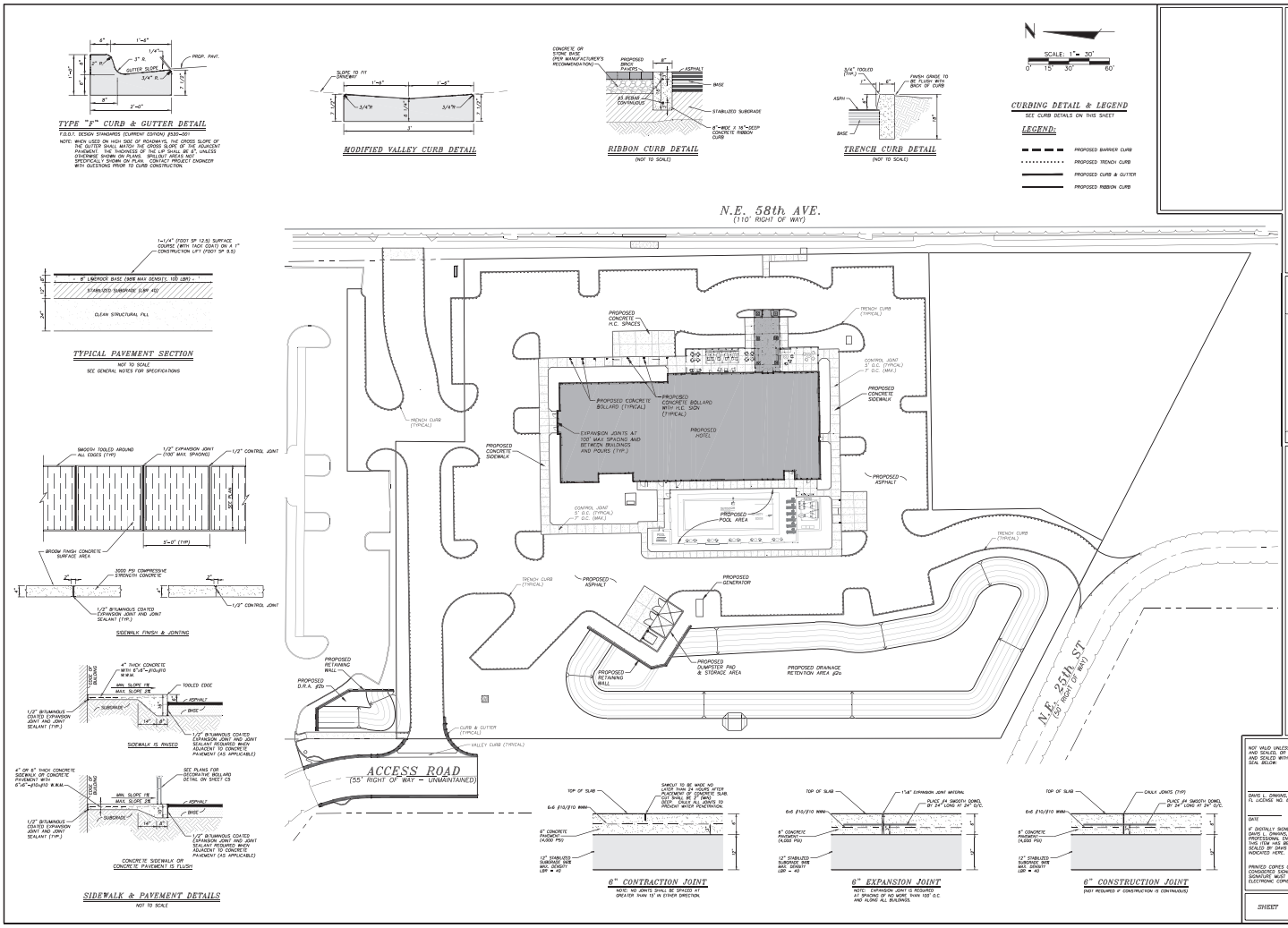
SHEET C3 OF 14


TYPE "F" CURB & GUTTER DETAIL
MODIFIED VALLEY CURB DETAIL
RIBBON CURB DETAIL
(NOT TO SCALE)
TRENCH CURB DETAIL
(NOT TO SCALE)
CURBING DETAIL & LEGEND
SEE CURB DETAILS ON THIS SHEET
LEGEND:
PROPOSED BARRIER CURB
PROPOSED TRENCH CURB
PROPOSED CURB & GUTTER
PROPOSED RIBBON CURB
SCALE: 1" = 30'
N.E. 58th AVE.
(110' RIGHT OF WAY)
TYPICAL PAVEMENT SECTION
NOT TO SCALE
SEE GENERAL NOTES FOR SPECIFICATIONS
SIDEWALK FINISH & JOINTING
SIDEWALK IS RAISED
SIDEWALK & PAVEMENT DETAILS
NOT TO SCALE
ACCESS ROAD
(55' RIGHT OF WAY - UNMAINTAINED)
N.E. 25th ST
(50' RIGHT OF WAY)
6" CONTRACTION JOINT
6" EXPANSION JOINT
6" CONSTRUCTION JOINT
DAVIS DINKINS ENGINEERING, P.A.
GEOPHYSICAL ENGINEERING
125 N.E. 1st AVENUE
SUITE 2
OCALA, FL 34470
PHONE: (352) 854-5961
CERTIFICATE OF AUTHORIZATION #28150
4 PER COUNTY REVIEW 09-26-25
3 PER COUNTY REVIEW 09-23-25
2 PER OWNER/JURISDICTIONAL REVIEW 06-23-25
1 PERMITTING ISSUE 11-01-24
NO REVISION DATE
DESIGN: D.D./J.S. DRAW: T.A./S.U. CHECK: D.L.D.
MAJOR SITE PLAN - JOINTING PLAN
HEADSPRINGS, LLC
MARION COUNTY, FLORIDA
NOT VALID UNLESS EITHER DIGITALLY SIGNED AND SEALED OR ORIGINALLY SIGNED, DATED AND SEALED WITH PROFESSIONAL ENGINEER'S SEAL BELOW.
DAVIS L. DINKINS, P.E.
FL LICENSE NO. 60338
DATE
IF DIGITALLY SIGNED AND SEALED, DAVIS L. DINKINS, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 60338, THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DAVIS L. DINKINS ON THE DATE INDICATED HERE.
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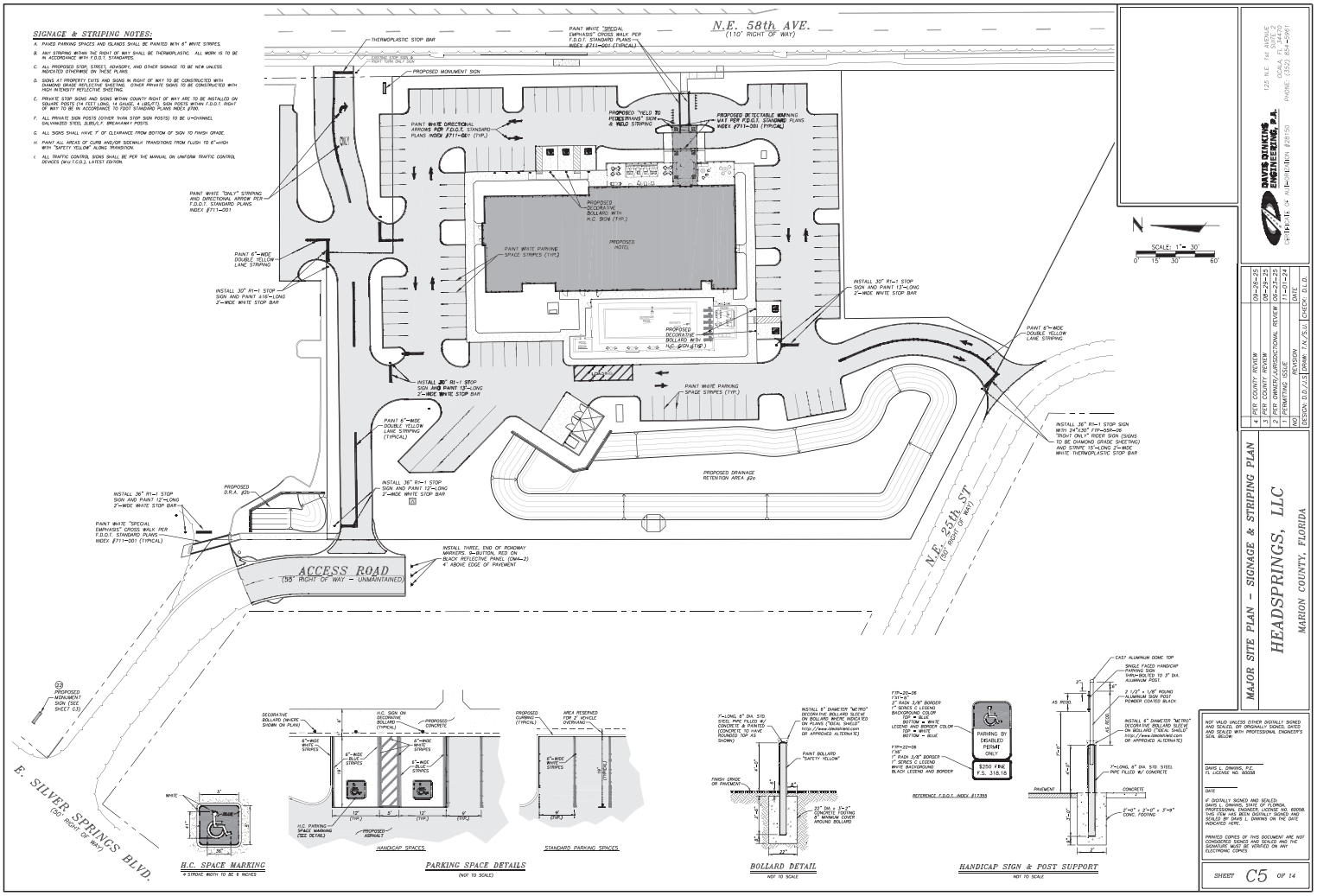
SHEET C4 OF 14


SIGNAGE & STRIPING NOTES:
A. PAVED PARKING SPACES AND ISLANDS SHALL BE PAINTED WITH 6" WHITE STRIPES.
B. ANY STRIPING WITHIN THE RIGHT OF WAY SHALL BE THERMOPLASTIC. ALL WORK IS TO BE IN ACCORDANCE WITH F.D.O.T. STANDARDS.
C. ALL PROPOSED STOP, DIRECT, ADVISORY, AND OTHER SIGNAGE TO BE NEW UNLESS INDICATED OTHERWISE ON THESE PLANS.
D. SIGNS AT PROPERTY EXITS AND SIGNS IN RIGHT OF WAY TO BE CONSTRUCTED WITH HIGH INTENSITY REFLECTIVE SHEETING. OTHER PRIVATE SIGNS TO BE CONSTRUCTED WITH HIGH INTENSITY REFLECTIVE SHEETING.
E. PRIVATE STOP SIGNS AND SIGNS WITHIN COUNTY RIGHT OF WAY ARE TO BE INSTALLED ON SQUARE POSTS (14 FEET LONG, 14 GAUGE, 4 LBS/FT). SIGN POSTS WITHIN F.D.O.T. RIGHT OF WAY TO BE IN ACCORDANCE TO FDOT STANDARD PLANS INDEX #700.
F. ALL PRIVATE SIGN POSTS (OTHER THAN STOP SIGN POSTS) TO BE U-CHANNEL GALVANIZED STEEL 2LBS/L.F. BREAKAWAY POSTS.
G. ALL SIGNS SHALL HAVE 7' OF CLEARANCE FROM BOTTOM OF SIGN TO FINISH GRADE.
H. PAINT ALL AREAS OF CURB AND/OR SIDEWALK TRANSITIONS FROM FLUSH TO 6"-HIGH WITH "SAFETY YELLOW" ALONG TRANSITION.
I. ALL TRAFFIC CONTROL SIGNS SHALL BE PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.), LATEST EDITION.
N.E. 58th AVE.
(110' RIGHT OF WAY)
THERMOPLASTIC STOP BAR
PAINT WHITE "SPECIAL EMPHASIS" CROSS WALK PER F.D.O.T. STANDARD PLANS — INDEX #711-001 (TYPICAL)
EXISTING SIGN (RR & RIGHT TURN ONLY SIGN)
PROPOSED MONUMENT SIGN
PROPOSED "YIELD TO PEDESTRIANS" SIGN & WALL STRIPING
PROPOSED DETECTABLE WARNING MAT PER F.D.O.T. STANDARD PLANS INDEX #711-001 (TYPICAL)
PAINT WHITE DIRECTIONAL ARROWS PER F.D.O.T. STANDARD PLANS INDEX #711-001 (TYP.)
ONLY
PAINT WHITE "ONLY" STRIPING AND DIRECTIONAL ARROW PER F.D.O.T. STANDARD PLANS INDEX #711-001
PROPOSED DECORATIVE BOLLARD WITH H.C. SIGN (TYP.)
PROPOSED HOTEL
PAINT WHITE PARKING SPACE STRIPES (TYP.)
PAINT 6"-WIDE DOUBLE YELLOW LANE STRIPING
INSTALL 30" R1-1 STOP SIGN AND PAINT 6'-6"-LONG 2'-WIDE WHITE STOP BAR
INSTALL 30" R1-1 STOP SIGN AND PAINT 13'-0"-LONG 2'-WIDE WHITE STOP BAR
PROPOSED DECORATIVE BOLLARD WITH H.C. SIGN (TYP.)
PAINT 6"-WIDE DOUBLE YELLOW LANE STRIPING
INSTALL 30" R1-1 STOP SIGN WITH 24"x30" FR-499-R "RIGHT ONLY" RIDER SIGN (SIGNS TO BE DIAMOND GRADE SHEETING) AND STRIPE 15'-0"-LONG 2'-WIDE WHITE THERMOPLASTIC STOP BAR
PAINT 6"-WIDE DOUBLE YELLOW LANE STRIPING (TYPICAL)
INSTALL 36" R1-1 STOP SIGN AND PAINT 12'-0"-LONG 2'-WIDE WHITE STOP BAR
PROPOSED D.R.A. #2
PROPOSED DRAINAGE RETENTION AREA #2
INSTALL 36" R1-1 STOP SIGN AND PAINT 12'-0"-LONG 2'-WIDE WHITE STOP BAR
PAINT WHITE "SPECIAL EMPHASIS" CROSS WALK PER F.D.O.T. STANDARD PLANS INDEX #711-001 (TYPICAL)
INSTALL THREE, END OF ROADWAY MARKERS, 9-BUTTON, RED ON BLACK REFLECTIVE PANEL (ONE-2) 4' ABOVE EDGE OF PAVEMENT
ACCESS ROAD
(55' RIGHT OF WAY - UNMAINTAINED)
N.E. 25th ST
(80' RIGHT OF WAY)
E. SILVER SPRINGS BLVD.
(80' RIGHT OF WAY)
PROPOSED MONUMENT SIGN (SEE SHEET C3)
N
SCALE: 1" = 30'
0 15 30 60
H.C. SPACE MARKING
* STRIPE WIDTH TO BE 6" INCHES
DECORATIVE BOLLARD (WHERE SHOWN ON PLAN)
H.C. SIGN ON DECORATIVE BOLLARD (TYPICAL)
PROPOSED CONCRETE
6"-WIDE WHITE STRIPES
6"-WIDE BLUE STRIPES
H.C. PARKING SPACE MARKING (SEE DETAIL)
PROPOSED ASPHALT
HANDICAP SPACES
PROPOSED CURBING (TYPICAL)
AREA RESERVED FOR 2' VEHICLE OVERHANG
STANDARD PARKING SPACES
PARKING SPACE DETAILS
(NOT TO SCALE)
7'-LONG, 6" DIA. STD. STEEL PIPE FILLED W/ CONCRETE & PAINTED (CONCRETE TO HAVE ROUNDED TOP AS SHOWN)
INSTALL 6" DIAMETER "METRO" DECORATIVE BOLLARD SLEEVE ON BOLLARD WHERE NOTED ON PLANS ("DEAL SHIELD" http://www.dealmarket.com OR APPROVED ALTERNATE)
PAINT BOLLARD "SAFETY YELLOW"
FINISH GRADE OR PAVEMENT
22" DIA. x 3'-7" CONCRETE FOOTING WITH 4" CONC. COVER AROUND BOLLARD
BOLLARD DETAIL
NOT TO SCALE
F19-20-08 (12"x18") 1" SIGN 3/8" BORDER 1" SERIES C LEGEND BACKGROUND, COLOR TOP = BLUE BOTTOM = WHITE LEGEND & BORDER COLOR TOP = WHITE BOTTOM = BLUE
F19-22-08 (12"x18") 1" SIGN 3/8" BORDER 1" SERIES C LEGEND WHITE BACKGROUND BLACK LEGEND AND BORDER
PARKING BY DISABLED PERMIT ONLY
$250 FINE F.S. 318.18
REFERENCE F.D.O.T. INDEX #17355
CAST ALUMINUM DOME TOP
SINGLE FACED HANDICAP PARKING SIGN WITH—BOLTED TO 3" DIA. ALUMINUM POST
2 1/2" x 1/8" ROUND ALUMINUM SIGN POST, POWDER COATED BLACK
AS REQD.
INSTALL 6" DIAMETER "METRO" DECORATIVE BOLLARD SLEEVE ON BOLLARD ("DEAL SHIELD" http://www.dealmarket.com OR APPROVED ALTERNATE)
7'-LONG, 6" DIA. STD. STEEL PIPE FILLED W/ CONCRETE
PAVEMENT
CONCRETE
2'-0" x 2'-0" x 3'-9" CONC. FOOTING
HANDICAP SIGN & POST SUPPORT
NOT TO SCALE
DAVIS DUNKINS ENGINEERING, P.A.
125 N.E. 1st AVENUE SUITE 2 OCALA, FL 34470
PHONE: (352) 854-1901
CERTIFICATE OF AUTHORIZATION #28150
09-26-25 08-21-25 11-01-24 DATE
4 PER COUNTY REVIEW
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NO REVISION CHECK: D.L.D.
DESIGN: D.D./J.C.S. DRAW: T.K./E.U.
MAJOR SITE PLAN - SIGNAGE & STRIPING PLAN
HEADSPRINGS, LLC
MARION COUNTY, FLORIDA
NOT VALID UNLESS EITHER DIGITALLY SIGNED AND SEALED OR ORIGINAL SIGNED, DATED AND SEALED WITH PROFESSIONAL ENGINEER'S SEAL BELOW
DAVID L. DAWKINS, P.E.
FL LICENSE NO. 60058
DATE
IF DIGITALLY SIGNED AND SEALED: DAVID L. DAWKINS, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 60058, THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DAVID L. DAWKINS ON THE DATE ADJACENT HERE.
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SHEET C5 OF 14

UTILITY CONSTRUCTION NOTES:

A. ALL NOTES LISTED BELOW ARE THE RESPONSIBILITY OF THE SITE CONTRACTOR UNLESS STATED OTHERWISE.

B. THIS PLAN AND THESE NOTES ARE INTENDED TO INDICATE THE GENERAL SCOPE OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL REQUIRED IMPROVEMENTS TO COMPLETE THE PROJECT WITHIN OR NOT SPECIFICALLY LISTED OR VISUALIZED HEREON.

C. THE CONTRACTOR IS RESPONSIBLE TO FAMILIARIZE THEMSELVES WITH EXISTING SITE CONDITIONS.

1. INSTALL STORM INLETS AND STORM PIPING. SEE STORM DATA CHART FOR SIZES AND INVERT INFORMATION.
2. INSTALL V-TYPE CONCRETE ENDWALL WITH CONCRETE SPLASHPAD WITH 6'-WIDE x 12'-DEEP CONC TOE AROUND PERIMETER. SEE DETAIL ON SHEET C10.
3. INSTALL MITERED END SECTION WITH CONCRETE SPLASHPAD (WHERE INDICATED) WITH 6'-WIDE X 12'-DEEP CONCRETE TOE AROUND PERIMETER. SEE DETAIL ON SHEET C10.
4. INSTALL HEAVY WALL P.V.C. ROOF DRAIN SYSTEM AT 1.00% SLOPE (MINIMUM) WITH NDS 12"X12" "SUPER SPEE-D-BASIN" INLETS WHERE SHOWN (SEE GRADING PLAN FOR SIZES, INVERTS, & GRATE ELEVATIONS AND SEE DETAIL ON SHEET C10). VERIFY AND COORDINATE DOWNSPOUT CONNECTION LOCATIONS WITH ARCHITECTURAL PLANS AND CANOPY PLANS PRIOR TO CONSTRUCTION.
5. CONNECT TO EXISTING SANITARY SEWER SYSTEM AND INSTALL 8" (303#-SDR26, GREEN) SANITARY SEWER MAIN WITH MANHOLES WHERE SHOWN. SEE SANITARY SEWER DATA CHART AND PLAN PROFILE ON SHEET C7.
6. INSTALL 6" P.V.C. (303#-SDR26, GREEN) SANITARY SEWER SERVICES AT 1.05% MINIMUM SLOPE AND 36" (MIN.) DEPTH WITH CLEANOUTS WHERE SHOWN (SEE DETAILS) AND SET INVERTS AND CROSSING DETAIL SHOWN ON SHEET C7. ALL CLEANOUTS IN PAVEMENT OR CONCRETE TO HAVE BRASS CAPS.
7. INSTALL HYDROMECHANICAL GREASE TRAP. SEE SHEET C14 FOR DETAILS AND REFER TO ARCHITECTURAL PLANS FOR INVERTS AND CONNECTIONS TO BUILDING SEWER SYSTEM.
8. INSTALL STRONG HARDWATER BASKET STYLE LINT/SOLIDS INTERCEPTOR (SEE DETAIL ON SHEET C14) OR APPROVED ALTERNATE PER M.E.P. AND MANUFACTURERS REQUIREMENTS.
9. INSTALL TEMPORARY JUMPER CONNECTION PER MARION COUNTY STANDARD DETAIL.
10. CONNECT TO EXISTING WATER MAINS AS SHOWN.
11. INSTALL 4" & 8" P.V.C. (C900, DR18, BLUE) WATER MAIN WITH VALVES & FITTINGS SHOWN AT 36" (MIN.) DEPTH. SEE SHEET C7 FOR CLEARANCE REQUIREMENTS.
12. INSTALL 4" P.V.C. (C900, DR18, BLUE) WATER SERVICE TO HOTEL WITH VALVES AND FITTINGS SHOWN AT 36" (MIN.) DEPTH. SEE SHEET C7 FOR CLEARANCE REQUIREMENTS.
13. INSTALL COMBINED 4" WATER METER ASSEMBLY AND 4" REDUCED PRESSURE BACKFLOW PREVENTER ASSEMBLY (TOBCO OR AMES) (BY CONTRACTOR) AT 12" MINIMUM ABOVE GROUND WITH INSULATED EXPOSED PIPES (SEE U12'S ON SHEET C12). SYMBOL TO BE CHANGED AND LOCATED CLOSED BY MCU). BACKFLOW PREVENTER TO BE INSTALLED WITH APPROVED EXPOSED PIPE INSULATION AND HEAT TAPE. CONTRACTOR TO VERIFY WITH MCU AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY REQUIRED METER SIZE WITH M.E.P. PLANS PRIOR TO CONSTRUCTION AND CONTACT PROJECT ENGINEER WITH ANY DISCREPANCIES.
14. INSTALL WATER SERVICE TO RESTROOM BUILDING AND INSTALL 1" P.V.C. WATER LINE TO DUMPSTER PAD ENCLOSURE AND INSTALL LOCKABLE HOSE BIB.
15. INSTALL POST INDICATOR VALVE AND INSTALL 8" ABOVE GROUND DOUBLE DETECTOR CHECK ASSEMBLY PER MARION COUNTY STANDARD DETAIL. D.D.C. TO BE CHAINED AND LOCKED WITH TAMPER SWITCHES MONITORED BY FIRE ALARM SYSTEM. INSTALL A 1" P.V.C. CONDUIT FROM BUILDING TO D.D.C. FOR ALARM WIRES. IMPORTANT: COORDINATE FINAL D.D.C. AND FIRE LINE SIZE(S) WITH FIRE PROTECTION PLAN PRIOR TO CONSTRUCTION.
16. INSTALL 6" & 8" P.V.C. (C900, DR18, BLUE) FIRE LINE AT 36" (MIN.) DEPTH. IMPORTANT: CONTRACTOR TO COORDINATE FINAL D.D.C. AND FIRE LINE SIZE WITH FIRE PROTECTION PLAN (BY OTHERS) PRIOR TO CONSTRUCTION.
17. INSTALL FIRE DEPARTMENT CONNECTION. CLEARANCES SHALL BE MAINTAINED OF 7.5' IN FRONT OF AND 10 THE SIDES OF THE FIRE DEPARTMENT CONNECTIONS. A SIGN READING "NO PARKING, FIRE DEPARTMENT CONNECTION" MEETING N.F.P.A. AND FIRE MARSHAL APPROVAL SHALL BE INSTALLED. IMPORTANT: CONTRACTOR TO COORDINATE FINAL D.D.C. AND FIRE LINE SIZE WITH FIRE PROTECTION PLAN (BY OTHERS) PRIOR TO CONSTRUCTION.
18. INSTALL FIRE HYDRANT & VALVE ASSEMBLY. ONSITE FIRE HYDRANTS TO BE FACTORY PAINTED YELLOW FOR PRIVATE OWNERSHIP PER MARION COUNTY REQUIREMENTS (SEE GENERAL NOTE #24 ON SHEET C1). ALL FIRE HYDRANTS SHALL OPEN COUNTER CLOCKWISE, LARGEST HOSE OUTLET TO BE NOT LESS THAN 18" ABOVE FINAL GRADE AND FACING ROADWAY. FIRE HYDRANT LOCATIONS SHALL BE INDICATED BY PLACEMENT OF A BLUE REFLECTOR IN THE MIDDLE OF THE ROADWAY LANE CLOSEST TO THE HYDRANT.
19. INSTALL IRRIGATION SLEEVING PER PLANS BY MICHAEL PAPE & ASSOCIATES, P.A. (NOT FULLY SHOWN/LABELED FOR CLARITY). IMPORTANT: CONTRACTOR TO VERIFY SIZES AND LOCATIONS WITH IRRIGATION PLAN AND COORDINATE SLEEVING REQUIREMENTS PRIOR TO INSTALLATION OF PAVEMENT BASE.
20. CONSTRUCT CONCRETE TRANSFORMER PAD AND 1ΦP BOX PAD (BY CONTRACTOR) AND INSTALL ELECTRIC EQUIPMENT (BY ELECTRIC COMPANY). IMPORTANT: CONTRACTOR TO COORDINATE FINAL LOCATION AND REQUIREMENTS WITH ELECTRIC COMPANY PRIOR TO CONSTRUCTION.
21. INSTALL TWO 4" SCHEDULE 40 P.V.C. ELECTRIC CONDUITS FOR PRIMARY ELECTRIC SERVICE FROM POWER POLE TO TRANSFORMER. SEE GENERAL NOTE #14. ELECTRICAL CONDUITS TO BE SEPARATED 18" (MIN.) HORIZONTALLY AND 12" (MIN.) VERTICALLY FROM ANY OTHER UTILITY CONDUIT. IMPORTANT: IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE FINAL ROUTING AND VERIFY CONDUIT REQUIREMENTS WITH ELECTRIC COMPANY PRIOR TO CONSTRUCTION.
22. INSTALL TWO 4" SCHEDULE 40 P.V.C. ELECTRIC CONDUITS FOR SECONDARY UNDERGROUND SERVICE FROM TRANSFORMER TO TAP BOX AND FROM TAP BOX TO BUILDING. SEE GENERAL NOTE #14. ELECTRICAL CONDUITS TO BE SEPARATED 18" (MIN.) HORIZONTALLY AND 12" (MIN.) VERTICALLY FROM ANY OTHER UTILITY CONDUIT. IMPORTANT: IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE FINAL ROUTING AND VERIFY CONDUIT REQUIREMENTS WITH ELECTRIC COMPANY PRIOR TO CONSTRUCTION.
23. INSTALL UNDERGROUND 2" P.V.C. (SCHEDULE 40) CONDUIT FROM BUILDING TO DUMPSTER PAD AREA FOR ELECTRIC SERVICE AND IRRIGATION CONTROLS. IMPORTANT: CONTRACTOR TO COORDINATE WITH GENERAL CONTRACTOR, M.E.P. PLANS, AND ELECTRICIAN FOR FINAL ROUTING PRIOR TO INSTALLATION.
24. INSTALL UNDERGROUND 2" P.V.C. (SCHEDULE 40) CONDUIT FROM BUILDING TO MONUMENT SIGN FOR ELECTRIC SERVICE. IMPORTANT: CONTRACTOR TO COORDINATE WITH GENERAL CONTRACTOR, M.E.P. PLANS, AND ELECTRICIAN FOR FINAL ROUTING PRIOR TO INSTALLATION.
25. INSTALL TWO (2), UNDERGROUND 4" P.V.C. (SCHEDULE 40) CONDUITS FROM MECHANICAL ROOM TO GENERATOR LOCATION (ONLY ONE SHOWN FOR CLARITY). IMPORTANT: IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH GENERAL CONTRACTOR, M.E.P. PLANS, AND ELECTRICIAN PRIOR TO INSTALLATION OF PAVEMENT BASE.
26. INSTALL GENERATOR (BY OTHERS). PAD REQUIREMENTS PROVIDED BY STRUCTURAL ENGINEER. IMPORTANT: IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE FINAL LOCATION, CONDUIT, AND GAS SERVICE REQUIREMENTS WITH OWNER/DEVELOPER PRIOR TO CONSTRUCTION.
27. INSTALL FOUR 2" SCHEDULE 40 P.V.C. CONDUITS TO BUILDING (TWO FOR TELEPHONE SERVICE, ONE FOR CATV & ONE FOR SPARE) (ONLY ONE SHOWN FOR CLARITY). IMPORTANT: IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE FINAL ROUTING AND VERIFY CONDUIT REQUIREMENTS WITH SERVICE PROVIDER & ARCHITECT PRIOR TO CONSTRUCTION AND CONTACT PROJECT ENGINEER. CONTRACTOR TO BE RESPONSIBLE FOR ANY NECESSARY DIRECTIONAL BORES.
28. INSTALL GAS SERVICE TO PROPOSED HOTEL AND FROM HOTEL TO PROPOSED GENERATOR AND PROPOSED POOL EQUIPMENT. IMPORTANT: IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE FINAL SIZE AND ROUTING WITH PROVIDER PRIOR TO INSTALLATION.
29. INSTALL SITE LIGHTING AT LOCATIONS SHOWN PER PLANS BY MICHAEL PAPE AND ASSOCIATES, PA. ALL FIXTURES AND LIGHT POLES SHALL BE BLACK. CONTRACTOR TO COORDINATE CONDUIT INSTALLATION WITH ELECTRICIAN PRIOR TO INSTALLATION OF PAVEMENT BASE.
30. INSTALL VEHICLE CHARGING STATIONS (THREE LOCATIONS). IMPORTANT: IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE FINAL LOCATION, CONDUIT, AND OTHER REQUIREMENTS WITH OWNER/DEVELOPER PRIOR TO CONSTRUCTION.
31. INSTALL UNDERGROUND 2" P.V.C. (SCHEDULE 40) CONDUIT FROM BUILDING TO IRRIGATION WELL FOR ELECTRIC SERVICE.
32. INSTALL IRRIGATION WELL WITH COUNTY APPROVED BACKFLOW PREVENTER. APPROXIMATE LOCATION SHOWN, VERIFY FINAL LOCATION WITH LANDSCAPE/IRRIGATION PLAN PRIOR TO CONSTRUCTION. SEE IRRIGATION PLAN BY OTHERS FOR REQUIREMENTS. PRIOR TO ACCEPTANCE BY OWNER, THE CONTRACTOR SHALL HAVE THE WATER TESTED TO DETERMINE THE NEED FOR A FILTER SYSTEM ON IRRIGATION WELL. CONTRACTOR SHALL PROVIDE AN ALTERNATE PRICE IN THEIR INITIAL BID FOR INSTALLATION OF A FILTER SYSTEM IF NEEDED. (POINTING BY IRRIGATION CONTRACTOR)

N

SCALE: 1" = 30'

0' 15' 30' 60'

FIRE FLOW DETERMINATION: HOME 2 (472,100 S.F.)

i.) BUILDING CLASSIFICATION: F.R.C. NFPA
VB #B (2002)

ii.) W2000 FIRE FLOW (WF) PER TABLE 18.4.4.2.1 (NFPA 1 2024): 5,750 GPM, 4 HR DURATION

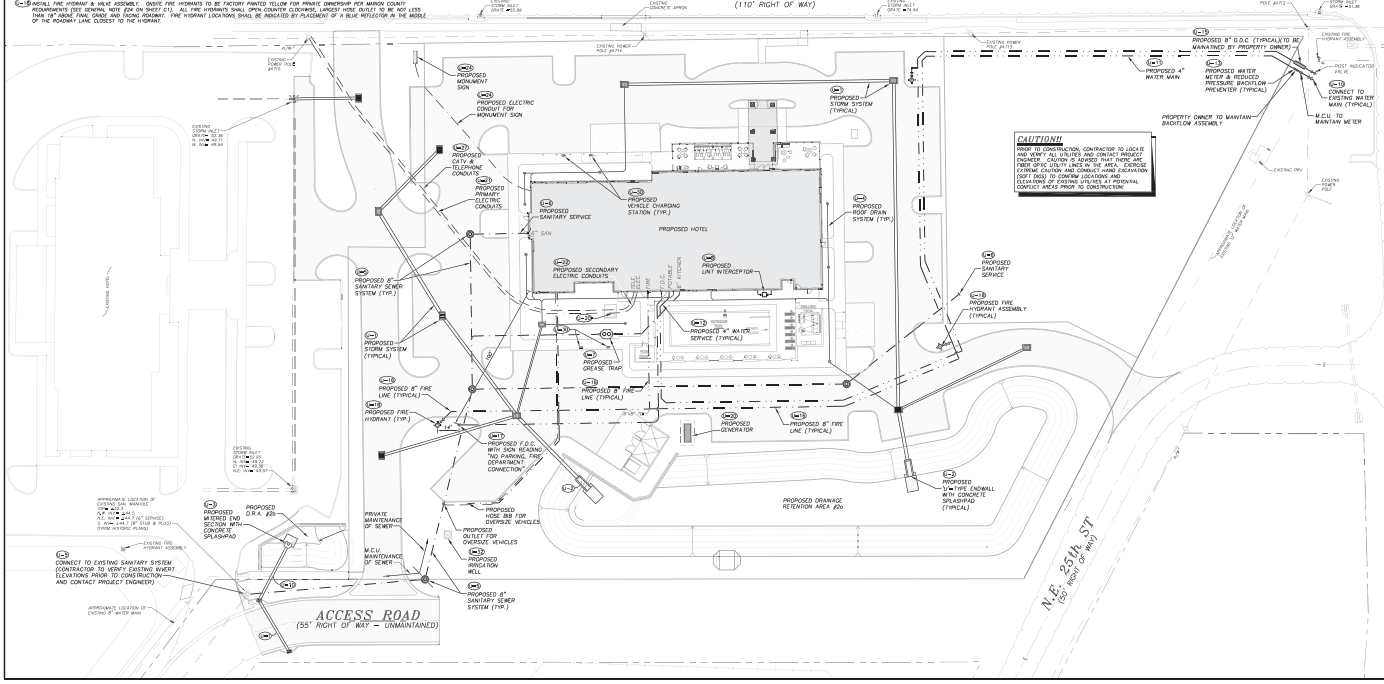
iii.) PER TABLE 18.4.4.2.1 (NFPA 1 2024):
1 HYDRANT PROVIDED ≤ 250 FT. FROM BUILDING
1 HYDRANT PROVIDED ≤ 250 FT. AND ≤ 500 FT. FROM BUILDING
1 HYDRANT PROVIDED > 500 FT. AND ≤ 1000 FT. FROM BUILDING

1,500 GPM @ 3
1,000 GPM @ 1
250 GPM @ 1
= 6,250 GPM FIRE FLOW & 6

NOTES:
1. # INDICATES INFORMATION PROVIDED BY PROJECT ARCHITECT.
2. A INDICATES FLOW TESTS REQUIRED TO VERIFY MINIMUM FLOW AND PRESSURE (20 PSI) IS PROVIDED BY HYDRANTS.
3. SHOULD EITHER NOT BE MET, ADDITIONAL HYDRANTS WITHIN 1000 FT. OF THE BUILDING MAY BE EVALUATED AND/OR AN ADDITIONAL HYDRANT MAY BE REQUIRED.

NOTE:
MARION COUNTY UTILITIES PERSONNEL ARE TO INSPECT AND BE PRESENT DURING ALL OPERATIONS EXISTING WATER SYSTEM FACILITIES ARE INVOLVED. A PRE-CONSTRUCTION MEETING IS REQUIRED TO BE HELD A MINIMUM OF 48 HOURS PRIOR TO START OF ANY CONSTRUCTION. AT THE PRE-CONSTRUCTION MEETING IS REQUIRED TO BE HELD A MINIMUM OF 48 HOURS PRIOR TO SCHEDULE CONTACT MARION COUNTY UTILITIES' CONSTRUCTION OFFICER AT (352)-307-4163.

CAUTION!!
PRIOR TO CONSTRUCTION, CONTRACTOR TO LOCATE AND VERIFY ALL UTILITIES AND CONTACT PROJECT ENGINEER. CAUTION IS ADVISED THAT THERE ARE UNDERGROUND UTILITIES IN THE AREA OF THE PROJECT. EXTREME CAUTION AND CONDUIT HAND EXCAVATION (SOFT DIGS) TO CONFIRM LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AT POTENTIAL CONFLICT AREAS PRIOR TO CONSTRUCTION.



DAVIS DUNKINS ENGINEERING, P.A.
CERTIFICATE OF AUTHORIZATION #28150
125 N.E. 1st AVENUE SUITE 2 OCALA, FL 34470
PHONE: (352) 854-3907

NO	REVISION	DRWN: TA/ZLJ	CHECK: D.L.D.	DATE
1	PERMITTING ISSUE			11-01-24
2	PER OWNER/JURISDICTIONAL REVIEW			06-23-25
3	REVISED STORM SYSTEM & FIRE FLOW			08-13-25
4	REVISED FIRE LINE			09-10-25
5	PER COUNTY REVIEW			09-26-25

MAJOR SITE PLAN – UTILITY

HEADSPRINGS, LLC

MARION COUNTY, FLORIDA

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

DAVIS L. DINKINS, P.E.
FL LICENSE NO. 60058

DATE

IF DIGITALLY SIGNED AND SEALED:
DAVIS L. DINKINS, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 60058, THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DAVIS L. DINKINS ON THE DATE INDICATED HERE.

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SHEET C6 OF 14

D.E.P. NOTES:

1. NOTE TO THE UTILITY: PURSUANT TO RULE 40D-6.0051, FLORIDA STATUTES, DO NOT PROVIDE WATER SERVICE TO THIS PROJECT (OTHER THAN FLUSHING/TESTING) UNTIL THE DEPARTMENT OF ENVIRONMENTAL PROTECTION HAS ISSUED A LETTER OF CLEARANCE OR THE UTILITY SHALL BE SUBJECT TO ENFORCEMENT ACTION.

2. PERMIT TRANSFER: THE PERMITTEE SHALL PROMPTLY NOTIFY THE DEPARTMENT UPON SALE OR LEGAL TRANSFER OF THE PERMITTED FACILITY OF THIS PERMIT. THIS PERMIT IS TRANSFERABLE ONLY UPON DEPARTMENT APPROVAL. THE NEW OWNER MUST APPLY, BY LETTER, FOR A TRANSFER OF PERMIT WITHIN 30 DAYS.

3. UTILITY SEPARATION - VERTICAL CLEARANCE:
VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.

a. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND, PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE; HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

b. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE; HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

c. AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (a) AND (b), ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

UTILITY SEPARATION - HORIZONTAL SEPARATION
HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

4. a. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

b. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.

c. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE REQUIRED DISTANCE BETWEEN THE OUTSIDE OF WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.

d. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.

CONSTRUCTION AGENTS
CONTRACTOR IS RESPONSIBLE FOR ADHERING TO CONSTRUCTION REQUIREMENTS OF THE D.E.P. GENERAL PERMIT FOR CONSTRUCTION OF WATER MAIN EXTENSIONS FOR PUBLIC WATER SYSTEMS.

5. a. ALL PIPE, PIPE FITTINGS, PIPE JOINT PACKING AND JOINING MATERIALS, VALVES, FIRE HYDRANTS, AND METERS INSTALLED UNDER THIS PROJECT WILL CONFORM TO APPLICABLE AWWA/ANSI WATER WORKS ASSOCIATION (AWWA) STANDARDS. [FAC 62-555.320(21)(b), FDWR II.D, AND AWWA STANDARDS AS INCORPORATED INTO FAC 62-555.330, EXCEPTIONS ALLOWED UNDER FAC 62-555.320(21)(c)]

b. ALL PUBLIC WATER SYSTEM COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT WILL BE INSTALLED UNDER THIS PROJECT AND THAT WILL COME INTO CONTACT WITH POTABLE WATER WILL COMPLY WITH APPLICABLE NATIONAL SANITATION FOUNDATION (NSF) STANDARDS AND ANY APPLICABLE FEDERAL REGULATIONS, OR REQUIREMENTS REFERENCED IN PARAGRAPH 62-555.320(21)(b), F.A.C. [FAC 62-555.320(21)(b), FAC 62-555.320(21)(c), EXCEPTIONS ALLOWED UNDER FAC 62-555.320(21)(c)]

c. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL CONTAIN NO MORE THAN 8.0% LEAD, AND ANY SOLDER OR FLUX USED IN THIS PROJECT WILL CONTAIN NO MORE THAN 0.2% LEAD. [FAC 62-555.322]

d. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(f)3. F.A.C., USING BLUE AS A PREDOMINANT COLOR. [UNDERGROUND PLASTIC PIPE MUST BE SOLID-WALL BLUE PIPE, WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE MARKED WITH THREE CONTINUOUS STRIPES OF BLUE PAINT SPACED AT 120 DEGREES APART AROUND THE OUTSIDE OF THE PIPE. THE STRIPES MUST BE AT LEAST THREE STRIPES APPLIED TO THE PIPE WILL PIPE STAMPED DURING MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE. THAT ARE LOCATED AT NO GREATER THAN 60-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. PIPE MARKED WITH A CONTINUOUS BLUE STRIPE THAT IS LOCATED AT NO GREATER THAN 60-DEGREE INTERVALS AROUND THE PIPE, AND THAT IS LOCATED RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED FLUSH THE TOP OF THE PIPE, FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, SUCH OF PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.] [FAC 62-555.320(21)(f)3.]

e. AT HIGH POINTS WHERE AIR CAN ACCUMULATE IN NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT, PROVISIONS WILL BE MADE TO REMOVE THE AIR BY MEANS OF AUTOMATIC AIR RELEASE VALVES. AUTOMATIC AIR RELEASE VALVES WILL NOT BE USED IN SITUATIONS WHERE FLOODING OF THE VALVE MANHOLE OR CHAMBER MAY OCCUR. [FAC 62-555.320(21)(b)2 AND FDWR II.A.1.]

f. THE OPEN END OF THE AIR RELIEF PIPE (FROM ALL AUTOMATIC AIR RELIEF VALVES INSTALLED UNDER THIS PROJECT WILL BE EXTENDED TO AT LEAST ONE FOOT ABOVE GRADE AND WILL BE PROVIDED WITH A SCREENED, DOWNWARD-FACING ELBOW. [FAC 62-555.320(21)(b) AND FDWR II.A.2.]

g. NEW OR ALTERED CHAMBERS, PITS, OR MANHOLES THAT CONTAIN VALVES, BLOW-OFFS, METERS, OR OTHER SUCH WATER DISTRIBUTION SYSTEM APPURTENANCES AND THAT ARE INCLUDED IN THIS PROJECT WILL NOT BE CONNECTED DIRECTLY TO ANY SANITARY OR STORM SEWER, AND BLOW-OFFS OR AIR RELIEF VALVES INSTALLED UNDER THIS PROJECT WILL NOT BE CONNECTED DIRECTLY TO ANY SANITARY OR STORM SEWER. [FAC 62-555.320(21)(b) AND FDWR II.A.3.]

h. NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT WILL BE INSTALLED IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS OR IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDED PROCEDURES. [FAC 62-555.320(21)(b), FDWR II.B.1. AND AWWA STANDARDS AS INCORPORATED INTO FAC 62-555.330]

i. A CONTINUOUS AND UNIFORM BEDDING WILL BE PROVIDED IN TRENCHES FOR UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT. BACKFILL MATERIAL WILL BE PLACED AND COMPACTED IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS OR MANUFACTURERS' RECOMMENDATIONS. ROCK, UNSUITABLE SOILS, AND UNSUITABLE BACKFILL MATERIAL WILL BE REMOVED TO PROTECT THE PIPE, AND UNSUITABLE SOILS WITHIN 24 INCHES (AS DESCRIBED IN APPLICABLE AWWA STANDARDS OR MANUFACTURERS' RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES WILL BE REMOVED FOR A DEPTH OF AT LEAST SIX INCHES BELOW THE BOTTOM OF UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT. [FAC 62-555.320(21)(b), FDWR II.B.2.]

j. ALL WATER MAIN TEES, BENDS, PLUGS, AND HYDRANTS INSTALLED UNDER THIS PROJECT WILL BE PROVIDED WITH THRUST BLOCKS OR RESTRAINED JOINTS TO PREVENT MOVEMENT. [FAC 62-555.320(21)(b) AND FDWR II.B.4.]

TESTING
CONTRACTOR IS RESPONSIBLE FOR ADHERING TO TESTING REQUIREMENTS OF THE D.E.P. GENERAL PERMIT FOR CONSTRUCTION OF WATER MAIN EXTENSIONS FOR PUBLIC WATER SYSTEMS.

6. a. NEW OR ALTERED WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL BE CONSTRUCTED OF ASBESTOS-CEMENT OR POLYVINYL CHLORIDE PIPE WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARDS C603 OR C605, RESPECTIVELY, AS INCORPORATED INTO RULE 62-555.330, F.A.C., AND ALL DEFICIENCIES WILL BE CORRECTED. [FAC 62-555.320(21)(b), FDWR II.C.1., AND AWWA STANDARDS C603 OR C605 AS INCORPORATED INTO RULE 62-555.330. [FAC 62-555.320(21)(b)7.b(iii) AND AWWA STANDARDS AS INCORPORATED INTO FAC 62-555.330]

b. NEW OR ALTERED WATER MAINS, INCLUDING FIRE HYDRANT LEADS AND INCLUDING SERVICE LINES THAT WILL BE UNDER THE CONTROL OF A PUBLIC WATER SYSTEM AND THAT HAVE BEEN PUT INTO SERVICE BY OPENING THE VALVES OF OPERATION, WILL BE DISINFECTED AND BACTERIOLOGICALLY EVALUATED IN ACCORDANCE WITH RULE 62-555.340, F.A.C. [FAC 62-555.320(21)(b)2 AND FAC 62-555.340]

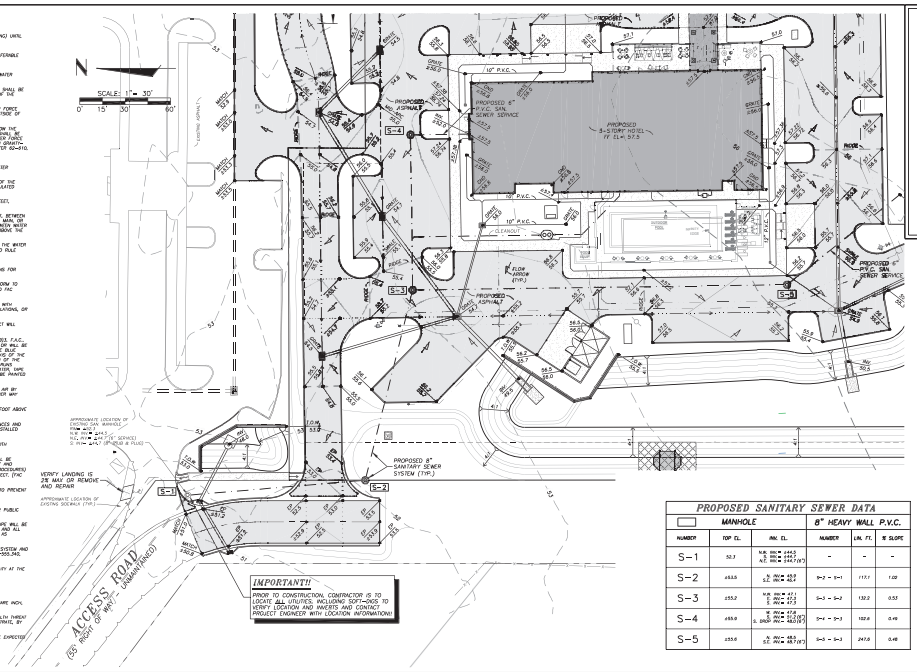
c. THE PERMITTEE SHALL BE SOMEWHAT RESPONSIBLE FOR APPROPRIATE CONSTRUCTION, DISINFECTION AND TESTING BEYOND THE METER TO ASSURE POTABILITY AT THE POINT OF USE.

CLOSING OF WATER MAINS
7. CLOSING OF PROPOSED WATER MAINS FROM EXISTING WATER MAINS WILL BE DONE IN ACCORDANCE WITH AWWA SPECIFICATION C651.

CONNECTION TO EXISTING WATER MAINS
8. CONNECTION OF PROPOSED WATER MAINS DIRECTLY TO THE WATER MAIN WILL RESULT IN A DEPRESSURIZATION OF THE EXISTING SYSTEM BELOW 20 POUNDS PER SQUARE INCH, ONE OF THE FOLLOWING MUST OCCUR:

a. PRECAUTIONARY BOIL WATER NOTICES MUST BE ISSUED IN CASES OF PLANNED DISTRIBUTION INTERRUPTIONS, WHICH ARE DEEMED AN IMMINENT PUBLIC HEALTH THREAT BY THE DOH CENTRAL DISTRICT OR WILL AFFECT THE BACTERIOLOGICAL QUALITY OF THE DRINKING WATER UNLESS THE PUBLIC WATER SYSTEM CAN DEMONSTRATE, BY SOUND ENGINEERING JUDGMENT, THAT THE INTEGRITY OF THE WATER SYSTEM HAS BEEN MAINTAINED; OR

b. IN CASES OF BRIEF INTERRUPTIONS IN SERVICE, ADVISORIES (NOT BOIL WATER NOTICES) SHOULD BE ISSUED IF TEMPORARY CHANGES IN WATER QUALITY ARE EXPECTED TO OCCUR AND NOT DEEMED AN IMMINENT PUBLIC HEALTH RISK.



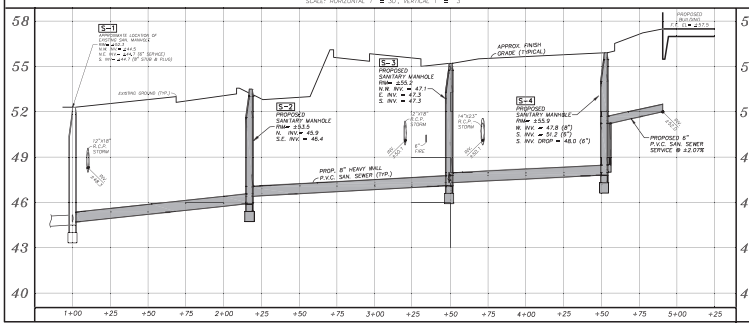
PROPOSED SANITARY SEWER DATA

MANHOLE			8" HEAVY WALL P.V.C.		
NUMBER	TOP EL.	INV. EL.	NUMBER	LNG. FT.	% SLOPE
S-1	52.3	N.W. INV.= 44.5 N.E. INV.= 44.5 S.E. INV.= 44.7 (8")	-	-	-
S-2	±53.5	N. INV.= 45.9 S.E. INV.= 46.4	S-2 → S-1	117.1	1.00
S-3	±55.2	N.W. INV.= 47.1 E. INV.= 47.5 S. INV.= 47.3	S-3 → S-2	132.2	0.53
S-4	±55.9	W. INV.= 47.8 (8") S. INV.= 51.2 (8") S. INV. DROP = 48.0 (6")	S-4 → S-3	102.8	0.49
S-5	±55.6	N. INV.= 48.5 S.E. INV.= 48.7 (6")	S-5 → S-3	241.0	0.48

SANITARY PROFILE FROM BUILDING TO EXISTING MANHOLE

SEE SANITARY SEWER DATA CHART ON THIS SHEET FOR INVERT INFORMATION

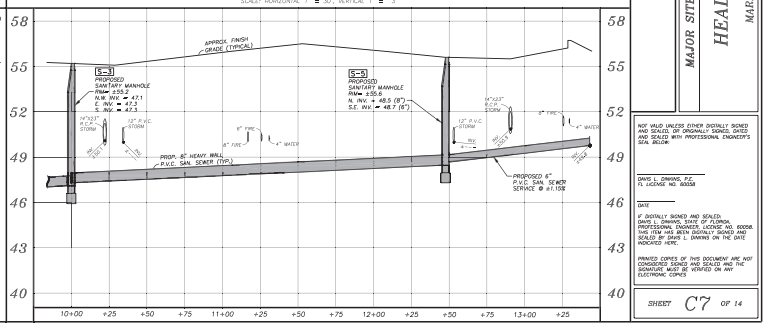
SCALE: HORIZONTAL 1" = 30', VERTICAL 1" = 3'



SANITARY PROFILE FROM S-5 TO MANHOLE S-3

SEE SANITARY SEWER DATA CHART ON THIS SHEET FOR INVERT INFORMATION

SCALE: HORIZONTAL 1" = 30', VERTICAL 1" = 3'



DAVIS DUNKLIN ENGINEERING, P.A.
CERTIFICATE OF AUTHORIZATION #28150
125 N.E. 1st AVENUE SUITE 2
OCALA, FLORIDA 34470
PHONE: (352) 854-4901

NO	REVISION	DATE
5	PER COUNTY REVIEW	09-26-25
4	PER COUNTY REVIEW	07-30-25
3	PER OWNER/JURISDICTIONAL REVIEW	06-25-25
2	PERMITTING ISSUE	11-01-24
1	PERMITTING ISSUE	10-21-24

DESIGN: DJD/JCS | DRAWN: TW/EJJ | CHECK: DJD

MAJOR SITE PLAN - PLAN & PROFILE

HEADSPRINGS, LLC

MARION COUNTY, FLORIDA

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

DAVID L. DAWKINS, P.E.
FL LICENSE NO. 60058

DATE

IF DIGITALLY SIGNED AND SEALED:
DAVID L. DAWKINS, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 60058, THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DAVID L. DAWKINS ON THE DATE INDICATED HERE.

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

SHEET C7 OF 14

PROPOSED STORM SEWER DATA CHART

STRUCTURE				STORM PIPE			
NUMBER	STRUCTURE	GRATE EL.	INV. EL.	NUMBER	LIN. FT.	SIZE (INCHES)	% SLOPE
A	TYPE "P" INLET	54.9	W. INV.= 50.7 S. INV.= 50.7 S.E. INV.= 51.0 N.E. INV.= 51.0 (12")	A – D.R.A. #24	34.4	24	0.58
A–1	TYPE "P" INLET	55.2	N.W. INV.= 51.7	A–1 – A	95.2	15	0.74
B	TYPE "P" INLET	54.8	W. INV.= 51.5 N. INV.= 51.6	B – A	218.0	14X23	0.37
C	TYPE "P" INLET	55.0	S. INV.= 53.2 W. INV.= 53.4 (10")	C – B	178.3	12X18	0.34
D	TYPE "P" INLET	54.7	S.W. INV.= 49.8 N.E. INV.= 49.9 N.W. INV.= 49.9 S.E. INV.= 50.0	D – D.R.A.	57.9	24	0.52
D–1	TYPE "C" INLET	56.0	N.W. INV.= 51.5 S. INV.= 51.6 (10") E. INV.= 51.6 (10")	D–1 – D	62.6	12" P.V.C.	1.12

PROPOSED STORM SEWER DATA CHART

STRUCTURE				STORM PIPE			
NUMBER	STRUCTURE	GRATE EL.	INV. EL.	NUMBER	LIN. FT.	SIZE (INCHES)	% SLOPE
E	TYPE "P" INLET	54.5	S.E. INV.= 50.3	E – D	93.0	12X18	0.43
F	TYPE "P" INLET	54.7	S.W. INV.= 50.3 N.E. INV.= 50.4 E. INV.= 50.4	F – D	82.4	14X23	0.49
G	TYPE "P" INLET	54.5	S.W. INV.= 50.8 S.E. INV.= 50.9	G – F	81.0	14X23	0.49
H	TYPE "P" INLET	54.5	N.W. INV.= 51.4	H – G	57.5	12X18	0.87
I	TYPE "P" INLET	54.4	N. INV.= 50.0	I – EX. INLET	40.9	12X18	0.73
J	TYPE "B" INLET	@ ±51.0	S.E. INV.= 48.4 S.W. INV.= 48.4	J – D.R.A. #24	42.9	12X18	0.93
K	TYPE "B" INLET	@ ±51.0	N.E. INV.= 48.7	K – J	39.2	12X18	0.76

@ SEE "TYPE B CURB INLET TRANSITION DETAIL" ON SHEET C10 AND SEE GRADING PLAN FOR EDGE OF PAVEMENT GRADES.

STORM SEWER NOTES:

1. STORM SEWER IS DESIGNED FOR A 25yr STORM EVENT. STORM PIPE CALCULATIONS ARE FOR STORM SYSTEM CONNECTING TO DRA #24 ONLY. DRA #28 IS DESIGNED FOR WATER QUALITY ONLY.
2. ALL INLETS SHALL BE PROTECTED WITH SILT CONTROL PRODUCTS FROM "DANDY PRODUCTS" (SEE SHEET C11) UNTIL PAVING OPERATIONS ARE COMPLETED.
3. IT IS THE RESPONSIBILITY OF THE MANUFACTURER TO PROVIDE ALTERNATE B STRUCTURE BOTTOMS AS NEEDED.
4. INVERTS AND CONNECTIONS TO BE PER F.D.O.T. STANDARD PLANS INDEX #425–001.
5. ALL STORM INLETS TO BE CONSTRUCTED PER F.D.O.T. STANDARD PLANS INDEX #425–024, #425–052, AND #425–053 AS APPLICABLE.

NOTES TO PAVING/SITE CONTRACTOR:

1. ADHERE TO GRADES SHOWN FOR HANDICAP SPACES(S), WHICH SHOULD NOT EXCEED 1:50 OR 2.0% SLOPE IN ANY DIRECTION. SEE GRADES FOR ELEVATIONS.
2. ADHERE TO GRADES SHOWN FOR CONCRETE SIDEWALKS WHICH SHOULD NOT EXCEED OR 2.0% (1:50) CROSS SLOPE, OR 5.0% (1:20) RUNNING SLOPE.
3. ADHERE TO GRADES SHOWN FOR CONCRETE RAMPS WHICH SHOULD NOT EXCEED OR 2.0% (1:50) CROSS SLOPE, OR 8.33% (1:12) RUNNING SLOPE.
4. ADHERE TO GRADES SHOWN FOR CONCRETE LANDINGS WHICH SHOULD NOT EXCEED OR 2.0% (1:50) SLOPE IN ANY DIRECTION.

IMPORTANT!!

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

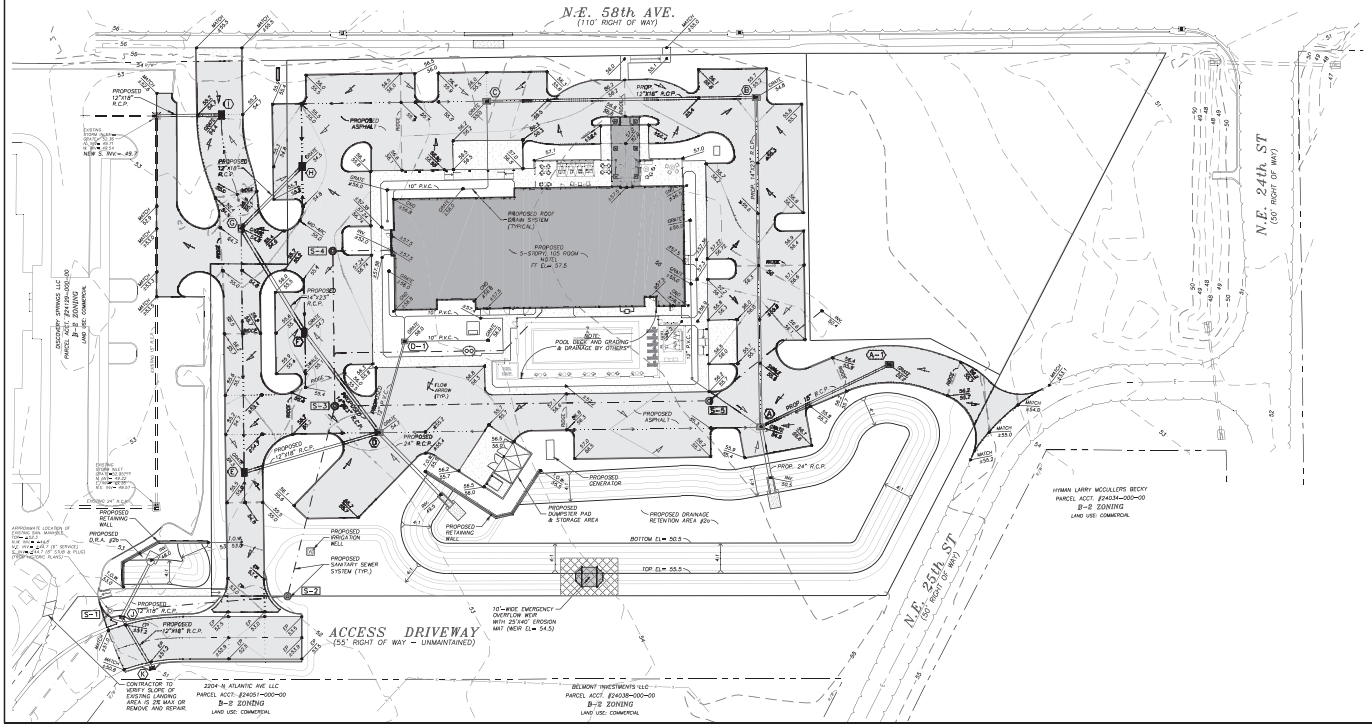
N

SCALE: 1" = 30'

0' 15' 30' 60'

GRADING LEGEND:

- PROPOSED RIDGE
- PROPOSED SWALE
- EXISTING ELEVATIONS (SPOT SHOTS)
- TOP OF CURB/CONCRETE (AS APPLICABLE) / PROPOSED ASPHALT
- PROPOSED ELEVATIONS (UNLESS OTHERWISE NOTED)
- POST CONDITION FLOW ARROW
- EXISTING CONTOURS (AS LABELED)
- PROPOSED CONTOURS (AS LABELED)
- SLOPE LABEL



DAVIS DUNKINS ENGINEERING, P.A.
CERTIFICATE OF AUTHORIZATION #28150
125 N.E. 1st AVENUE SUITE 2
OCALA, FL 34470
PHONE: (352) 854–0807

NO	REVISION	DATE	CHECK: D.L.D.
4	PER COUNTY REVIEW	09–26–25	
3	PER COUNTY REVIEW	08–21–25	
2	PER OWNER/JURISDICTIONAL REVIEW	11–01–24	
1	PERMITTING ISSUE	09–26–24	

DESIGN: D.D./J.S. | DRAWN: T.K./E.U.

MAJOR SITE PLAN – GRADING

HEADSPRINGS, LLC

MARION COUNTY, FLORIDA

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

DAVID L. DINKINS, P.E.
FL LICENSE NO. 60058

DATE

IF DIGITALLY SIGNED AND SEALED:
DAVID L. DINKINS, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 60058, THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DAVID L. DINKINS ON THE DATE INDICATED HERE.

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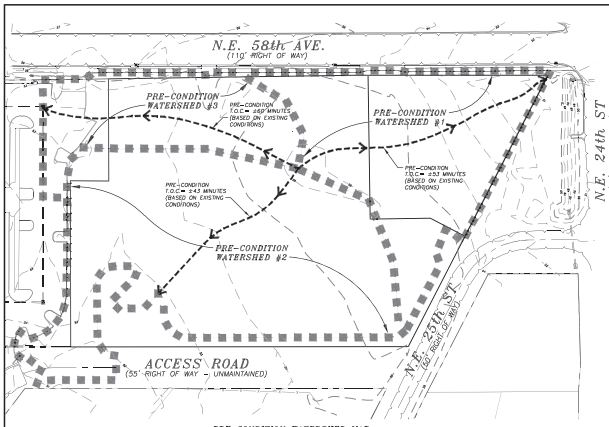
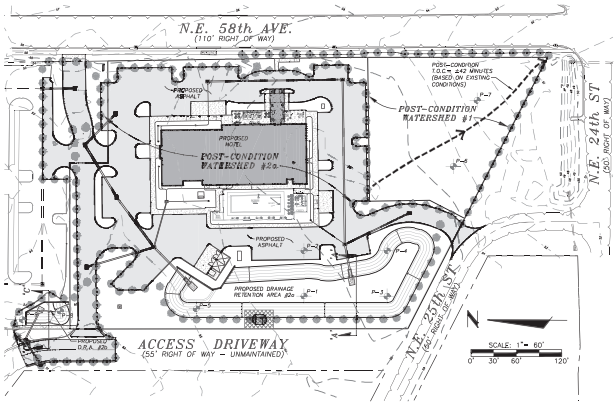
SHEET C8 OF 14



PRE-CONDITION WATERSHED MAP
1" = 60'



POST-CONDITION WATERSHED MAP
1" = 60'

SOIL TEST RESULTS:

TESTED BY: ECO-TECH, INC.
TEST DATE: AUGUST 5, 2022

TEST HOLE P-1 (GROUND EL= ±54.5)

0' - 84" BROWN FINE SAND (SP)
84" - 132" YELLOWISH BROWN CLAYEY SAND (SC)
132" - 156" YELLOWISH BROWN AND GRAY CLAYEY SAND (SC)
156" - 222" GREY AND YELLOWISH BROWN SLIGHTLY SANDY CLAY (CH)
222" - 240" LIGHT BROWN LIMESTONE

FIELD HORIZONTAL PERMEABILITY @ APPROX. 3.0 FEET = 32.4 FEET/DAY
FIELD VERTICAL PERMEABILITY @ APPROX. 3.0 FEET = 24.0 FEET/DAY
ESTIMATED SEASONAL HIGH WATER TABLE @ APPROX. 8.0 FEET
CONTINUING LAYER @ APPROX. = 18.0 FEET

TEST HOLE P-2 (GROUND EL= ±54.9)

0" - 60" BROWN FINE SAND (SP)
60" - 180" YELLOWISH BROWN CLAYEY SAND (SC)
180" - 198" YELLOWISH BROWN AND GRAY CLAYEY SAND (SC)
198" - 228" GREY AND YELLOWISH BROWN SLIGHTLY SANDY CLAY (CH)
228" - 240" LIGHT BROWN LIMESTONE

FIELD HORIZONTAL PERMEABILITY @ APPROX. 5.0 FEET = 4.5 FEET/DAY
FIELD VERTICAL PERMEABILITY @ APPROX. 5.0 FEET = 3.6 FEET/DAY
ESTIMATED SEASONAL HIGH WATER TABLE @ APPROX. 8.0 FEET
CONTINUING LAYER @ APPROX. = 14.0 FEET

TEST HOLE P-3 (GROUND EL= ±55.5)

0" - 66" BROWN FINE SAND (SP)
66" - 108" YELLOWISH BROWN CLAYEY SAND (SC)
108" - 228" YELLOWISH BROWN AND GRAY CLAYEY SAND (SC)
228" - 240" GREY AND YELLOWISH BROWN SLIGHTLY SANDY CLAY (CH)

ESTIMATED SEASONAL HIGH WATER TABLE @ APPROX. 9.0 FEET
CONTINUING LAYER @ APPROX. = 18.5 FEET

TEST HOLE P-4 (GROUND EL= ±55.7)

0" - 90" BROWN FINE SAND (SP)
90" - 126" YELLOWISH BROWN CLAYEY SAND (SC)
126" - 228" YELLOWISH BROWN AND GREY CLAYEY SAND (SC)
228" - 240" GREY AND YELLOWISH BROWN SLIGHTLY SANDY CLAY (CH)

FIELD HORIZONTAL PERMEABILITY @ APPROX. 4.0 FEET = 32.5 FEET/DAY
FIELD VERTICAL PERMEABILITY @ APPROX. 4.0 FEET = 21.6 FEET/DAY
ESTIMATED SEASONAL HIGH WATER TABLE @ APPROX. 10.5 FEET
CONTINUING LAYER @ APPROX. = 19.0 FEET

TEST HOLE P-5 (GROUND EL= ±53.2)

0" - 42" BROWN FINE SAND (SP)
42" - 156" YELLOWISH BROWN AND GRAY CLAYEY SAND (SC)
156" - 186" LIGHT BROWN LIMESTONE

FIELD HORIZONTAL PERMEABILITY @ APPROX. 2.0 FEET = 29.5 FEET/DAY
FIELD VERTICAL PERMEABILITY @ APPROX. 2.0 FEET = 19.2 FEET/DAY
ESTIMATED SEASONAL HIGH WATER TABLE @ APPROX. 3.5 FEET
CONTINUING LAYER @ APPROX. = 14.0 FEET

TEST HOLE P-6 (GROUND EL= ±54.3)

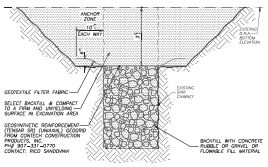
0" - 96" BROWN FINE SAND (SP)
96" - 156" YELLOWISH BROWN CLAYEY SAND (SC)
156" - 222" YELLOWISH BROWN AND GRAY CLAYEY SAND (SC)
222" - 240" GREY AND YELLOWISH BROWN SLIGHTLY SANDY CLAY (CH)

FIELD HORIZONTAL PERMEABILITY @ APPROX. 4.0 FEET = 30.9 FEET/DAY
FIELD VERTICAL PERMEABILITY @ APPROX. 4.0 FEET = 22.1 FEET/DAY
FIELD HORIZONTAL PERMEABILITY @ APPROX. 8.5 FEET = 4.2 FEET/DAY
FIELD VERTICAL PERMEABILITY @ APPROX. 8.5 FEET = 3.0 FEET/DAY
ESTIMATED SEASONAL HIGH WATER TABLE @ APPROX. 11.0 FEET
CONTINUING LAYER @ APPROX. = 20.0 FEET

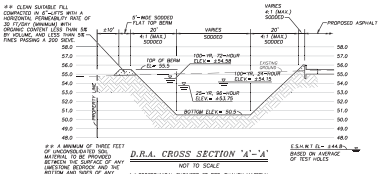
TEST HOLE P-7 (GROUND EL= ±52.6)

0" - 90" BROWN FINE SAND (SP)
90" - 198" YELLOWISH BROWN CLAYEY SAND (SC)
198" - 222" YELLOWISH BROWN AND GRAY CLAYEY SAND (SC)
222" - 240" GREY AND YELLOWISH BROWN SLIGHTLY SANDY CLAY (CH)

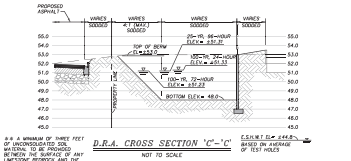
FIELD HORIZONTAL PERMEABILITY @ APPROX. 4.0 FEET =32.0 FEET/DAY
FIELD VERTICAL PERMEABILITY @ APPROX. 4.0 FEET = 22.1 FEET/DAY
FIELD HORIZONTAL PERMEABILITY @ APPROX. 10.0 FEET = 3.6 FEET/DAY
FIELD VERTICAL PERMEABILITY @ APPROX. 10.0 FEET = 2.7 FEET/DAY
ESTIMATED SEASONAL HIGH WATER TABLE @ APPROX. 14.0 FEET
CONTINUING LAYER @ APPROX. = 18.5 FEET



TYPICAL SINK CHIMNEY REPAIR DETAIL
PER SEVO GEOREGIONAL PhD, P.E.



D.R.A. CROSS SECTION 'A'-'A'
NOT TO SCALE
GEOTECHNICAL ENGINEER TO PRE-QUALIFY MATERIAL AND PROVIDE TESTING REPORT PRIOR TO INSTALLATION. GEOTECHNICAL ENGINEER TO WITNESS CONSTRUCTION.



D.R.A. CROSS SECTION 'C'-'C'
NOT TO SCALE
GEOTECHNICAL ENGINEER TO PRE-QUALIFY MATERIAL AND PROVIDE TESTING REPORT PRIOR TO INSTALLATION. GEOTECHNICAL ENGINEER TO WITNESS CONSTRUCTION.

D.R.A. CONSTRUCTION NOTES:

THE FOLLOWING CONSTRUCTION PROCEDURES ARE ADVISABLE TO AVOID POTENTIAL IMPACT(S) TO THE RETENTION AREA RECOVERY DUE TO CONSTRUCTION PRACTICES. CONTRACTOR TO REFER TO APPLICABLE WATER MANAGEMENT DISTRICT PERMIT INFORMATION MANUAL FOR ADDITIONAL INFORMATION.

1. INITIALLY EXCAVATE AND ROUGH GRADE THE RETENTION BASIN WITHIN 12 INCHES OF THE BASIN BOTTOM AND SIDE SLOPES. IMPORTANT! DO NOT OVER-EXCAVATE ANY PORTION OF THE RETENTION BASIN BOTTOM OR SIDE SLOPES!
2. AFTER THE AREA CONTRIBUTING TO THE BASIN HAS BEEN STABILIZED, THE INTERIOR SIDE SLOPES AND BASIN BOTTOM SHALL BE FINISH GRADED. ALL ACCUMULATED SILTS, CLAYS, ORGANICS, AND OTHER FINE SEDIMENT MATERIAL SHOULD BE CAREFULLY EXCAVATED AND REMOVED FROM THE POND SO THAT ANY ACCUMULATED SILTS, CLAYS, ORGANICS, AND OTHER FINE SEDIMENT MATERIAL ARE REMOVED. THE EXCAVATED MATERIAL SHOULD BE UTILIZED OR DISPOSED OF.
3. THE ENTIRE BASIN BOTTOM SHOULD BE DEEP RAKED AND LOOSENED FOR OPTIMAL INFILTRATION.
4. THE FINAL STABILIZATION OF THE BASIN SHOULD BE DONE PER THE CONSTRUCTION PLANS.

DRAINAGE CALCULATIONS:

RAINFALL (100-YEAR, 24-HOUR): 11.3"
HYDROLOGIC SOIL TYPE(S): TYPE 'A'

WATERSHED #1 CALCULATIONS:

	PRE-DEV. WATERSHED #1	POST-DEV. WATERSHED #1	PRE-DEV. WATERSHED #2	POST-DEV. WATERSHED #2	POST-DEV. WATERSHED #2a	PRE-DEV. WATERSHED #3	POST-DEV. WATERSHED #3	
WATERSHED AREA (sf):	60,618	42,944	99,570	138,210	8,568	33,512	8,335	weighted
IMPERVIOUS AREA (sf):	0	0	0	91,638	8,568	5,710	5,867	
PERVIOUS AREA (sf):	0	0	0	46,572	0	27,802	2	
PERVIOUS TYPE 'A' (GRASSED) (sf):	60,618	42,944	99,570	31,194	3,867	28,743	39	
CN:	30.0	30.0	30.0	91.8	74.6	43.0	49.1	
VOLUME (100-YR POST) (cf):	7,819	5,539	12,844	101,147	6,560	10,405	6,560	
POST-PRE VOLUME (100-YR) (cf)		-2,280		84,886			-3,905	

WATER QUALITY REQUIRED:
(DA-LINE WATER QUALITY TREATMENT)

	WATERSHED #2a	WATERSHED #2b
0.5" OF RUNOFF FROM WATERSHED:	5,342 C.F.	399 C.F.
PLUS THE GREATER OF:		
0.5" OF RUNOFF FROM WATERSHED:	5,342 C.F.	399 C.F.
OR		
1-1/4" OF RUNOFF FROM IMPERVIOUS:	9,084 C.F.	580 C.F.
WATER QUALITY TREATMENT VOLUME REQUIRED:	14,426 C.F.	979 C.F.
WATER QUALITY TREATMENT VOLUME PROVIDED:	14,426 C.F.	979 C.F.
INTERPOLATED SLUG LOAD ELEVATION:	51.73 FT.	50.48 FT.

RETENTION AREA DESIGN:

POST-DEV. #2a STORAGE

ELEV.	AREA (SQ)	VOLUME (CF)
55.5	24,231	
54.0	20,709	11,732
53.0	18,783	21,168
52.0	16,853	18,225
51.0	11,157	15,338
50.5	9,796	12,919
D.R.A. VOLUME (c.f.) =		79,382

POST-DEV. #2b STORAGE

ELEV.	AREA (SQ)	VOLUME (CF)
52.0	848	
51.0	677	759
50.0	551	588
49.0	351	427
48.0	185	259
D.R.A. VOLUME (c.f.) =		2,043 ##

D.R.A. VOLUME (c.f.) = 84,235 ##

DRAINAGE NOTES:

1. METHOD OF CALCULATION FOR THE POST DEVELOPMENT 100-YR, 24-HR STORM IS BY TR-55 "URBAN HYDROLOGY FOR SMALL WATERSHEDS".
2. THE TOTAL OF ON-SITE AND OFF-SITE AREAS WITHIN THE WATERSHED(S) WERE USED TO FIND THE WEIGHTED CN.
3. SEE SEPARATE DRAINAGE CALCULATIONS FOR ADDITIONAL DRAW DOWN ANALYSIS.
4. ## INDICATES PHYSICAL VOLUME ONLY. PERCOLATION IS NOT INCLUDED. SEE NOTE 3 ABOVE.

PROJECT NARRATIVE:

HEADSPRINGS, LLC IS A 4.2 ACRE SITE LOCATED IN MARION COUNTY, FLORIDA. THE SITE IS UNDEVELOPED AND WOODED, AND PORTIONS OF THE SITE SLOPE TO BOTH THE EAST AND WEST. THE SITE CONSISTS OF PRIMARILY TYPE 'A' SOILS BASED USGS SOIL MAPS.

THE PROPOSED DEVELOPMENT WILL CONSIST OF BUILDING, PAVED PARKING, AND SITE IMPROVEMENTS AMOUNTING TO 2.10 ACRES OF IMPERVIOUS AREA. STORMWATER RUNOFF FROM THE PROPOSED IMPERVIOUS AREAS WILL BE DIRECTED TO ON-SITE DRAINAGE RETENTION AREAS (D.R.A.) BY A SERIES OF SWALES AND UNDERGROUND PIPING. STORMWATER FACILITIES ARE SIZED TO ACCOMMODATE THE POST-CONDITION 100-YEAR, 24-HOUR STORM EVENT AND TO RECOVER WATER QUALITY WITHIN 72 HOURS.

DAVIS JENKINS ENGINEERING, P.A.
125 N.E. 1st AVENUE SUITE 2
OCALA, FLORIDA 34470
PHONE: (352) 854-3901
CERTIFICATE OF AUTHORIZATION #28156

NO	REVISION	DATE	CHECK: D.L.D.
4	PER COUNTY REVIEW	09-26-25	
3	PER COUNTY REVIEW	08-21-25	
2	PER OWNER/JURISDICTIONAL REVIEW	06-21-25	
1	PERMITTING ISSUE	11-01-24	

DESIGN: D.D./J.S. | DRAWN: TA/E.U.

MAJOR SITE PLAN - DRAINAGE
HEADSPRINGS, LLC
MARION COUNTY, FLORIDA

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

DAVID L. DINKINS, P.E.
FL LICENSE NO. 60058

DATE

IF DIGITALLY SIGNED AND SEALED:
DAVID L. DINKINS, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 60058, THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DAVID L. DINKINS ON THE DATE INDICATED HERE.

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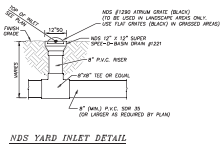
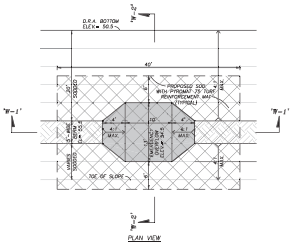
SHEET C9 OF 14

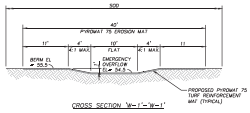


NDS YARD INLET DETAIL

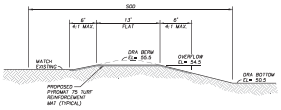
NOT TO SCALE



PLAN VIEW



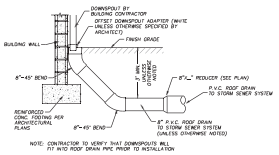
CROSS SECTION "W-1"-"W-1"



CROSS SECTION "W-2"-"W-2"

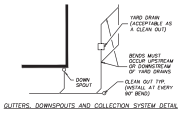
EMERGENCY OVERFLOW WEIR

NOT TO SCALE

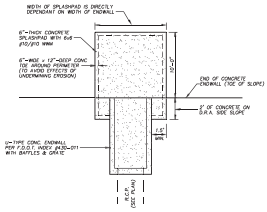


ROOF DRAIN DOWNSPOUT CONNECTION DETAIL

NOT TO SCALE

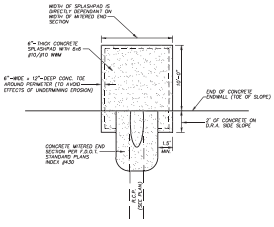


GUTTERS, DOWNSPOUTS AND COLLECTION SYSTEM DETAIL



U-TYPE ENDWALL & SPLASHPAD DETAIL

NOT TO SCALE



MITERED END SECTION & SPLASHPAD DETAIL

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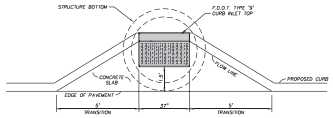
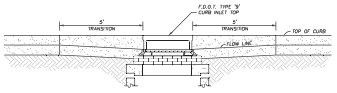
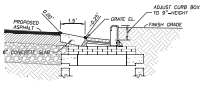


CURB TRANSITION AT INLET



CURB INLET SECTION ALONG GUTTER LINE



SECTION

INLET NOTES:

1) INLET TOP AND GRATE TO CONFORM TO F.D.O.T. INDEX #425-024

2) MINIMUM DESIGN COMPRESSIVE STRENGTH OF CONCRETE SHALL BE 4000 PSI AT 28 DAYS, TYPE II CEMENT.

3) INLET SHALL BE DESIGNED FOR AASHTO H-20 LOADING.

4) LIFT HOOKS SHALL BE PROVIDED FOR HANDLING.

5) INLET BOTTOM TO BE PER F.D.O.T. INDEX #425-010.

TYPE 9 CURB INLET TRANSITION DETAIL

NOT TO SCALE

DAVIS DUNKINS ENGINEERING, P.A.
CERTIFICATE OF AUTHORIZATION #28150
125 N.E. 1st AVENUE
SUITE 2
OCALA, FLORIDA 34470
PHONE: (352) 854-1901

NO	REVISION	DATE	CHECK'D
1	PERMITTING ISSUE	11-01-24	
2	PER OWNER/JURISDICTIONAL REVIEW	06-25-25	
3	PER COUNTY REVIEW	09-29-25	
4	PER COUNTY REVIEW	10-29-25	

DESIGN: D.D./J.S. | DRAW: T.K./E.J. | CHECK: D.L.D.

MAJOR SITE PLAN - DETAILS

HEADSPRINGS, LLC

MARION COUNTY, FLORIDA

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

DAVIS L. DUNKINS, P.E.
FL LICENSE NO. 60058

DATE

IF DIGITALLY SIGNED AND SEALED:
DAVIS L. DUNKINS, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 60058, THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DAVIS L. DUNKINS ON THE DATE INDICATED HERE.

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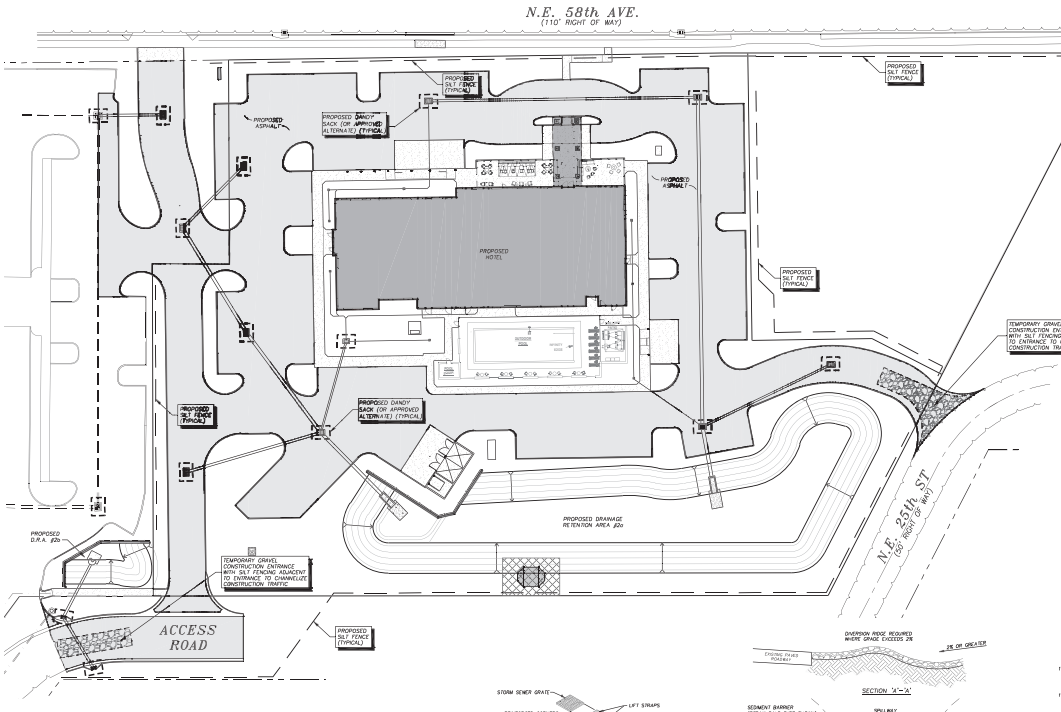
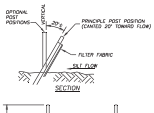
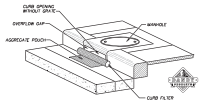
SHEET C10 OF 14





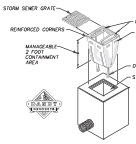
TYPE III SILT FENCE DETAIL



INSTALLATION:
1. PLACE DANDY CURB®-INLET PROTECTION UNIT ON GROUND WITH AGGREGATE POUCH ON STREET SIDE NEAR INLET IT WILL BE INSTALLED ON.
2. FOR OIL AND SEDIMENT MODEL, TO INSTALL OR REPLACE ABSORBENT, PLACE ABSORBENT SOCK IN POUCH.
3. FILL POUCH WITH AGGREGATE SUCH AS #8-7, #8 OR SIMILAR TO A LEVEL FAT LEAST 3 (ONE) THAT WILL KEEP UNIT IN PLACE DURING A RAIN EVENT AND CREATE A SEAL BETWEEN THE DANDY CURB® AND THE SURFACE OF THE STREET, RESEAL VELCRO ACCESS.
4. CENTER THE UNIT AGAINST CURB OR MEDIAN INLET OPENING SO THAT THE CURB SIDE OF THE UNIT CREATES A SEAL WITH THE CURB OR MEDIAN BARRIER AND INLET STRUCTURE. THERE WILL BE APPROXIMATELY TWELVE (12) INCHES OF THE INLET OPENING ON EITHER SIDE OF THE UNIT. IF THE OPENING IS SMALLER, IF THE UNIT IS NOT INSTALLED IN THIS MANNER, IT WILL NOT FUNCTION PROPERLY.

MAINTENANCE:
1. THE CONTRACTOR SHALL REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM SURFACE AND MOUNTH OF UNIT AFTER EACH RAIN EVENT OR AS DIRECTED BY ENGINEER/INSPECTOR. DISPOSE OF UNIT NO LONGER IN USE AT AN APPROPRIATE RECYCLING OR SOLID WASTE FACILITY.
2. FOR OIL AND SEDIMENT MODEL: REMOVE AND REPLACE ABSORBENT WHEN NEAR SATURATION.

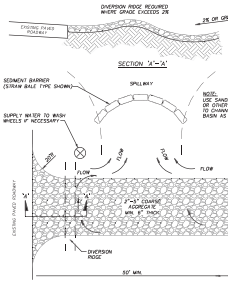
"DANDY CURB" DETAIL



INSTALLATION:
1. PLACE DANDY SACK® UNDER THE GRATE FROM THE CATCH BASIN.
2. FOR OIL AND SEDIMENT MODEL, TO INSTALL OR REPLACE ABSORBENTS, PLACE ABSORBENT PILLOW IN UNIT, ON THE BOTTOM (BELOW-GRADE SIDE) OF THE UNIT.
3. STAND THE GRATE ON END, MOVE THE TOP LIFTING STRAPS OUT OF THE WAY AND PLACE THE GRATE INTO THE DANDY SACK® UNIT SO THAT THE GRATE IS BELOW THE TOP OF THE UNIT AND BETWEEN THE LIFTING STRAPS. THE GRATE SHOULD BE CRADLED BETWEEN THE UPPER AND LOWER STRAPS.
4. HOLDING THE LIFTING DEVICES, INSERT THE GRATE INTO THE INLET, BEING CAREFUL THAT THE GRATE REMAINS IN PLACE AND BEING CAREFUL NOT TO DAMAGE THE DANDY SACK® UNIT.

MAINTENANCE:
1. REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM MOUNTH OF UNIT AFTER EACH RAIN EVENT.
2. AFTER EACH STORM EVENT AND AT REGULAR INTERVALS, LOOK INTO THE DANDY SACK® UNIT. IF THE UNIT IS MORE THAN 1/3 FULL OF ACCUMULATED SEDIMENT, THE UNIT MUST BE EMPTIED.
3. TO EMPTY THE UNIT, USING THE LIFTING STRAPS LIFT THE UNIT OUT OF THE INLET AND PLACE IT ON A PAVED SURFACE. OPEN THE TOP FLAP AND REMOVE A PORTION OR REMOVAL OF THE CONTENTS. HOLDING THE DUMPING STRAPS ON THE OUTSIDE AT THE BOTTOM OF THE UNIT, TURN THE UNIT UPSIDE DOWN, EMPTYING THE CONTENTS. REINSTALL UNIT AS ABOVE.
4. FOR OIL AND SEDIMENT MODEL: REMOVE AND REPLACE ABSORBENT WHEN NEAR SATURATION.
5. DISPOSE OF UNIT AND/OR ABSORBENT IN ACCORD WITH APPLICABLE FEDERAL, STATE AND LOCAL ENVIRONMENTAL LAWS AND REGULATIONS.

"DANDY SACK" DETAIL



NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

EROSION CONTROL NOTES:

1. DISCHARGE CONTROL AND EROSION PROTECTION MEASURES SHALL BE EMPLOYED AND OPERATED AT ALL TIMES DURING CONSTRUCTION TO AVOID ADVERSE IMPACTS TO RECEIVING WATERS OR ADJACENT PROPERTY. DETENTION/RETENTION STORAGE STRUCTURES, SEDIMENT BARRIERS, FLOW CONVEYANCES, REVEGETATION, AND OTHER EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AS FIRST STEPS IN SITE WORK AND CONTINUOUSLY MAINTAINED DURING PROJECT CONSTRUCTION IN A MANNER SUCH THAT, TO THE EXTENT POSSIBLE, THE STRUCTURES ARE INCORPORATED INTO AND BECOME PART OF THE PERMANENT SURFACE WATER MANAGEMENT SYSTEM.
2. THE OWNER/PERMITTEE SHALL ENSURE THAT THE SURFACE WATER AND STORMWATER MANAGEMENT MEASURES PROPOSED IN THE PLAN ARE EFFECTIVELY IMPLEMENTED UNTIL COMPLETION OF THE PROJECT OR UNTIL THE PERMANENT SURFACE WATER MANAGEMENT SYSTEM IS OPERATIONAL.
3. THE SITE SHALL REMAIN FREE OF EXCESS DUST AND DEBRIS AT ALL TIMES. ANY INCIDENCE OF EROSION, SEDIMENTATION, DUST OR DEBRIS OCCURRING OFF-SITE AS A RESULT OF CONSTRUCTION ACTIVITIES ON THIS DEVELOPMENT SHALL BE CORRECTED BY THE CONTRACTOR IMMEDIATELY (FOR EACH OCCURRENCE).
4. ALL STORM WATER MANAGEMENT SYSTEMS SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF IMPERVIOUS AREAS.
5. SILT FENCE, STRAW BALE INLET FILTERS, AND ANY OTHER EROSION/SEDIMENTATION PROTECTION SHOWN ON THESE PLANS SHALL BE INSTALLED IMMEDIATELY FOLLOWING SITE CLEARING AND PRIOR TO ANY SITE EXCAVATION. ALL EROSION/SEDIMENTATION CONTROL DEVICES SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION PROJECT AND REMOVED AFTER COMPLETION.
6. CONSTRUCTION WASTE - WASTE SHALL BE COLLECTED AT A DESIGNATED AREA ONSITE. ADEQUATE NUMBER OF CONTAINERS SHALL BE PROVIDED (WHEN POSSIBLE COVER CONTAINERS OR PROVIDE LIDS ON CONTAINERS), AND SHALL BE EMPTIED COLLECTION BEFORE OVERFLOWING OVERFLOW. PROVIDE CLEAN UP IMMEDIATELY IF SPILLAGE OCCURS.
7. CONCRETE TRUCKS - EMPTYING OR WASH OUT OF EXCESS CONCRETE MAY BE ALLOWED ONSITE. EXCESS CONCRETE AND WASH WATER SHOULD BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORMWATER WHICH WILL BE DISCHARGED FROM THE SITE. FOR EXAMPLE, DIKES COULD BE CONSTRUCTED AROUND THE AREA TO CONTAIN THESE MATERIALS UNTIL THEY HARDEN, AT WHICH TIME THEY MAY BE PROPERLY DISPOSED OF.
8. OFFSITE VEHICLE TRACKING OF SEDIMENT - ADJACENT PAVED STREETS SHALL BE SWEPT DAILY (AS NECESSARY) TO REMOVE ANY EXCESS MUD, DIRT, OR ROCK TRACKED FROM SITE.
9. SANITARY/SEPTIC DISPOSAL - DOMESTIC WASTE HAULERS SHOULD BE CONTRACTED TO REGULARLY REMOVE THE SANITARY AND SEPTIC WASTES AND TO MAINTAIN THE FACILITIES IN GOOD WORKING ORDER.
10. PETROLEUM PRODUCTS - OIL, GASOLINE, LUBRICANTS, AND ASPHALTIC SUBSTANCES SUCH AS PAVING MATERIALS SHOULD BE HANDLED CAREFULLY TO MINIMIZE THEIR EXPOSURE TO STORM WATER. EQUIPMENT SHOULD BE ON SITE TO CONTAIN AND CLEAN UP PETROLEUM SPILL IN FUEL STORAGE AREAS OR ON BOARD MAINTENANCE AND FUELING VEHICLES. CONTAIN AND CLEAN UP PETROLEUM SPILLS IMMEDIATELY.
11. HAZARDOUS PRODUCTS - THESE PRODUCTS SHALL BE USED IN A SAFE MANNER TO AVOID POLLUTION OF STORM WATER. SPILLS SHALL BE REPORTED TO LOCAL AUTHORITIES AND CLEAN UP SPILLS OF HAZARDOUS MATERIALS IN THE AREAS WHERE THESE MATERIALS ARE STORED OR USED. CONTAIN AND CLEAN UP SPILLS IMMEDIATELY AFTER THEY OCCUR.
12. NON-STORM WATER DISCHARGES - THESE DISCHARGES INCLUDE BUT NOT LIMITED TO: FIRE HYDRANT FLUSHINGS, POTABLE WATER SOURCES (SUSPENDED), IRRIGATION, BUILDING WASHDOWN, AND AIR CONDITIONING CONDENSATION. PRIOR TO ANY DISCHARGE, ALL DOWNSLOPE SITE SEDIMENTATION AND EROSION CONTROLS SHOULD BE IN PLACE. DISCHARGE SHOULD ONLY BE DIRECTED TO AREAS THAT ARE STABILIZED TO MINIMIZE EROSION (E.G., BUFFER ZONE, VEGETATED FLOW STRIPS, INLET AND OUTLET PROTECTION, LEVEL SPREADERS, ETC.) DO NOT DISCHARGE NON-STORM WATER FLOWS ONTO DISTURBED AREAS.
13. A STORMWATER POLLUTION PREVENTION PLAN INSPECTION REPORT IS REQUIRED AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM EVENT THAT IS 0.5 INCHES OR GREATER. THE REPORTS ARE TO BE FILED AT THE PROJECT SITE WITH THE STORM WATER POLLUTION PREVENTION PLAN.
14. IN ADDITION TO PROVIDING A TEMPORARY CONSTRUCTION DRIVEL ENTRANCE TO CONTROL THE DEPOSITION OF SEDIMENTS ON PAVEMENTS ADJACENT TO THE PROJECT SITE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PERIODIC SWEEPING OF EXISTING ON-SITE PAVED SURFACES AND ALL PUBLIC STREETS WHICH CONTINUOUS FROM THE SITE. SWEEPING SHALL BE PERFORMED AT LEAST ONCE A WEEK AND MORE FREQUENTLY WHEN SUCH A WEEK INCLUDING, MOST PARTICULARLY, AFTER EVERY RAIN EVENT AND EVERY FRIDAY AFTERNOON, PRIOR TO CEASING WORK FOR THE WEEK.
15. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE A LETTER FROM OWNER OF PERMANENT DISPOSAL SITE FOR EXCAVATED MATERIAL THAT ACCEPTS MATERIAL AND ACKNOWLEDGES THE PERMANENT DISPOSAL SITE IS NOT IN A FLOOD PLAIN.
16. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE SURE SILT FENCING AND/OR CONSTRUCTION FENCING DOES NOT BLOCK SIGHT LINES.

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

NAME/CONSTRUCTION COMPANY NAME _____ DATE: _____

THE STORMWATER MANAGEMENT MEASURES PROPOSED ON THIS PLAN SHALL BE EFFECTIVELY IMPLEMENTED AND MAINTAINED. THE OWNER/PERMITTEE IS AWARE OF AND MUST ASSURE MAINTENANCE OF THE EROSION PROTECTION THAT IS ASSOCIATED WITH THE PROJECT DURING CONSTRUCTION.

MR. ADW F SAAL MANAGER _____ DATE: _____

DAVIS DINKINS ENGINEERING, P.A.
CERTIFICATE OF AUTHORIZATION #28150
125 N.E. 1st AVENUE SUITE 2 OCALA, FL 34470
PHONE: (352) 854-3901

NO	REVISION	DATE
1	PERMITTING ISSUE	11-01-24
2	PER OWNER/JURISDICTIONAL REVIEW	06-25-25
3	PER COUNTY REVIEW	09-29-25
4	PER COUNTY REVIEW	09-30-25

DESIGN: DJD/JCS | DRAWN: TA/EJJ | CHECK: DJD

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

HEADSPRINGS, LLC

MARION COUNTY, FLORIDA

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

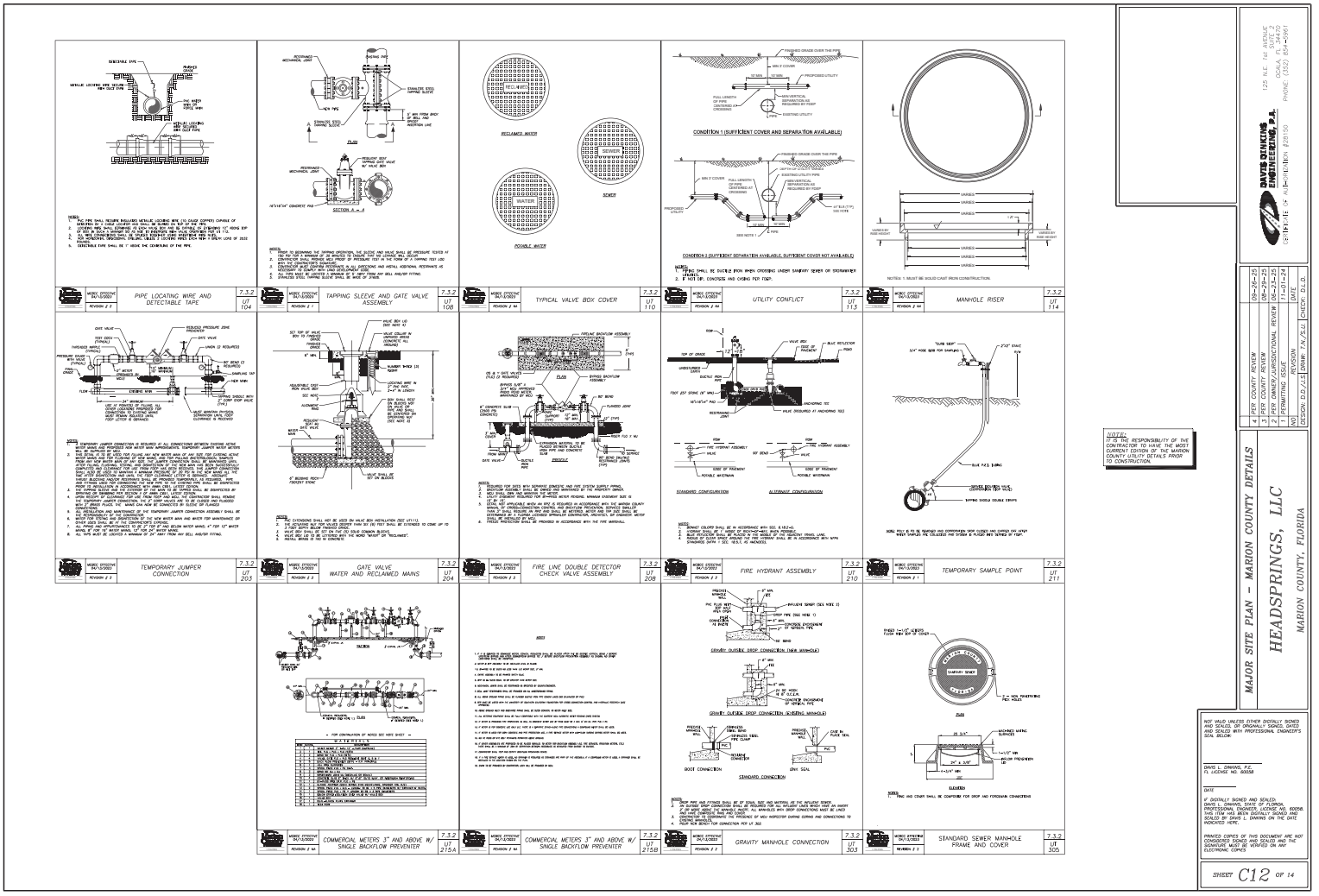
DAVID L. DINKINS, P.E.
FL LICENSE NO. 60058

DATE

IF DIGITALLY SIGNED AND SEALED:
DAVID L. DINKINS, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 60058, THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DAVID L. DINKINS ON THE DATE INDICATED HERE.

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

SHEET C11 OF 14


PIPE LOCATING WIRE AND DETECTABLE TAPE
7.3.2 UT 104
TAPPING SLEEVE AND GATE VALVE ASSEMBLY
7.3.2 UT 108
TYPICAL VALVE BOX COVER
7.3.2 UT 110
UTILITY CONFLICT
7.3.2 UT 113
MANHOLE RISER
7.3.2 UT 114
TEMPORARY JUMPER CONNECTION
7.3.2 UT 203
GATE VALVE WATER AND RECLAIMED MAINS
7.3.2 UT 204
FIRE LINE DOUBLE DETECTOR CHECK VALVE ASSEMBLY
7.3.2 UT 208
FIRE HYDRANT ASSEMBLY
7.3.2 UT 210
TEMPORARY SAMPLE POINT
7.3.2 UT 211
COMMERCIAL METERS 3" AND ABOVE W/ SINGLE BACKFLOW PREVENTER
7.3.2 UT 215A
COMMERCIAL METERS 3" AND ABOVE W/ SINGLE BACKFLOW PREVENTER
7.3.2 UT 215B
GRAVITY MANHOLE CONNECTION
7.3.2 UT 303
STANDARD SEWER MANHOLE FRAME AND COVER
7.3.2 UT 305
NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE THE MOST CURRENT EDITION OF THE MARION COUNTY UTILITY DETAILS PRIOR TO CONSTRUCTION.
DAVIS DINKINS ENGINEERING, P.A.
GEOPHYSICAL OF AUTHORIZATION #28150
125 N.E. 1st AVENUE
SUITE 2
OCALA, FL 34470
PHONE: (352) 854-5981
4 PER COUNTY REVIEW 09-28-25
3 PER COUNTY REVIEW 08-29-25
2 PER OWNER/JURISDICTIONAL REVIEW 06-23-25
1 PERMITTING ISSUE 11-01-24
NO REVISION DATE
DESIGN: D.D./J.S. DRAWN: T.A./S.J. CHECK: D.L.D.
MAJOR SITE PLAN - MARION COUNTY DETAILS
HEADSPRINGS, LLC
MARION COUNTY, FLORIDA
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DAVIS L. DINKINS, P.E.
FL LICENSE NO. 60358
DATE
IF DIGITALLY SIGNED AND SEALED, DAVIS L. DINKINS, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 60358, THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DAVIS L. DINKINS ON THE DATE INDICATED HERE.
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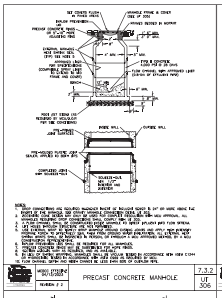
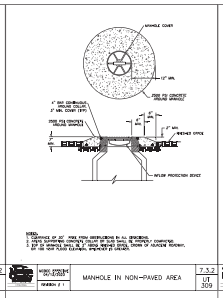
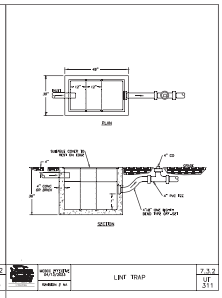
SHEET C12 OF 14



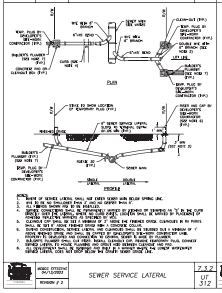
PRECAST CONCRETE MANHOLE. 7.3.2 UT 306



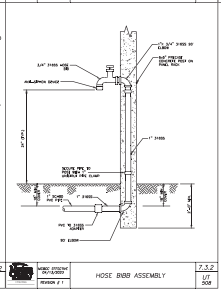
MANHOLE IN NON-PAVED AREA 7.3.2 UT 309



LINT TRAP 7.3.2 UT 311



SEWER SERVICE LATERAL 7.3.2 UT 312



HOSE BIBB ASSEMBLY 7.3.2 UT 308

NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE THE MOST CURRENT EDITION OF THE MARION COUNTY UTILITY DETAILS PRIOR TO CONSTRUCTION.

DAVIS DINKINS ENGINEERING, P.A.
CERTIFICATE OF AUTHORIZATION #28150
125 N.E. 1st AVENUE
OCALA, FLORIDA 34470
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NO	REVISION	DATE
1	PERMITTING ISSUE	11-01-24
2	PER OWNER/JURISDICTIONAL REVIEW	06-25-25
3	PER COUNTY REVIEW	08-26-25
4	PER COUNTY REVIEW	09-26-25

DESIGN: DJS/JCS | DRAWN: TA/EJJ | CHECK: DLD

MAJOR SITE PLAN – MARION COUNTY DETAILS

HEADSPRINGS, LLC

MARION COUNTY, FLORIDA

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DAVIS L. DINKINS, P.E.
FL LICENSE NO. 60058

DATE

IF DIGITALLY SIGNED AND SEALED:
DAVIS L. DINKINS, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 60058. THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DAVIS L. DINKINS ON THE DATE INDICATED HERE.

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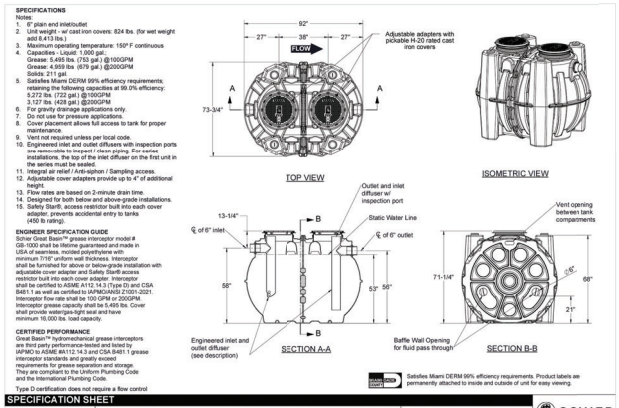
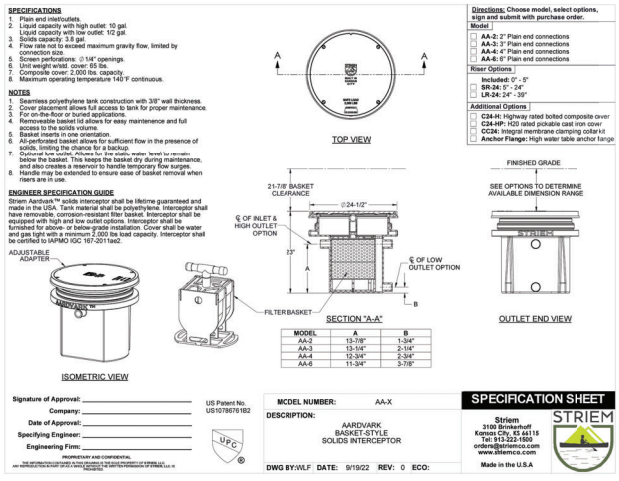
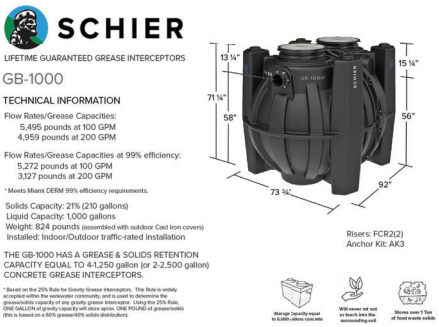
SHEET C13 OF 14







DAVIS DUNKINS ENGINEERING, P.A.
125 N.E. 1st AVENUE SUITE 2
OCALA, FLORIDA 34470
PHONE: (352) 854-3907
CERTIFICATE OF AUTHORIZATION #28150

NO	DESCRIPTION	DATE
4	PER COUNTY REVIEW	09-26-25
3	PER COUNTY REVIEW	08-21-25
2	PER OWNER/JURISDICTIONAL REVIEW	06-23-25
1	PERMITTING ISSUE	11-01-24

DESIGN: D.D./J.S. DRAWN: T.K./E.J. CHECK: D.L.D.

MAJOR SITE PLAN – ADDITIONAL DETAILS

HEADSPRINGS, LLC

MARION COUNTY, FLORIDA

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DAVIS L. DAWKINS, P.E.
FL LICENSE NO. 60058

DATE

IF DIGITALLY SIGNED AND SEALED: DAVIS L. DAWKINS, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 60058, THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DAVIS L. DAWKINS ON THE DATE ADJACENT HERE.

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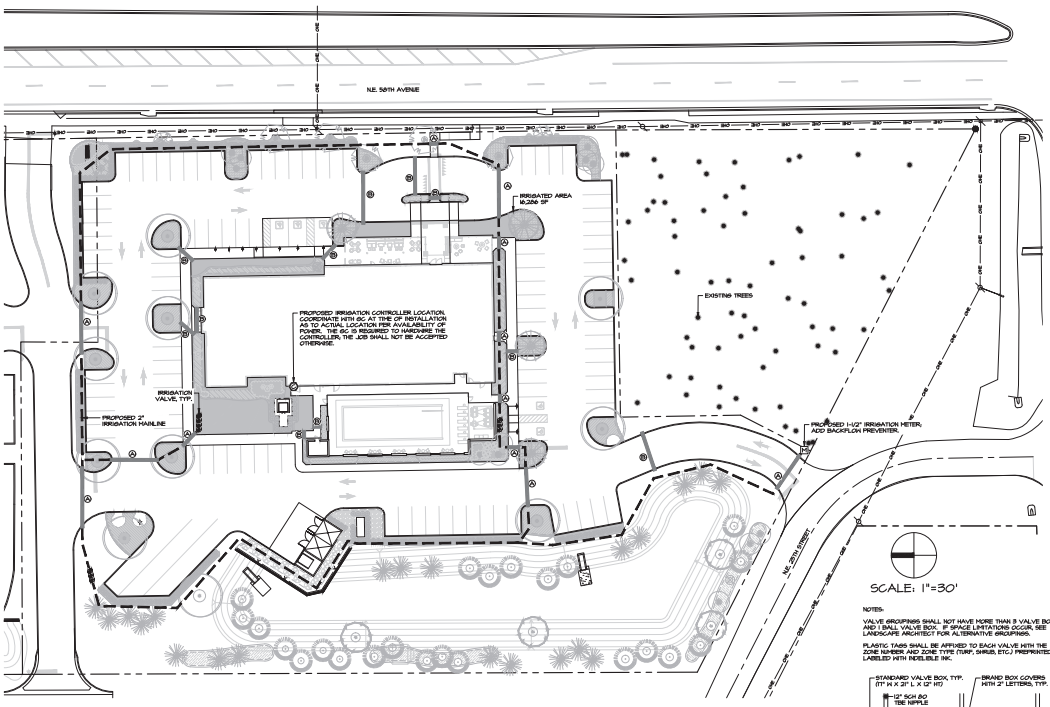
SHEET C14 OF 14



NOTE:
All trees & hatch indicates irrigated area 16,241 sf. The anticipated irrigation demand for this site shall be 10,089 gallons per week or 5,041 GPD, based on a 2-day watering schedule. This demand is based on an average of 0.75" of water per week for all irrigated areas, per UF/IFAS and Water Management District general recommendations.

IRRIGATION SLEEVING LEGEND
(A) = 6" Ø, 12' Ø, 8' Ø

MARION COUNTY IRRIGATION REQUIREMENTS

Sec. 6.9.5. - Irrigation system installation.

A. Irrigation systems shall only be installed by installation professionals meeting the licensing requirements under Section 6.9.10, except those being installed by property owners on their own single-family residence or duplex/townhouse property.
B. Irrigation systems shall be constructed in accordance with the Florida Irrigation Society's (FIS) Standards and Specifications for Turf and Landscape Irrigation Systems as updated.

Sec. 6.9.6. - Completion inspection requirements.

A. Irrigation installation professionals shall be accountable for the proper installation and compliance with the conditions of the irrigation permit and approved plans.
B. Upon completion of the installation, the contractor or owner shall request an inspection by the irrigation design professional. Prior to the inspection, the irrigation installation professional shall produce a clear and legible as-built diagram which accurately represents the irrigation system was installed. The diagram shall be presented and reviewed during the final inspection. The diagram may be a marked-up copy of the approved irrigation plan and shall include at a minimum:
(1) Locations of all mainlines and mainline valves;
(2) Locations of all remote control valves;
(3) Zone designations and sizes; and
(4) Total water demand per operating cycle.
C. The irrigation installation professional shall also provide to the owner:
(1) Irrigation system scheduling information;
(2) A copy of the irrigation controller owner's manual;
(3) Irrigation system maintenance schedule, which includes:
(a) Instructions for seasonal adjustments of controller and sensors.
(b) Instructions for checking for leaks in the irrigation system.
(c) A schedule for checking for proper irrigation distribution coverage.
D. Within 60 days after installation the irrigation controller shall be adjusted to be set in accordance with the applicable irrigation schedule set forth in this Code.
E. Upon completion of the irrigation system installation and the acceptance of the as-built diagram and operational information, a Final Inspection and Landscape/Irrigation Release shall be signed and sealed by the irrigation design professional and submitted to the County's Landscape Architect.

Sec. 6.9.8. - Irrigation system operation and maintenance.

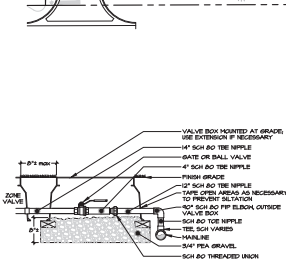
A. An irrigation installation professional who installs or performs work on an automatic landscape irrigation system must test for the correct operation of each inhibiting or interrupting device or switch on that system. If such devices or switches are not installed in the system or are not in proper operating condition, the contractor must install new ones or repair the existing ones and confirm that each device or switch is in proper operating condition before completing other work on the system (1.373.62 FS Water conservation).
B. All irrigation systems shall be operated and maintained in accordance with the Florida-Friendly Best Management Practices for Protection of Water Resources by the Green Industries or the Florida Yards and Neighborhood program.
C. To maintain the original performance and design integrity of the irrigation system, repair of the equipment shall minimally be done with the originally specified materials or their equivalents.
D. Irrigation systems, including automatic rain sensor shutoff device, shall be certified by an irrigation system installation professional to be operating properly and in good repair at each time as the property may be resold.

Sec. 6.9.9. - Landscape irrigation schedule.

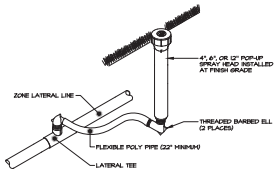
A. When Daylight Savings Time is in effect, landscape irrigation shall occur only in accordance with the following irrigation schedule:
(1) Nonresidential landscape irrigation may occur only on Tuesday and Friday and shall not occur between 10:00 a.m. and 4:00 p.m.; and
(2) No more than 0.75 inches of water may be applied per irrigation zone on each day that irrigation occurs, and in no event shall irrigation occur for more than one hour per irrigation zone on each day that irrigation occurs.
B. When Eastern Standard Time is in effect, landscape irrigation shall occur only in accordance with the following irrigation schedule:
(1) Nonresidential landscape irrigation may occur only on Tuesday and shall not occur between 10:00 a.m. and 4:00 p.m.; and
(2) No more than 0.75 inches of water may be applied per irrigation zone on each day that irrigation occurs, and in no event shall irrigation occur for more than one hour per irrigation zone on each day that irrigation occurs.
C. Exemptions. The following are exempt from the requirements of Section 6.9.9(A) and (B):
(1) Irrigation using a micro-spray, micro-jet, drip or bubbler irrigation system is allowed anytime.
(2) Irrigation of new landscape is allowed at any time of day on any day for the initial 30 days and every other day for the next 30 days for a total of one 60-day period provided that the irrigation is limited to the minimum amount necessary for such landscape establishment.
(3) Watering in of chemicals, including insecticides, pesticides, fertilizers, fungicides, and herbicides when required by law, the manufacturer, or best management practices is allowed anytime within 24 hours of application. Irrigation to wash off such chemicals is not exempt from the use of water per application except as otherwise required by law, the manufacturer, or best management practice.
(4) Irrigation systems may be operated anytime for maintenance and repair purposes not to exceed 20 minutes per hour per zone.
(5) Irrigation using a hand-held hose equipped with an automatic shut-off nozzle is allowed anytime. The use of a hose-end sprinkler is not considered hand watering.
(6) Discharge of water from a water-to-air air-conditioning unit or other water-dependent cooling system is not restricted.
(7) The use of water from a reclaimed water system is allowed anytime. For the purpose of this paragraph, a reclaimed water system includes systems in which the primary source is reclaimed water, which may or may not be supplemented from another source during peak demand periods.
(8) The use of recycled water from wet detention treatment ponds for irrigation is allowed anytime provided the ponds are not augmented from any ground or off-site surface water, or public supply sources.

Sec. 6.9.10. - Licensing and certification.

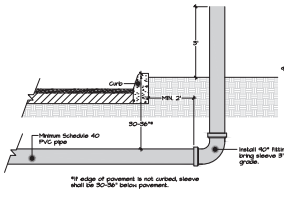
A. Irrigation Professionals.
(1) Irrigation Design Professionals shall be design professional as licensed by the State of Florida to provide such professional services.
(2) Irrigation Installation and Maintenance Professionals shall include Plumbing Contractors and Irrigation Contractors licensed by Marion County or the State of Florida.
(3) Irrigation Installation and Maintenance Professionals, as defined by this section, shall be exempt from the requirement to obtain a design professional's services when designing irrigation systems, or portions of irrigation systems, as part of a "design/build" contract to install or maintain the same system, if that system complies with all applicable requirements of this ordinance and is permitted by Marion County.
B. Training.
(1) Unless otherwise subject by Florida Statutes to certain continuing education requirements, contractors licensed to perform work under this section shall annually complete a minimum of four professional development hours (PDH) in Florida-friendly Landscaping and Irrigation practices from a continuing education organization designated by the Marion County Licensing Board.
(2) Marion County shall confirm compliance with these PDH requirements at the time of license renewal, or by an approved audit procedure.



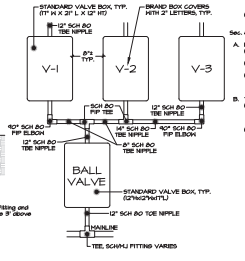
VALVE INSTALLATION
SCALE: N.T.S.



SPRAY HEAD INSTALLATION
SCALE: N.T.S.



IRRIGATION SLEEVE INSTALLATION DETAIL
N.T.S.



VALVE BOX LAYOUT - PLAN VIEW
SCALE: N.T.S.

NOTES:
VALVE GROUPINGS SHALL NOT HAVE MORE THAN 3 VALVE BOXES AND 1 BALL VALVE BOX. IF SPACE LIMITATIONS OCCUR, SEE LANDSCAPE ARCHITECT FOR ALTERNATIVE GROUPINGS.

PLASTIC TABS SHALL BE AFFIXED TO EACH VALVE WITH THE ZONE NUMBER AND ZONE TYPE (TURF, SHRUB, ETC.) PREPRINTED OR LABELED WITH INDELIBLE INK.

REVISIONS | BY | DATE

MPA Michael Pape & Associates, PA
LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE
2351 SE 7th Street, Ocala, FL • 352.351.8004 • www.MPA-LA.com

HEADSPRINGS, LLC
MARION COUNTY, FLORIDA

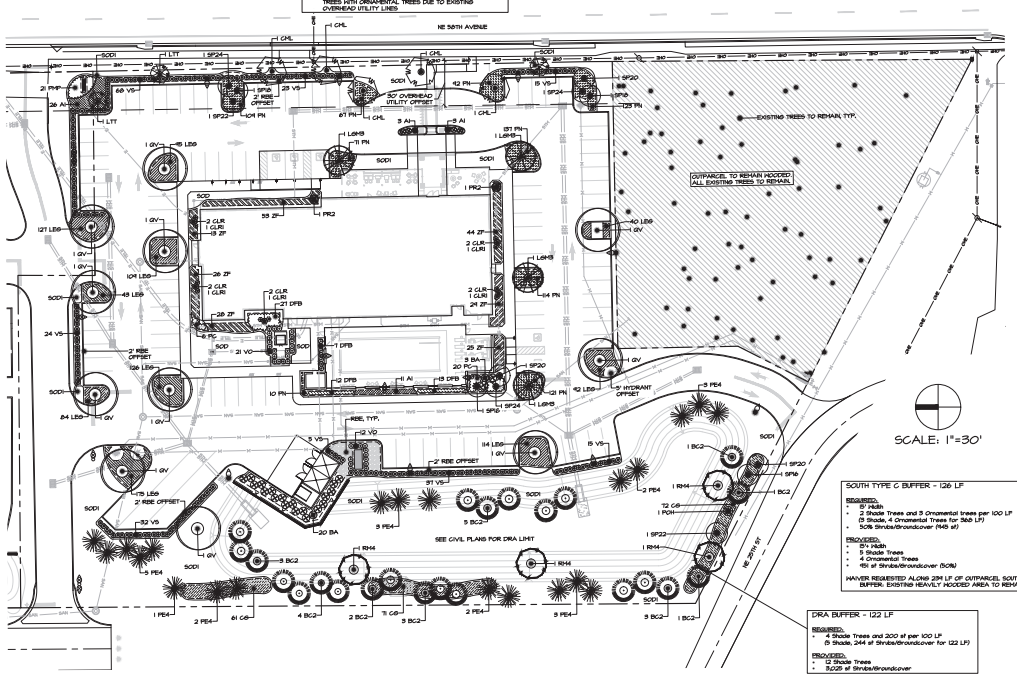
IRRIGATION PLAN

DATE: 06-19-25
DWN. BY: RAZ
CHKD. BY: SHS

SHEET 1 OF 1

IR-1

F:\WORK 2 2021\0-OCALA\ARBY_MARION-11-25\0-WORKSHEETS\IRR 1.DWG



LANDSCAPE CALCULATIONS

LAND USE: COMMERCIAL

PROJECT AREA - REFER TO CIVIL PLANS: 3.43 AC± (149,617 SF)
EXCLUDES PROJECT OUTPARCEL

LANDSCAPE AREA: 1.45 AC (62,218 SF) (42%) SEE DIAGRAM SHEET L-1

THIS SITE IS LOCATED WITHIN THE URBAN GROWTH BOUNDARY.
THIS SITE IS LOCATED WITHIN THE PRIMARY SILVER SPRINGS PROTECTION ZONE.

TREE CALCULATIONS

See Sheet TR-1 for existing tree calculations.

PROVIDED SHADE TREES

23 BALD CYPRESS @ 4" EACH	= 92"
11 LIVE OAKS @ 4" EACH	= 44"
4 RED MAPLES @ 4" EACH	= 16"
4 LITTLE GEM MAGNOLIAS @ 4" EACH	= 16"
21 SLASH PINES @ 4" EACH	= 84"
TOTAL SHADE TREES:	= 252"

SHADE TREE REQUIREMENT

SHADE TREES REQUIRED: 3.43 AC (149,617 SF) / 3,000 SF = 50

EXISTING ON-SITE SHADE TREES TO REMAIN: 0
PROPOSED SHADE TREES: 63 (100% NATIVE)

TOTAL SHADE TREES PROVIDED: 63

OTHER CALCULATIONS

PROPOSED UNDERSTORY/ORNAMENTAL TREES: 20

SHRUBS, GRASSES AND GROUNDCOVER PROPOSED: 2,867
NATIVE = 1,825 (64%)
FL FRIENDLY = 2,867 (100%)

TOTAL NATIVE PERCENTAGE (ALL TREES AND PLANTS): (401 (52%)

BUILDING LANDSCAPING
REQUIRED: 60% OF 78' PUBLIC FACADE (SOUTH SIDE) 47 LF
60% OF 194' PUBLIC FACADE (EAST SIDE) 113 LF
PROVIDED: 92% (SOUTH SIDE) 72 LF
66% (EAST SIDE) 126 LF

LANDSCAPE BUFFER REQUIREMENTS

NORTH BOUNDARY - NO BUFFER REQUIRED

EAST BOUNDARY - 15' TYPE C BUFFER - ADJACENT ROW
WAIVER REQUESTED ALONG 258 LF OF EAST BOUNDARY OF OUTPARCEL.
PRESERVING EXISTING HEAVILY HOODED AREA.

WAIVER REQUESTED ALONG 344 LF TO REPLACE SHADE TREES WITH ORNAMENTAL TREES DUE TO EXISTING OVERHEAD UTILITY LINES

WEST BOUNDARY - NO BUFFER REQUIRED

SOUTH BOUNDARY - 15' TYPE C BUFFER - ADJACENT ROW
WAIVER REQUESTED ALONG 29 LF OF SOUTH BOUNDARY OF OUTPARCEL.
PRESERVING EXISTING HEAVILY HOODED AREA.

SEE PLAN FOR BUFFER DETAILS

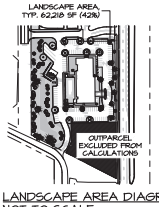
MARION COUNTY LANDSCAPE REQUIREMENTS:

1. Upon completion of the installation, the contractor shall request an inspection by the design professional. A Landscape and Irrigation As-Built Certification shall be signed and sealed by the design professional and submitted to the County Landscape Architect prior to the issuance of a Certificate of Occupancy, per Section 6.8.12 of LDR.

2. Landscape maintenance shall be in accordance with Section 6.8.15 of LDRs:
   A. All landscape areas shall be maintained in accordance with the Florida-Friendly Best Management Practices for Protection of Water Resources by the Green Industries, UF/IFAS and FDEP.
   B. Trees or palms shall not be severely pruned or shaped. The natural growth habit of a tree or palm shall be considered during the design phase to avoid maintenance conflicts.
   C. Trees or palms which are staked or braced shall have such staking or bracing removed once sufficient root growth has enabled the tree or palm to support itself. Damaging trees with staking devices shall be considered a Violation of this Code. Staking devices shall not girdle the trunk or injure the bark of trees.
   D. The absence of any landscaped and approved landscape area without obtaining prior written approval from the County is prohibited. The expansion of drought tolerant landscaping, excluding like replacement of planted areas with turfgrass, or replacing dying or diseased plants with similar plant material is excluded.
   E. Buffers and screening plantings shall provide healthy appearance year round and be maintained at the required minimum heights.

3. Landscape installation and maintenance shall be in accordance with Section 6.8.15 of the LDR.
   A. Landscape installation professionals performing work for hire within the unincorporated areas of Marion County shall be landscape contractors licensed by the Marion County Building Department, unless otherwise licensed by the State of Florida.
   B. Landscape maintenance professionals performing work for hire within the unincorporated areas of Marion County shall possess current 01-0147 Certificate of Completion.
   C. Any person providing services for hire regarding any aspect of landscape maintenance that includes the application of fertilizer or pesticide shall meet the applicable state and County licensing and certification requirements included herein.

4. An irrigation plan shall be provided prior to issuance of a development order or building permit. All irrigation systems, including temporary, shall comply with the design standards of the Marion County Land Development Code Division 9, Sec. 6.9, and all other state and local statutes that apply. Irrigation design and plans by others.



LANDSCAPE AREA DIAGRAM
NOT TO SCALE

WAIVERS

1. WAIVER REQUESTED FOR SECTION 6.8.3 BUFFERS AND SECTION SECTION 6.8.7 PARKING AREAS AND VEHICULAR USE AREAS. WAIVER NEEDED TO OMIT SHADE TREES ALONG EAST BOUNDARY DUE TO ADJACENT OVERHEAD UTILITIES. ADDITIONAL ORNAMENTAL TREES HAVE BEEN PROVIDED.

2. WAIVER REQUESTED FOR SECTION 6.8.3 BUFFERS. OUTPARCEL AREA WILL BE PRESERVED UNTIL TIME OF FUTURE DEVELOPMENT. A TYPE C BUFFER ALONG THE OUTPARCEL FRONTAGE OF NE 25TH STREET AND NE 58TH AVENUE WILL BE PROVIDED AT THE TIME OF OUTPARCEL PERMITTING/DEVELOPMENT.

REVISIONS
DATE BY

MPA Michael Pape & Associates, PA
LAND PLANNING ● SITE DESIGN ● LANDSCAPE ARCHITECTURE
2351 SE 17th Street, Ocala, FL ● 352.351.3500 ● www.MPA-LA.com

HEADSPRINGS, LLC
MARION COUNTY, FLORIDA

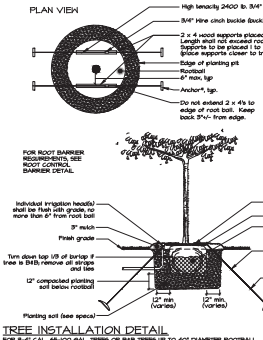
LANDSCAPE PLAN

DATE 09-23-25
DWN. BY JRT/RAZ
CHKD. BY SMS

SHEET 1 OF 2

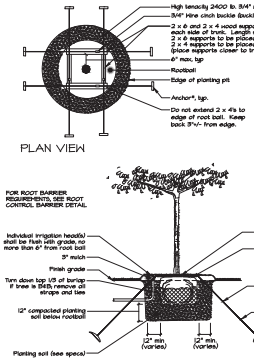
L-1

F:\WORK 2 SITES_SCALABRINI_MKPVR-22-29 HOMESITES 1.5.DWG



TREE INSTALLATION DETAIL

FOR 3-4" CAL., 65-100 GAL. TREES OR B&B TREES UP TO 40" DIAMETER ROOTBALL



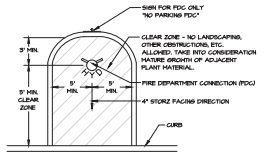
TREE INSTALLATION DETAIL

FOR 5-6" CAL., 100-200 GAL. TREES OR B&B TREES TO 60" DIAMETER ROOTBALL

LANDSCAPE NOTES REFER TO THE DETAILED SPECIFICATIONS)

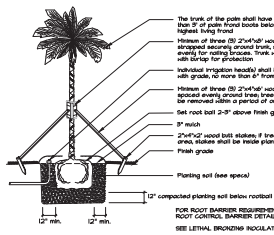
1. The Landscape Contract shall generally include the following work:
   - A. Finish grading 4"± in all areas of the work.
   - B. Root pruning existing tree critical root zones prior to permanent irrigation installation, including trees along perimeter of site.
   - C. Thorough removal of existing vegetation in all areas of the work, including application(s) of post-emergent herbicide at least two weeks prior to planting, and use of pre-emergent herbicide during planting.
   - D. Supplying of plant material of the specified type, size, and quality.
   - E. Staking, location, layout, and orientation of trees and planting beds.
   - F. Proper amendment of the soil need for planting preparation of bed areas, sizing of planting pits, and correct planting procedures.
   - G. Installation of sod within the limits shown on the plan, in a neat, finished manner meeting specified requirements.
   - H. Watering and maintaining all plantings per the specified requirements until final completion and acceptance.
   - I. Observing and following any special requirements beyond the specifications as noted on the plans.
   - J. Removing above ground tree staking within one year of installation. Underground rootball kits shall remain in place and will deteriorate naturally.
2. The Landscape Contractor shall be responsible for:
   - A. Observing and reporting any detrimental soil, drainage, or other any conditions which would affect the health and performance of the landscaping.
   - B. Following all applicable codes and regulations concerning the work, whether or not they are stipulated in the bid documents.
   - C. Following adequate supervision of the work at all times.
   - D. Reporting and repairing any damage caused by his work or actions.
   - E. Maintaining the jobsite in a clean, professional, and workmanlike manner.
   - F. Coordination of or with irrigation installation in order to achieve proper coverage, including adjustments of plant locations if required.
   - G. Coordination with all other aspects of the job affecting the finished character of the landscaping -particularly the drainage system- to achieve proper results, including adjustments to plant locations if required.
   - H. Prosecuting the work in a continuous and diligent manner until it is complete according to the Plans and Specifications.
   - I. Following all administrative and technical requirements of the bid documents.
3. Michael Pape & Associates, P.A. is responsible for ensuring that the work meets all requirements stipulated and implied in the Plans and Specifications. Any work that does not is subject to rejection, and replacement by the contractor at his own cost.

REFER TO SEPARATE SET OF SPECIFICATIONS THAT MUST ACCOMPANY THIS PLAN.



FIRE HYDRANT / REMOTE FIRE DEPARTMENT CONNECTION (FDC) CLEAR ZONE DETAIL

N.T.S.



PALM INSTALLATION DETAIL

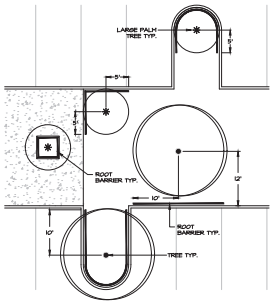
NOTES:

TREE SPECIES WITH LARGE SURFACE ROOT SYSTEMS SHALL BE PROVIDED WITH ROOT CONTROL BARRIER BASED ON THE FOLLOWING STANDARDS. TREES WITHIN 12' OF THE EDGE OF PAVEMENT OR LARGE PALMS WITHIN 5' OF THE EDGE OF PAVEMENT.

TREES INCLUDE, BUT ARE NOT LIMITED TO: LIVE OAK, MAGNOLIA, SYCAMORE, RED MAPLE

LARGE PALMS INCLUDE, BUT ARE NOT LIMITED TO: SABAL PALM, LARGE DATE PALM SPECIES, PINDO PALM, WASHINGTON PALM

THE ROOT CONTROL BARRIERS SHALL UTILIZE 24" DEPTH ABS RAISED PLASTIC) INTERLOCKING PANELS, AS BY: DEEP ROOT, ROOT CONTROL, INC., OR OTHER APPROVED EQUAL PRODUCT. APPROVAL FOR PROPOSED EQUAL PRODUCTS SHALL BE SECURED FROM MPA PRIOR TO BIDDING.



ROOT CONTROL BARRIER DETAIL

1" = 10'

PLANT SCHEDULE

Note: Plant quantities are provided as a guide only. The contractor shall confirm total quantities as reflected by the plan. All sizes given are minimum unless otherwise noted. Every component of spec shall be met.

	Key	Qty	Plant Name	Size and Spacing	Maintenance
	AI	48	African Iris, white Dietes vegeta - (AI)	#3, full, 5-6 ppp min, 42" oc	Allow natural growth, deadhead regularly
	BA	28	Bamboo Bambusa multiplex 'Alphonse Karr' - (BA)	Cont/B&B, 14"+ ht. x 6"+ spr; 4" cal min	15-20' ht. x full mass, control encroachment
NATIVE	BG2	25	Bald Cypress Taxodium distichum - (BG2)	Cont/B&B, 14"+ ht. x 6"+ spr; 4" cal min	Allow natural growth, prune only dead wood
NATIVE	CG	204	Carolgrass Spartina bakeri - (CG)	#3, full; 3' oc	Allow natural growth, "topstock" if required, remove dead and frost damaged foliage biannually
	CLR	10	Crinum Lily, red Crinum augustum 'Queen Emma' - (CLR)	#3, 3'+ OA	Allow mature growth
	CLRI	5	Crinum Lily, red Crinum augustum 'Queen Emma' - (CLRI)	#15, 4' OA	Allow mature growth
	CML	5	Crape Myrtle, lavender Lagerstroemia Indica 'Muskogee' - (CML)	#15, 6'+ ht. x 3-1/2"+ spr; multi-trunk	25' ht. x 20' spr; prune no more than 1/3" wood
NATIVE	DFB	59	Dwarf Firebush Hamelia patens 'Compacta' - (DFB)	#3, 12-18" ht. x 12"+ spr; 3' oc	Prune back by 1/3 in February
	LBS	1005	Emerald Goddess Liriope Liriope muscari 'Emerald Goddess' - (LBS)	#1, full, 9-1 ppp min, 18" oc	18" ht. x full mass
NATIVE	LGMS	4	Little Gem Magnolia Magnolia grandiflora 'Little Gem' - (LGMS)	Cont/B&B, 12-14"+ ht. x 5-6"+ spr; 4" cal	Allow natural growth, prune only for form or dead wood
	LTT	2	Ligustrum, tree-type Ligustrum japonicum - (LTT)	B&B, 8'+ ht. x 3'+ spr; multi-trunk, 4' min open below	Allow natural growth, 6-8' open below, prune informally, do not shear
	PC	28	Plumbago Plumbago capensis - (PC)	#3, 18"+ x 18"+; 42" oc	4' ht. x full mass, maintain informally, do not shear
NATIVE	PE4	21	Slash Pine Pinus elliottii - (PE4)	Cont/B&B, 14-16"+ ht. x 8"+ spr; 4" cal min	Allow natural growth, prune dead wood
	PMP	21	Pringles Dwarf Japanese Yew Podocarpus macrophylus 'Pringles' - (PMP)	#3, 12-12"+ ht. x 12-18"+ spr; 5' oc	30" ht. x full mass, maintain informally, do not shear
NATIVE	PN	844	Perennial Peanut Arachis glabrata 'Ecoturf II' - (PN)	#1, full, 12"+ spr; 18" oc	6" ht, full mass, prevent intrusion into other plants
NATIVE	PQH	1	Pride of Houston Yaopon Holly Ilex vomitoria - (PQH)	#15, 4' ht. x 4' spr; multi-trunk	Allow natural growth, do not shear, prune only for form or dead wood
	PR2	2	Piggy Date Palm Phoenix roebelenii - (PR2)	#30, 5' OA, 3 trunks; staggered ht.s, mature specimen	Allow natural growth, prune only dead fronds, lethal bronzing mac. required
NATIVE	QV	11	Live Oak Quercus virginiana - (QV)	B&B, 14-16' ht. x 7-8" spr; 4" cal min	Allow natural growth, prune only for form or dead wood
NATIVE	RM4	4	Red Maple Acer rubrum - (RM4)	Cont/B&B, 14-16' ht. x 6"+ spr; 4" cal min	Allow natural growth, prune only for form or dead wood
NATIVE	SPI6	1	Sabal Palm Sabal palmetto - (SPI6)	B&B, hurricane cut; 16' CT ht.	Allow natural growth, prune only dead fronds to keep full round head
NATIVE	SPI8	3	Sabal Palm Sabal palmetto - (SPI8)	B&B, hurricane cut; 18' CT ht.	Allow natural growth, prune only dead fronds to keep full round head
NATIVE	SP20	3	Sabal Palm Sabal palmetto - (SP20)	B&B, hurricane cut; 20' CT ht.	Allow natural growth, prune only dead fronds to keep full round head
NATIVE	SP22	2	Sabal Palm Sabal palmetto - (SP22)	B&B, hurricane cut; 22' CT ht.	Allow natural growth, prune only dead fronds to keep full round head
NATIVE	SP24	3	Sabal Palm Sabal palmetto - (SP24)	B&B, hurricane cut; 24' CT ht.	Allow natural growth, prune only dead fronds to keep full round head
	VO	55	Sweet Viburnum Viburnum odoratissimum - (VO)	#15, 3-4'+ ht. x 30"+ spr; 3' oc	6' ht. x 5', full hedge
	VS	291	Sandankwa Viburnum Viburnum suspensum - (VS)	#3, 30-36" ht. x 2'+ spr; 3' oc	3' ht. x 3', full hedge
NATIVE	ZF	218	Coontie Zamia floridana - (ZF)	#3, full, 18"+ spr; 30" oc	Allow natural growth, prune only dead fronds
	RBE		Brown Egg Rock, Small - (RBE)	3/4" to 1-1/2", 3-4" depth over landscape fabric	
	SOD		St. Augustine 'Floratam' Stenotaphrum secondatum 'Floratam' - (SOD)		
	SODI		Argentine Bahia Paspalum notatum 'Argentine' - (SODI)		

Pallet

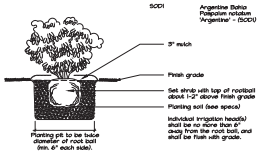
NOTES:

Brown Egg Rock to be a replacement for typical mulch areas across entirety of site landscaping.

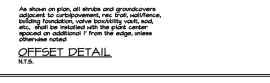
Any damage to any existing landscaping or irrigation on adjacent sites caused by any aspect of the construction of this project shall be resolved immediately to acceptable conditions, as determined by MPA.

UNIRRIGATED BAHIA:

It shall be the responsibility of the landscape contractor to provide temporary irrigation to unirrigated bahia installed as part of this contract, until establishment or turnover, whichever occurs earlier.



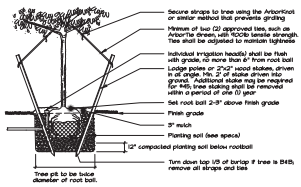
SHRUB INSTALLATION DETAIL



As shown on plan, all shrubs and groundcovers adjacent to curb/pavement, rec. trail, wall/fence, building foundation, valve box/utility vault, sod, etc., shall be installed with the plant center spaced an additional 1' from the edge, unless otherwise noted.

OFFSET DETAIL

N.T.S.



TREE INSTALLATION DETAIL

FOR MULTI-TRUNK TREES, TREES LESS THAN 5" CAL., OR CONTAINER TREES UP TO 45 GAL.

REVISIONS	
DATE	BY

MPA Michael Pape & Associates, PA
LAND PLANNING ● SITE DESIGN ● LANDSCAPE ARCHITECTURE
2351 SE 17th Street, Ocala, FL ● 352.351.3500 ● www.MPA-LA.com

HEADSPRINGS, LLC
MARION COUNTY, FLORIDA

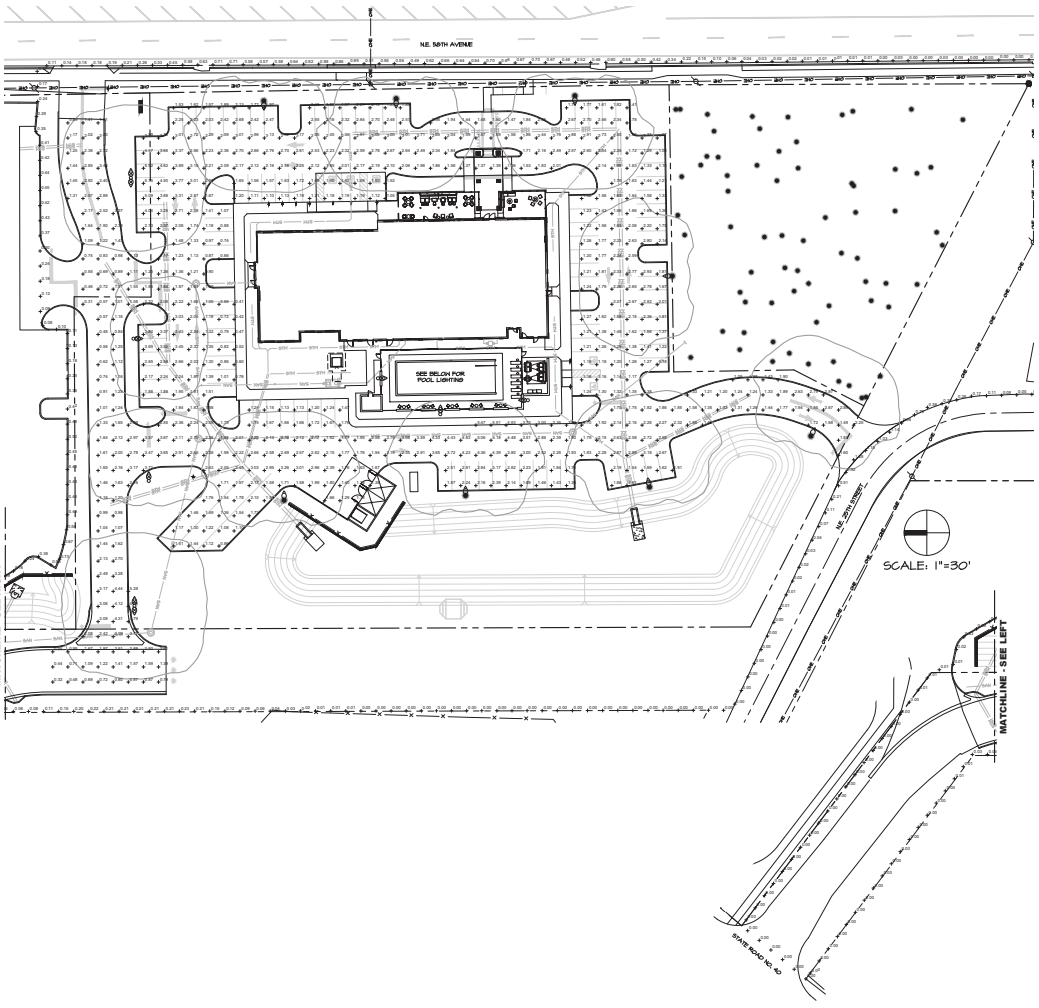
LANDSCAPE PLAN

DATE 09-23-25
DWN. BY JRT/RAZ
CHKD. BY SMS

SHEET 2 OF 2

L-2

F:\WORK 2 SITES\OCALA\BERT_LAND\9-22-25 HOMESITES LS.dwg



LIGHTING LEGEND

SHOEBOX LIGHT, CURRENT SINGLE EVOLVE EALS SERIES LED, EALS-05-D-54-AM-T-50-NA-C-BLCK-L-T-VHL SCOOL 74 DISTRIBUTION, 24' MOUNTING HT, ROUND, BLACK, TAPERED, MEDIUM DUTY, STRESSCRETE POLE.

SHOEBOX LIGHT, CURRENT DOUBLE/SINGLE EVOLVE EALS SERIES LED, EALS-05-D-54-AM-T-50-NA-C-2-BLCK-L-T-VHL SCOOL 73 DISTRIBUTION, 24' MOUNTING HT, ROUND, BLACK, TAPERED, MEDIUM DUTY, STRESSCRETE POLES

ROTATE OPTICS AS SHOWN ON LIGHT SYMBOL

LIGHTS HAVE BEEN CAREFULLY LOCATED TO ACHIEVE REQUIRED LIGHT LEVELS, DESIRED DESIGN EFFECT, AND TO AVOID EXISTING AND PROPOSED UTILITIES. IF ANY CHANGES ARE REQUIRED, CONTACT MPA FOR DIRECTION/COORDINATION.

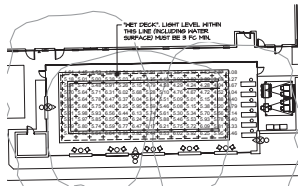
NOTES

1. This lighting layout meets the recommendations for safe lighting levels established by the Illuminating Engineering Society of North America in the general areas where lights have been provided to the greatest extent possible. Architectural lighting will be required for areas around the building to maintain adequate lighting for safety and security, and such lighting is not addressed or shown on this plan.
2. Any changes or substitutions made to this plan shall be evaluated to ensure adequate light levels are provided.
3. Illuminance values shown are for design purposes only. Variances in actual installation or changes to the plan or specifications may cause the actual measured values to vary.
4. Orient fixtures and arms as shown on plan.
5. Buildings have been included in this calculation as non-reflective obstructions.
6. All point by point values shown are maintained (a light depreciation factor has been included). Light levels are measured at finished grade.
7. Only fixtures shown have been included in this calculation. Light installations for off site roadways and/or adjoining properties have not been included.
8. All electrical engineering, circuiting, installation details and installation specifications, etc. shall be by others.
9. Lighting shall be installed in accordance with the lighting plan by a licensed electrical contractor. The contractor is responsible to design and install the electrical connections necessary to supply power to the proposed lights. All connections shall be underground and in conduit.

STATISTICS

Parking Lot
Average: 2.22 fc
Min: 0.31 fc (paved surfaces)
Max: 5.42 fc (paved surfaces)

Pool Calculations:
Site Average: 5.36 fc
Min: 3.08 fc (water surface/wet deck)
Max: 7.08 fc (water surface/wet deck)



POOL AREA

NOTES:
Pool lighting has been designed to meet FBC 454.1.4.2.1 for night use. The outdoor pool/spa lighting provides a minimum of 5 foot-candles of illumination at the pool water surface and the pool wet deck surface.

SCALE: 1"=20'

REVISIONS		
	DATE	BY

MPA Michael Pape & Associates, PA
LAND PLANNING ● SITE DESIGN ● LANDSCAPE ARCHITECTURE
2351 SE 17th Street, Ocala, FL ● 352.351.8000 ● www.MPA-LA.com

HEADSPRINGS, LLC
MARION COUNTY, FLORIDA

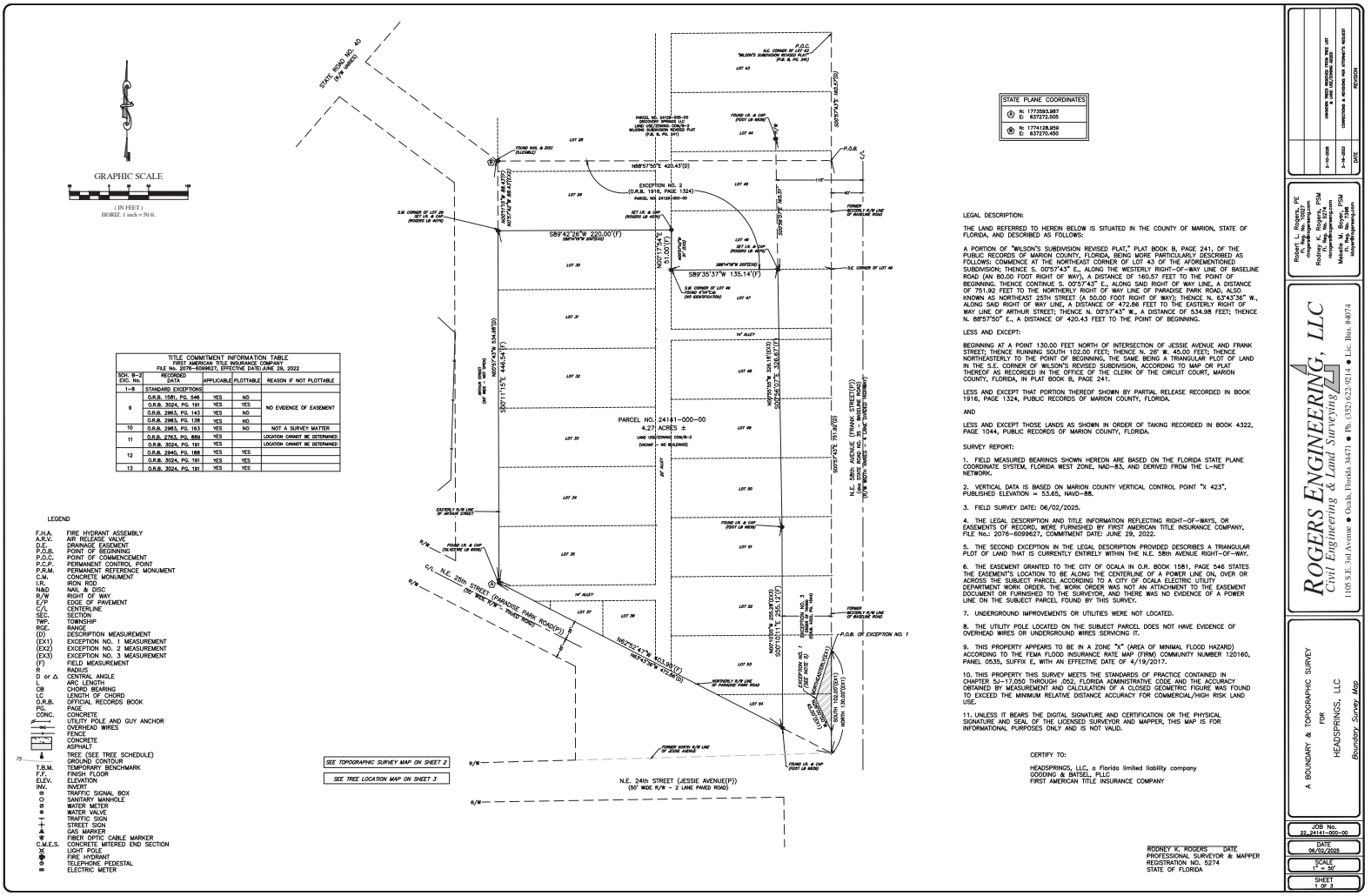
PHOTOMETRIC PLAN

DATE 06-19-25
DWN. BY RAZ
CHKD. BY SHS

SHEET 1 OF 1

LTG-1

P:\MPA 2 JOBS\0-SCALABRETA_MARION-17-25 HOMESITES\ 19X\ LTG.DWG



STATE PLANE COORDINATES	
A	N: 1773563.987 E: 637272.505
B	N: 1774128.959 E: 637270.450

TITLE COMMITMENT INFORMATION TABLE
FIRST AMERICAN TITLE INSURANCE COMPANY
FILE No. 2076-6099627, EFFECTIVE DATE: JUNE 29, 2022

SCH. B-2 EXC. No.	RECORDED DATA	APPLICABLE	PLOTTABLE	REASON IF NOT PLOTTABLE
1-8	STANDARD EXCEPTIONS			
9	O.R.B. 1581, PG. 546	YES	NO	NO EVIDENCE OF EASEMENT
	O.R.B. 3024, PG. 191	YES	YES	
	O.R.B. 2983, PG. 143	YES	NO	
	O.R.B. 2983, PG. 138	YES	NO	
10	O.R.B. 2983, PG. 163	YES	NO	NOT A SURVEY MATTER
11	O.R.B. 2763, PG. 886	YES		LOCATION CANNOT BE DETERMINED
	O.R.B. 3024, PG. 191	YES		LOCATION CANNOT BE DETERMINED
12	O.R.B. 2940, PG. 168	YES	YES	
	O.R.B. 3024, PG. 191	YES	YES	
13	O.R.B. 3024, PG. 191	YES	YES	

LEGEND

F.H.A.	FIRE HYDRANT ASSEMBLY
A.R.V.	AIR RELEASE VALVE
D.E.	DRAINAGE EASEMENT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.C.P.	PERMANENT CONTROL POINT
P.R.M.	PERMANENT REFERENCE MONUMENT
C.M.	CONCRETE MONUMENT
I.R.	IRON ROD
N&D	NAIL & DISC
R/W	RIGHT OF WAY
E/P	EDGE OF PAVEMENT
C/L	CENTERLINE
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
(D)	DESCRIPTION MEASUREMENT
(EX1)	EXCEPTION NO. 1 MEASUREMENT
(EX2)	EXCEPTION NO. 2 MEASUREMENT
(EX3)	EXCEPTION NO. 3 MEASUREMENT
(F)	FIELD MEASUREMENT
R	RADIUS
D or Δ	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
LC	LENGTH OF CHORD
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
CONC.	CONCRETE
	UTILITY POLE AND GUY ANCHOR
	OVERHEAD WIRES
	FENCE
	CONCRETE
	ASPHALT
	TREE (SEE TREE SCHEDULE)
75	GROUND CONTOUR
T.B.M.	TEMPORARY BENCHMARK
F.F.	FINISH FLOOR
ELEV.	ELEVATION
INV.	INVERT
	TRAFFIC SIGNAL BOX
	SANITARY MANHOLE
	WATER METER
	WATER VALVE
	TRAFFIC SIGN
	STREET SIGN
	GAS MARKER
	FIBER OPTIC CABLE MARKER
C.M.E.S.	CONCRETE MITERED END SECTION
	LIGHT POLE
	FIRE HYDRANT
	TELEPHONE PEDESTAL
	ELECTRIC METER

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARION, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

A PORTION OF "WILSON'S SUBDIVISION REVISED PLAT," PLAT BOOK B, PAGE 241, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF LOT 43 OF THE AFOREMENTIONED SUBDIVISION; THENCE S. 00°57'43" E., ALONG THE WESTERLY RIGHT-OF-WAY LINE OF BASELINE ROAD (AN 80.00 FOOT RIGHT OF WAY), A DISTANCE OF 160.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S. 00°57'43" E., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 751.92 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF PARADISE PARK ROAD, ALSO KNOWN AS NORTHEAST 25TH STREET (A 50.00 FOOT RIGHT OF WAY); THENCE N. 63°43'36" W., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 472.86 FEET TO THE EASTERLY RIGHT OF WAY LINE OF ARTHUR STREET; THENCE N. 00°57'43" W., A DISTANCE OF 534.98 FEET; THENCE N. 88°57'50" E., A DISTANCE OF 420.43 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

BEGINNING AT A POINT 130.00 FEET NORTH OF INTERSECTION OF JESSIE AVENUE AND FRANK STREET; THENCE RUNNING SOUTH 102.00 FEET; THENCE N. 26° W. 45.00 FEET; THENCE NORTHEASTERLY TO THE POINT OF BEGINNING, THE SAME BEING A TRIANGULAR PLOT OF LAND IN THE S.E. CORNER OF WILSON'S REVISED SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, MARION COUNTY, FLORIDA, IN PLAT BOOK B, PAGE 241.

LESS AND EXCEPT THAT PORTION THEREOF SHOWN BY PARTIAL RELEASE RECORDED IN BOOK 1916, PAGE 1324, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

AND

LESS AND EXCEPT THOSE LANDS AS SHOWN IN ORDER OF TAKING RECORDED IN BOOK 4322, PAGE 1044, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

SURVEY REPORT:

1. FIELD MEASURED 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 "X 423", PUBLISHED ELEVATION = 53.65, NAVD-88.

3. FIELD SURVEY DATE: 06/02/2025.

4. THE LEGAL DESCRIPTION AND TITLE INFORMATION REFLECTING RIGHT-OF-WAYS, OR EASEMENTS OF RECORD, WERE FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No.: 2076-6099627, COMMITMENT DATE: JUNE 29, 2022.

5. THE SECOND EXCEPTION IN THE LEGAL DESCRIPTION PROVIDED DESCRIBES A TRIANGULAR PLOT OF LAND THAT IS CURRENTLY ENTIRELY WITHIN THE N.E. 58th AVENUE RIGHT-OF-WAY.

6. THE EASEMENT GRANTED TO THE CITY OF OCALA IN O.R. BOOK 1581, PAGE 546 STATES THE EASEMENT'S LOCATION TO BE ALONG THE CENTERLINE OF A POWER LINE ON, OVER OR ACROSS THE SUBJECT PARCEL ACCORDING TO A CITY OF OCALA ELECTRIC UTILITY DEPARTMENT WORK ORDER. THE WORK ORDER WAS NOT AN ATTACHMENT TO THE EASEMENT DOCUMENT OR FURNISHED TO THE SURVEYOR, AND THERE WAS NO EVIDENCE OF A POWER LINE ON THE SUBJECT PARCEL FOUND BY THIS SURVEY.

7. UNDERGROUND IMPROVEMENTS OR UTILITIES WERE NOT LOCATED.

8. THE UTILITY POLE LOCATED ON THE SUBJECT PARCEL DOES NOT HAVE EVIDENCE OF OVERHEAD WIRES OR UNDERGROUND WIRES SERVICING IT.

9. 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 0535, SUFFIX E, WITH AN EFFECTIVE DATE OF 4/19/2017.

10. THIS PROPERTY 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.

11. 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.

CERTIFY TO:

HEADSPRINGS, LLC, a Florida limited liability company
GOODING & BATSEL, PLLC
FIRST AMERICAN TITLE INSURANCE COMPANY

RODNEY K. ROGERS DATE
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 5274
STATE OF FLORIDA

3-10-2026	UPDATED LAND RECORDS PER NEW LOT	
3-4-2026	CORRECTIONS & REVISIONS PER ATTORNEY'S REQUEST	
DATE	REVISION	

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Rodney K. Rogers, PSM
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Civil Engineering & Land Surveying
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-2014 • Lic. Bus. #4074

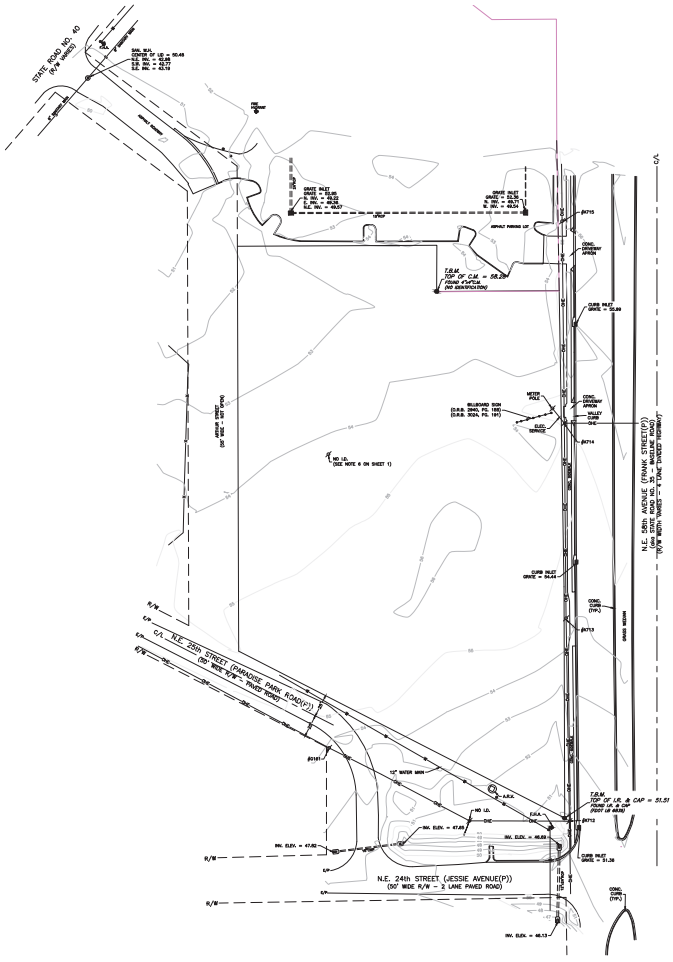
A BOUNDARY & TOPOGRAPHIC SURVEY
FOR
HEADSPRINGS, LLC
Boundary Survey Map

JOB No.
22.24141-000-00

DATE
06/02/2025

SCALE
1" = 50'

SHEET
1 OF 3



GRAPHIC SCALE

(IN FEET)

HORIZ. 1 inch = 50 ft.

LEGEND

F.H.A.	FIRE HYDRANT ASSEMBLY
A.R.V.	AIR RELEASE VALVE
D.E.	DRAINAGE EASEMENT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.C.P.	PERMANENT CONTROL POINT
P.R.M.	PERMANENT REFERENCE MONUMENT
C.M.	CONCRETE MONUMENT
I.R.	IRON ROD
N&D	NAIL & DISC
R/W	RIGHT OF WAY
E/P	EDGE OF PAVEMENT
C/L	CENTERLINE
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
(D)	DESCRIPTION MEASUREMENT
(EX1)	EXCEPTION NO. 1 MEASUREMENT
(EX2)	EXCEPTION NO. 2 MEASUREMENT
(EX3)	EXCEPTION NO. 3 MEASUREMENT
(F)	FIELD MEASUREMENT
R	RADIUS
D or Δ	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
LC	LENGTH OF CHORD
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
CONC.	CONCRETE
	UTILITY POLE AND GUY ANCHOR
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	GAS MARKER
	FIBER OPTIC CABLE MARKER
C.M.E.S.	CONCRETE MITERED END SECTION
	LIGHT POLE
	FIRE HYDRANT
	TELEPHONE PEDESTAL
	ELECTRIC METER

SEE BOUNDARY SURVEY MAP ON SHEET 1

SEE TREE LOCATION MAP ON SHEET 3

REVISION	DATE

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A BOUNDARY & TOPOGRAPHIC SURVEY
FOR
HEADSPRINGS, LLC
Topographic Survey Map

JOB No.
22_24141-000-00

DATE
06/02/2025

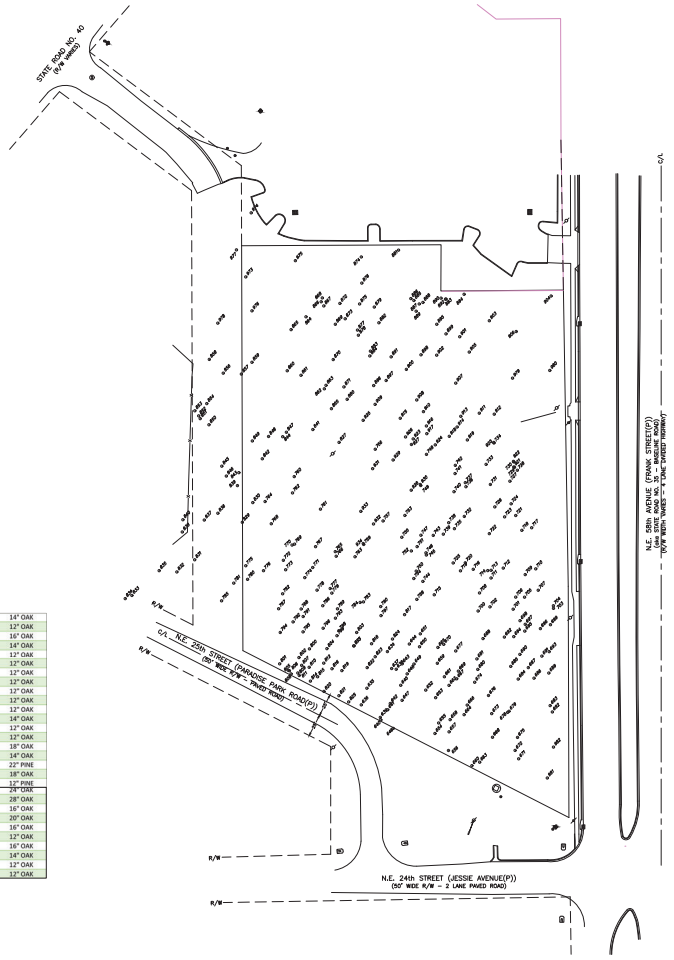
SCALE
1" = 50'

SHEET
2 OF 3

TREE SCHEDULE

634	16" PINE	727	12" OAK	821	14" OAK
635	12" OAK	728	12" OAK	822	20" OAK
636	18" OAK	729	14" OAK	823	12" OAK
637	22" OAK	730	12" OAK	824	12" OAK
638	12" OAK	731	18" PINE	825	12" OAK
639	12" OAK	732	20" OAK	827	24" OAK
640	12" OAK	733	14" OAK	829	12" OAK
641	12" OAK	734	20" OAK	830	18" OAK
642	12" OAK	735	12" OAK	831	16" OAK
643	14" OAK	736	12" OAK	832	16" OAK
644	14" OAK	737	12" OAK	833	14" PINE
645	16" OAK	738	12" OAK	834	12" PINE
646	14" OAK	739	12" OAK	835	12" PINE
647	12" OAK	740	20" OAK	836	12" OAK
648	12" OAK	741	18" OAK	837	12" OAK
649	12" OAK	742	18" OAK	838	16" OAK
650	14" OAK	743	14" OAK	839	24" OAK
651	12" OAK	744	12" OAK	840	22" OAK
652	12" OAK	745	12" OAK	841	22" OAK
653	14" OAK	746	12" OAK	842	22" PINE
654	12" OAK	747	14" PINE	843	14" OAK
655	12" OAK	748	12" MAGNOLIA	844	24" OAK
656	12" OAK	749	18" OAK	845	18" OAK
657	12" OAK	750	12" OAK	846	12" OAK
658	24" OAK	751	12" OAK	847	16" OAK
659	12" OAK	752	12" OAK	848	12" OAK
660	16" OAK	753	18" OAK	849	14" OAK
661	14" OAK	754	12" OAK	850	24" OAK
662	12" OAK	755	16" PINE	851	18" OAK
663	14" OAK	756	14" OAK	852	20" OAK
664	12" OAK	757	14" OAK	853	12" OAK
665	16" OAK	758	12" OAK	854	12" PALM
666	12" OAK	759	18" OAK	855	12" OAK
667	14" OAK	760	24" OAK	856	16" OAK
668	12" OAK	761	26" OAK	857	16" OAK
669	16" OAK	762	20" OAK	858	16" OAK
670	14" OAK	763	14" OAK	859	14" OAK
671	12" OAK	764	14" OAK	860	14" OAK
672	24" PINE	765	12" OAK	861	20" OAK
673	12" OAK	766	(2)16" OAK	862	26" OAK
674	12" OAK	767	16" PINE	863	20" OAK
675	12" OAK	768	16" OAK	864	12" OAK
676	12" OAK	769	12" OAK	865	14" OAK
677	14" OAK	770	12" MAGNOLIA	866	18" OAK
678	12" OAK	771	14" OAK	867	20" OAK
679	12" OAK	772	12" OAK	868	16" OAK
680	18" OAK	773	12" OAK	869	14" OAK
681	16" OAK	774	14" OAK	870	14" OAK
682	14" OAK	775	12" OAK	871	14" OAK
683	14" OAK	776	12" OAK	872	12" OAK
684	12" OAK	777	12" OAK	873	12" OAK
685	14" OAK	778	16" OAK	874	16" OAK
686	12" OAK	779	12" OAK	875	16" OAK
687	14" OAK	780	26" PINE	876	16" PINE
688	12" OAK	781	24" OAK	877	14" OAK
689	12" OAK	782	12" OAK	878	14" OAK
690	12" OAK	783	12" OAK	879	12" OAK
691	18" OAK	784	12" OAK	880	12" OAK
692	14" OAK	785	20" OAK	881	12" OAK
693	12" OAK	786	12" OAK	882	12" OAK
694	16" OAK	787	14" OAK	883	14" OAK
695	14" OAK	788	22" OAK	884	12" OAK
696	22" OAK	789	14" OAK	885	14" OAK
697	14" OAK	790	20" OAK	886	14" OAK
698	12" OAK	791	16" OAK	887	12" OAK
699	12" OAK	792	12" OAK	888	12" OAK
700	22" OAK	793	20" OAK	889	12" OAK
701	14" OAK	794	14" OAK	890	12" PALM
702	20" OAK	795	12" OAK	891	12" OAK
703	14" OAK	796	26" OAK	892	14" OAK
704	12" OAK	797	16" OAK	893	12" PALM
705	16" OAK	798	16" OAK	894	18" OAK
706	12" OAK	799	14" OAK	895	14" OAK
707	16" OAK	800	16" OAK	896	12" OAK
708	18" OAK	801	18" OAK	897	12" OAK
709	20" OAK	802	16" OAK	898	12" OAK
710	14" OAK	803	18" OAK	899	16" OAK
711	12" OAK	804	14" OAK	900	14" OAK
712	24" OAK	805	14" OAK	901	14" OAK
713	14" OAK	806	14" OAK	902	14" OAK
714	20" OAK	807	14" OAK	903	12" OAK
715	16" PINE	808	26" OAK	904	12" OAK
716	14" OAK	809	12" OAK	905	14" OAK
717	18" OAK	810	12" OAK	906	14" OAK
718	12" OAK	811	12" OAK	907	12" OAK
719	14" OAK	812	14" OAK	908	18" OAK
720	18" OAK	813	16" PINE	909	18" OAK
721	16" OAK	814	14" OAK	910	12" OAK
722	14" OAK	815	18" OAK	911	12" OAK
723	14" OAK	816	22" OAK	912	12" OAK
724	14" OAK	817	12" OAK	913	12" OAK
725	14" OAK	818	12" OAK	914	12" OAK
726	18" OAK	819	12" OAK	915	12" OAK
		820	14" OAK	916	12" OAK

917	14" OAK		
918	12" OAK		
919	16" OAK		
920	14" OAK		
921	12" OAK		
922	12" OAK		
923	12" OAK		
924	12" OAK		
925	12" OAK		
926	12" OAK		
927	12" OAK		
928	14" OAK		
929	12" OAK		
930	12" OAK		
931	18" OAK		
932	14" OAK		
933	22" PINE		
934	18" OAK		
935	12" PINE		
973	24" OAK		
974	28" OAK		
975	16" OAK		
976	20" OAK		
977	16" OAK		
978	12" OAK		
979	16" OAK		
980	14" OAK		
981	12" OAK		
982	12" OAK		



GRAPHIC SCALE

(IN FEET)
HORIZ. 1 inch = 50 ft.

Gxxx = INDICATES TREE LOCATION & NUMBER (SEE TREE SCHEDULE)

SEE BOUNDARY SURVEY MAP ON SHEET 1

SEE TOPOGRAPHIC SURVEY MAP ON SHEET 2

REVISION	DATE

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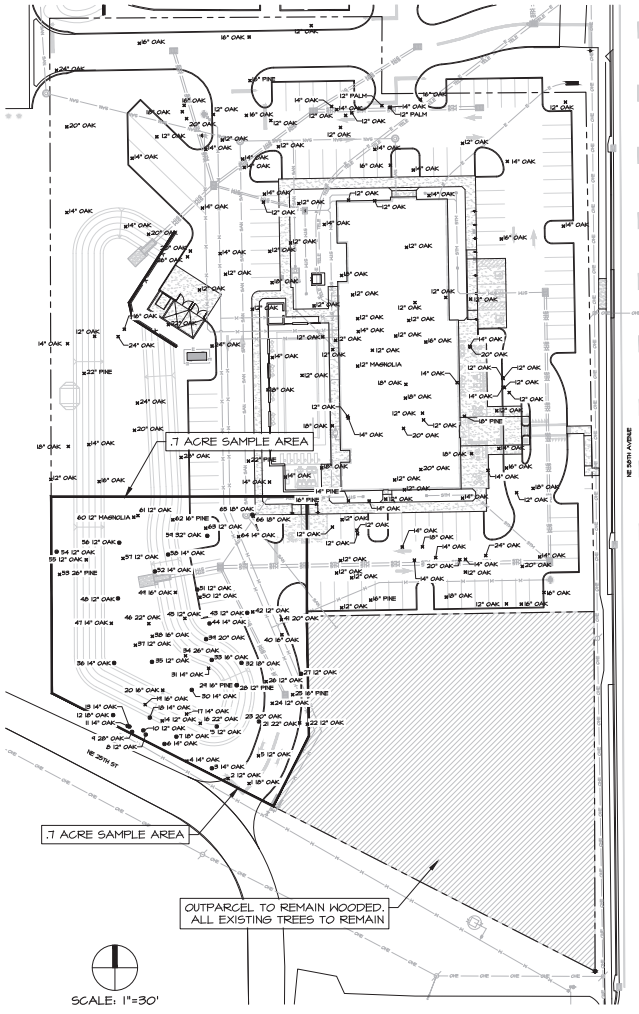
A BOUNDARY & TOPOGRAPHIC SURVEY
FOR
HEADSPRINGS, LLC
Tree Location Map

JOB No.
22_24141-000-00

DATE
06/02/2025

SCALE
1" = 50'

SHEET
3 OF 3



KEY

26 12" OAK = TREE TO BE REMOVED

4 28" OAK ● NON-VIABLE TREE TO BE REMOVED

TREE CALCULATIONS

PROJECT AREA - REFER TO CIVIL PLANS- 3.43 Ac± (149,611 SF)
EXCLUDES PROJECT OUTPARCEL

Based on site survey data provided by Dinkins Engineering, survey by Rogers Engineering, LLC.

NOTE:
Existing trees have been evaluated by MPA ISA Certified Arborist William Needham FL5346A and Landscape Architect Suzanne Stancil FLA LA6666662. Trees outside site/project limits are not included in mitigation calculations.

TREE MITIGATION CALCULATIONS.

TOTAL EXISTING DBH PREDEVELOPMENT = 3,224" (939" PER ACRE)

TOTAL DBH TO BE REMOVED = 3,224" (ALL EXISTING TREES)

A tree evaluation has been completed on a 0.7 acre representative sample area, which possessed the highest density of trees on-site, and was found to be characteristic of the entire 3.43 acre site after a general visual assessment of the entire site was completed.

Of the 1,012 tree inches listed on the survey for this area, only 33% were present and alive. Many of the surveyed trees were dead, missing, or non-viable. While the remaining 67% of trees would be considered viable, there were no stand-alone specimens or heritage trees. The majority of trees are identified as oaks on the survey, however, 50% are Laurel Oaks and Water Oaks (not protected by Marion County Trees), and the remaining 50% being Live Oaks. Although Live Oaks are protected for heritage specimens, the trees observed in this sample area are relatively small (approximately 10'-20' DBH) and growing in crowded conditions, which restrict both canopy development and structural quality.

Mitigation required for viable trees excluding water and laurel oaks on-site: 691"
(20% of 3451" at 100" per acre)

0.7 ACRE SAMPLE AREA TREE EVALUATION

Tree Number	Size- Inches	Tree Type	VIABLE/NON-VIABLE
1	18"	LAUREL OAK	VIABLE
2	12"	WATER OAK	VIABLE
3	14"	OAK	MISSING/BONE
4	14"	LAUREL OAK	VIABLE
5	12"	WATER OAK	VIABLE
6	14"	OAK	MISSING/BONE
7	18"	OAK	MISSING/BONE
8	12"	OAK	MISSING/BONE
9	28"	OAK	MISSING/BONE
10	12"	LIVE OAK	NON-VIABLE
11	14"	LAUREL OAK	NON-VIABLE
12	18"	LAUREL OAK	NON-VIABLE
13	14"	LAUREL OAK	NON-VIABLE
14	12"	LAUREL OAK	VIABLE
15	12"	WATER OAK	NON-VIABLE
16	22"	LAUREL OAK	VIABLE
17	14"	WATER OAK	VIABLE
18	14"	WATER OAK	NON-VIABLE
19	16"	WATER OAK	VIABLE
20	16"	WATER OAK	VIABLE
21	22"	LAUREL OAK	VIABLE
22	12"	LAUREL OAK	VIABLE
23	20"	OAK	MISSING/BONE
24	12"	LAUREL OAK	VIABLE
25	16"	PINE	VIABLE
26	12"	BLACK CHERRY	VIABLE
27	12"	LAUREL OAK	NON-VIABLE
28	12"	PINE	MISSING/BONE
29	16"	PINE	MISSING/BONE
30	14"	OAK	NON-VIABLE
31	14"	WATER OAK	VIABLE
32	18"	LAUREL OAK	NON-VIABLE
33	16"	LAUREL OAK	NON-VIABLE
34	26"	LAUREL OAK	VIABLE
35	12"	LIVE OAK	NON-VIABLE
36	14"	LAUREL OAK	NON-VIABLE
37	12"	WATER OAK	VIABLE
38	16"	WATER OAK	VIABLE
39	20"	WATER OAK	NON-VIABLE
40	16"	LAUREL OAK	VIABLE
41	20"	LAUREL OAK	VIABLE
42	12"	LIVE OAK	VIABLE
43	12"	LIVE OAK	NON-VIABLE
44	14"	LAUREL OAK	NON-VIABLE
45	12"	WATER OAK	VIABLE
46	22"	LAUREL OAK	VIABLE
47	14"	WATER OAK	VIABLE
48	12"	LAUREL OAK	NON-VIABLE
49	16"	LAUREL OAK	VIABLE
50	12"	BLACK CHERRY	VIABLE
51	12"	WATER OAK	NON-VIABLE
52	14"	LAUREL OAK	NON-VIABLE
53	26"	PINE	VIABLE
54	12"	OAK	NON-VIABLE
55	12"	BLACK CHERRY	VIABLE
56	12"	LAUREL OAK	NON-VIABLE
57	12"	BLACK CHERRY	VIABLE
58	14"	LIVE OAK	NON-VIABLE
59	32"	LAUREL OAK	NON-VIABLE
60	12"	MAGNOLIA	VIABLE
61	12"	BLACK CHERRY	VIABLE
62	16"	PINE	VIABLE
63	12"	LAUREL OAK	VIABLE
64	14"	WATER OAK	VIABLE
65	18"	LAUREL OAK	NON-VIABLE
66	18"	WATER OAK	VIABLE

REVISIONS	BY	DATE

Michael Pape & Associates, PA
LAND PLANNING ● SITE DESIGN ● LANDSCAPE ARCHITECTURE
2351 SE 17th Street, Ocala, FL ● 352.351.3500 ● www.MPA-LA.com

HEADSPRINGS, LLC
MARION COUNTY, FLORIDA

TREE REMOVAL PLAN

DATE 10-06-25
DWN. BY JRT
CHKD. BY SMS

SHEET 1 OF 1

TR-1

F:\WORK 2 SITES_GOAL\ARCH_MKD\25-22-29 HOMESITES TR.dwg

Marion County

Development Review Committee

Agenda Item

File No.: 2025-21044 **Agenda Date:** 10/20/2025 **Agenda No.:** 6.1.

SUBJECT:
SW Hwy 484 Super Center - Waiver to Major Site Plan
Project #2024110040 #33171 Parcel #41200-056-03
Kimley-Horn and Associates, LLC

LDC 6.13.8.B(7) - Minimum Pipe Size
CODE states Sizes. Stormwater conveyance pipes and cross culverts shall be a minimum of 18 inches diameter or equivalent. Driveway culverts shall be a minimum of 15 inches diameter or equivalent for residential use and a minimum of 18 inches diameter or equivalent for commercial use. Roof drains, prior to connection to the overall stormwater system, are exempt from minimum diameter requirements.
APPLICANT requests a waiver to utilize 12" storm drain in lieu of the code minimum 18". Conveyance calculations will be provided to support pipe sizing.

LDC 6.8.8.B Building landscaping
CODE states B. Landscape areas shall be provided adjacent to or within 25 feet from the building walls and shall extend along 60 percent of the total length of the wall, excluding those areas required for access to the building.
APPLICANT requests wavier to defer landscaping requirements for all out parcels to future major site plan submissions.

LDC 2.1.3. Order of plan approval
CODE states Plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A. Master Plan.B. Preliminary Plat. C. Improvement Plan. D. Final Plat. E. Major Site Plan.
APPLICANT requests wavier to allow final plat review without preliminary plat and improvement plan approval.

October 9, 2025

PROJECT NAME: SW HWY 484 SUPER CENTER
PROJECT NUMBER: 2024110040
APPLICATION: MAJOR SITE PLAN #33171

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: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.9.B - Traffic signs
STATUS OF REVIEW: INFO
REMARKS: 8/28/25 - Sheet 6225: Label (stop) sign north of the crosswalk for the truck route return lane where it intersects the main drive aisle.

5 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.11 - Turn lanes
STATUS OF REVIEW: INFO
REMARKS: 8/28/25 - Per project-related Developer's Agreement(s), the following are required to have been substantially completed prior to Issuance of Certificate of Occupancy:
1) INT 2 - Extend WB right turn lane to 200'.
2) INT 2 - Construct SB left turn lane of 360'.
3) RD 2 - WB right turn lane of 200'.

6 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: Additional Traffic comments
STATUS OF REVIEW: INFO
REMARKS: 8/28/25 - Per project-related Developer's Agreement(s), the following are required to have been substantially completed prior to Issuance of Certificate of Occupancy: INT 2 - Construct median to allow for dual SB left turn lanes in future and shared thru right.

7 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: 8/18/25-add waivers if requested in future

8 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO
REMARKS: After approval, plans will be electronically stamped by the County. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24”x 36” sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued. Until such time as that development order is issued, the project does not have final approval and construction, if applicable, shall not commence. For plans requiring As-Builts, As-Builts and associated documentation shall be submitted on paper in accordance with current county requirements.

9 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Parcel numbers identified in project match proposed site plan layout
STATUS OF REVIEW: INFO
REMARKS: Please include parcel number on cover page.

10 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.4 - Water (potable) Capital Charges and Flow Rates - proposed use identified to calculate
STATUS OF REVIEW: INFO
REMARKS: Capital charges and flow rates will be calculated during the permitting stage, before approval.

11 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.4 - Water (irrigation) Capital Charges and Flow Rates - total irrigated area identified
STATUS OF REVIEW: INFO
REMARKS: Irrigation well proposed on site plans. Please note: If after plans are approved by DRC, an irrigation meter and connection to MCU is needed, additional Utility plan will be required. Additional fee(s) will apply.

12 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.4 - Sewer Capital Charges and Flow Rates - proposed use identified to calculate
STATUS OF REVIEW: INFO
REMARKS: Capital charges and flow rates will be calculated during the permitting stage, before approval.

13 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.5.C - All issued permits related to this project shall be submitted to MCU (DOT, ROW, misc)
STATUS OF REVIEW: INFO
REMARKS: Copies of all related permit applications and issued permits shall be submitted to Marion County Utilities Department, prior to or at the Pre-Construction Meeting.

14 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.5.C - DEP permit for water mains to be constructed/owned by MCU
STATUS OF REVIEW: INFO
REMARKS: The Engineer of Record is responsible for requesting and submitting the appropriate FDEP Public Water System (PWS) and/or Wastewater (WW) permit applications, if applicable. All applications must be signed and sealed prior to submission for Marion County Utilities' signature.

15 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.5.D - Hydraulic Analysis

STATUS OF REVIEW: INFO
REMARKS: 8/25/25 MCU is currently reviewing the PWS Calculations provided with Submittal 1 and will provide comments, if any to the EOR.

16 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.7 - Construction Inspection - PLAN NOTE:
STATUS OF REVIEW: INFO
REMARKS: 8/25/25 - Add to Utility Plan - MCU personnel are to inspect any work performed on or around existing MCU infrastructure. A pre-construction meeting is required to be held a minimum of 48 hours prior to start of any construction. If the pre-construction meeting is not completed, any work may be halted. To schedule, contact MCU's Construction Division, 352) 307-6000, ext. 5 or MCUconstruction@marionfl.org

17 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.8.A - Completion and Closeout - PLAN NOTE: As-builts
STATUS OF REVIEW: INFO
REMARKS: For any Utility assets between the water main and the meter, Marion County will require a Bill of Sale and As-builts of the service, prior to meter(s) being installed. A final hold has been placed on permit, if applicable. All as-builts shall comply with the current Marion County LDC, section 6.14.8

18 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.9.B - Transfer of Facilities to Marion County Utilities - PLAN NOTE:
STATUS OF REVIEW: INFO
REMARKS: Any assets to be conveyed to Marion County Utilities as part of the public utility system shall be coordinated PRIOR TO Marion County Utilities through the Bill of Sale, and prior to MCU's authorization of the DEP connection/Clearance Package. The Bill of Sale for any Lift Station(s) MUST include the first electric bill to capture necessary data prior to transfer to Marion County Utilities. ALLOW A MINIMUM OF 5 WORKING DAYS for processing the Bill of Sale information.

19 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.9.B - Bill of Sale
STATUS OF REVIEW: INFO
REMARKS: The Bill of Sale consists of three documents and will be provided at the pre-construction meeting. The completed Bill of Sale will be required prior to final inspections and tie-ins. Please note: Marion County Utilities (MCU) will not sign any FDEP clearance applications until the completed Bill of Sale has been received.

20 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.15.7 - Cross Connection Control and Backflow Prevention
STATUS OF REVIEW: INFO
REMARKS: A backflow hold will be placed on the building permit. Backflows must be tested and the results reported to crossconnectioncontrol@marionfl.org
before the final hold can be released.

21 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Article 7 - Construction Standards - PLAN NOTE:
STATUS OF REVIEW: INFO
REMARKS: All facilities constructed on the developer's property prior to interconnection with Marion County Utility's existing or proposed facilities, shall convey such component parts to MCU by bill of sale in a form satisfactory to the County Attorney, with the following evidence required by MCU: Refer to LDC 6.14.9 (B).

22 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: Utilities Plan Review Fee: $510.00 Fee(s) can be paid by calling 352-671-8686 or visiting the Development Review Office at 412 SE 25th Ave, Ocala, FL 34471. Reference AR# 33171

23 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Additional Utilities comments
STATUS OF REVIEW: INFO
REMARKS: Marion County Utilities recommends a meeting to review plans prior to the next submittal. Please contact Heather Proctor, Utilities Development Review Officer, at Heather.Proctor@marionfl.org or by phone at (352) 438-2846.

24 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Central Sewer/Central Water

25 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(6) - Gross/wetland/floodplain acreage listed?
STATUS OF REVIEW: INFO
REMARKS: None on-site.

26 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?
STATUS OF REVIEW: INFO
REMARKS: Please see Zoning comments relating to EALS

27 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Additional Planning Items:
STATUS OF REVIEW: INFO
REMARKS: "Notes" box on cover page references notifying Pasco County if listed species found on-site. Was this note left in error?

28 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: Additional Landscape comments
STATUS OF REVIEW: INFO
REMARKS: 1. Please clarify how AR#33206 relates to this project. 2. Provide landscape and irrigation plans for fuel station, if part of this project 3. Outparcels along CR484 to have similar plant palette to eastern commercial property to provide a cohesive buffer aesthetic 4. ***Please note** the PUD master plan (AR 27373) that includes this parcel is still in resubmit status and has not been formally completed. This will need to be completed before Landscape can approve a major site plan. 5. Landscape and Irrigation plans to be signed and sealed at submittal

29 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: Within Marion County Utilities service area. Defer to MCU.

30 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.27 - Show location of outside storage areas
STATUS OF REVIEW: INFO

REMARKS: Will there be any outdoor storage areas? If so, outdoor storage area shall be indicated on site plan and shall meet screening requirements pursuant to LDC Sec. 4.2.20.F

31 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.4.L(9)(b) - Data Block (Impervious Area)
STATUS OF REVIEW: NO
REMARKS: Please provide data block on the cover sheet detailing the existing and proposed impervious & pervious area in SF, ac, and %. Please include any offsite drainage to your site in the data block.

32 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.8 - Topographical Contours
STATUS OF REVIEW: NO
REMARKS: Submitted survey lacks topographic contours. LDC requires that one-foot contours extend 100 feet beyond the project boundary.

33 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.9/10 - Proposed Drainage Right-of-Way/Easements
STATUS OF REVIEW: NO
REMARKS: (1) Proposed improvement plan appears to rely on a plat to establish outparcels. Please clarify that a preliminary and final plat will be submitted. (2) Appropriate drainage easements/ROW shall be included on the final plat.

34 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.38 - Stormwater Maintenance Entity
STATUS OF REVIEW: NO
REMARKS: Please submit documentation establishing that Tim Goyette can sign on behalf of The Phillips Edison Group, LLC.

35 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.7 - Geotechnical Criteria
STATUS OF REVIEW: NO
REMARKS: Please show boring locations on the plans.

36 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.A(3) - Retention/Detention Area Design Parameters
STATUS OF REVIEW: NO
REMARKS: (1) Please add DRA cross sections, to scale, along the width and length of each pond, showing the design high water elevation, estimated seasonal high-water elevation, pond top elevation, pond bottom elevation, side slope steepness, maintenance berm width, sod stabilization of the pond side slopes, and appropriate vegetative cover on the pond bottom. A typical cross section can be used instead when sufficient information is shown on the plan view which minimally includes pond width and length call outs as measured at the pond's top and bottom elevations (2) Please add the following note with the pond cross section: "A minimum of three feet of unconsolidated soil material shall be provided between the surface of any limestone bedrock and the bottom and sides of any stormwater facility." (3) Add coordinates or dimensions to the major pond components (changes in alignment, corners, etc) for constructability.

37 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(4) - Hydrologic Analysis
STATUS OF REVIEW: NO
REMARKS: The site plan appears to show a turn lane that does not exist at the entrance from CR 484. Impacts from the additional impervious will need to be analyzed for the existing roadway DRA and conveyance system.

38 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.6 - Stormwater Quality Criteria
STATUS OF REVIEW: NO
REMARKS: Please indicate the proposed DRA stabilization method on the DRA cross section. DRAs greater that 4' deep require the bottom to be sodded in addition to the side slopes.

39 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.6.C - Best Management Practices
STATUS OF REVIEW: NO
REMARKS: Please add a karst repair detail to the plan set. If you need an example, please contact the reviewer.

40 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(5) - Hydraulic Analysis
STATUS OF REVIEW: NO
REMARKS: Conveyance system calculations need to utilize the tailwater conditions as required by LDC section 6.13.8.

41 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.8.B(3) - Lane Spread Calculations
STATUS OF REVIEW: NO
REMARKS: See comment under "6.13.2.A(9) - Access Accommodates Stormwater"

42 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.A(9) - Access Accommodates Stormwater
STATUS OF REVIEW: NO
REMARKS: The site plan appears to show a turn lane that does not exist at the entrance from CR 484. Please provide details for these improvements and the accompanying drainage modifications.

43 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.8.B(7) - Minimum Pipe Size
STATUS OF REVIEW: NO
REMARKS: LDC requires conveyance pipes to be a minimum of 18" diameter or equivalent. Reduction in pipe size to 15" for conveyance and 12" for yard drains may be supported with corroborating calculations; applicants can request a waiver.

44 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 7.1.3 - Drainage Construction Specifications
STATUS OF REVIEW: NO
REMARKS: (1) LDC requires the use of RCP pipe for stormwater conveyance piping. To pursue using an alternative material, the engineer needs to submit a request letter identifying the alternative material type requested, explanation for why alternative pipe material is being requested, and providing documentation of compliance with the following conditions: 1. Pipe service life shall be equal to or greater than 100 years. 2. Pipe diameter for High Density Polyethylene (HDPE) and Polypropylene shall be 48” maximum. 3. Polyvinyl Chloride (PVC), HDPE, and Polypropylene pipe shall not be installed exposed to direct sunlight. 4. Steel pipe shall only be listed as an option after consideration of all other pipe materials and justification is provided. 5. Justification for steel pipe shall include, but not be limited to data and values of water levels, soil conditions, resistivity, pH, chlorides and sulfates. 6. Pipe shall not be installed outside of the allowable maximum and minimum cover heights as specified by the manufacturer. (2) Please add the following note to the cover page: "No change to the work as shown on the approved plans shall be made without notification to and approval by the office of the County Engineer."

45 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.12 - Operation and Maintenance
STATUS OF REVIEW: NO
REMARKS: Please submit a signed O&M Manual. An owner's certification is required on the O&M manual. Certification to state "I hereby certify that I, my successor, and assigns shall perpetually operate and maintain the stormwater management and associated elements in accordance with the specifications shown herein and on the approved plan." The individual signing the certification needs to be an agent or member of the entity that will own and maintain the stormwater system, or an authorized signatory of that entity. If signatory is not an agent or member, a letter authorizing a different individual needs to be submitted with the signed documents. The authorization letter must be signed by and agent/officer of owner. Please have the person signing also print their name for verification. Sunbiz will be used to verify agents and/or officers. Please contact reviewer if you need examples of O&M manuals accepted in the past.

46 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis.
STATUS OF REVIEW: NO
REMARKS: After all stormwater comments are resolved, please upload a digitally signed and sealed report. A hard copy signed and sealed report can be submitted if desired.

47 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.9.C - Pavement marking
STATUS OF REVIEW: NO
REMARKS: 8/25/25 - Sheet 6225: Stop bar needed (next to a stop sign) just north of the crosswalk for the truck route return lane where it intersects the main drive aisle.

48 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.3 - Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions
STATUS OF REVIEW: NO
REMARKS: 8/18/25-Title block on ALL sheets missing type of application; (6

49 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet
STATUS OF REVIEW: NO
REMARKS: 8/18/25-missing Owner/Applicant phone number

50 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.F(1) - Licensed Design Professional Certification: I hereby certify that these plans and calculations were completed in accordance with all applicable requirements of the Marion County Land Development Code, except as waived.
STATUS OF REVIEW: NO
REMARKS: 8/18/25-missing

51 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.L(1) - Parcel number
STATUS OF REVIEW: NO
REMARKS: 8/18/25-missing

52 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Marion County Utilities Contact Information
STATUS OF REVIEW: NO
REMARKS: 8/25/25 - 6000 Cover Page. Replace Carrie Hyde with Customer Service for the Marion County Utilities contact.

53 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A - Water Connection Requirements
STATUS OF REVIEW: NO
REMARKS: 8/25/25 - 6355 Why run a parallel main instead of taping main separately for the Outparcels? (2) If water main feeding Outparcels are to be public, MCU does not want the main under asphalt. If it must stay under asphalt, it needs to be ductile iron.

54 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A - Sewer Connection Requirements
STATUS OF REVIEW: NO
REMARKS: 8/25/25 - 6355 No connections into manholes.

55 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.C.2(e) - Grease Trap, FOG Worksheet
STATUS OF REVIEW: NO
REMARKS: 8/25/25 - 6355 Called out on plans. What size grease trap? Will need signed and sealed calculations.

56 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.5.B - Construction Notes - UT DETAILS - current LDC version
STATUS OF REVIEW: NO
REMARKS: 8/25/25 - 6355 Utility Connection Detail, U & V are labeled backwards.

57 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.15.6.D - Meter Location
STATUS OF REVIEW: NO
REMARKS: 8/25/25 - 6355 Confirm meters are in the ROW and or in the property line within a dedicated Utility Easement.

58 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Additional Utilities comments
STATUS OF REVIEW: NO
REMARKS: Delineate the End of County Maintenance for water and sewer directly on the plan sheet 6355 and 6350.

59 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 6.18.5 - Access Control Box
STATUS OF REVIEW: NO
REMARKS: Please note on the utility plan page a Knox box will be installed near the front door 6 feet from floor level and 2 feet left of the door.

60 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 6.18.2.D - Fire Department Connections
STATUS OF REVIEW: NO
REMARKS: Plans reference a wall mounted Stortz connection. Marion County Fire Rescue does not approve the use of a stortz connection. Please update the plans to a 2 ½ connection. The fire department

connection must be out of the collapse zone which is defined as a minimum of 1 and ½ times the height of the highest portion of the building. A fire hydrant is required to be within 100 feet of a fire department connection (Per NFPA 14 Chapter 6.4.5.4.1).

61 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: NFPA 1 Chapter 11.10.1 - In Building Minimum Radio Signal Strength
STATUS OF REVIEW: NO
REMARKS: Please note on the utility page. Building shall comply with the In Building Public Safety Minimum Radio Signal Strength requirements per NFPA 1 Chapter 11.10.1. The location will need to hire an independent firm to test the strength of the signal and if deemed necessary add equipment which allows the building to meet the minimum policies. The building must have a passing radio test prior to calling for the final fire inspection of the building. Any installation of equipment must be done under a permit and be approved by the office of the fire marshal.

62 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 6.18.2.G - Painting and Marking of Fire Hydrants
STATUS OF REVIEW: NO
REMARKS: Please note on the utility page the additional notes.
a. All fire hydrants on private water mains shall have the body painted yellow.
b. All flow tests shall be tested per NFPA 291 by a third party contractor and witnessed by a Marion County Fire Inspector.

63 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: Additional Fire comments
STATUS OF REVIEW: NO
REMARKS: Plans will need to show signage for No parking fire lane per the Florida Fire Prevention Code Chapter 18.

64 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(5)/5.2 - [Applicable ESOZ/FPOZ Status Listed?]
STATUS OF REVIEW: NO
REMARKS: Please provide on cover page.

65 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(5)/5.4 - [Applicable Springs Protection Zone Listed?]
STATUS OF REVIEW: NO
REMARKS: Please provide on cover page.

66 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.16/6.5 - [EALS or EALS-ER provided?]
STATUS OF REVIEW: NO
REMARKS: Please see Zoning comments relating to EALS

67 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available?
STATUS OF REVIEW: NO
REMARKS: Please provide

68 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected?
STATUS OF REVIEW: NO
REMARKS: Please provide note on concurrency on cover page.

69 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 6.2.1.F - North arrow and graphic drawing and written scale
STATUS OF REVIEW: NO
REMARKS: Sheet 6020 SWPPP Sequence and Limits of Work and Sheet 6490 Photometric Plan are missing the North Arrow and Scale.

70 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.7.A(1) - Show a minimum of two bench marks per site
STATUS OF REVIEW: NO
REMARKS: Please provide.

71 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.7.A(2 & 3) - Bench mark information shown
STATUS OF REVIEW: NO
REMARKS: Please provide.

72 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.7.B(1) - Show a minimum of two intervisible horizontal control points per site
STATUS OF REVIEW: NO
REMARKS: Please provide.

73 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.7.B(2) - Horizontal control points shall be monumented and referenced to the Florida State Plane Coordinate System
STATUS OF REVIEW: NO
REMARKS: Please provide.

74 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 2.12.11 - Provide an aerial map of the site with a layout of the development
STATUS OF REVIEW: NO
REMARKS: Please provide overlay of Site Map 6040 on an aerial of location.

75 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.7.4 - Shade tree requirements
STATUS OF REVIEW: NO
REMARKS: Required shade trees - 369, provided 351. How will deficit of 18 trees be addressed?

76 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes)
STATUS OF REVIEW: NO
REMARKS: Provide native status for each plant on plant schedule

77 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.7 - Parking areas and vehicular use areas
STATUS OF REVIEW: NO
REMARKS: 1. Various parking islands are missing trees. 2. Parking areas exceed the 10 spaces / island limit 3. Some islands show understory trees, show conflict or provide canopy trees. 4.Islands at the end of parking rows should consider sight distances with the selection of canopy trees.

78 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.8 - Building landscaping

STATUS OF REVIEW: NO
REMARKS: Landscape areas shall be provided adjacent to or within 25 feet from the building walls and shall extend along 60 percent of the total length of the wall, excluding those areas required for access to the building. Landscape areas shall be a minimum of five feet wide allowing for a minimum distance of two feet from the façade to the innermost plants

79 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.10 - General planting requirements (specifications)
STATUS OF REVIEW: NO
REMARKS: 1. Provide planting and installation specifications 2. Provide native percentage showing requirements are met

80 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.12 - Landscape completion inspection requirements
STATUS OF REVIEW: NO
REMARKS: Provide note from this section of Code

81 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.9.6 - Completion inspection requirements
STATUS OF REVIEW: NO
REMARKS: Provide note from this section of Code

82 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.19.3 - Outdoor lighting plan requirements
STATUS OF REVIEW: NO
REMARKS: Photometric plan shall be signed and sealed by design professional

83 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.19.4 - Exterior lighting design standards
STATUS OF REVIEW: NO
REMARKS: 6.19.6.E.(4) - mounting heights shall not exceed 30 feet, plan shows 39 feet.

84 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.4.C - Owner and applicant name
STATUS OF REVIEW: NO
REMARKS: Please explicitly indicate property owner on cover sheet.

85 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.4.L(1) - Parcel number
STATUS OF REVIEW: NO
REMARKS: Please indicate parcel number on cover sheet.

86 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown
STATUS OF REVIEW: NO
REMARKS: Please indicate zoning/FLU designation of subject property on cover sheet. Please specify PUD case number. Please indicate adjacent zoning/FLU designation on overall site plan (sheet 6210).

87 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.4.L(4) - Zoning requirements: lot width, area , setbacks , coverage (floor area ratios) and parking
STATUS OF REVIEW: NO

REMARKS: Please provide table of zoning standards on cover sheet, including required/proposed setbacks, building height, FAR, etc. Please indicate front/side/rear setbacks on site plan (sheets 6220/6225). Please indicate standards for gas station on site (even if provided in future).

88 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.23/4.2 -Setbacks, dimensions for all improvements, and easements
STATUS OF REVIEW: NO
REMARKS: Please indicate general length/width of proposed buildings on site plan sheets. See zoning requirement comments on setbacks

89 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.24 - Landscape requirements/6.8.6 - Buffering
STATUS OF REVIEW: NO
REMARKS: Staff notes utilities easement in the same place as proposed buffers. Please note that buffers were a condition for PUD approval. In the case that the buffers are cleared, a zoning code violation would exist and the site may be subject to the code enforcement process, at the property owner's risk.
Please provide typical detail of all buffer types. Please specify buffers types on all sides of project, including on proposed outparcels (even if provided in future), on sheets 6220/6225. Shared Type A buffer will require waiver, consistent with Table 7A in 191107Z approval letter. Please update site/landscaping plans accordingly. Please provide detail of garbage collection area meeting screening requirements of LDC Sec. 6.8.9.B.

90 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.32 - Modified Environmental Assessment for Listed Species (LDC 6.5.4) -OR- EALS Exemption Application (LDC 6.5.3) submitted (including habitat assessment as necessary per LDC 6.6.4)
STATUS OF REVIEW: NO
REMARKS: Per LDC Sec. 6.5.4, please provide the following in response:
- Acreage of the gross lands held under common ownership including and/or adjoining the project area.
- Exact time(s) of the field assessment
- Name of the individual(s) conducting the field assessment with their qualifications
- A transect map of the field assessment

91 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.4.L(10) - Parking requirements, service entrances, space size paved parking isle and access to parking area/6.11.8 - Off-street parking requirements/6.11.7 - Loading Areas/ 6.11.6 - Construction access/route
STATUS OF REVIEW: NO
REMARKS: Please explicitly indicate total required parking for all buildings in sheet 6220/6225 based on uses from LDC Table 6.11-5. Rows of 11+ parking spaces are provided on sheets. Per LDC Sec. 6.8.7.C, a parking island shall be required every 10 spaces. Update all sheets, including parking figures, accordingly. Please indicate OPD parking width on sheets 6220/6225.

92 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.4.4 -Sign (provisions for advertising signage), if it is a multi occupancy complex like shopping centers they must submit a master sign plan.
STATUS OF REVIEW: NO
REMARKS: [INFO] Per condition 5 of PUD 191107Z, all project signs shall comply with LDC Division 5.4 Advertising Signs; further, a final PUD-wide Master Sign Plan shall be included as a component for review in the final PUD Master Plan, or equivalent, submittal. All signs shall be permitted separately.
[NO] Sheet 6210 indicates two multi-tenant signs. The proposed signs on this sheet are not consistent with types indicated by current Master Plan (AR 27373; currently under review). Please correct.

93 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks
STATUS OF REVIEW: NO
REMARKS: Please indicate general length/width of proposed buildings on site plan sheets. See zoning requirement comments on setbacks

94 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain
STATUS OF REVIEW: NO
REMARKS: Please indicate on cover sheet:
FEMA Flood Zone X
No ESOZ
Secondary Springs Protection Zone.

95 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: Additional Zoning comments
STATUS OF REVIEW: NO
REMARKS: [INFO] Please note that the creation of commercial outparcels and residential subdivision (to the north) will require approval of Master Plan, Preliminary Plat, Improvement Plan, and Final Plat. Master Plan (AR #27373) must be approved before Preliminary Plat, Improvement Plan and Final Plat, unless the Applicant receives approved waiver to Sec. 2.1.3 Order of Plan.
Staff notes the gas station is excluded from Major Site Plan. A separate Major Site Plan will be required prior to a building permit approval of the gas station.
[NO] Public access R/W is not consistent with current Master Plan submittal (AR 27373; currently under review). Please note changes to this R/W shall require PUD amendment.

96 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Major Site Plan
STATUS OF REVIEW: NO
REMARKS: Please add Parcel ID Number and Signature line for owner to coversheet of site plan. -EMW 8.19.25
IF APPLICABLE:
Sec. 2.18.1.I - Show connections to other phases.
Sec.2.19.2.H – Legal Documents
Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.
Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)
For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."
Sec. 6.3.1.B.2 – Required Right of Way Dedication
For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."
Sec. 6.3.1.D.3 - Cross Access Easements
For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."

Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)
"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."
Sec. 6.3.1.C.2 – Utility Easements
"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."
Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:
1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."
2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."
3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."
Sec.6.3.1.D(f) –
If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."

Marion County
Board of County Commissioners

Office of the County Engineer

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

33171

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 10/7/2025 Parcel Number(s): 41200-056-03 Permit Number: 33171

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: SW Hwy 484 Super Center 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): 484 Road Runner Resources, LLC
Signature: _____
Mailing Address: 5700 SW Hwy 484 City: Ocala
State: FL Zip Code: 34473 Phone # 352-875-6519
Email address: _____

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

Firm Name (if applicable): The Phillips Edison Group, LLC Contact Name: Tim Goyette
Mailing Address: 11501 Northlake Drive City: Cincinnati
State: OH Zip Code: 45249 Phone # 513-338-2802
Email address: _____

D. WAIVER INFORMATION:
Section & Title of Code (be specific): 6.13.8.B(7) - Minimum Pipe Size
Reason/Justification for Request (be specific): Waiver request to utilize 12" storm drain in lieu of the code minimum 18". Conveyance calculations will be provided to support pipe sizing.

DEVELOPMENT REVIEW USE:
Received By: email 10/9/25 Date Processed: 10/9/25 kah Project # 2024110040 AR # 33171

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

Marion County
Board of County Commissioners

Office of the County Engineer

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

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Section & Title of Code (be specific)_____
Reason/Justification for Request (be specific): Wavier request for the building landscape requirements based on staff support as the requirements will hinder retails sales.

Section & Title of Code (be specific)_____
Reason/Justification for Request (be specific): Wavier request to defer landscaping requirements for all out parcels to future major site plan submissions

Section & Title of Code (be specific)_____
Reason/Justification for Request (be specific): Wavier request to allow final plat review without preliminary plat and improvement plan approval.

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

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

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

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

SW HWY 484 CENTER

FOR

THE PHILLIPS EDISON GROUP, LLC

CONSTRUCTION PLANS
MARION COUNTY, FL
SW HWY 484

BENCHMARK

BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLAN COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83 WITH 2011 ADJUSTMENT, AND DERIVED FROM THE L-NET NETWORK.

NOTES

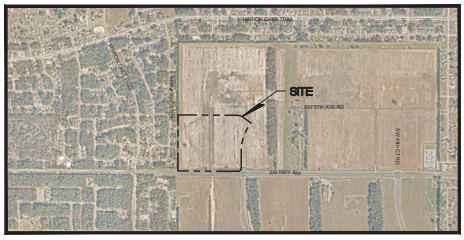
IF DURING CONSTRUCTION ACTIVITIES ANY EVIDENCE OF THE PRESENCE OF STATE OR FEDERALLY PROTECTED PLANT AND/OR ANIMAL SPECIES IS DISCOVERED, PASCO COUNTY AND APPLICABLE AGENCIES SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE PLANT AND/OR ANIMAL SPECIES FOUND ON THE SITE. ALL WORK IN THE AFFECTED AREA SHALL COME TO AN IMMEDIATE STOP UNTIL ALL PERTINENT PERMITS HAVE BEEN OBTAINED, AGENCY WRITTEN AUTHORIZATION TO COMMENCE ACTIVITIES HAS BEEN GIVEN, OR UNLESS COMPLIANCE WITH STATE AND FEDERAL GUIDELINES CAN BE DEMONSTRATED.

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

TIM GOYETTE
ASSOCIATE VICE PRESIDENT OF DESIGN DEVELOPMENT & CONSTRUCTION
THE PHILLIPS EDISON GROUP, LLC.

STATE MAP
N.T.S.

SITE LOCATION MAP
N.T.S.



AERIAL LOCATION MAP
N.T.S.

LIST OF CONTACTS

COMMUNICATION: LUMEN, OWEN HURLEY, 352-401-6555	COMMUNICATION: COMCAST, SCOTT OSEBOLD, 352-267-7630	ELECTRIC: SUMTER ELECTRIC COOPERATIVE, DAVID JOHNSON, 352-308-4707
COMMUNICATION: SPECTRUM, ERIC WELLS, 407-942-9634	COMMUNICATION: COX, BRYAN WILLIAMS, 352-966-8107	UTILITIES: MARION COUNTY UTILITIES, CARRIE HYDE, 352-307-6000

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET
SUITE 200
OCALA, FL 34471
PHONE: (352) 438-3000

DEVELOPER:
THE PHILLIPS EDISON GROUP, LLC
11501 NORTHLAKE DRIVE
CINCINNATI, OH 45249

ALERT TO CONTRACTOR:
1. THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.
2. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

PROJECT DESIGN TEAM

CIVIL	SURVEY	ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC. GARY LEVENGOOD, P.E. 1700 SE 17TH STREET, SUITE 200 OCALA, FL 34471 PHONE: (352) 438-3000	ROGERS ENGINEERING, LLC 1105 S.E. 3rd AVE OCALA, FLORIDA 34771 PHONE: (352) 622-9214	HFA-NE, LTD MATTHEW TURNER 1705 S WALTON BLVD STE 3 BENTONVILLE, AR 72712 PHONE: (479) 273-7780
GEOTECHNICAL	**ENVIRONMENTAL**	
EDR FLORIDA, LLC 6342 NW 18th DRIVE, UNIT 10 GAINESVILLE, FL 32653 PHONE: (353) 221-9221	KIMLEY-HORN AND ASSOCIATES, INC. 1700 SE 17TH STREET, SUITE 200 OCALA, FLORIDA 34471 PHONE: (352) 438-3000	

INDEX OF SHEETS	
6000	COVER SHEET
6010	SWPPP NOTES
6020	SWPPP SEQUENCE AND LIMITS OF WORK
6030	SWPPP PHASE I SITE MAP
6040	SWPPP PHASE II SITE MAP
6080	SWPPP DETAILS
6081	SWPPP DETAILS
6090	SWPPP PERFORMANCE STANDARDS
6210	OVERALL SITE PLAN
6220	SITE PLAN
6225	SITE PLAN
6260	TRUCK ROUTING PLAN
6270	WAYFINDING SIGNAGE PLAN
6300	GRADING PLAN
6305	GRADING PLAN
6310	GRADING SECTIONS
6330	DRAINAGE PLAN
6340	DRAINAGE SCHEDULE
6350	UTILITY PLAN
6355	UTILITY PLAN
6400	MISCELLANEOUS DETAILS
6401	MISCELLANEOUS DETAILS
6402	PAVEMENT MARKING AND SINGAGE DETAILS
6403	MUNICIPAL UTILITY DETAILS
6404	MUNICIPAL UTILITY DETAILS
6490	PHOTOMETRIC PLAN
6600	OVERALL CODE REQUIRED LANDSCAPE PLAN
6610	CODE REQUIRED LANDSCAPE PLAN
6620	CODE REQUIRED LANDSCAPE PLAN
6630	CODE REQUIRED LANDSCAPE PLAN
6640	CODE REQUIRED LANDSCAPE PLAN
6650	CODE REQUIRED LANDSCAPE PLAN
6660	CODE REQUIRED LANDSCAPE PLAN
6670	LANDSCAPE DETAILS
6680	LANDSCAPE DETAILS
6700	OVERALL SCHEMATIC IRRIGATION PLAN
6710	SCHEMATIC IRRIGATION PLAN
6720	SCHEMATIC IRRIGATION PLAN
6730	SCHEMATIC IRRIGATION PLAN
6740	SCHEMATIC IRRIGATION PLAN
6750	SCHEMATIC IRRIGATION PLAN
6760	SCHEMATIC IRRIGATION PLAN
6770	IRRIGATION DETAILS
6780	IRRIGATION DETAILS
6790	IRRIGATION DETAILS

NO.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17th STREET, SUITE 200, OCALA, FL 34471
PHONE: 352-438-3000 FAX: 352-671-8436
WWW.KIMLEY-HORN.COM CA 00000696

GARY ROBERT LEVENGOOD
FL LICENSE NUMBER 94165

KHA PROJECT	242312005
DATE	8/12/2025
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	JRT
CHECKED BY	MRT

COVER SHEET

SW HWY 484 CENTER
PREPARED FOR
THE PHILLIPS EDISON GROUP, LLC

MARION COUNTY FL

SHEET NUMBER
6000

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

GENERAL NOTES

A. PROJECT OFFICE WALL SWPPP POSTINGS:
THE FOLLOWING ITEMS MUST BE POSTED TOGETHER IN A SINGLE, ORGANIZED LOCATION ON A WALL INSIDE THE PROJECT OFFICE: 1) SWPPP SITE MAPS (ALL PHASES); 2) SWPPP DETAIL SHEETS; 3) MAP SHOWING LOCATION OF OFFSITE IMPORT OR EXPORT FACILITY; 4) REVISIONS TO DETAILS, SITE MAPS, OR CONSTRUCTION NOTES; 5) NOI; 6) NOTICE OF TERMINATION; 7) INSPECTION REPORTS; 8) CONTRACTOR COMPLIANCE TRAINING CERTIFICATES FOR SUPERINTENDENT(S) AND COMPLIANCE OFFICER(S); AND 9) CERTIFICATIONS AND/OR TRAINING CERTIFICATES REQUIRED TO PERFORM INSPECTIONS BY THE APPLICABLE CONSTRUCTION GENERIC PERMIT OR AUTHORITY HAVING JURISDICTION.

B. PERMITTED PROJECT AREA:
FOR PURPOSES OF THIS SWPPP AND ASSOCIATED STORMWATER PERMIT, PERMITTED PROJECT AREA' IS DEFINED AS ANY AND ALL AREAS WITHIN THE PROJECT LIMITS OF DISTURBANCE, AS SHOWN ON THE SWPPP SITE MAPS AND IDENTIFIED IN THE NOTICE OF INTENT TO THE AGENCY. ALL GROUND-DISTURBING AND VEGETATION-CLEARING ACTIVITIES MUST BE CONFINED TO THE PERMITTED PROJECT AREA. PRODUCE OFFICE TRAILER, ETC.) MUST BE INCLUDED WITHIN THE PERMITTED PROJECT AREA LIMITS OF DISTURBANCE.

OFFSITE AREA(S) TO BE DISTURBED AS PART OF THIS PROJECT (NOT ON OWNER PROPERTY):
THERE ARE NO OFFSITE AREAS NOT ON OWNER PROPERTY TO BE DISTURBED AS A PART OF THIS PROJECT.

ALL AREAS OUTSIDE THE PERMITTED PROJECT AREA (I.E., LIMITS OF DISTURBANCE) ACQUIRED FOR USE BY THE GC OR A SUBCONTRACTOR OF THE GC (BORROW SOURCES, DISPOSAL AREAS, ETC.) MUST BE MANAGED IN ACCORDANCE WITH APPENDIX E - TAB 21 OF THE 0370 SPECIFICATION. THE CONTRACTOR IS REQUIRED TO LOCATE OFFICE TRAILERS AND MATERIAL STORAGE AREAS FOR THE PROJECT WITHIN THE LIMITS OF DISTURBANCE. THE CONTRACTOR MAY REQUEST USE OF OFF-SITE LOCATIONS FOR OFFICE TRAILERS OR NON-ERODIBLE MATERIAL STORAGE; HOWEVER, APPROVAL MUST BE OBTAINED FROM THE CONSTRUCTION MANAGER, THE CEC AND THE RETAIL SWCT PRIOR TO THEIR USE. REQUESTS WILL BE REVIEWED ON A CASE BY CASE BASIS AND IF APPROVED, LIMITATIONS ON USE WILL BE PROVIDED BY THE CEC.

C. SPECIAL PROJECT AREAS:
THERE ARE NO SPECIAL PROJECTS, LOCATED BEYOND THE OWNER PERMITTED PROJECT AREA, REQUIRING INSPECTION AND MAINTENANCE ASSOCIATED WITH THIS CONSTRUCTION PROJECT.

D.1 NON-STORMWATER DISCHARGES:
THE GENERIC PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES PROHIBITS MOST NON-STORMWATER DISCHARGES DURING THE CONSTRUCTION PHASE. ALLOWABLE NON-STORMWATER DISCHARGES THAT OCCUR DURING CONSTRUCTION ON THIS PROJECT, ARE INCLUDED IN THE SECTION 3.2 OF THE GENERAL PERMIT.

- DISCHARGES FROM FIRE-FIGHTING ACTIVITIES
- FIRE HYDRANT FLUSHINGS
- WATERS WITHOUT DETERGENTS USED TO SPRAY OFF LOOSE SOLIDS FROM VEHICLES
- WATERS USED TO CONTROL DUST
- POTABLE WATER SOURCES SUCH AS WATERLINE FLUSHINGS
- LANDSCAPE IRRIGATION WATER AND DRAINAGE
- ROUTINE EXTERNAL BUILDING WASHDOWN PROVIDED NO DETERGENTS ARE USED
- PAVEMENT WASHWATERS THAT DO NOT CONTAIN DETERGENTS, LEAKS, SPILLS OF TOXIC OR HAZARDOUS MATERIALS
- AIR CONDITIONING CONDENSATE
- SPRING WATER
- FOUNDATION OR FOOTING DRAIN FLOWS THAT ARE NOT CONTAMINATED WITH PROCESS MATERIAL SUCH AS SOLVENTS
- NONCONTAMINATED GROUND WATER ASSOCIATED WITH DEWATERING ACTIVITIES AS DESCRIBED IN PART 3.4

BEST MANAGEMENT PRACTICES (BMPS) MUST BE IMPLEMENTED FOR THE GENERIC PERMIT ALLOWABLE DISCHARGES FOR THE DURATION OF THE PERMIT. THE TECHNIQUES DESCRIBED IN THIS SWPPP FOCUS ON PROVIDING CONTROL OF POLLUTANT DISCHARGES WITH PRACTICAL APPROACHES THAT UTILIZE READILY AVAILABLE EXPERTISE, MATERIAL, AND EQUIPMENT.

NON-STORMWATER COMPONENTS OF SITE DISCHARGES MUST BE UNCONTAMINATED NON-TURBID WATER. ALL NON-STORMWATER DISCHARGES MUST BE IDENTIFIED IN A STORMWATER CONTROL PRIOR TO DISCHARGE. WATER USED FOR CONSTRUCTION WHICH DISCHARGES FROM THE SITE MUST ORIGINATE FROM A PUBLIC WATER SUPPLY OR PRIVATE WELL APPROVED BY THE STATE HEALTH DEPARTMENT. WATER USED FOR CONSTRUCTION THAT DOES NOT ORIGINATE FROM AN APPROVED PUBLIC SUPPLY MUST NOT DISCHARGE FROM THE SITE. IT CAN BE RETAINED IN RETENTION PONDS UNTIL IT INFILTRATES OR EVAPORATES. WHEN NON-STORMWATER IS DISCHARGED FROM THE SITE, IT MUST BE DONE IN A MANNER SUCH THAT IT DOES NOT CAUSE EROSION OF THE SOIL DURING DISCHARGE.

D.2 POWER WASHING:
PROCESS WATER SUCH AS POWER WASHING WATER AND CONCRETE CUTTING EFFLUENT, AMONG OTHERS, MUST BE COLLECTED FOR TREATMENT AND DISPOSAL. IT MUST NOT BE FLUSHED INTO THE SITE STORM DRAIN SYSTEM OR DISCHARGED OFF-SITE.

E. DISCHARGE POINTS:
ALL DISCHARGE POINTS MUST BE INSPECTED TO DETERMINE WHETHER EROSION AND SEDIMENTATION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING DISCHARGE OF SEDIMENT FROM THE SITE AND/OR INTO RECEIVING WATERS. ALL DISCHARGES FROM THE SITE THAT ARE NOT CLEAR AT ALL DISCHARGE POINTS SHALL BE REPORTED AS A SEDIMENT DISCHARGE (SEE APPENDIX E - TAB 14, SEDIMENT RELEASES, OF THE 0370 SPECIFICATION) AND THE POTENTIAL UPSTREAM CAUSE SHALL BE INVESTIGATED TO PREVENT FUTURE OCCURRENCE. CONTACT THE ON CEC AND SWCT TO DETERMINE APPROPRIATE ACTION FOR CLEANUP OF DISCHARGED SEDIMENT THAT MAY BE OUTSIDE OF THE LIMITS OF DISTURBANCE. SEE SAMPLING AND MONITORING OF EFFLUENT PLAN (IF APPLICABLE).

EROSION AND SEDIMENT CONTROL NOTES

A. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THIS STORM WATER POLLUTION PREVENTION PLAN. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

B. BEST MANAGEMENT PRACTICES (BMPS) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.

C. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.

D. CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH SWPPP IMPLEMENTATION SEQUENCE, OR AS REQUIRED BY THE APPLICABLE GENERIC PERMIT. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND/OR GRADING SHALL BE PERMITTED.

E. ALL DENUDED/BARE AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE, MUST BE STABILIZED IMMEDIATELY UPON COMPLETION OF MOST RECENT GRADING ACTIVITY, WITH THE USE OF FAST-GERMINATING ANNUAL GRASS/GRAIN VARIETIES, STRAW/HAY MULCH, WOOD CELLULOSE FIBERS, TACKIFIERS, NETTING AND/OR BLANKETS. COMPLETION MUST BE ACHIEVED WITHIN 14 DAYS.

F. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEEDED, SODDED, AND/OR VEGETATED IMMEDIATELY AND COMPLETED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.

G. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION. TEMPORARY AND/OR PERMANENT STABILIZATION SHALL BE APPLIED PER REQUIREMENTS IN THESE E&S CONTROL NOTES.

H. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE OFF-SITE.

I. ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE SITE PLANS.

J. STORM WATER POLLUTANT CONTROL MEASURES INSTALLED DURING CONSTRUCTION, THAT WILL ALSO PROVIDE STORM WATER MANAGEMENT AFTER CONSTRUCTION, ARE INCLUDED IN THE CONTRACT DOCUMENTS. REFER TO THE OPERATION AND MAINTENANCE PLAN FOR STORM WATER OPERATION AND MAINTENANCE (O&M) MANUAL IS INCLUDED IN THE CONTRACT DOCUMENTS.

K. ALL PERMANENT CONTROLS AND SYSTEMS MUST BE INSTALLED AND FUNCTIONING AS DESIGNED AND FREE OF ACCUMULATED SEDIMENT AND DEBRIS DURING FINAL PROJECT INSPECTION AND APPROVAL.

L. ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE LAND DEVELOPMENT CODE SHALL BE IN ACCORDANCE OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-100 PRUNING STANDARDS.

M. DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE OF A TREE TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY THE COUNTY.

N. IN ORDER TO COMPLY WITH THE MARION COUNTY LAND DEVELOPMENT CODE TO MINIMIZE SOIL EROSION AND SEDIMENTATION, THE CONTRACTOR SHALL CONTACT IMMEDIATELY REMOVE EXISTING VEGETATION AND ALTER EXISTING TOPOGRAPHY. ADEQUATE PROTECTION MEASURES (I.E., HAY BALES, BAFFLES, SODDING, AND SANDBAGGING) SHALL BE PROVIDED AS NECESSARY, TO MINIMIZE EROSION AND DOWNSTREAM SEDIMENTATION CAUSED BY SURFACE WATER RUNOFF ON EXPOSED LAND SURFACES.

O. ANY AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATIVE MATERIAL THAT WILL, WITHIN A REASONABLE TIME FRAME, DETER SOIL DISTURBANCE. SODDING, PLUGGING, SPRIGGING OR SEEDING IS ACCEPTABLE FOR STABILIZATION; HOWEVER, SODDING MAY BE REQUIRED IN AREAS OF EROSION-PRONE SOILS OR WHERE SLOPES ARE GREATER THAN 5:1. VEGETATION OTHER THAN GRASS IS ACCEPTABLE UNLESS OTHERWISE SPECIFIED.

HAZARDOUS MATERIAL MANAGEMENT / SPILL REPORTING

ANY HAZARDOUS OR POTENTIALLY HAZARDOUS MATERIAL THAT IS BROUGHT ONTO THE CONSTRUCTION SITE SHALL BE HANDLED PROPERLY TO REDUCE THE POTENTIAL FOR STORMWATER POLLUTION. ALL MATERIALS USED ON THIS CONSTRUCTION SITE SHALL BE PROPERLY STORED, HANDLED, DISPENSED AND DISPOSED OF FOLLOWING ALL APPLICABLE LABEL DIRECTIONS. FLAMMABLE AND COMBUSTIBLE LIQUIDS SHALL BE STORED AND HANDLED ACCORDING TO APPLICABLE REGULATIONS, AND, AT A MINIMUM, ACCORDING TO 29 CFR 1926.152. ONLY APPROVED CONTAINERS AND PORTABLE TANKS SHALL BE USED FOR STORAGE AND HANDLING OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.

MATERIAL SAFETY DATA SHEETS (MSDS) INFORMATION SHALL BE KEPT ON SITE FOR ANY AND ALL APPLICABLE MATERIALS. HOWEVER, MSDS MAY ALSO BE ACCESSED VIA TELEPHONE OR OTHER ELECTRONIC MEANS OR APPARATUS.

IN THE EVENT OF AN ACCIDENTAL SPILL, IMMEDIATE ACTION SHALL BE TAKEN BY THE GC TO CONTAIN AND REMOVE THE SPILLED MATERIAL. THE SPILL SHALL BE REPORTED TO THE APPROPRIATE AGENCIES IN THE REQUIRED TIME FRAMES AS REQUIRED UNDER THE PROVISIONS OF THE CLEAN WATER ACT. ANY SPILL OR DISCHARGE ENTERING WATERS OF THE UNITED STATES SHALL BE PROPERLY REPORTED.

ALL HAZARDOUS MATERIALS, INCLUDING CONTAMINATED SOIL AND LIQUID CONCRETE WASTE, SHALL BE DISPOSED OF BY THE CONTRACTOR IN THE MANNER SPECIFIED BY FEDERAL, STATE AND LOCAL REGULATIONS AND BY THE MANUFACTURER OF SUCH PRODUCTS.

THE GC SHALL PREPARE A WRITTEN RECORD OF ANY SPILL AND ASSOCIATED CLEAN-UP ACTIVITIES OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF 1 GALLON OR REPORTABLE QUANTITIES, WHICHEVER IS LESS, ON THE DAY OF THE SPILL. THE GC SHALL PROVIDE NOTICE TO OWNER, VIA THE ONLINE CRITICAL INCIDENT REPORT, IMMEDIATELY UPON IDENTIFICATION OF ANY SPILL. SPILL REPORT FORMS ARE AVAILABLE IN THE ONLINE SWPPP REPORTING SYSTEM PROVIDED BY THE OWNER. COPIES OF SPILL CRITICAL INCIDENT REPORTS SHALL BE PRINTED AND MAINTAINED IN THE JOBSITE BINDER.

ANY SPILLS OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF REPORTABLE QUANTITIES AS DEFINED BY EPA OR THE STATE OR LOCAL AGENCY REGULATIONS, SHALL BE IMMEDIATELY REPORTED TO THE EPA NATIONAL RESPONSE CENTER (1-800-424-8802) AND FDEP EMERGENCY RESPONSE CENTER TAMPA (813-470-5964)

THE STATE REPORTABLE QUANTITY FOR PETROLEUM PRODUCTS IS:
25 GALLONS PER FDEP REPORTABLE INCIDENT

THE REPORTABLE QUANTITY FOR HAZARDOUS MATERIALS CAN BE FOUND IN 40 CFR 302 AND FDEP OFFICE OF EMERGENCY RESPONSE

TO MINIMIZE THE POTENTIAL FOR A SPILL OF PETROLEUM PRODUCT OR HAZARDOUS MATERIALS TO COME IN CONTACT WITH STORMWATER, THE FOLLOWING STEPS SHALL BE IMPLEMENTED:

1) ALL MATERIALS WITH HAZARDOUS PROPERTIES, SUCH AS PESTICIDES, PETROLEUM PRODUCTS, FERTILIZERS, SOAPS, DETERGENTS, CONSTRUCTION CHEMICALS, ACIDS, BASES, PAINTS, PAINT SOLVENTS, ADDITIVES FOR CONCRETE, CURING COMPOUNDS, AND ADDITIVES FOR SOIL, SHALL BE KEPT IN A SECURE LOCATION, UNDER COVER AND IN APPROPRIATE, TIGHTLY SEALED CONTAINERS WHEN NOT IN USE.

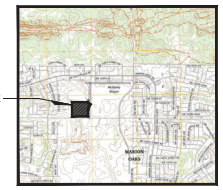
2) THE MINIMUM PRACTICAL QUANTITY OF ALL SUCH MATERIALS SHALL BE KEPT ON THE JOB SITE AND SCHEDULED FOR DELIVERY AS CLOSE TO TIME OF USE AS PRACTICAL.

3) A SPILL CONTROL AND CONTAINMENT KIT (CONTAINING FOR EXAMPLE, ABSORBENT MATERIAL SUCH AS KITTY LITTER OR SAWDUST, ACID, BASE, NEUTRALIZING AGENT, BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, PLASTIC OR METAL CONTAINERS, AND PLASTIC BAGS) SHALL BE PROVIDED ON THE CONSTRUCTION SITE.
   a. THE SPILL CONTROL AND CONTAINMENT KIT SUPPLIES SHALL BE OF SUFFICIENT QUANTITIES AND APPROPRIATE CONTENT TO CONTAIN 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.
   b. CONTENTS SHALL BE INSPECTED DAILY DURING THE DAILY STORMWATER INSPECTION.

4) ALL PRODUCTS SHALL BE STORED IN AND USED 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.

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

6) THE DISPOSAL OF EXCESS OR USED PRODUCTS SHALL BE IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL AND REGULATIONS.



USGS QUADRANGLE MAP
N.T.S.

SITE LOCATION MAP
NTS

ALERT TO CONTRACTOR:

1. THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE, WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.
2. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

NO	REVISIONS	DATE	BY

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GARY ROBERT LEVENGOOD
FL LICENSE NUMBER
94165

KHA PROJECT	242312005
DATE	8/12/2025
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	JRT
CHECKED BY	MRT

SWPPP NOTES

SW HWY 484 CENTER
PREPARED FOR
THE PHILLIPS EDISON GROUP, LLC

MARION COUNTY FL

SHEET NUMBER
6010

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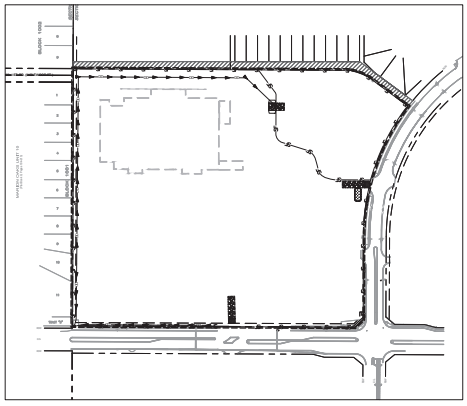

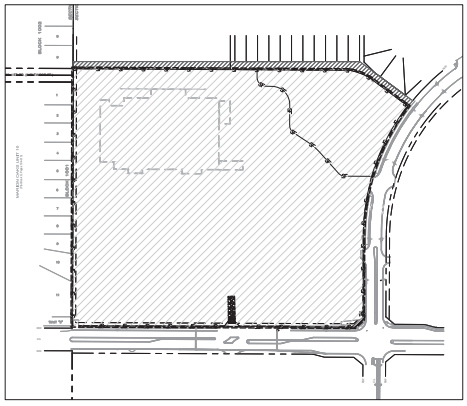

SWPPP IMPLEMENTATION SEQUENCE

NOTE: UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAY DOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, MASON'S AREA, FUEL AND MATERIAL STORAGE AREAS/CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS. IN ADDITION, NOTE ALL AREAS WHERE FILL IS IMPORTED FROM OR SOIL IS EXPORTED TO ON THE SITE MAPS.

NOTE: DOWN SLOPE PROTECTIVE MEASURES MUST ALWAYS BE IN PLACE BEFORE SOIL IS DISTURBED. ACTIVITIES ARE PRESENT IN THE ORDER OR SEQUENCE IN WHICH THEY ARE REQUIRED TO BE COMPLETED.

PHASE 1

1. **INSTALL THE SWPPP INFORMATION SIGN AND POST REQUIRED DOCUMENTS NEAR THE PLANNED CONSTRUCTION EXIT, AND WITHIN EASY ACCESS TO THE GENERAL PUBLIC WITHOUT ENTERING THE SITE.**
2. **STAKE/FLAG THE LOD (WHERE STAKING IS NOT POSSIBLE/PRACTICAL, THE LOD MUST BE CONSPICUOUSLY, AND PROMINENTLY, MARKED TO DENOTE THE BOUNDARY). LOD MUST REMAIN CONSPICUOUSLY MARKED THROUGHOUT THE ENTIRE CONSTRUCTION PROJECT.**
3. **INSTALL PERIMETER SEDIMENT CONTROL BMPS IN THE VICINITY OF, AND DOWN GRADIENT FROM, THE LOCATION OF THE PLANNED CONSTRUCTION EXIT, CONSTRUCTION OFFICE TRAILER, AND TEMPORARY PARKING AND STORAGE AREAS. CLEAR ONLY THE MINIMUM AREA ABSOLUTELY NECESSARY TO INSTALL THESE PERIMETER CONTROL BMPS.**
4. INSTALL STABILIZED CONSTRUCTION EXIT(S) WITH SEDIMENT TRAPS, AND SET THE PROJECT OFFICE TRAILER.
5. **INSTALL REMAINING PERIMETER SEDIMENT CONTROL BMPS, AS SHOWN ON THE SITE MAPS. CLEAR ONLY THE MINIMUM AREA ABSOLUTELY NECESSARY TO INSTALL THESE CONTROL BMPS.**
6. PREPARE TEMPORARY PARKING AND STORAGE AREA.
7. **HALT ALL ACTIVITIES**

CONTACT THE CEC TO PERFORM INSPECTION AND CERTIFICATION OF BMPS. BMP CERTIFICATION MUST OCCUR BEFORE STORMWATER PRE-CONSTRUCTION MEETING. (THIS MAY SHOULD BE SCHEDULED IN ADVANCE, IN ANTICIPATION OF THE EXPECTED DATE WHEN THE ABOVE SEQUENCE ITEMS WILL BE COMPLETED.)

ALL EXCEPTIONS NOTED ON THE BMP CERTIFICATION FORM MUST BE ADDED AS DEFICIENCIES WITHIN THE BMP CERTIFICATION FORM AND RESOLVED WITHIN 24-HOURS. BMPS MUST NOT BE CERTIFIED IF ONE OR MORE OF THE EXCEPTIONS WILL NOT BE RESOLVED WITHIN 24-HOURS OF THE BMP CERTIFICATION BY THE CEC.

IF THE CEC IS UNABLE TO CERTIFY THAT SITE CONDITIONS ARE PER PLANS AND SPECIFICATIONS, THE CERTIFICATION OF BMPS MUST BE RESCHEDULED. THE STORMWATER PRE-CONSTRUCTION MEETING MAY ONLY OCCUR AFTER BMPS CAN BE CERTIFIED.

GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT THE STORMWATER PRE-CONSTRUCTION MEETING WITH THE CEC, OWNER'S CONSTRUCTION MANAGER, AGENCY(IES) AND SUBCONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.

DAILY STORMWATER INSPECTION REPORTS IN THE ONLINE SWPPP REPORTING SYSTEM PROVIDED BY THE OWNER MUST START ON THE NEXT BUSINESS DAY AFTER THE SITE BMPS & PRECONSTRUCTION MEETING CERTIFICATION IS SIGNED/CERTIFIED BY THE CEC.

PHASE 2

1. BEGIN CLEARING, GRUBBING, AND STRIPPING THE SITE. (PHASE CLEARING AND GRUBBING TO THE EXTENT PRACTICAL TO MINIMIZE THE AMOUNT OF AREA DISTURBED AT ANY POINT IN TIME)
2. BEGIN GRADING THE SITE.
3. START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.
4. **TEMPORARILY STABILIZE [ALL AREAS OF CONSTRUCTION IMMEDIATELY FOLLOWING THE COMPLETION OF THE MOST RECENT LAND DISTURBING/GRADING ACTIVITY. DISTURBED AREAS, INCLUDING MATERIAL STOCKPILES THAT ARE SCHEDULED OR LIKELY TO REMAIN INACTIVE FOR 14 DAYS OR MORE.**
   [EDITOR NOTE: PROVIDE STATE AND/OR LOCAL SPECIFIC TEMPORARY STABILIZATION REQUIREMENTS ONLY IF THEY ARE MORE STRINGENT.]
5. **IMMEDIATELY PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.**
6. INSTALL UTILITIES. (UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
7. **INSTALL RIP RAP AROUND OUTLET STRUCTURES AS EACH OUTLET STRUCTURE IS INSTALLED.**
8. **INSTALL INLET PROTECTION AT ALL STORM SEWER STRUCTURES AS EACH INLET STRUCTURE IS INSTALLED.**
9. PAVE THE SITE FOR PAVING.
10. PAVE SITE.
11. **INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES, PER BMP DETAILS.**
12. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS, INCLUDING OUT LOTS AND PONDS.
13. OBTAIN CONCURRENCE FROM THE OWNER CONSTRUCTION MANAGER (CM) THAT THE SITE HAS BEEN FULLY STABILIZED AND ALL CONSTRUCTION HAS BEEN COMPLETED, THEN
    A. REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPS).
    B. STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF TEMPORARY BMPS, AND
    C. NOTIFY THE CEM TO CONTACT THE CEC TO COMPLETE THE CEC PRE-NOT SITE INSPECTION AND REPORT (ONLY CM MAY DO THIS).
14. CONTINUE DAILY INSPECTIONS AND REPORTS UNTIL THE CM FINAL DAILY INSPECTION REPORT, MARKED 'READY TO TERMINATE PERMIT', IS SIGNED BY THE CONSTRUCTION MANAGER AND SUBMITTED VIA THE ONLINE SWPPP REPORTING SYSTEM PROVIDED BY THE OWNER.

NOTE: THE GENERAL CONTRACTOR MAY COMPLETE CONSTRUCTION-RELATED ACTIVITIES CONCURRENTLY ONLY IF ALL EROSION/SEDIMENTATION CONTROL BMPS ARE IN PLACE AND PROPERLY INSTALLED. BMP-RELATED STEPS IN THE ABOVE SEQUENCE ARE BOLDED FOR CLARITY. THE CEC MUST APPROVE, IN WRITING, ANY CHANGES IN THE ABOVE SWPPP IMPLEMENTATION SEQUENCE, BEFORE THEIR IMPLEMENTATION BEGINS.

THE ESTIMATED DATES OF IMPLEMENTATION OF POLLUTION CONTROL MEASURES SHALL BE DOCUMENTED BY THE CONTRACTOR ON THE SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE ON SHEET SW-5.
[EDITOR NOTE: UPDATE SHEET NUMBER REFERENCE, AS NECESSARY]

MINIMIZATION OF DISTURBED AREAS:

1. CONTRACTOR SHALL MANAGE CONSTRUCTION ACTIVITIES TO REDUCE EROSION AND RETAIN SEDIMENT AND OTHER POLLUTANTS IN THE SOIL AT THE CONSTRUCTION SITE.
2. CONTRACTOR SHALL MINIMIZE THE TIME BARE SOIL IS EXPOSED.
3. CONTRACTOR SHALL MINIMIZE SITE DISTURBANCE BY MINIMIZING THE EXTENT OF GRADING AND CLEARING TO EFFECTIVELY REDUCE SEDIMENT YIELD.

NOTE TO GC: OWNER HAS AUTHORITY AT ANY TIME TO LIMIT SURFACE AREA OF ERODIBLE EARTH MATERIAL EXPOSED BY CLEARING AND GRUBBING, EXCAVATION, BORROW AND EMBANKMENT OPERATIONS AND TO DIRECT THE GC TO PROVIDE IMMEDIATE PERMANENT OR TEMPORARY POLLUTION CONTROL MEASURES.

ALERT TO CONTRACTOR:

1. THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE, WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.
2. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

NO.	REVISIONS	DATE	BY

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GARY ROBERT LEDWOOD
FL LICENSE NUMBER
94165

KHA PROJECT
240319005
DATE
8/12/2025
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY JRT
CHECKED BY MRF

SWPPP SEQUENCE AND LIMITS OF WORK

SW HWY 484 CENTER
PREPARED FOR
THE PHILLIPS EDISON GROUP, LLC

MARION COUNTY FL

SHEET NUMBER
6020

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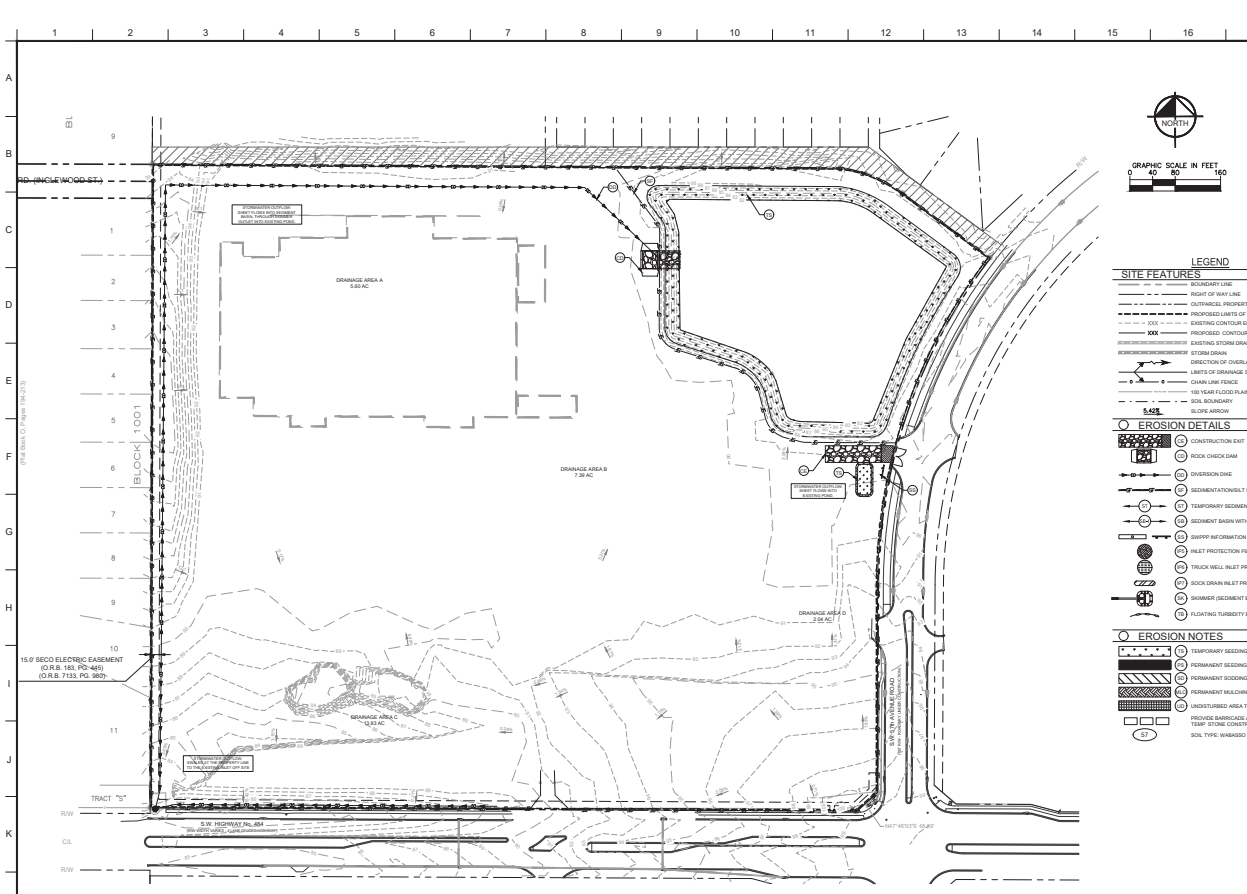

LEGEND

SITE FEATURES

- BOUNDARY LINE
- RIGHT OF WAY LINE
- OUTPARCEL PROPERTY LINE
- PROPOSED LIMITS OF DISTURBANCE
- XXX EXISTING CONTOUR ELEVATIONS
- XXX PROPOSED CONTOUR ELEVATIONS
- EXISTING STORM DRAIN
- STORM DRAIN
- DIRECTION OF OVERLAND FLOW
- LIMITS OF DRAINAGE SUB-BASIN
- CHAIN LINK FENCE
- 100 YEAR FLOOD PLAIN
- SOIL BOUNDARY
- 5.42% SLOPE ARROW

EROSION DETAILS

- CE CONSTRUCTION EXIT
- CD ROCK CHECK DAM
- DD DIVERSION DIKE
- SF SEDIMENTATION/SILT FENCE WITH WIRE BACKING
- ST TEMPORARY SEDIMENT TRAP
- SB SEDIMENT BASIN WITH PIPE OUTLET
- SS SWPPP INFORMATION SIGN
- PS INLET PROTECTION FILTER SACK
- PW TRUCK WELL INLET PROTECTION
- PF SOCK DRAIN INLET PROTECTION
- SK SKIMMER (SEDIMENT BASIN)
- TB FLOATING TURBIDITY BARRIER

EROSION NOTES

- TS TEMPORARY SEEDING STABILIZATION
- PS PERMANENT SEEDING STABILIZATION
- SD PERMANENT SODDING STABILIZATION
- ML PERMANENT MULCHING AND LANDSCAPING STABILIZATION
- UD UNDISTURBED AREA TO REMAIN
- PROVIDE BARRICADE AT ALL ENTRANCE LOCATIONS W/O TEMP STONE CONSTRUCTION EXIT
- 57 SOIL TYPE: WABASSO FINE SAND

ALERT TO CONTRACTOR:

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No	REVISIONS	DATE	BY

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LICENSED PROFESSIONAL
GARY ROBERT LEVENGOOD
FL LICENSE NUMBER
94185
DATE

KHA PROJECT 242312005
DATE 8/12/2025
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY JRT
CHECKED BY MRF

SWPPP PHASE I SITE MAP

SW HWY 484 CENTER
PREPARED FOR
THE PHILLIPS EDISON GROUP, LLC
MARION COUNTY FL

SHEET NUMBER
6030

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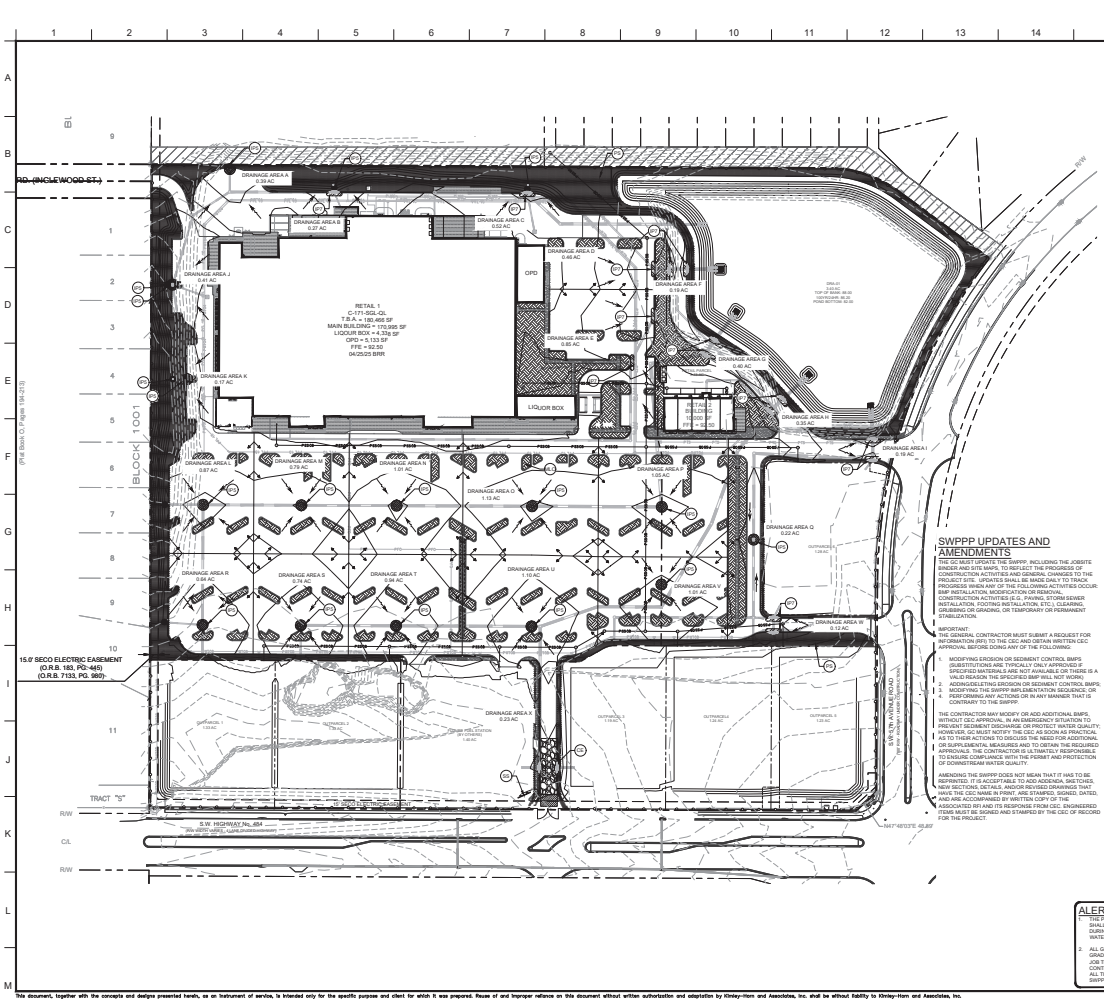

SWPPP UPDATES AND AMENDMENTS

THE QC MUST UPDATE THE SWPPP, INCLUDING THE JOBSITE BINDER AND SITE MAPS, TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND ANY SIGNIFICANT CHANGES TO THE PROJECT SITE. UPDATES SHALL BE MADE DAILY TO TRACK SIGNIFICANT CHANGES AS THEY OCCUR. SIGNIFICANT CHANGES OCCUR: BMP INSTALLATION, MODIFICATION OR REMOVAL; CONSTRUCTION ACTIVITIES (E.G., PAVING, STORM SEWER INSTALLATION, FOOTING INSTALLATION, ETC.), CLEARING, GRUBBING OR GRADING, OR TEMPORARY OR PERMANENT STABILIZATION.

IMPORTANT:
THE GENERAL CONTRACTOR MUST SUBMIT A REQUEST FOR INFORMATION (RFI) TO THE CEC AND OBTAIN WRITTEN CEC APPROVAL BEFORE DOING ANY OF THE FOLLOWING:

1. MODIFYING EROSION OR SEDIMENT CONTROL BMPS (SUBSTITUTIONS ARE TYPICALLY ONLY APPROVED IF ORIGINAL BMP IS NOT WORKING AS INTENDED OR THERE IS A VALID REASON THE SPECIFIED BMP WILL NOT WORK).
2. ADDING/DELETING EROSION OR SEDIMENT CONTROL BMPS;
3. MODIFYING THE SWPPP IMPLEMENTATION SEQUENCE; OR
4. PERFORMING ANY ACTIONS OR IN ANY MANNER THAT IS CONTRARY TO THE SWPPP.

THE CONTRACTOR MAY MODIFY OR ADD ADDITIONAL BMPS, WITHOUT CEC APPROVAL, IN AN EMERGENCY SITUATION TO PREVENT SEDIMENT DISCHARGE OR PROTECT WATER QUALITY; HOWEVER, QC MUST NOTIFY THE CEC AS SOON AS PRACTICAL AS TO THEIR ACTIONS TO DISCUSS THE NEED FOR ADDITIONAL OR SUPPLEMENTAL MEASURES AND TO OBTAIN THE REQUIRED APPROVALS. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE TO ENSURE COMPLIANCE WITH THE PERMIT AND PROTECTION OF DOWNSTREAM WATER QUALITY.

AMENDING THE SWPPP DOES NOT MEAN THAT IT HAS TO BE REPRINTED. IT IS ACCEPTABLE TO ADD ADDENDA, SKETCHES, NEW SECTIONS, DETAILS, AND/OR REVISED DRAWINGS THAT HAVE THE CEC NAME IN PRINT, ARE STAMPED, SIGNED, DATED, AND ARE ACCOMPANIED BY WRITTEN COPY OF THE ASSOCIATED RFI AND ITS RESPONSE FROM CEC. ENGINEERED ITEMS MUST BE SIGNED AND STAMPED BY THE CEC OF RECORD FOR THE PROJECT.

LEGEND

SITE FEATURES

- BOUNDARY LINE
- RIGHT OF WAY LINE
- OUTPARCEL PROPERTY LINE
- PROPOSED LIMITS OF DISTURBANCE
- XXX EXISTING CONTOUR ELEVATIONS
- XXX PROPOSED CONTOUR ELEVATIONS
- EXISTING STORM DRAIN
- STORM DRAIN
- DIRECTION OF OVERLAND FLOW
- LIMITS OF DRAINAGE SUB-BASIN
- CHAIN LINK FENCE
- 100 YEAR FLOOD PLAIN
- SOIL BOUNDARY
- SLOPE ARROW

EROSION DETAILS

- C4 CONSTRUCTION EXIT
- D6 DIVERSION DIKE
- S6 SEDIMENTATION/SILT FENCE WITH WIRE BACKING
- ST TEMPORARY SEDIMENT TRAP
- SB SEDIMENT BASIN WITH PIPE OUTLET
- S5 SWPPP INFORMATION SIGN
- IP6 INLET PROTECTION FILTER SACK
- IP5 TRUCK WELL INLET PROTECTION
- IP7 SOCK DRAIN INLET PROTECTION
- SK SKIMMER (SEDIMENT BASIN)
- TB FLOATING TURBIDITY BARRIER

EROSION NOTES

- T3 TEMPORARY SEEDING STABILIZATION
- P3 PERMANENT SEEDING STABILIZATION
- P2 PERMANENT SODDING STABILIZATION
- M3 PERMANENT MULCHING AND LANDSCAPING STABILIZATION
- U5 UNDISTURBED AREA TO REMAIN
- PROVIDE BARRICADE AT ALL ENTRANCE LOCATIONS W/O TEMP. STONE CONSTRUCTION EXIT
- S7 SOIL TYPE: WABASSO FINE SAND

ACREAGE SUMMARY
(IN ACRES)

1	RETAIL/SAM'S PROPERTY AREA	18 AC
2	PERMITTED AREA WITHIN RETAIL PROPERTY*	18 AC
3	PERMITTED AREA OUTSIDE OF RETAIL PROPERTY	3 AC
4	TOTAL PERMITTED PROJECT AREA (SHEET MATCH NO3)	21 AC
5	IMPERVIOUS AREA BEFORE PROJECT	0 AC
6	IMPERVIOUS AREA AT COMPLETION	
7	PERVIOUS AREA AT COMPLETION	

*EXCLUDES FUEL OUTLOT

ALERT TO CONTRACTOR:

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NO.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17th STREET, SUITE 200, OCALA, FL 34471
PHONE: 352-671-3401 FAX: 352-671-3439
WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL ENGINEER
GARY ROBERT LEDBETTER
FL LICENSE NUMBER 94165

KHA PROJECT	242312005
DATE	8/12/2025
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	JRT
CHECKED BY	KRB

SWPPP PHASE II SITE MAP

SW HWY 484 CENTER
PREPARED FOR
THE PHILLIPS EDISON GROUP, LLC

MARION COUNTY FL

SHEET NUMBER
6040

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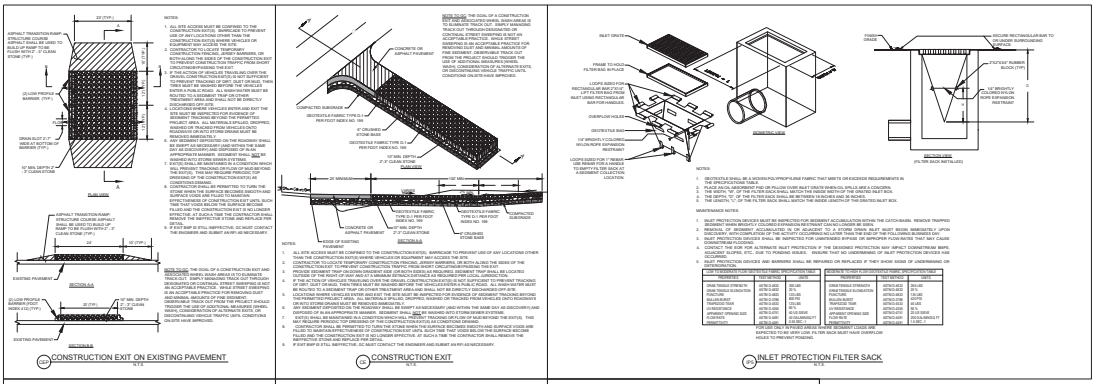

NOTE TO GENERAL CONTRACTOR:
PRIOR TO CONSTRUCTION, GC MUST CLEARLY DELINEATE AND MARK OFF AREAS IDENTIFIED IN THE SWPPP OR IN THE FIELD, TO BE PROTECTED (SUCH AS: NATURAL BUFFERS, TREES, HABITATS OF ENDANGERED/ THREATENED SPECIES, HISTORIC PROPERTIES, ETC.).

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SW HWY 484 CENTER
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MARION COUNTY FL

SWPPP DETAILS

SHEET NUMBER
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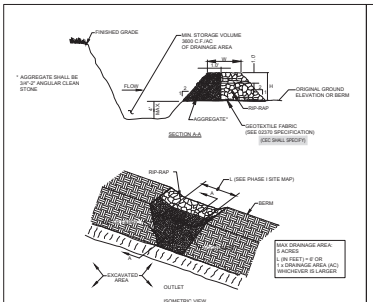


MAX DRAINAGE AREA:
5 ACRES
L (IN FEET) = 6' OR
1 x DRAINAGE AREA (AC)
WHICHEVER IS LARGER

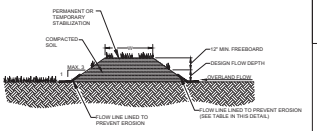
SEDIMENT TRAPS

TRAP NAME	L	W	H	DRAINAGE AREA (ACRES)	DESIGN VOLUME (CU.FT.)	DESIGNED RETENTION TIME (HRS.)	PERMANENT (Y OR N)	EMERGENCY OUTLET TYPE
TRAP 1								
TRAP 2								

MAINTENANCE NOTES:

1. SEDIMENT TRAPS MUST BE INSPECTED AND MUST BE CLEANED WHEN THE ORIGINAL CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR LESS, AS REQUIRED BY THE GOVERNING AGENCY.
2. ALL MATERIAL EXCAVATED FROM BEHIND SEDIMENT BARRIERS OR FROM TRAPS SHALL BE INCORPORATED INTO ON-SITE SOILS OR SPREAD OUT ON AN UPLAND PORTION OF THE SITE AND STABILIZED.
3. VERIFY THAT NO EROSION IS OCCURRING AT DISCHARGE POINTS TO AND FROM IMPOUNDMENTS AND VERIFY THAT TRAP SIDE SLOPES ARE STABILIZED AND SHOW NO SIGNS OF EROSION.

ST TEMPORARY SEDIMENT TRAP
N.T.S.



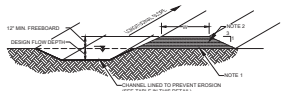
NOTES:

1. REMOVE ANY EXISTING VEGETATION AND SCARIFY OR BENCH ADJACENT SOILS PRIOR TO PLACING BERM.
2. BERM MATERIALS MUST BE ADEQUATELY COMPACTED AND IMMEDIATELY STABILIZED.
3. DIVERSION DITCHES/BERMS MUST BE IMMEDIATELY STABILIZED TO PREVENT EROSION AND TRANSPORT OF SEDIMENT.

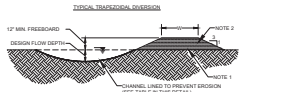
DIVERSION DITCHES AND BERMS

DIVERSION NAME AND SEGMENT	LENGTH (FT.)	LONGITUDINAL SLOPE	DESIGN FLOW DEPTH (IN.)	EROSION PROTECTION TYPE (I.E., MATTING, BLANKET, ETC.)

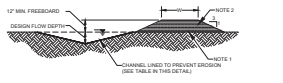
DD DIVERSION DIKE
N.T.S.



TYPICAL TRAPEZOIDAL DIVERSION



TYPICAL PARABOLIC DIVERSION



TYPICAL VEE-SHAPED DIVERSION

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DIVERSION DITCHES AND BERMS

DIVERSION NAME AND SEGMENT	LENGTH (FT.)	LONGITUDINAL SLOPE	DESIGN FLOW DEPTH (IN.)	EROSION PROTECTION TYPE (I.E., MATTING, BLANKET, ETC.)

DC DIVERSION CHANNEL
N.T.S.

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SWPPP DETAILS

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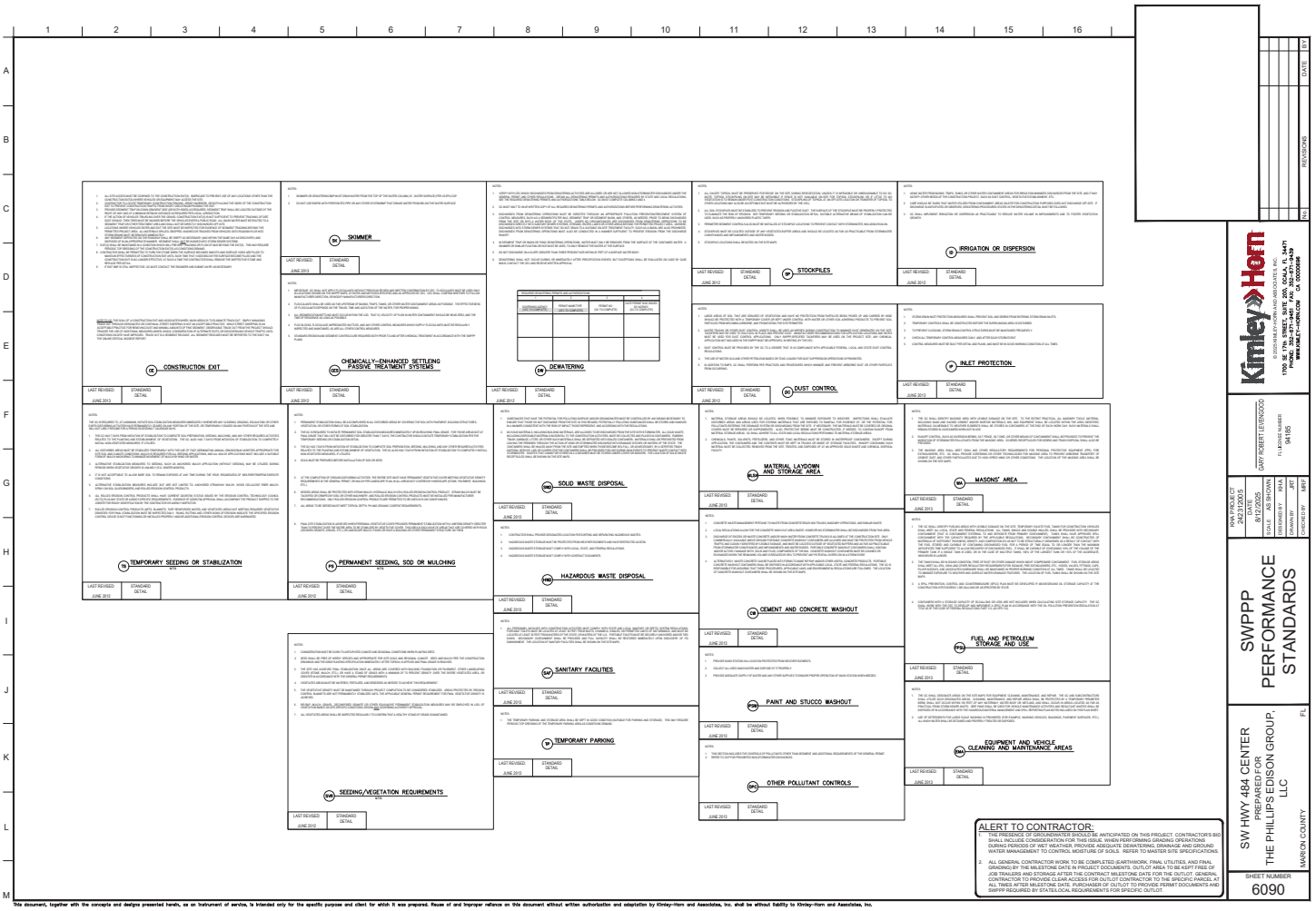

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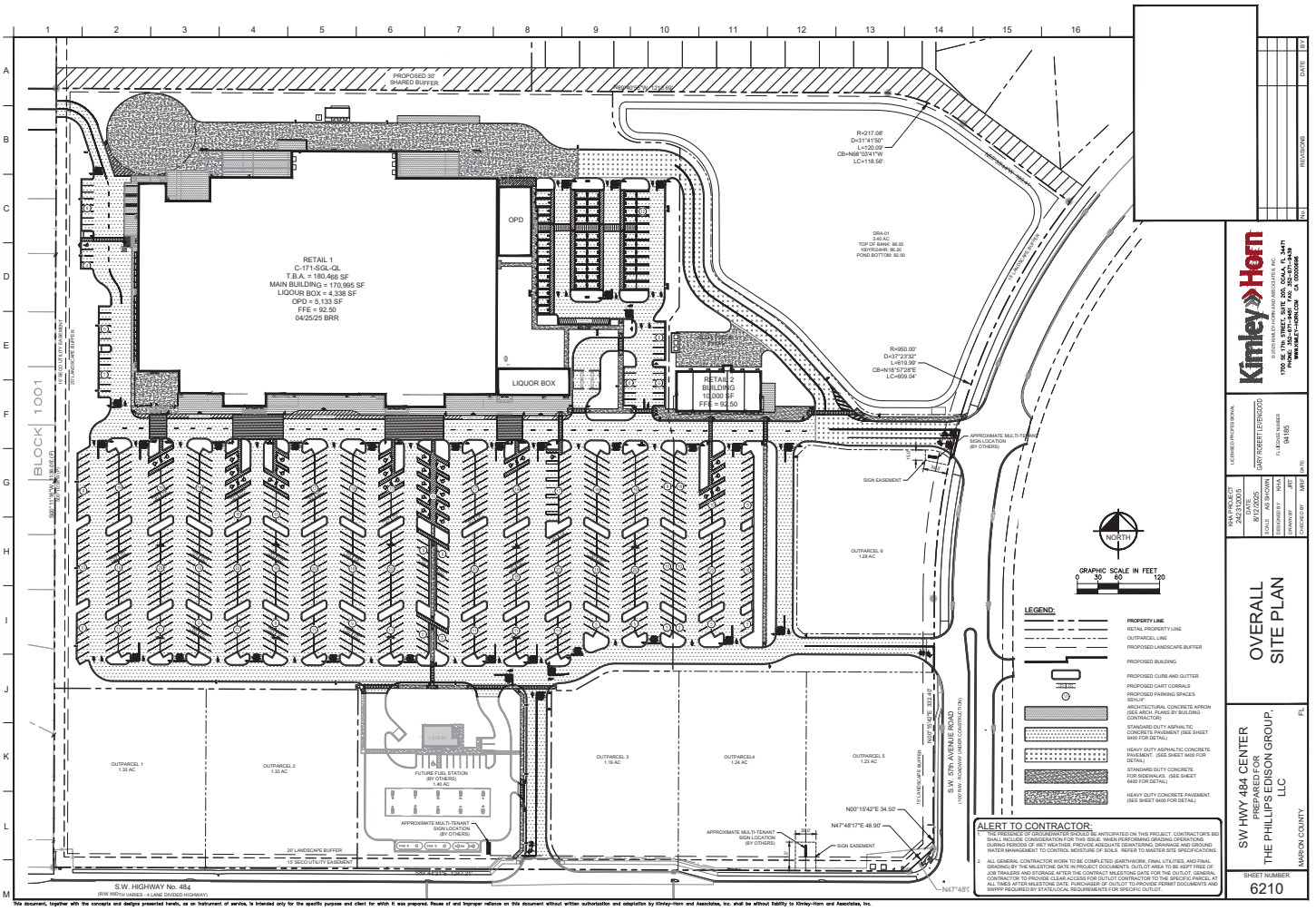

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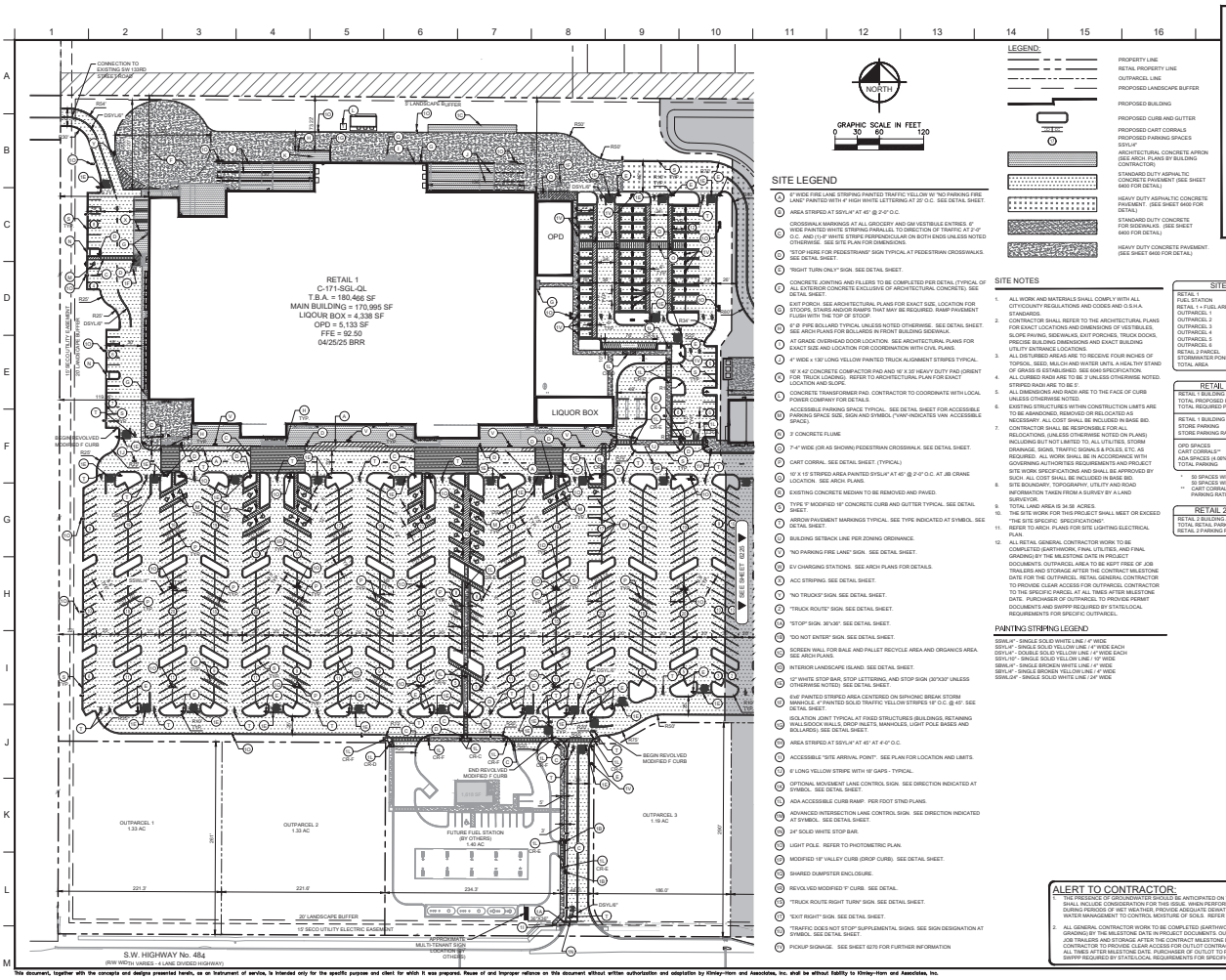

SITE LEGEND

(A) 6" WIDE FIRE LANE STRIPING PAINTED TRAFFIC YELLOW W/ "NO PARKING FIRE LANE" PAINTED WITH 4" HIGH WHITE LETTERING AT 25' O.C. SEE DETAIL SHEET.

(B) AREA STRIPED AT SSYL/4" AT 45° @ 2'-0" O.C.

(C) CROSSWALK MARKINGS AT ALL GROCERY AND GM VESTIBULE ENTRIES. 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (1) 6" WHITE STRIPE PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR DIMENSIONS.

(D) "STOP HERE FOR PEDESTRIANS" SIGN TYPICAL AT PEDESTRIAN CROSSWALKS. SEE DETAIL SHEET.

(E) "RIGHT TURN ONLY" SIGN. SEE DETAIL SHEET.

(F) CONCRETE JOINTING AND FILLERS TO BE COMPLETED PER DETAIL (TYPICAL OF ALL EXTERIOR CONCRETE EXCLUSIVE OF ARCHITECTURAL CONCRETE). SEE DETAIL SHEET.

(G) EXIT PORCH. SEE ARCHITECTURAL PLANS FOR EXACT SIZE, LOCATION FOR STOOPS, STAIRS AND/OR RAMPS THAT MAY BE REQUIRED. RAMP PAVEMENT FLUSH WITH THE TOP OF STOOP.

(H) 6"Ø PIPE BOLLARD TYPICAL UNLESS NOTED OTHERWISE. SEE DETAIL SHEET. SEE ARCH PLANS FOR BOLLARDS IN FRONT BUILDING SIDEWALK.

(I) AT GRADE OVERHEAD DOOR LOCATION. SEE ARCHITECTURAL PLANS FOR EXACT SIZE AND LOCATION FOR COORDINATION WITH CIVIL PLANS.

(J) 4" WIDE x 1'30" LONG YELLOW PAINTED TRUCK ALIGNMENT STRIPES TYPICAL.

(K) 16' X 42' CONCRETE COMPACTOR PAD AND 16' X 35' HEAVY DUTY PAD (ORIENT FOR TRUCK LOADING). REFER TO ARCHITECTURAL PLAN FOR EXACT LOCATION AND SLOPE.

(L) CONCRETE TRANSFORMER PAD. CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY FOR DETAILS.

(M) ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN"-INDICATES VAN ACCESSIBLE SPACE).

(N) 3' CONCRETE FLUME

(O) 7'-4" WIDE (OR AS SHOWN) PEDESTRIAN CROSSWALK. SEE DETAIL SHEET.

(P) CART CORRAL. SEE DETAIL SHEET, (TYPICAL)

(Q) 10' X 15' STRIPED AREA PAINTED SYSL/4" AT 45° @ 2'-0" O.C. AT JIB CRANE LOCATION. SEE ARCH. PLANS.

(R) EXISTING CONCRETE MEDIAN TO BE REMOVED AND PAVED.

(S) TYPE 'F' MODIFIED 18" CONCRETE CURB AND GUTTER TYPICAL. SEE DETAIL SHEET.

(T) ARROW PAVEMENT MARKINGS TYPICAL. SEE TYPE INDICATED AT SYMBOL. SEE DETAIL SHEET.

(U) BUILDING SETBACK LINE PER ZONING ORDINANCE.

(V) "NO PARKING FIRE LANE" SIGN. SEE DETAIL SHEET.

(W) EV CHARGING STATIONS. SEE ARCH PLANS FOR DETAILS.

(X) ACC STRIPING. SEE DETAIL SHEET.

(Y) "NO TRUCKS" SIGN. SEE DETAIL SHEET.

(Z) "TRUCK ROUTE" SIGN. SEE DETAIL SHEET.

(AA) "STOP" SIGN. 36"x36". SEE DETAIL SHEET.

(BB) "DO NOT ENTER" SIGN. SEE DETAIL SHEET.

(CC) SCREEN WALL FOR BALE AND PALLET RECYCLE AREA AND ORGANICS AREA. SEE ARCH PLANS.

(DD) INTERIOR LANDSCAPE ISLAND. SEE DETAIL SHEET.

(EE) 12" WHITE STOP BAR. STOP LETTERING, AND STOP SIGN (30"X30" UNLESS OTHERWISE NOTED). SEE DETAIL SHEET.

(FF) 6'x6' PAINTED STRIPED AREA CENTERED ON SIPHONIC BREAK STORM MANHOLE. 4" PAINTED SOLID TRAFFIC YELLOW STRIPES 18" O.C. @ 45°. SEE DETAIL SHEET.

(GG) ISOLATION JOINT TYPICAL AT FIXED STRUCTURES (BUILDINGS, RETAINING WALLS, SIDEWALKS, CURB & GUTTE, INLETS, MANHOLES, LIGHT POLE BASES AND BOLLARDS). SEE DETAIL SHEET.

(HH) AREA STRIPED AT SSYL/4" AT 45° AT 4'-0" O.C.

(II) ACCESSIBLE "SITE ARRIVAL POINT". SEE PLAN FOR LOCATION AND LIMITS.

(JJ) 6' LONG YELLOW STRIPE WITH 18' GAPS - TYPICAL.

(KK) OPTIONAL MOVEMENT LANE CONTROL SIGN. SEE DIRECTION INDICATED AT SYMBOL. SEE DETAIL SHEET.

(LL) ADA ACCESSIBLE CURB RAMP. PER FDOT STND PLANS.

(MM) ADVANCED INTERSECTION LANE CONTROL SIGN. SEE DIRECTION INDICATED AT SYMBOL. SEE DETAIL SHEET.

(NN) 24" SOLID WHITE STOP BAR.

(OO) LIGHT POLE. REFER TO PHOTOMETRIC PLAN.

(PP) MODIFIED 18" VALLEY CURB (DROP CURB). SEE DETAIL SHEET.

(QQ) SHARED DUMPSTER ENCLOSURE.

(RR) REVOLVED MODIFIED 'F' CURB. SEE DETAIL.

(SS) "TRUCK ROUTE RIGHT TURN" SIGN. SEE DETAIL SHEET.

(TT) "EXIT RIGHT" SIGN. SEE DETAIL SHEET.

(UU) "TRAFFIC DOES NOT STOP" SUPPLEMENTAL SIGNS. SEE SIGN DESIGNATION AT SYMBOL. SEE DETAIL SHEET.

(VV) PICKUP SIGNAGE. SEE SHEET 6270 FOR FURTHER INFORMATION

LEGEND:

- PROPERTY LINE
- RETAIL PROPERTY LINE
- OUTPARCEL LINE
- PROPOSED LANDSCAPE BUFFER
- PROPOSED BUILDING
- PROPOSED CURB AND GUTTER
- PROPOSED CART CORRALS
- PROPOSED PARKING SPACES SSYL/4"
- ARCHITECTURAL CONCRETE APRON (SEE ARCH. PLANS BY BUILDING CONTRACTOR)
- STANDARD DUTY ASPHALTIC CONCRETE PAVEMENT (SEE SHEET 6400 FOR DETAIL)
- HEAVY DUTY ASPHALTIC CONCRETE PAVEMENT (SEE SHEET 6400 FOR DETAIL)
- STANDARD DUTY CONCRETE FOR SIDEWALKS. (SEE SHEET 6400 FOR DETAIL)
- HEAVY DUTY CONCRETE PAVEMENT. (SEE SHEET 6400 FOR DETAIL)

SITE NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. SEE 6040 SPECIFICATION.
4. ALL CURBED RADII ARE TO BE 3' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
5. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
8. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
9. TOTAL LAND AREA IS 34.58 ACRES.
10. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE SITE SPECIFIC SPECIFICATIONS".
11. REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
12. ALL RETAIL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTPARCEL AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTPARCEL. RETAIL GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTPARCEL CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTPARCEL TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTPARCEL.

PAINTING STRIPING LEGEND

SSWL/4" - SINGLE SOLID WHITE LINE / 4" WIDE
SSYL/4" - SINGLE SOLID YELLOW LINE / 4" WIDE EACH
DSYL/4" - DOUBLE SOLID YELLOW LINE / 4" WIDE EACH
SSYL/16" - SINGLE SOLID YELLOW LINE / 16" WIDE
SBWL/4" - SINGLE BROKEN WHITE LINE / 4" WIDE
SBYL/4" - SINGLE BROKEN YELLOW LINE / 4" WIDE
SSWL/24" - SINGLE SOLID WHITE LINE / 24" WIDE

SITE AREA TABLE

RETAIL 1	18.20 AC (792,973 SF)
FUTURE STATION	1.40 AC (61,002 SF)
RETAIL 1 + FUEL AREA	19.60 AC (853,975 SF)
OUTPARCEL 1	1.33 AC
OUTPARCEL 2	1.33 AC
OUTPARCEL 3	1.19 AC
OUTPARCEL 4	1.24 AC
OUTPARCEL 5	1.23 AC
OUTPARCEL 6	1.26 AC
RETAIL 2 PARCEL	3.13 AC
STORMWATER POND	4.26 AC
TOTAL AREA	34.58 AC (1,506,435 SF)

RETAIL 1 ANALYSIS TABLE

RETAIL 1 BUILDING AREA (W/ LB & OPD)	180,466 SF
TOTAL PROPOSED PARKING RATIO	4.20 / 1,000
TOTAL REQUIRED PARKING RATIO	3.50 / 1,000
RETAIL 1 BUILDING AREA (W/ LB)	175,333 SF
STORE PARKING	717 SPACES
STORE PARKING RATIO*	4.09 / 1,000
OPD SPACES	47 SPACES
CART CORRALS**	32 SPACES
ADA SPACES (4.66%)	31 SPACES
TOTAL PARKING	764 SPACES

* 50 SPACES WITHIN 150' OF GM VESTIBULE
50 SPACES WITHIN 150' OF GR VESTIBULE
** CART CORRALS EXCLUDED FROM ALL PARKING RATIOS ABOVE.

RETAIL 2 ANALYSIS TABLE

RETAIL 2 BUILDING AREA	15,000 SF
TOTAL RETAIL PARKING	62 SPACES
RETAIL 2 PARKING RATIO	8.2 / 1,000

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SITE PLAN

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6220

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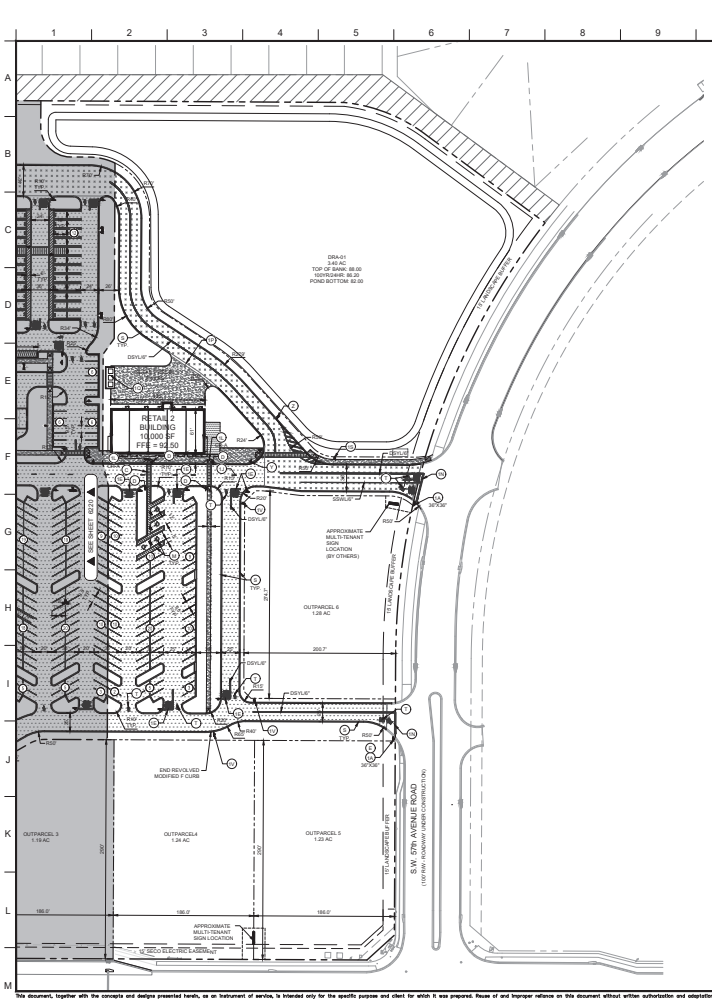

SITE LEGEND

- (A) 6" WIDE FIRE LANE STRIPING PAINTED TRAFFIC YELLOW W/ "NO PARKING FIRE LANE" PAINTED WITH 4" HIGH WHITE LETTERING AT 25' O.C. SEE DETAIL SHEET.
- (B) AREA STRIPED AT 5SYL/4" AT 45° @ 2'-0" O.C.
- (C) CROSSWALK MARKINGS AT ALL GROCERY AND GM VESTIBULE ENTRIES. 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. WITH 6" WIDE SOLID WHITE STRIPING PARALLEL ON BOTH ENDS UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR DIMENSIONS.
- (D) "STOP HERE FOR PEDESTRIANS" SIGN TYPICAL AT PEDESTRIAN CROSSWALKS. SEE DETAIL SHEET.
- (E) "RIGHT TURN ONLY" SIGN. SEE DETAIL SHEET.
- (F) CONCRETE JOINTING AND FILLERS TO BE COMPLETED PER DETAIL (TYPICAL OF ALL EXTERIOR CONCRETE EXCLUSIVE OF ARCHITECTURAL CONCRETE). SEE DETAIL SHEET.
- (G) EXIT PORCH. SEE ARCHITECTURAL PLANS FOR EXACT SIZE. LOCATION FOR STOOPS, STAIRS AND/OR RAMPS THAT MAY BE REQUIRED. RAMP PAVEMENT FLUSH WITH THE TOP OF STOOP.
- (H) 8" Ø PIPE BOLLARD TYPICAL UNLESS NOTED OTHERWISE. SEE DETAIL SHEET. SEE ARCH PLANS FOR BOLLARDS IN FRONT BUILDING SIDEWALK.
- (I) AT GRADE OVERHEAD DOOR LOCATION. SEE ARCHITECTURAL PLANS FOR EXACT SIZE AND LOCATION FOR COORDINATION WITH CIVIL PLANS.
- (J) 4" WIDE x 130' LONG YELLOW PAINTED TRUCK ALIGNMENT STRIPES TYPICAL.
- (K) 10' X 42' CONCRETE COMPACTOR PAD AND 16' X 35' HEAVY DUTY PAD (ORIENT FOR TRUCK LOADING). REFER TO ARCHITECTURAL PLAN FOR EXACT LOCATION AND SLOPE.
- (L) CONCRETE TRANSFORMER PAD. CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY FOR DETAILS.
- (M) ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN"=INDICATES VAN ACCESSIBLE SPACE).
- (N) 3' CONCRETE FLUME
- (O) 7'-4" WIDE (OR AS SHOWN) PEDESTRIAN CROSSWALK. SEE DETAIL SHEET.
- (P) CART CORRAL. SEE DETAIL SHEET. (TYPICAL)
- (Q) 10' X 10' STRIPED AREA PAINTED 5YSL/4" AT 45° @ 2'-0" O.C. AT JIB CRANE LOCATION. SEE ARCH. PLANS.
- (R) EXISTING CONCRETE MEDIAN TO BE REMOVED AND PAVED.
- (S) TYPE 'F' MODIFIED 18" CONCRETE CURB AND GUTTER TYPICAL. SEE DETAIL SHEET.
- (T) ARROW PAVEMENT MARKINGS TYPICAL. SEE TYPE INDICATED AT SYMBOL. SEE DETAIL SHEET.
- (U) BUILDING SETBACK LINE PER ZONING ORDINANCE.
- (V) "NO PARKING FIRE LANE" SIGN. SEE DETAIL SHEET.
- (W) EV CHARGING STATIONS. SEE ARCH PLANS FOR DETAILS.
- (X) ACC STRIPING. SEE DETAIL SHEET.
- (Y) "NO TRUCKS" SIGN. SEE DETAIL SHEET.
- (Z) "TRUCK ROUTE" SIGN. SEE DETAIL SHEET.
- (AA) "STOP" SIGN. 36"x36". SEE DETAIL SHEET.
- (BB) "DO NOT ENTER" SIGN. SEE DETAIL SHEET.
- (CC) SCREEN WALL FOR BALE AND PALLET RECYCLE AREA AND ORGANICS AREA. SEE ARCH PLANS.
- (DD) INTERIOR LANDSCAPE ISLAND. SEE DETAIL SHEET.
- (EE) 10" WHITE STOP BAR, STOP LETTERING, AND STOP SIGN (30"X30" UNLESS OTHERWISE NOTED). SEE DETAIL SHEET.
- (FF) 6'x6' PAINTED STRIPED AREA CENTERED ON SIPHONIC BREAK STORM MANHOLE. 4" PAINTED SOLID TRAFFIC YELLOW STRIPES 18" O.C. @ 45°. SEE DETAIL SHEET.
- (GG) ISOLATION JOINT TYPICAL AT FIXED STRUCTURES (BUILDINGS, RETAINING WALL/SOOCK WALLS, DROP INLETS, MANHOLES, LIGHT POLE BASES AND BOLLARDS). SEE DETAIL SHEET.
- (HH) AREA STRIPED AT 5SYL/4" AT 45° AT 4'-0" O.C.
- (II) ACCESSIBLE "SITE ARRIVAL POINT". SEE PLAN FOR LOCATION AND LIMITS.
- (JJ) 8' LONG YELLOW STRIPE WITH 18' GAPS - TYPICAL.
- (KK) OPTIONAL MOVEMENT LANE CONTROL SIGN. SEE DIRECTION INDICATED AT SYMBOL. SEE DETAIL SHEET.
- (LL) ADA ACCESSIBLE CURB RAMP. PER FDOT STND PLANS.
- (MM) ADVANCED INTERSECTION LANE CONTROL SIGN. SEE DIRECTION INDICATED AT SYMBOL. SEE DETAIL SHEET.
- (NN) 24" SOLID WHITE STOP BAR.
- (OO) LIGHT POLE. REFER TO PHOTOMETRIC PLAN.
- (PP) MODIFIED 18" VALLEY CURB (DROP CURB). SEE DETAIL SHEET.
- (QQ) SHARED DUMPSTER ENCLOSURE.
- (RR) REVOLVED MODIFIED 'F' CURB. SEE DETAIL.
- (SS) "TRUCK ROUTE RIGHT TURN" SIGN. SEE DETAIL SHEET.
- (TT) "EXIT RIGHT" SIGN. SEE DETAIL SHEET.
- (UU) "TRAFFIC DOES NOT STOP" SUPPLEMENTAL SIGNS. SEE SIGN DESIGNATION AT SYMBOL. SEE DETAIL SHEET.
- (VV) PICKUP SIGNAGE. SEE SHEET 6270 FOR FURTHER INFORMATION

LEGEND:

- PROPERTY LINE
- RETAIL PROPERTY LINE
- OUTPARCEL LINE
- PROPOSED LANDSCAPE BUFFER
- PROPOSED BUILDING
- PROPOSED CURB AND GUTTER
- PROPOSED CART CORRALS
- PROPOSED PARKING SPACES SSYL/4"
- ARCHITECTURAL CONCRETE APRON (SEE ARCH. PLANS BY BUILDING CONTRACTOR)
- STANDARD DUTY ASPHALTIC CONCRETE PAVEMENT (SEE SHEET 6400 FOR DETAIL)
- HEAVY DUTY ASPHALTIC CONCRETE PAVEMENT (SEE SHEET 6400 FOR DETAIL)
- STANDARD DUTY CONCRETE FOR SIDEWALKS. (SEE SHEET 6400 FOR DETAIL)
- HEAVY DUTY CONCRETE PAVEMENT. (SEE SHEET 6400 FOR DETAIL)

SITE NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS. PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. SEE G0900 SPECIFICATION.
4. ALL CURBED RADII ARE TO BE 3' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 3'.
5. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO; ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
8. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A1 LAND SURVEYOR.
9. TOTAL LAND AREA IS 34.58 ACRES.
10. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE SITE SPECIFIC SPECIFICATIONS".
11. REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
12. ALL RETAIL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTPARCEL AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTPARCEL. RETAIL GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTPARCEL CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTPARCEL TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTPARCEL.

PAINTING STRIPING LEGEND

SSWL/4" - SINGLE SOLID WHITE LINE / 4" WIDE
SSYL/4" - SINGLE SOLID YELLOW LINE/ 4" WIDE EACH
DSYL/4" - DOUBLE SOLID YELLOW LINE / 4" WIDE EACH
SSYL/10" - SINGLE SOLID YELLOW LINE / 10" WIDE
SSWL/24" - SINGLE SOLID WHITE LINE / 24" WIDE
SBYL/4" - SINGLE BROKEN YELLOW LINE / 4" WIDE
SSWL/24" - SINGLE SOLID WHITE LINE / 24" WIDE

SITE AREA TABLE

RETAIL 1	18.20 AC (792,970 SF)
PUBLIX STATION	1.40 AC (61,062 SF)
RETAIL 1 + FUEL AREA	19.60 AC (853,964 SF)
OUTPARCEL 1	1.33 AC
OUTPARCEL 2	1.33 AC
OUTPARCEL 3	1.19 AC
OUTPARCEL 4	1.24 AC
OUTPARCEL 5	1.23 AC
OUTPARCEL 6	1.28 AC
RETAIL 2 PARCEL	3.13 AC
STORMWATER POND	4.26 AC
TOTAL AREA	34.58 AC (1,506,435 SF)

RETAIL 2 ANALYSIS TABLE

RETAIL 2 BUILDING AREA	10,000 SF
TOTAL RETAIL PARKING	82 SPACES
RETAIL 2 PARKING RATIO	8.2 / 1,000

RETAIL 1 ANALYSIS TABLE

RETAIL 1 BUILDING AREA (W/ LB & OPO)	180,866 SF
TOTAL PROVIDED PARKING RATIO	4.23 / 1,000
TOTAL REQUIRED PARKING RATIO	3.50 / 1,000
RETAIL 1 BUILDING AREA (W/ LB)	175,333 SF
STORE PARKING	717 SPACES
STORE PARKING RATIO*	4.09 / 1,000
OPO SPACES	47 SPACES
CART CORRALS**	32 SPACES
ADA SPACES (4.06%)	31 SPACES
TOTAL PARKING	764 SPACES

* 50 SPACES WITHIN 150' OF GM VESTIBULE
50 SPACES WITHIN 150' OF GR VESTIBULE
** CART CORRALS EXCLUDED FROM ALL PARKING RATIOS ABOVE

ALERT TO CONTRACTOR:

1. THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.
2. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

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NO	REVISIONS	DATE	BY

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GARY ROBERT LEDBETTER
FL LICENSE NUMBER
94165

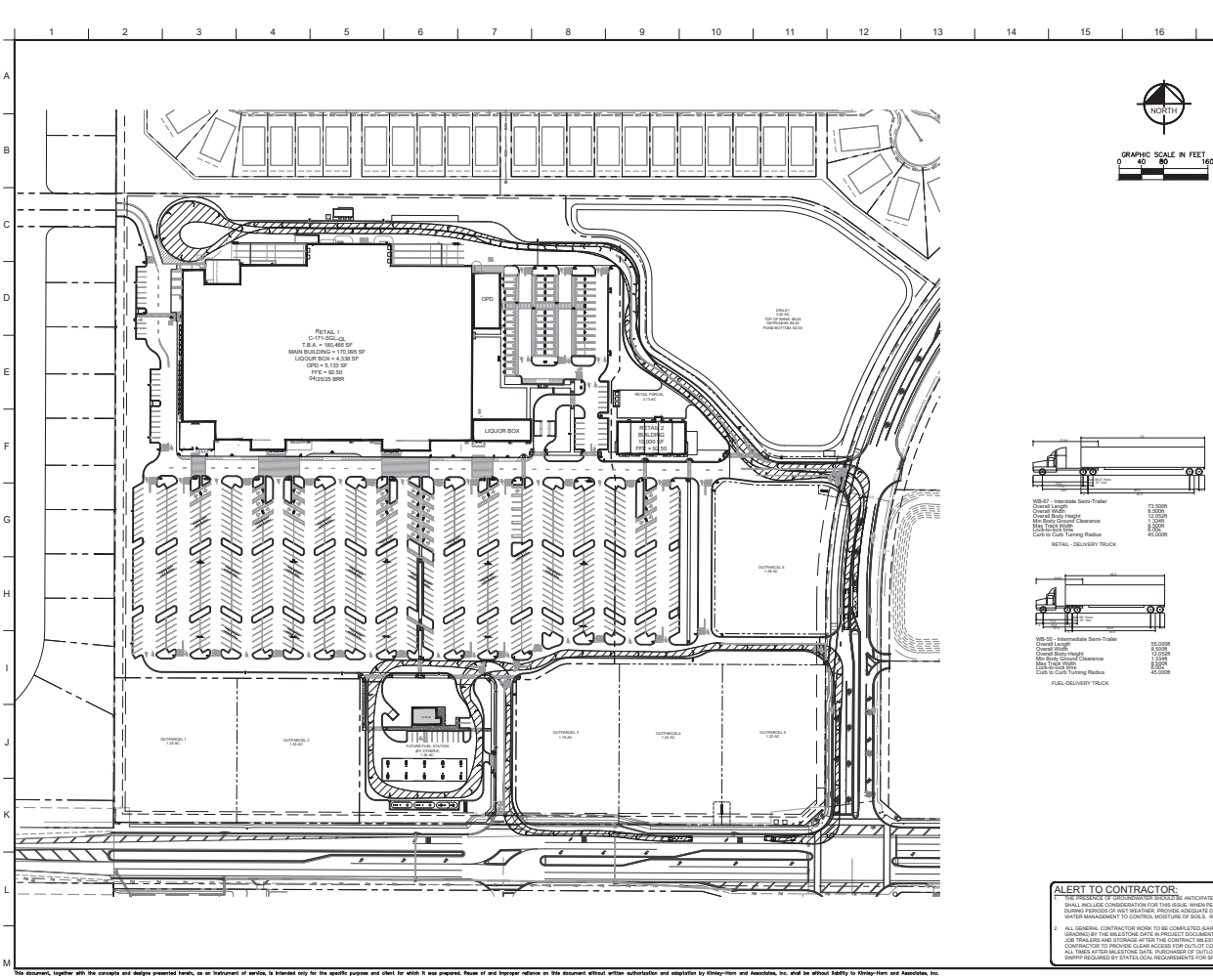
KHA PROJECT	242312005
DATE	8/12/2025
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	JRT
CHECKED BY	MBT

SITE PLAN

SW HWY 484 CENTER
PREPARED FOR
THE PHILLIPS EDISON GROUP, LLC

MARION COUNTY FL

SHEET NUMBER
6225



WB-67 - Interstate Semi-Trailer

Overall Length	73.500ft
Overall Width	8.500ft
Overall Body Height	12.052ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	0.000s
Curb to Curb Turning Radius	45.000ft

RETAIL - DELIVERY TRUCK

WB-50 - Intermediate Semi-Trailer

Overall Length	55.000ft
Overall Width	8.500ft
Overall Body Height	12.052ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	0.000s
Curb to Curb Turning Radius	45.000ft

FUEL-DELIVERY TRUCK

ALERT TO CONTRACTOR:

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LICENSED PROFESSIONAL
GARY ROBERT LEVENGOOD
FL LICENSE NUMBER 94185
DATE

KHA PROJECT	242312005
DATE	8/12/2025
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	JRT
CHECKED BY	MRF

TRUCK ROUTING PLAN

SW HWY 484 CENTER
PREPARED FOR
THE PHILLIPS EDISON GROUP, LLC
MARION COUNTY FL

SHEET NUMBER
6260

No.	REVISIONS	DATE	BY

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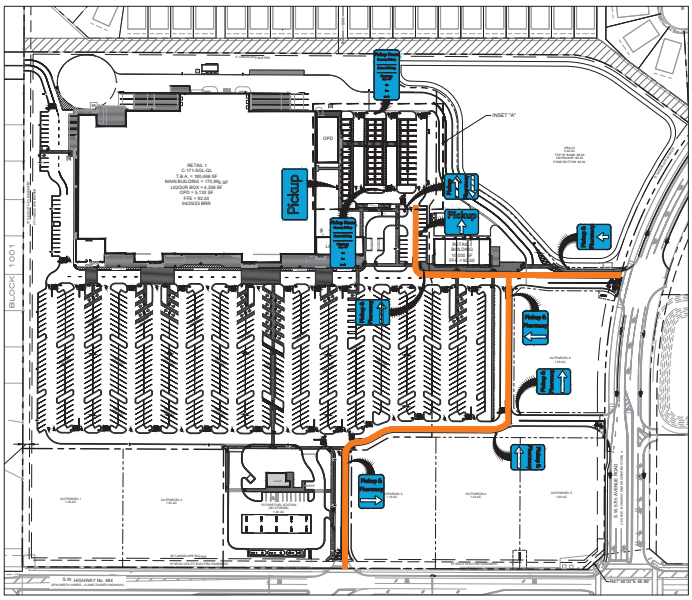
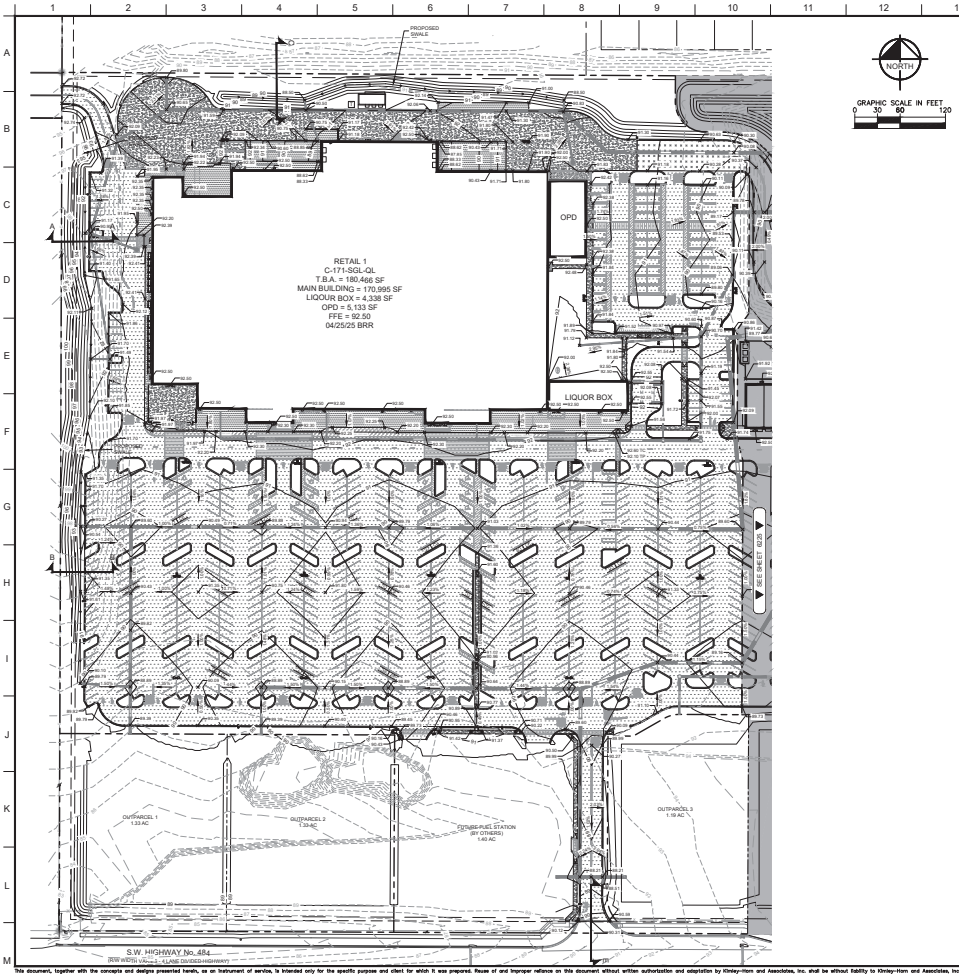

INSET "A"
Pickup
Pickup
Pickup



LEGEND:

- PROPERTY LINE
- RIGHT OF WAY
- PROPOSED BUILDING
- ARCHITECTURAL CONCRETE APRON (SEE ARCH. PLANS BY BUILDING CONTRACTOR)
- STANDARD DUTY ASPHALTIC CONCRETE PAVEMENT (SEE SHEET 6400 FOR DETAIL)
- HEAVY DUTY ASPHALTIC CONCRETE PAVEMENT (SEE SHEET 6400 FOR DETAIL)
- STANDARD DUTY CONCRETE FOR SIDEWALKS (SEE SHEET 6400 FOR DETAIL)
- HEAVY DUTY CONCRETE PAVEMENT (SEE SHEET 6400 FOR DETAIL)
- XX.X — EXISTING CONTOURS
- XX.X — PROPOSES CONTOURS
- PROPOSED STORM STRUCTURES
- PROPOSED STORM PIPE
- PROPOSED SWALE FLOW LINE

GRADING & DRAINAGE NOTES:

1. ALL EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME THE DRAWINGS WERE PREPARED AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ACCURATE OR COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY BEFORE BEGINNING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IN THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES INVOLVED, NOTIFY THEM OF THE CONTRACTOR'S OPERATIONS AND REQUEST THEY LOCATE FIELD BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. A LIST OF THE UTILITY COMPANIES WHICH THE CONTRACTOR MUST CALL BEFORE COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR MAY WISH TO NOTIFY.
3. ALL CUT OR FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
4. PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION.
5. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR OR REPLACE THE DAMAGED PART OF THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
6. ALL STORM PIPE ENTERING OR EXITING THE STRUCTURE SHALL BE GROUTED IN PLACE TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
7. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 3" ABOVE FINISH GRADE. LESS SHALL BE LABELED "STORM"
8. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
9. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
10. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL PERVIOUS AND IMPERVIOUS AREAS.
11. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF CONTRACTOR FINDS THAT THE GRADES SHOWN ON THE PLANS CANNOT BE MET IN THE FIELD, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SURVEY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A FLORIDA REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
12. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 6 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 4H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
13. DEVELOPMENT SHALL COMPLY WITH THE MARION COUNTY LAND DEVELOPMENT CODE.
14. IF DEWATERING PLAN IS REQUIRED DURING CONSTRUCTION, AS DETERMINED BY THE GENERAL CONTRACTOR, A DEWATERING PLAN WILL BE PROVIDED TO THE DISTRICT.
15. CONTRACTOR TO ADJUST EXISTING MANHOLE LID TO MATCH PROPOSED GRADES.
16. CONTRACTOR TO ADJUST EXISTING MANHOLE LID TO MATCH PROPOSED GRADE. MANHOLE ADJUSTMENT REQUIRES REMOVING CENTER SECTION OF EXISTING STRUCTURE. MODIFICATIONS TO STRUCTURE WILL REQUIRE LINER TO MATCH EXISTING. CONTRACTOR TO REQUEST EXISTING SHOP DRAWINGS FROM EOR PRIOR TO ORDERING STRUCTURE.
17. ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88).
18. SIDE DRAIN MITERED END SECTIONS WILL BE DESIGNED IN ACCORDANCE WITH FDOT INDEX 430-022.
19. MITERED END SECTIONS WILL BE DESIGNED IN ACCORDANCE WITH FDOT INDEX 430-022

NOTE

CONTRACTOR TO INSTALL A 1.0' SAND LAYER IN THE BOTTOM OF THE PONDS WHERE CLAY IS ENCOUNTERED

ALERT TO CONTRACTOR:

1. THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE, WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.
2. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

NO.	REVISIONS	DATE	BY

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GARY ROBERT LEDWOOD
FL LICENSE NUMBER
94165

KHA PROJECT	242312005
DATE	8/12/2025
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	JRT
CHECKED BY	MBT

GRADING PLAN

SW HWY 484 CENTER
PREPARED FOR
THE PHILLIPS EDISON GROUP, LLC

MARION COUNTY FL

SHEET NUMBER
6300

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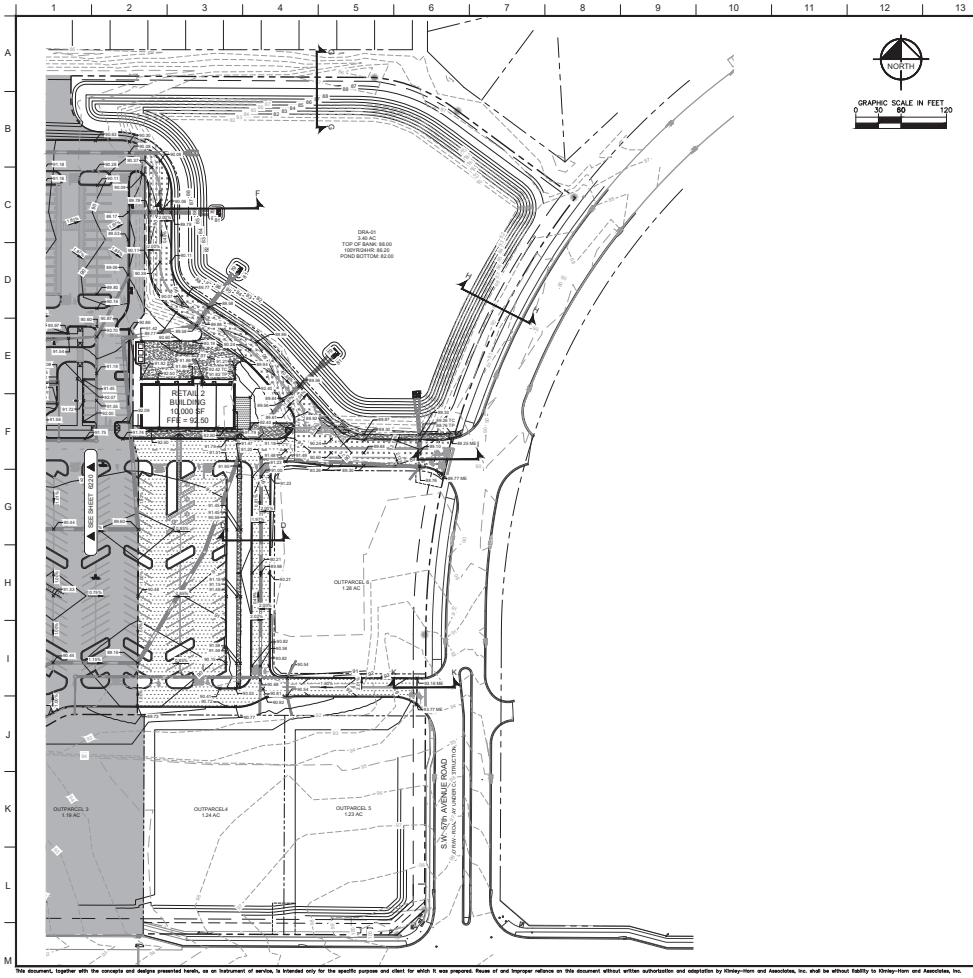

LEGEND:

- PROPERTY LINE
- RIGHT OF WAY
- PROPOSED BUILDING
- ARCHITECTURAL CONCRETE APRON (SEE ARCH. PLANS BY BUILDING CONTRACTOR)
- STANDARD DUTY ASPHALTIC CONCRETE PAVEMENT (SEE SHEET 6400 FOR DETAIL)
- HEAVY DUTY ASPHALTIC CONCRETE PAVEMENT. (SEE SHEET 6400 FOR DETAIL)
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- PROPOSED SWALE FLOW LINE

GRADING & DRAINAGE NOTES:

1. ALL EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME THE DRAWINGS WERE PREPARED AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ACCURATE OR COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY AND KNOW THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IN THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR IS TO BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. SHOULD THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO CROSS, SUPPORT, SHORE UP, MOVE OR TEMPORARILY REMOVE ANY UTILITY, THE OWNER OF THE AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. A LIST OF THE UTILITY COMPANIES KNOWN TO HAVE FACILITIES IN THE AREA OF CONSTRUCTION IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR MAY WISH TO NOTIFY.
3. ALL CUT OR FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
4. PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION.
5. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
6. ALL STORM PIPE ENTERING OR EXITING THE STRUCTURE SHALL BE GROUTED IN PLACE TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
7. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 2' ABOVE FINISH GRADE, LESS SHALL BE LABELED "STORM".
8. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA ON LINE NOTICE OF INTENT (NOI) FOR NPDES # G.0. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
9. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
10. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL PERVIOUS AND IMPERVIOUS AREAS.
11. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A FLORIDA REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
12. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 4H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
13. DEVELOPMENT SHALL COMPLY WITH THE MARION COUNTY LAND DEVELOPMENT CODE.
14. IF DEWATERING PLAN IS REQUIRED DURING CONSTRUCTION, AS DETERMINED BY THE GENERAL CONTRACTOR, A DEWATERING PLAN WILL BE PROVIDED TO THE DISTRICT.
15. CONTRACTOR TO ADJUST EXISTING MANHOLE LID TO MATCH PROPOSED GRADES.
16. CONTRACTOR TO ADJUST EXISTING MANHOLE LID TO MATCH PROPOSED GRADE. MANHOLE ADJUSTMENT REQUIRES REMOVING CENTER SECTION OF EXISTING STRUCTURE. REMOVAL SHALL BE DONE WITH SAW CUTS AND CARE SHALL BE TAKEN BY THE CONTRACTOR TO RECHECK EXISTING SHOP DRAWINGS PRIOR TO ORDERING STRUCTURE.
17. ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88).
18. SIDE DRAIN MITERED END SECTIONS WILL BE DESIGNED IN ACCORDANCE WITH FDOT INDEX 430-022
19. MITERED END SECTIONS WILL BE DESIGNED IN ACCORDANCE WITH FDOT INDEX 430-022

NOTE

CONTRACTOR TO INSTALL A 1.0' SAND LAYER IN THE BOTTOM OF THE PONDS WHERE CLAY IS ENCOUNTERED

ALERT TO CONTRACTOR:

1. THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.
2. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

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NO.	REVISIONS	DATE	BY

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GARY ROBERT LEDINGOOD
FL LICENSE NUMBER
94165

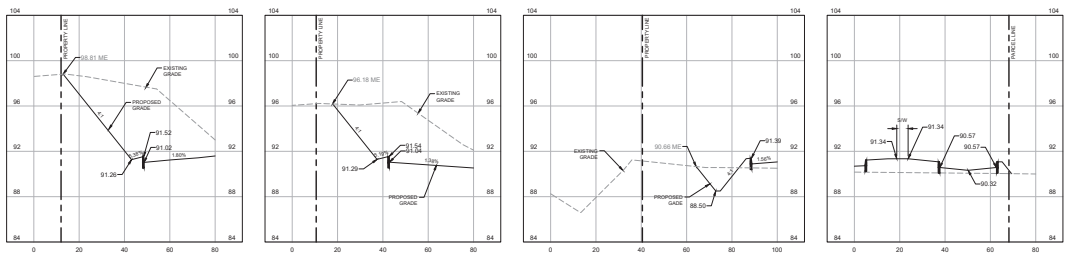
KHA PROJECT
242312005
DATE
8/12/2025
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY JRT
CHECKED BY MRT

GRADING PLAN

SW HWY 484 CENTER
PREPARED FOR
THE PHILLIPS EDISON GROUP, LLC

MARION COUNTY FL

SHEET NUMBER
6305

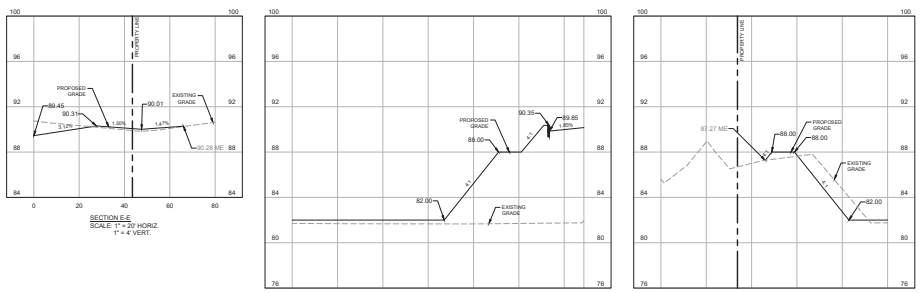


SECTION A-A
SCALE: 1" = 20' HORIZ.
1" = 4' VERT.

SECTION B-B
SCALE: 1" = 20' HORIZ.
1" = 4' VERT.

SECTION C-C
SCALE: 1" = 20' HORIZ.
1" = 4' VERT.

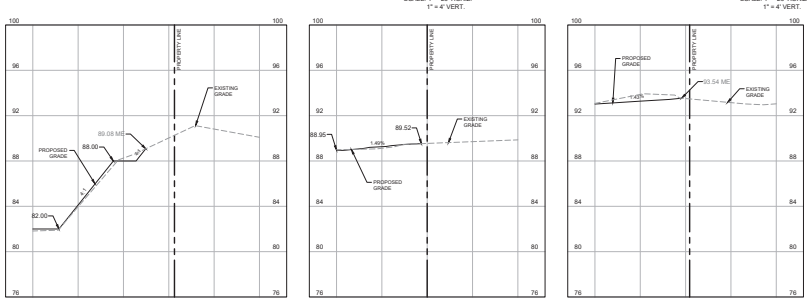
SECTION D-D
SCALE: 1" = 20' HORIZ.
1" = 4' VERT.



SECTION E-E
SCALE: 1" = 20' HORIZ.
1" = 4' VERT.

SECTION F-F
SCALE: 1" = 20' HORIZ.
1" = 4' VERT.

SECTION G-G
SCALE: 1" = 20' HORIZ.
1" = 4' VERT.



SECTION H-H
SCALE: 1" = 20' HORIZ.
1" = 4' VERT.

SECTION I-I
SCALE: 1" = 20' HORIZ.
1" = 4' VERT.

SECTION L-L
SCALE: 1" = 20' HORIZ.
1" = 4' VERT.

No	REVISIONS	DATE	BY

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GARY ROBERT LEVENGOOD
FLUORIDE NUMBER
94185

KHA PROJECT 242312005
DATE 8/12/2025
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY JRT
CHECKED BY MRF

GRADING SECTIONS

SW HWY 484 CENTER
PREPARED FOR
THE PHILLIPS EDISON GROUP, LLC
MARION COUNTY FL

SHEET NUMBER
6310

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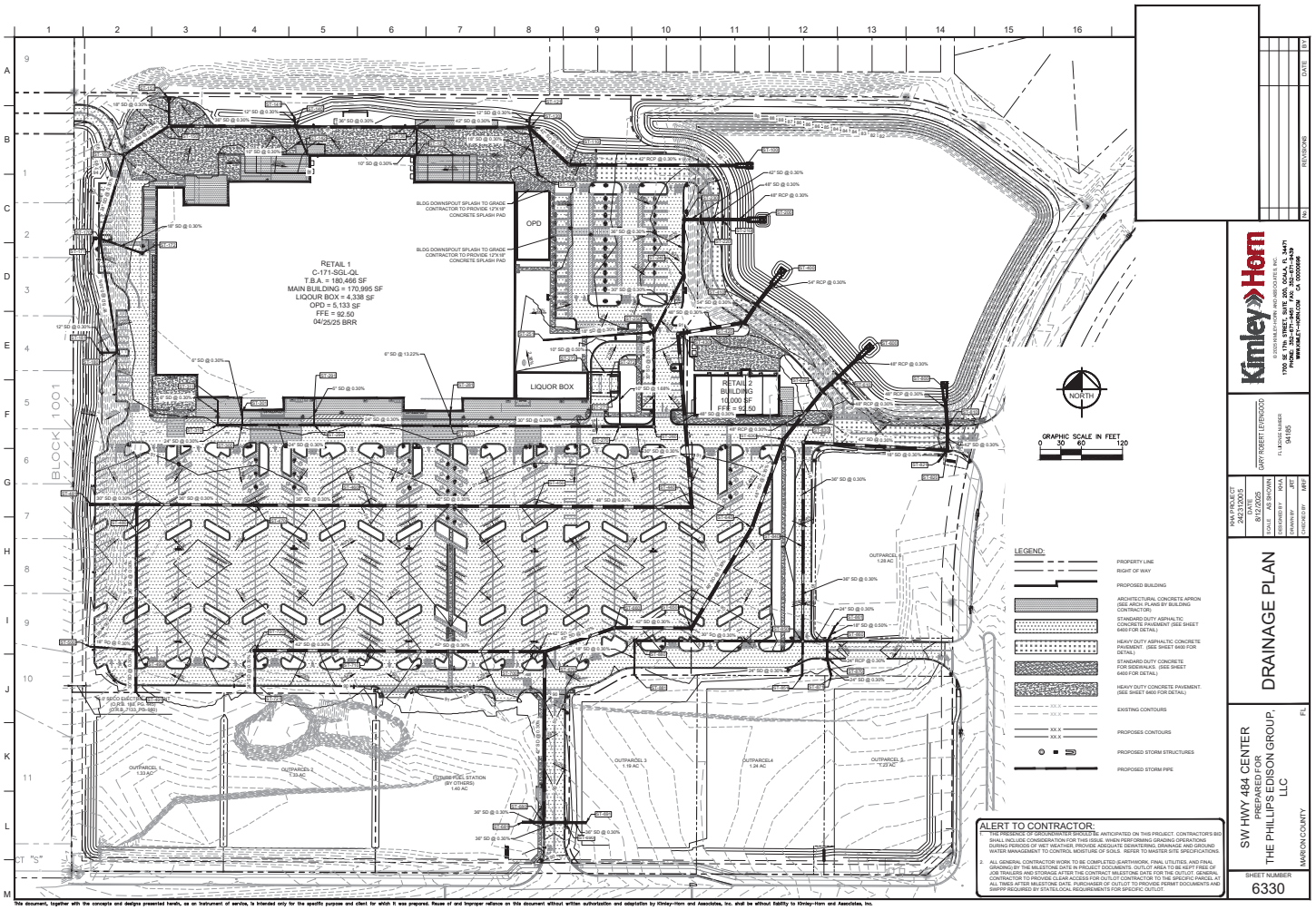

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STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
ST-100	42" MITERED END SECTION GRATE: 85.66 INV IN: 82.00 (42.00" - W)
ST-110	FDOT STORM MANHOLE PER FDOT STANDARD PLANS 425-001 GRATE: 91.50 INV IN: 82.78 (42.00" - NW) INV OUT: 82.78 (42.00" - E)
ST-120	FDOT TYPE 6 CURB INLET PER FDOT STANDARD PLANS 425-021 GRATE: 91.08 INV IN: 83.02 (42.00" - W) INV IN: 83.02 (18.00" - S) INV IN: 83.02 (12.00" - N) INV OUT: 83.02 (42.00" - SE)
ST-121	YARD DRAIN GRATE: 88.50 INV OUT: 83.06 (12.00" - S)
ST-122	SYPHONIC MANHOLE GRATE: 91.89 INV OUT: 83.23 (18.00" - N)
ST-130	FDOT STORM MANHOLE PER FDOT STANDARD PLANS 425-001 GRATE: 91.56 INV IN: 83.51 (36.00" - W) INV IN: 83.51 (10.00" - S) INV OUT: 83.51 (42.00" - E)
ST-131	TRUCK WELL CONNECTION GRATE: 88.50 INV OUT: 83.62 (18.00" - N)
ST-140	FDOT TYPE 6 CURB INLET PER FDOT STANDARD PLANS 425-021 GRATE: 90.50 INV IN: 84.04 (36.00" - W) INV IN: 84.04 (18.00" - S) INV IN: 84.04 (10.00" - SE) INV OUT: 84.04 (36.00" - E)
ST-141	YARD DRAIN GRATE: 88.50 INV OUT: 84.08 (12.00" - S)
ST-142	TRUCK WELL CONNECTION GRATE: 85.07 INV OUT: 84.17 (10.00" - NW)
ST-150	FDOT STORM MANHOLE PER FDOT STANDARD PLANS 425-001 GRATE: 90.65 INV IN: 84.59 (18.00" - N) INV IN: 84.59 (24.00" - SW) INV OUT: 84.59 (36.00" - E)
ST-151	FDOT TYPE C GRATE INLET PER FDOT STANDARD PLANS 425-052 GRATE: 89.60 INV OUT: 84.72 (18.00" - S)
ST-160	FDOT STORM MANHOLE PER FDOT STANDARD PLANS 425-001 GRATE: 92.07 INV IN: 84.92 (24.00" - S) INV OUT: 84.92 (24.00" - NE)
ST-170	FDOT TYPE C GRATE INLET PER FDOT STANDARD PLANS 425-052 GRATE: 90.95 INV IN: 85.21 (18.00" - S) INV IN: 85.21 (18.00" - E) INV IN: 85.21 (24.00" - W) INV OUT: 85.21 (24.00" - N)
ST-171	YARD DRAIN GRATE: 91.17 INV OUT: 85.23 (24.00" - E)
ST-172	SYPHONIC MANHOLE GRATE: 92.25 INV OUT: 85.40 (18.00" - W)
ST-180	FDOT TYPE C GRATE INLET PER FDOT STANDARD PLANS 425-052 GRATE: 91.49 INV IN: 85.71 (12.00" - W) INV OUT: 85.71 (18.00" - N)
ST-181	YARD DRAIN GRATE: 91.70 INV OUT: 85.79 (12.00" - E)
ST-200	48" MITERED END SECTION WITH RIP RAP GRATE: 84.50 INV IN: 80.00 (48.00" - W)
ST-210	FDOT TYPE 6 CURB INLET PER FDOT STANDARD PLANS 425-021 GRATE: 89.76 INV IN: 80.16 (48.00" - W) INV OUT: 80.16 (48.00" - E)
ST-220	FDOT TYPE 6 CURB INLET PER FDOT STANDARD PLANS 425-021 GRATE: 89.81 INV IN: 80.20 (42.00" - W) INV OUT: 80.25 (48.00" - E)
ST-230	FDOT TYPE 6 CURB INLET PER FDOT STANDARD PLANS 425-021 GRATE: 89.15 INV IN: 80.33 (36.00" - S) INV OUT: 80.33 (42.00" - E)
ST-240	FDOT TYPE 6 CURB INLET PER FDOT STANDARD PLANS 425-021 GRATE: 89.65 INV IN: 80.58 (30.00" - SW) INV OUT: 80.58 (36.00" - N)
ST-250	FDOT TYPE 6 CURB INLET PER FDOT STANDARD PLANS 425-021 GRATE: 90.72 INV IN: 80.86 (30.00" - S) INV IN: 80.86 (18.00" - W) INV OUT: 80.86 (30.00" - NE)
ST-251	YARD DRAIN GRATE: 91.12 INV OUT: 81.34 (18.00" - E)

STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
ST-260	FDOT STORM MANHOLE PER FDOT STANDARD PLANS 425-001 GRATE: 91.71 INV IN: 81.27 (30.00" - N) INV OUT: 81.27 (30.00" - N)
ST-270	FDOT STORM MANHOLE PER FDOT STANDARD PLANS 425-001 GRATE: 91.64 INV IN: 81.44 (15.00" - N) INV IN: 81.42 (30.00" - W) INV OUT: 81.42 (30.00" - E)
ST-271	CONNECT TO DOWNSPOUT GRATE: 89.62 INV OUT: 88.89 (8.00" - E)
ST-272	CONNECT TO ROOFDRAIN GRATE: 89.62 INV OUT: 88.89 (8.00" - E)
ST-273	CONNECT TO ROOFDRAIN GRATE: 83.90 INV OUT: 83.00 (10.00" - E)
ST-280	FDOT STORM MANHOLE PER FDOT STANDARD PLANS 425-001 GRATE: 92.10 INV IN: 82.16 (24.00" - W) INV IN: 82.18 (6.00" - N) INV OUT: 82.16 (30.00" - E)
ST-281	CONNECT TO ROOFDRAIN GRATE: 89.40 INV OUT: 84.89 (8.00" - S)
ST-290	INSERT-A-TEE GRATE: 92.10 INV IN: 82.76 (24.00" - W) INV IN: 82.76 (6.00" - N) INV OUT: 82.76 (24.00" - E)
ST-291	CONNECT TO ROOFDRAIN GRATE: 83.40 INV OUT: 82.66 (8.00" - S)
ST-300	INSERT-A-TEE GRATE: 92.07 INV IN: 83.07 (24.00" - W) INV IN: 83.07 (24.00" - S) INV OUT: 83.07 (24.00" - E)
ST-301	CONNECT TO ROOFDRAIN GRATE: 83.87 INV OUT: 83.13 (6.00" - S)
ST-310	FDOT STORM MANHOLE PER FDOT STANDARD PLANS 425-001 GRATE: 92.07 INV IN: 83.18 (6.00" - N) INV OUT: 83.18 (24.00" - E)
ST-311	CONNECT TO ROOFDRAIN GRATE: 83.92 INV OUT: 83.28 (6.00" - S)
ST-400	54" MITERED END SECTION WITH RIP RAP GRATE: 84.04 INV IN: 79.00 (54.00" - SW)
ST-410	FDOT TYPE 6 CURB INLET PER FDOT STANDARD PLANS 425-021 GRATE: 89.56 INV IN: 79.17 (54.00" - SW) INV OUT: 79.17 (54.00" - NE)
ST-420	FDOT TYPE 6 CURB INLET PER FDOT STANDARD PLANS 425-021 GRATE: 89.54 INV IN: 79.26 (48.00" - W) INV OUT: 79.26 (48.00" - NE)
ST-430	FDOT STORM MANHOLE PER FDOT STANDARD PLANS 425-001 GRATE: 91.55 INV IN: 79.54 (48.00" - S) INV OUT: 79.54 (48.00" - NE)
ST-440	FDOT TYPE C GRATE INLET PER FDOT STANDARD PLANS 425-052 GRATE: 89.60 INV IN: 80.40 (42.00" - W) INV OUT: 80.40 (48.00" - NE)
ST-450	FDOT TYPE C GRATE INLET PER FDOT STANDARD PLANS 425-052 GRATE: 89.79 INV IN: 81.72 (36.00" - W) INV OUT: 81.72 (42.00" - E)
ST-460	FDOT TYPE C GRATE INLET PER FDOT STANDARD PLANS 425-052 GRATE: 89.89 INV IN: 82.23 (36.00" - W) INV OUT: 82.23 (36.00" - E)
ST-470	FDOT TYPE C GRATE INLET PER FDOT STANDARD PLANS 425-052 GRATE: 89.60 INV IN: 82.75 (30.00" - W) INV IN: 82.75 (36.00" - S) INV OUT: 82.75 (30.00" - E)
ST-480	YARD DRAIN GRATE: 90.04 INV OUT: 82.95 (30.00" - E)
ST-490	FDOT TYPE C GRATE INLET PER FDOT STANDARD PLANS 425-052 GRATE: 89.89 INV IN: 83.38 (30.00" - S) INV IN: 83.38 (18.00" - W) INV OUT: 83.38 (30.00" - N)
ST-491	STORM STUB GRATE: 86.51 INV OUT: 83.57 (30.00" - N)
ST-500	YARD DRAIN GRATE: 90.10 INV OUT: 83.58 (18.00" - E)

STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
ST-600	48" MITERED END SECTION WITH RIP RAP GRATE: 83.50 INV IN: 79.00 (48.00" - SW)
ST-610	FDOT TYPE C GRATE INLET PER FDOT STANDARD PLANS 425-021 GRATE: 89.54 INV IN: 79.17 (48.00" - SW) INV OUT: 79.17 (48.00" - NE)
ST-620	FDOT TYPE 6 CURB INLET PER FDOT STANDARD PLANS 425-021 GRATE: 89.54 INV IN: 79.26 (48.00" - SW) INV OUT: 79.26 (48.00" - NE)
ST-630	FDOT STORM MANHOLE PER FDOT STANDARD PLANS 425-001 GRATE: 91.55 INV IN: 79.54 (48.00" - S) INV OUT: 79.54 (48.00" - NE)
ST-650	FDOT TYPE C GRATE INLET PER FDOT STANDARD PLANS 425-052 GRATE: 89.16 INV IN: 80.45 (42.00" - W) INV OUT: 80.45 (48.00" - NE)
ST-670	FDOT STORM MANHOLE PER FDOT STANDARD PLANS 425-001 GRATE: 89.14 INV IN: 81.12 (42.00" - W) INV IN: 81.13 (42.00" - S) INV OUT: 81.12 (42.00" - E)
ST-680	FDOT TYPE 6 CURB INLET PER FDOT STANDARD PLANS 425-021 GRATE: 88.21 INV IN: 81.88 (36.00" - E) INV IN: 82.88 (30.00" - W) INV OUT: 81.88 (42.00" - N)
ST-681	STORM STUB GRATE: 85.92 INV OUT: 82.98 (36.00" - E)
ST-690	FDOT TYPE 6 CURB INLET PER FDOT STANDARD PLANS 425-021 GRATE: 88.21 INV IN: 81.97 (36.00" - E) INV OUT: 81.97 (36.00" - W)
ST-691	STORM STUB GRATE: 84.44 INV OUT: 82.07 (36.00" - W)
ST-700	FDOT TYPE C GRATE INLET PER FDOT STANDARD PLANS 425-052 GRATE: 88.89 INV IN: 81.17 (42.00" - W) INV OUT: 81.17 (42.00" - E)
ST-710	FDOT TYPE C GRATE INLET PER FDOT STANDARD PLANS 425-052 GRATE: 88.89 INV IN: 81.88 (42.00" - W) INV OUT: 81.88 (42.00" - E)
ST-720	FDOT TYPE C GRATE INLET PER FDOT STANDARD PLANS 425-052 GRATE: 88.89 INV IN: 82.39 (24.00" - S) INV OUT: 82.39 (42.00" - E)
ST-721	STORM STUB GRATE: 84.95 INV OUT: 82.57 (24.00" - N)
ST-800	48" MITERED END SECTION GRATE: 84.50 INV IN: 80.00 (48.00" - S)
ST-810	FDOT TYPE 6 CURB INLET PER FDOT STANDARD PLANS 425-021 GRATE: 88.74 INV IN: 80.16 (42.00" - S) INV OUT: 80.16 (48.00" - N)
ST-820	FDOT TYPE 6 CURB INLET PER FDOT STANDARD PLANS 425-021 GRATE: 88.74 INV IN: 80.27 (18.00" - SW) INV IN: 80.27 (42.00" - W) INV OUT: 80.27 (42.00" - N)
ST-821	STORM STUB GRATE: 84.35 INV OUT: 82.83 (18.00" - NE)
ST-830	FDOT STORM MANHOLE PER FDOT STANDARD PLANS 425-001 GRATE: 91.20 INV IN: 80.90 (36.00" - S) INV OUT: 80.90 (42.00" - E)
ST-840	FDOT TYPE C GRATE INLET PER FDOT STANDARD PLANS 425-052 GRATE: 89.08 INV IN: 81.36 (36.00" - S) INV OUT: 81.36 (36.00" - N)
ST-850	FDOT STORM MANHOLE PER FDOT STANDARD PLANS 425-001 GRATE: 90.67 INV IN: 81.77 (30.00" - W) INV IN: 81.77 (24.00" - E) INV IN: 81.77 (24.00" - S) INV OUT: 81.77 (36.00" - N)
ST-851	STORM STUB GRATE: 84.30 INV OUT: 81.92 (24.00" - N)
ST-860	FDOT TYPE 6 CURB INLET PER FDOT STANDARD PLANS 425-021 GRATE: 90.52 INV IN: 81.88 (24.00" - S) INV IN: 86.72 (18.00" - NE) INV OUT: 81.88 (24.00" - W)
ST-870	FDOT TYPE 6 CURB INLET PER FDOT STANDARD PLANS 425-021 GRATE: 90.52 INV IN: 81.95 (24.00" - S) INV OUT: 81.95 (24.00" - N)
ST-871	STORM STUB GRATE: 86.41 INV OUT: 82.03 (24.00" - N)

ALERT TO CONTRACTOR:

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NO.	REVISIONS	DATE	BY

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LICENSED PROFESSIONAL ENGINEER

GARY ROBERT LEDINGOOD

FL LICENSE NUMBER 94165

KHA PROJECT	242312005
DATE	8/12/2025
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	JRT
CHECKED BY	MBT
DATE:	

DRAINAGE SCHEDULE

SW HWY 484 CENTER
PREPARED FOR
THE PHILLIPS EDISON GROUP, LLC

MARION COUNTY FL

SHEET NUMBER
6340

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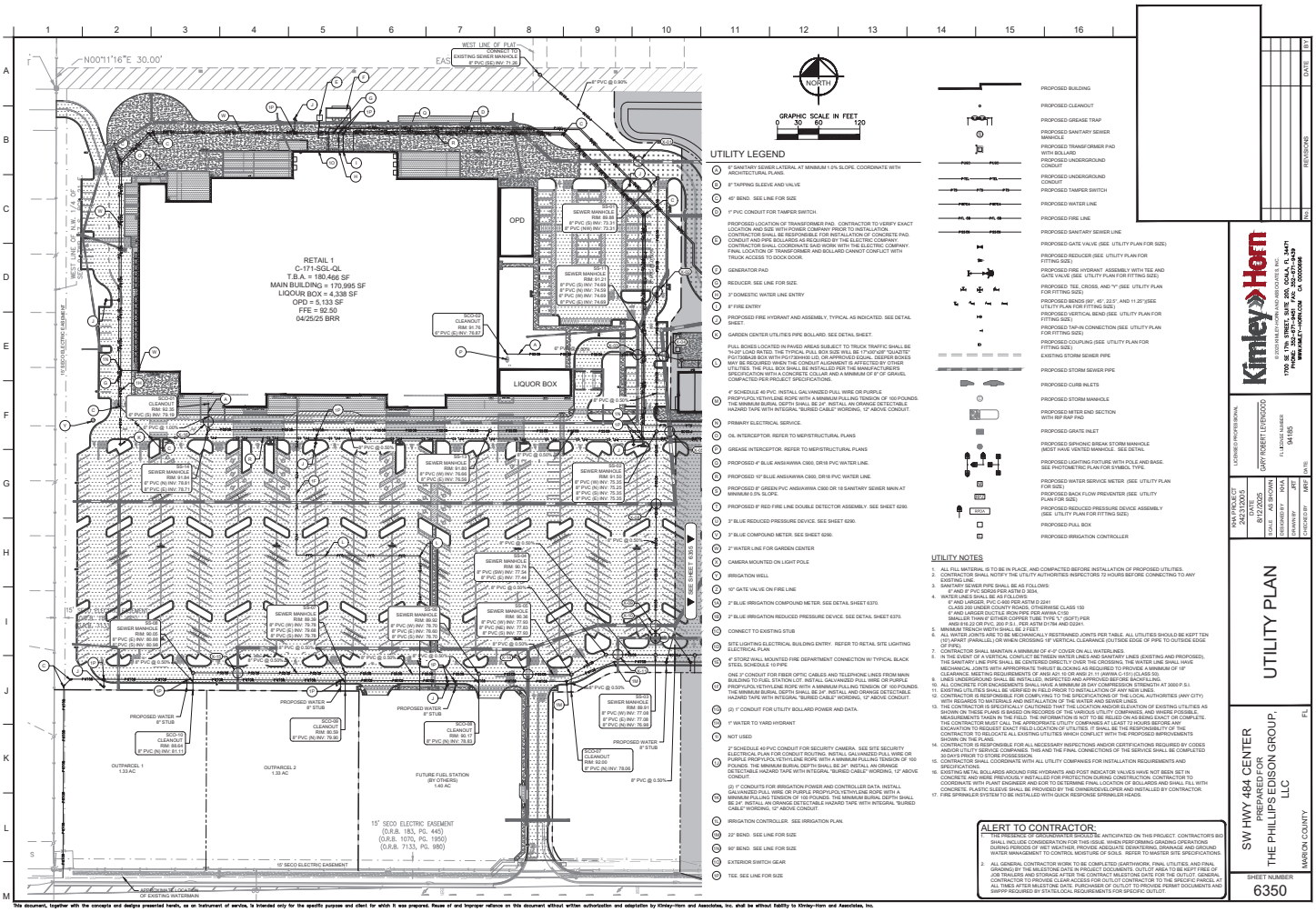

UTILITY LEGEND

- (A) 6" SANITARY SEWER LATERAL AT MINIMUM 1.0% SLOPE. COORDINATE WITH ARCHITECTURAL PLANS.
- (B) 6" TAPPING SLEEVE AND VALVE
- (C) 45° BEND. SEE LINE FOR SIZE
- (D) 1" PVC CONDUIT FOR TAMPER SWITCH.
- (E) PROPOSED LOCATION OF TRANSFORMER PAD. CONTRACTOR TO VERIFY EXACT LOCATION AND SIZE WITH POWER COMPANY PRIOR TO INSTALLATION. CONTRACTOR SHALL COORDINATE WITH ELECTRIC COMPANY FOR TRANSFORMER PAD, BOLLARDS AND CONDUIT REQUIREMENTS. CONTRACTOR SHALL COORDINATE SAID WORK WITH THE ELECTRIC COMPANY. FINAL LOCATION OF TRANSFORMER AND BOLLARD CANNOT CONFLICT WITH TRUCK ACCESS TO DOCK DOOR.
- (F) GENERATOR PAD
- (G) REDUCER. SEE LINE FOR SIZE.
- (H) 3" DOMESTIC WATER LINE ENTRY
- (I) 8" FIRE ENTRY
- (J) PROPOSED FIRE HYDRANT AND ASSEMBLY, TYPICAL AS INDICATED. SEE DETAIL SHEET.
- (K) GARDEN CENTER UTILITIES PIPE BOLLARD. SEE DETAIL SHEET.
- (L) PULL BOXES LOCATED IN PAVED AREAS SUBJECT TO TRUCK TRAFFIC SHALL BE "H-20" LOAD RATED. THE TYPICAL PULL BOX SIZE WILL BE 17"x30"x28" "QUAZITE" PG1730BA28 BOX WITH POLYSHIELD LID, OR APPROVED EQUAL. DEEPER BOXES MAY BE REQUIRED WHEN THE CONDUIT ALIGNMENT IS AFFECTED BY OTHER UTILITIES. ALL PULL BOXES SHALL BE INSTALLED PER THE MANUFACTURERS SPECIFICATION WITH A CONCRETE COLLAR AND A MINIMUM OF 6" OF GRAVEL COMPACTED PER PROJECT SPECIFICATIONS.
- (M) 4" SCHEDULE 40 PVC. INSTALL GALVANIZED PULL WIRE OR PURPLE PROPYLPOLYETHYLENE ROPE WITH A MINIMUM PULLING TENSION OF 100 POUNDS. THE MINIMUM BURIAL DEPTH SHALL BE 24". INSTALL AN ORANGE DETECTABLE HAZARD TAPE WITH INTEGRAL "BURIED CABLE" WORDING, 12" ABOVE CONDUIT.
- (N) PRIMARY ELECTRICAL SERVICE.
- (O) OIL INTERCEPTOR. REFER TO MEP/STRUCTURAL PLANS
- (P) GREASE INTERCEPTOR. REFER TO MEP/STRUCTURAL PLANS
- (Q) PROPOSED 4" BLUE ANSI/AWWA C900, DR18 PVC WATER LINE.
- (R) PROPOSED 10" BLUE ANSI/AWWA C900, DR18 PVC WATER LINE.
- (S) PROPOSED 8" GREEN PVC ANSI/AWWA C900 DR 18 SANITARY SEWER MAIN AT MINIMUM 0.5% SLOPE.
- (T) PROPOSED 8" RED FIRE LINE DOUBLE DETECTOR ASSEMBLY. SEE SHEET 6390.
- (U) 3" BLUE REDUCED PRESSURE DEVICE. SEE SHEET 6390.
- (V) 3" BLUE COMPOUND METER. SEE SHEET 6390.
- (W) 2" WATER LINE FOR GARDEN CENTER
- (X) CAMERA MOUNTED ON LIGHT POLE
- (Y) IRRIGATION WELL
- (Z) 10" GATE VALVE ON FIRE LINE
- (AA) 2" BLUE IRRIGATION COMPOUND METER. SEE DETAIL SHEET 6370.
- (BB) 2" BLUE IRRIGATION REDUCED PRESSURE DEVICE. SEE DETAIL SHEET 6370.
- (CC) CONNECT TO EXISTING STUB
- (DD) SITE LIGHTING ELECTRICAL BUILDING ENTRY. REFER TO RETAIL SITE LIGHTING ELECTRICAL PLAN
- (EE) 4" STORZ WALL MOUNTED FIRE DEPARTMENT CONNECTION W/ TYPICAL BLACK STEEL SCHEDULE 10 PIPE
- (FF) ONE 3" CONDUIT FOR FIBER OPTIC CABLES AND TELEPHONE LINES FROM MAIN BUILDING TO FUEL STATION LOT. INSTALL GALVANIZED PULL WIRE OR PURPLE PROPYLPOLYETHYLENE ROPE WITH A MINIMUM PULLING TENSION OF 100 POUNDS. THE MINIMUM BURIAL DEPTH SHALL BE 24". INSTALL AND ORANGE DETECTABLE HAZARD TAPE WITH INTEGRAL "BURIED CABLE" WORDING, 12" ABOVE CONDUIT.
- (GG) (3) 1" CONDUIT FOR UTILITY BOLLARD POWER AND DATA.
- (HH) 1" WATER TO YARD HYDRANT
- (II) NOT USED
- (JJ) 2" SCHEDULE 40 PVC CONDUIT FOR SECURITY CAMERA. SEE SITE SECURITY ELECTRICAL PLAN FOR CONDUIT ROUTING. INSTALL GALVANIZED PULL WIRE OR PURPLE PROPYLPOLYETHYLENE ROPE WITH A MINIMUM PULLING TENSION OF 100 POUNDS. THE MINIMUM BURIAL DEPTH SHALL BE 24". INSTALL AND ORANGE DETECTABLE HAZARD TAPE WITH INTEGRAL "BURIED CABLE" WORDING, 12" ABOVE CONDUIT.
- (KK) IRRIGATION CONTROLLER. SEE IRRIGATION PLAN.
- (LL) 22° BEND. SEE LINE FOR SIZE
- (MM) 90° BEND. SEE LINE FOR SIZE
- (NN) EXTERIOR SWITCH GEAR
- (OO) TEE. SEE LINE FOR SIZE

- PROPOSED BUILDING
- PROPOSED CLEANOUT
- PROPOSED GREASE TRAP
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED TRANSFORMER PAD WITH BOLLARD
- PROPOSED UNDERGROUND CONDUIT
- PROPOSED UNDERGROUND CONDUIT
- PROPOSED TAMPER SWITCH
- PROPOSED WATER LINE
- PROPOSED FIRE LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED GATE VALVE (SEE UTILITY PLAN FOR SIZE)
- PROPOSED REDUCER (SEE UTILITY PLAN FOR FITTING SIZE)
- PROPOSED FIRE HYDRANT ASSEMBLY WITH TEE AND GATE VALVE (SEE UTILITY PLAN FOR FITTING SIZE)
- PROPOSED TEE, CROSS, AND "Y" (SEE UTILITY PLAN FOR FITTING SIZE)
- PROPOSED BENDS (90°, 45°, 22.5°, AND 11.25°)(SEE UTILITY PLAN FOR FITTING SIZE)
- PROPOSED VERTICAL BEND (SEE UTILITY PLAN FOR FITTING SIZE)
- PROPOSED TAP-IN CONNECTION (SEE UTILITY PLAN FOR FITTING SIZE)
- PROPOSED COUPLING (SEE UTILITY PLAN FOR FITTING SIZE)
- EXISTING STORM SEWER PIPE
- PROPOSED STORM SEWER PIPE
- PROPOSED CURB INLETS
- PROPOSED STORM MANHOLE
- PROPOSED METER END SECTION WITH RIP RAP PAD
- PROPOSED GRATE INLET
- PROPOSED SIPHONIC BREAK STORM MANHOLE (MOST HAVE VENTED MANHOLE. SEE DETAIL
- PROPOSED LIGHTING FIXTURE WITH POLE AND BASE. SEE PHOTOMETRIC PLAN FOR SYMBOL TYPE.
- PROPOSED WATER SERVICE METER. (SEE UTILITY PLAN FOR SIZE)
- PROPOSED BACK FLOW PREVENTER (SEE UTILITY PLAN FOR SIZE)
- PROPOSED REDUCED PRESSURE DEVICE ASSEMBLY (SEE UTILITY PLAN FOR FITTING SIZE)
- PROPOSED PULL BOX
- PROPOSED IRRIGATION CONTROLLER

UTILITY NOTES

1. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
3. SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
   8" PVC (SDR26) FOR ASTM D 3034.
4. WATER LINES SHALL BE AS FOLLOWS:
   6" AND LARGER, PVC C-900 PER ASTM D 2241
   CLASS 200 UNDER COUNTY ROADS, OTHERWISE CLASS 150
   8" AND LARGER DUCTILE IRON PIPE PER AWWA C150
   SMALLER THAN 6" EITHER COPPER TUBE TYPE "L" (SOFT) PER ANSI B 16.22 OR PVC, 200 P.S.I., PER ASTM D1784 AND D241.
5. MINIMUM COVER SHALL BE 3'-0".
6. ALL WATER JOINTS ARE TO BE MECHANICALLY RESTRAINED JOINTS PER TABLE. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
7. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4'-0" COVER ON ALL WATERLINES.
8. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES AND SANITARY LINES (EXISTING AND PROPOSED), THE SANITARY LINE PIPE SHALL BE CENTERED DIRECTLY OVER THE CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" VERTICAL CLEARANCE. THE WATER LINE SHALL BE CENTERED ON THE CROSSING WHERE POSSIBLE.
9. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
10. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
11. EXISTING UTILITIES SHALL BE VERIFIED IN THE FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
12. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES (ANY CITY) WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
13. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THE PLANS ARE BASED ON THE BEST INFORMATION AVAILABLE AND DO NOT PURPORT TO BE ACCURATE. MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
14. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR AUTHORITIES HAVING JURISDICTION OVER THE WORK AND THE FINAL CONNECTIONS OF THE SERVICE SHALL BE COMPLETED 30 DAYS PRIOR TO STORE POSSESSION.
15. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
16. EXISTING METAL BOLLARDS AROUND FIRE HYDRANTS AND POST INDICATOR VALVES HAVE NOT BEEN SET IN CONCRETE AND WERE PREVIOUSLY INSTALLED FOR PROTECTION DURING CONSTRUCTION. CONTRACTOR TO COORDINATE WITH PLANT ENGINEER AND ECR TO DETERMINE FINAL LOCATION OF BOLLARDS AND SHALL FILL WITH CONCRETE. PLASTIC SLEEVE SHALL BE PROVIDED BY THE OWNER/DEVELOPER AND INSTALLED BY CONTRACTOR.
17. FIRE SPRINKLER SYSTEM TO BE INSTALLED WITH QUICK RESPONSE SPRINKLER HEADS.

ALERT TO CONTRACTOR:

1. THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.
2. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

NO.	REVISIONS	DATE	BY

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LICENSED PROFESSIONAL ENGINEER
GARY ROBERT LEDWIDGE
FL LICENSE NUMBER 94165

KHA PROJECT	242312005
DATE	8/12/2025
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	JRT
CHECKED BY	MBT

SW HWY 484 CENTER
PREPARED FOR
THE PHILLIPS EDISON GROUP, LLC

UTILITY PLAN

MARION COUNTY FL

SHEET NUMBER
6350

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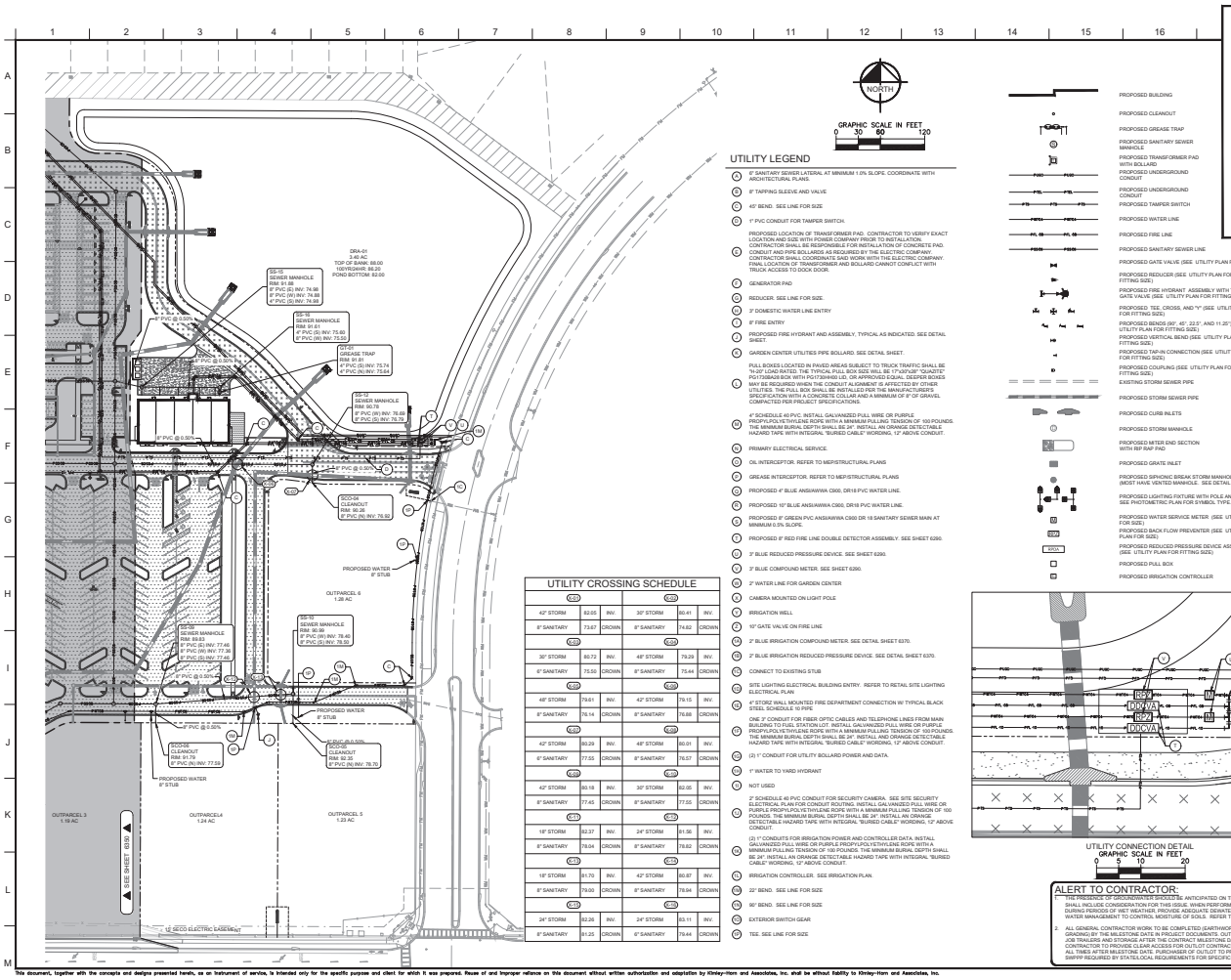


NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

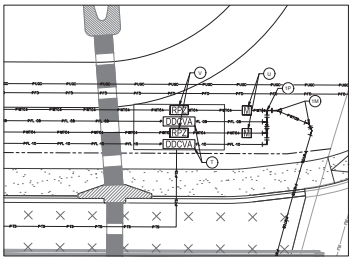
UTILITY LEGEND

A	6" SANITARY SEWER LATERAL AT MINIMUM 1.0% SLOPE. COORDINATE WITH ARCHITECTURAL PLANS.
B	8" TAPPING SLEEVE AND VALVE
C	45° BEND. SEE LINE FOR SIZE
D	1" PVC CONDUIT FOR TAMPER SWITCH.
E	PROPOSED LOCATION OF TRANSFORMER PAD. CONTRACTOR TO VERIFY EXACT LOCATION AND SIZE WITH POWER COMPANY PRIOR TO INSTALLATION. CONDUIT AND WIRE SIZE REQUIRED BY THE ELECTRIC COMPANY. CONDUIT AND PIPE SIZES ARE DESIGNATED BY THE ELECTRIC COMPANY. CONTRACTOR SHALL COORDINATE SAID WORK WITH THE ELECTRIC COMPANY. FINAL LOCATION OF TRANSFORMER AND BOLLARD CANNOT CONFLICT WITH TRUCK ACCESS TO DOCK DOOR.
F	GENERATOR PAD
G	REDUCER. SEE LINE FOR SIZE.
H	3" DOMESTIC WATER LINE ENTRY
I	8" FIRE ENTRY
J	PROPOSED FIRE HYDRANT AND ASSEMBLY. TYPICAL AS INDICATED. SEE DETAIL SHEET.
K	GARDEN CENTER UTILITIES PIPE BOLLARD. SEE DETAIL SHEET.
L	PULL BOXES LOCATED IN PAVED AREAS SUBJECT TO TRUCK TRAFFIC SHALL BE 24-3/8" LOAD RATED. THE TYPICAL PULL BOX SIZE WILL BE 17"x30"x18" "QUAZITE" PG1730BA00 BOX WITH PG1730HH00 LID, OR APPROVED EQUAL. DEEPER BOXES MAY BE REQUIRED WHEN THE CONDUIT ALIGNMENT IS AFFECTED BY OTHER UTILITIES. THE PULL BOX SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS ON A CONCRETE COLLAR AND A MINIMUM OF 6" OF GRAVEL COMPACTED BELOW PROJECT EXCAVATIONS.
M	4" SCHEDULE 40 PVC. INSTALL GALVANIZED PULL WIRE OR PURPLE PROPYLPOLYETHYLENE ROPE WITH A MINIMUM PULLING TENSION OF 100 POUNDS. THE MINIMUM BURIAL DEPTH SHALL BE 24". INSTALL AN ORANGE DETECTABLE HAZARD TAPE WITH INTEGRAL "BURIED CABLE" WORDING, 12" ABOVE CONDUIT.
N	PRIMARY ELECTRICAL SERVICE.
O	OIL INTERCEPTOR. REFER TO MEP/STRUCTURAL PLANS
P	GREASE INTERCEPTOR. REFER TO MEP/STRUCTURAL PLANS
Q	PROPOSED 4" BLUE ANSI/AWWA C900, DR18 PVC WATER LINE.
R	PROPOSED 10" BLUE ANSI/AWWA C900, DR18 PVC WATER LINE.
S	PROPOSED 8" GREEN PVC ANSI/AWWA C900 DR 18 SANITARY SEWER MAIN AT MINIMUM 0.5% SLOPE.
T	PROPOSED 8" RED FIRE LINE DOUBLE DETECTOR ASSEMBLY. SEE SHEET 6290.
U	3" BLUE REDUCED PRESSURE DEVICE. SEE SHEET 6290.
V	3" BLUE COMPOUND METER. SEE SHEET 6290.
W	2" WATER LINE FOR GARDEN CENTER
X	CAMERA MOUNTED ON LIGHT POLE
Y	IRRIGATION WELL
Z	10" GATE VALVE ON FIRE LINE
AA	2" BLUE IRRIGATION COMPOUND METER. SEE DETAIL SHEET 6370.
AB	2" BLUE IRRIGATION REDUCED PRESSURE DEVICE. SEE DETAIL SHEET 6370.
AC	CONNECT TO EXISTING STUB
AD	SITE LIGHTING ELECTRICAL BUILDING ENTRY. REFER TO RETAIL SITE LIGHTING ELECTRICAL PLAN
AE	4" STORZ WALL MOUNTED FIRE DEPARTMENT CONNECTION W/ TYPICAL BLACK STEEL SCHEDULE 10 PIPE
AF	ONE 3" CONDUIT FOR FIBER OPTIC CABLES AND TELEPHONE LINES FROM MAIN BUILDING TO FUEL STATION LOCATION. INSTALL GALVANIZED PULL WIRE OR PURPLE PROPYLPOLYETHYLENE ROPE WITH A MINIMUM PULLING TENSION OF 100 POUNDS. THE MINIMUM BURIAL DEPTH SHALL BE 24". INSTALL AN ORANGE DETECTABLE HAZARD TAPE WITH INTEGRAL "BURIED CABLE" WORDING, 12" ABOVE CONDUIT.
AG	(2) 1" CONDUIT FOR UTILITY BOLLARD POWER AND DATA.
AH	1" WATER TO YARD HYDRANT
AI	NOT USED
AJ	2" SCHEDULE 40 PVC CONDUIT FOR SECURITY CAMERA. SEE SITE SECURITY ELECTRICAL PLAN FOR CONDUIT ROUTING. INSTALL GALVANIZED PULL WIRE OR PURPLE PROPYLPOLYETHYLENE ROPE WITH A MINIMUM PULLING TENSION OF 100 POUNDS. THE MINIMUM BURIAL DEPTH SHALL BE 24". INSTALL AN ORANGE DETECTABLE HAZARD TAPE WITH INTEGRAL "BURIED CABLE" WORDING, 12" ABOVE CONDUIT.
AK	(2) 1" CONDUITS FOR IRRIGATION POWER AND CONTROLLER DATA. INSTALL GALVANIZED PULL WIRE OR PURPLE PROPYLPOLYETHYLENE ROPE WITH A MINIMUM PULLING TENSION OF 100 POUNDS. THE MINIMUM BURIAL DEPTH SHALL BE 24". INSTALL AN ORANGE DETECTABLE HAZARD TAPE WITH INTEGRAL "BURIED CABLE" WORDING, 12" ABOVE CONDUIT.
AL	IRRIGATION CONTROLLER. SEE IRRIGATION PLAN.
AM	22° BEND. SEE LINE FOR SIZE
AN	90° BEND. SEE LINE FOR SIZE
AO	EXTERIOR SWITCH GEAR
AP	TEE. SEE LINE FOR SIZE

UTILITY CROSSING SCHEDULE

A-01			A-02		
42" STORM	82.05	INV.	30" STORM	80.41	INV.
8" SANITARY	73.67	CROWN	8" SANITARY	74.82	CROWN
A-02			A-03		
30" STORM	80.72	INV.	48" STORM	79.29	INV.
8" SANITARY	75.55	CROWN	8" SANITARY	75.44	CROWN
A-03			A-04		
48" STORM	79.61	INV.	42" STORM	79.15	INV.
8" SANITARY	76.14	CROWN	8" SANITARY	76.68	CROWN
A-04			A-05		
42" STORM	80.29	INV.	48" STORM	80.01	INV.
8" SANITARY	77.55	CROWN	8" SANITARY	78.07	CROWN
A-05			A-06		
42" STORM	80.18	INV.	30" STORM	82.00	INV.
8" SANITARY	77.45	CROWN	8" SANITARY	77.55	CROWN
A-13			A-12		
18" STORM	82.37	INV.	24" STORM	81.56	INV.
8" SANITARY	78.04	CROWN	8" SANITARY	78.82	CROWN
A-14			A-15		
18" STORM	81.70	INV.	42" STORM	80.87	INV.
8" SANITARY	79.00	CROWN	8" SANITARY	79.04	CROWN
A-13			A-16		
24" STORM	82.26	INV.	24" STORM	83.11	INV.
8" SANITARY	81.25	CROWN	8" SANITARY	79.44	CROWN

PROPOSED BUILDING
PROPOSED CLEANOUT
PROPOSED GREASE TRAP
PROPOSED SANITARY SEWER MANHOLE
PROPOSED TRANSFORMER PAD WITH BOLLARD
PROPOSED UNDERGROUND CONDUIT
PROPOSED UNDERGROUND CONDUIT
PROPOSED TAMPER SWITCH
PROPOSED WATER LINE
PROPOSED FIRE LINE
PROPOSED SANITARY SEWER LINE
PROPOSED GATE VALVE (SEE UTILITY PLAN FOR SIZE)
PROPOSED REDUCER (SEE UTILITY PLAN FOR FITTING SIZE)
PROPOSED FIRE HYDRANT ASSEMBLY WITH TEE AND GATE VALVE (SEE UTILITY PLAN FOR FITTING SIZE)
PROPOSED TEE, CROSS, AND "Y" (SEE UTILITY PLAN FOR FITTING SIZE)
PROPOSED BENDS (90°, 45°, 22.5°, AND 11.25°)(SEE UTILITY PLAN FOR FITTING SIZE)
PROPOSED VERTICAL BEND (SEE UTILITY PLAN FOR FITTING SIZE)
PROPOSED TAP-IN CONNECTION (SEE UTILITY PLAN FOR FITTING SIZE)
PROPOSED COUPLING (SEE UTILITY PLAN FOR FITTING SIZE)
EXISTING STORM SEWER PIPE
PROPOSED STORM SEWER PIPE
PROPOSED CURB INLETS
PROPOSED STORM MANHOLE
PROPOSED METER END SECTION WITH RIP RAP PAD
PROPOSED GRATE INLET
PROPOSED SIPHONIC BREAK STORM MANHOLE (MOST HAVE VENTED MANHOLE. SEE DETAIL
PROPOSED LIGHTING FIXTURE WITH POLE AND BASE. SEE PHOTOMETRIC PLAN FOR SYMBOL TYPE.
PROPOSED WATER SERVICE METER. (SEE UTILITY PLAN FOR SIZE)
PROPOSED BACK FLOW PREVENTER (SEE UTILITY PLAN FOR SIZE)
PROPOSED REDUCED PRESSURE DEVICE ASSEMBLY (SEE UTILITY PLAN FOR FITTING SIZE)
PROPOSED PULL BOX
PROPOSED IRRIGATION CONTROLLER



UTILITY CONNECTION DETAIL
GRAPHIC SCALE IN FEET
0 10 20

ALERT TO CONTRACTOR:

1. THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.
2. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

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NO.	REVISIONS	DATE	BY

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GARY ROBERT LEHRGOOD
FL LICENSE NUMBER
94165

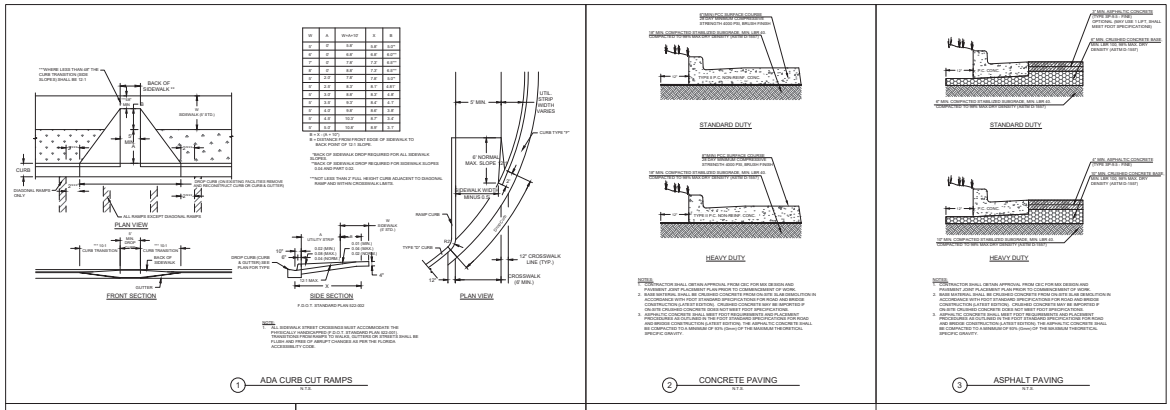
KHA PROJECT	242310005
DATE	8/12/2025
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	JRT
CHECKED BY	MBT

UTILITY PLAN

SW HWY 484 CENTER
PREPARED FOR
THE PHILLIPS EDISON GROUP, LLC

MARION COUNTY FL

SHEET NUMBER
6355



W	A	W+A+12	X	R
4'	2'	18'	6.8'	3.2'
5'	2'	19'	6.8'	5.2'
6'	2'	20'	7.3'	6.3'
7'	2'	21'	7.3'	8.3'
8'	2'	22'	7.3'	9.3'
4'	3'	19'	6.8'	2.8'
5'	3'	20'	6.7'	4.7'
6'	3'	21'	6.7'	5.7'
7'	3'	22'	6.7'	7.7'
8'	3'	23'	6.7'	8.7'
4'	4'	20'	6.7'	2.7'
5'	4'	21'	6.7'	4.7'
6'	4'	22'	6.7'	5.7'
7'	4'	23'	6.7'	7.7'
8'	4'	24'	6.7'	8.7'

R = X - (A + 12")

** MEASURED FROM FRONT EDGE OF SIDEWALK TO BACK POINT OF 12:1 SLOPE.

"BACK OF SIDEWALK DROP REQUIRED FOR ALL SIDEWALK SLOPES."
"BACK OF SIDEWALK DROP REQUIRED FOR SIDEWALK SLOPES 5.01 AND PAST 5:01.

*** NOT LESS THAN 2' FULL HEIGHT CURB ADJACENT TO DIAGONAL RAMP AND WITHIN CROSSWALK LIMITS.

NOTES:
1. ALL SIDEWALK STREET CROSSINGS MUST ACCOMMODATE THE PHYSICALLY HANDICAPPED IF D.O.T. STANDARD PLAN 522-001 IS NOT APPLICABLE DUE TO VALVES, GUTTER OR STREET'S SHALL BE FLUSH AND FREE OF ABRUPT CHANGES AS PER THE FLORIDA ACCESSIBILITY CODE

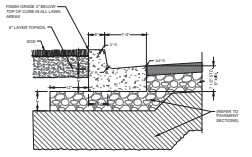
1 ADA CURB CUT RAMPS N.T.S.

NOTES:
1. CONTRACTION SHALL OBTAIN APPROVAL FROM CEC FOR MIX DESIGN AND PAVEMENT JOINT PLACEMENT PLAN PRIOR TO COMMENCEMENT OF WORK.
2. ASPHALTIC CONCRETE SHALL MEET FDOT REQUIREMENTS AND PLACEMENT IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION). CRUSHED CONCRETE MAY BE IMPORTED IF ON-SITE CRUSHED CONCRETE DOES NOT MEET FDOT SPECIFICATIONS.
3. ASPHALTIC CONCRETE SHALL MEET FDOT REQUIREMENTS AND PLACEMENT IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION). THE ASPHALTIC CONCRETE SHALL BE COMPACTED TO A MINIMUM OF 93% (Gmm) OF THE MAXIMUM THEORETICAL SPECIFIC GRAVITY.

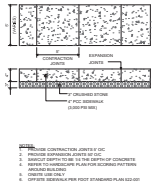
2 CONCRETE PAVING N.T.S.

NOTES:
1. CONTRACTION SHALL OBTAIN APPROVAL FROM CEC FOR MIX DESIGN AND PAVEMENT JOINT PLACEMENT PLAN PRIOR TO COMMENCEMENT OF WORK.
2. ASPHALTIC CONCRETE SHALL MEET FDOT REQUIREMENTS AND PLACEMENT IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION). CRUSHED CONCRETE MAY BE IMPORTED IF ON-SITE CRUSHED CONCRETE DOES NOT MEET FDOT SPECIFICATIONS.
3. ASPHALTIC CONCRETE SHALL MEET FDOT REQUIREMENTS AND PLACEMENT IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION). THE ASPHALTIC CONCRETE SHALL BE COMPACTED TO A MINIMUM OF 93% (Gmm) OF THE MAXIMUM THEORETICAL SPECIFIC GRAVITY.

3 ASPHALT PAVING N.T.S.

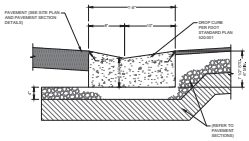


4 MODIFIED TYPE "F" CURB & GUTTER BASE AND SUBGRADE DETAIL N.T.S.



NOTES:
1. PROVIDE CONTRACTION JOINTS 5' OC
2. PROVIDE EXPANSION JOINTS 50' OC
3. SAWCUT DEPTH TO BE 1/4 THE DEPTH OF CONCRETE
4. REFER TO HANDICAPPE PLAN FOR SCORING PATTERN
5. CONCRETE 3,000 PSI
6. ONSITE USE ONLY
7. OFFSITE SIDEWALK PER FDOT STANDARD PLAN 522-001

5 SIDEWALK DETAIL N.T.S.



6 MODIFIED 18" VALLEY CURB (DROP CURB) N.T.S.

BY	DATE	REVISIONS	No

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REGISTRY NUMBER: FL #35169

GARY ROBERT LEDWOOD
FL LICENSE NUMBER
94165

KHA PROJECT	242312005
DATE	8/12/2025
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	JRT
CHECKED BY	MBT

MISCELLANEOUS DETAILS

SW HWY 484 CENTER
PREPARED FOR
THE PHILLIPS EDISON GROUP, LLC

MARION COUNTY FL

SHEET NUMBER
6400

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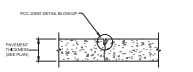
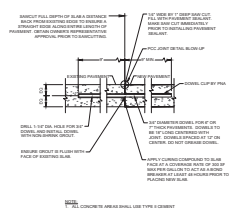


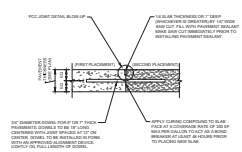
NOTES:
1. SEE SIDEWALK DETAIL, DETAIL 5, SHEET C903 FOR JOINT SPACING AND SAWCUT DEPTH.

1 CONCRETE CONTRACTION JOINT DETAIL
N.T.S.

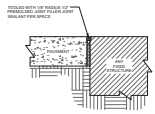


NOTE:
1. ALL CONCRETE AREAS SHALL USE TYPE II CEMENT

2 CONCRETE CONSTRUCTION JOINT TO EXISTING PAVEMENT DETAIL
N.T.S.



3 CONCRETE CONSTRUCTION JOINT DETAIL
N.T.S.



NOTES:
1. USE IS FIXED STRUCTURES SUCH AS BUILDINGS, RETAINING WALLS DOCK WALLS, DROP INLETS, MANHOLES, LIGHT POLE BASES AND BOLLARDS.
2. PAVEMENT IS NOT CONSIDERED A FIXED STRUCTURE.

4 ISOLATION JOINT
N.T.S.

No.	REVISIONS	DATE	BY

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GARY ROBERT LEVENGOOD
FL LICENSE NUMBER 94185

KHA PROJECT	242312005
DATE	8/12/2025
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	JRT
CHECKED BY	MRF

MISCELLANEOUS DETAILS

SW HWY 484 CENTER
PREPARED FOR
THE PHILLIPS EDISON GROUP, LLC

MARION COUNTY FL

SHEET NUMBER
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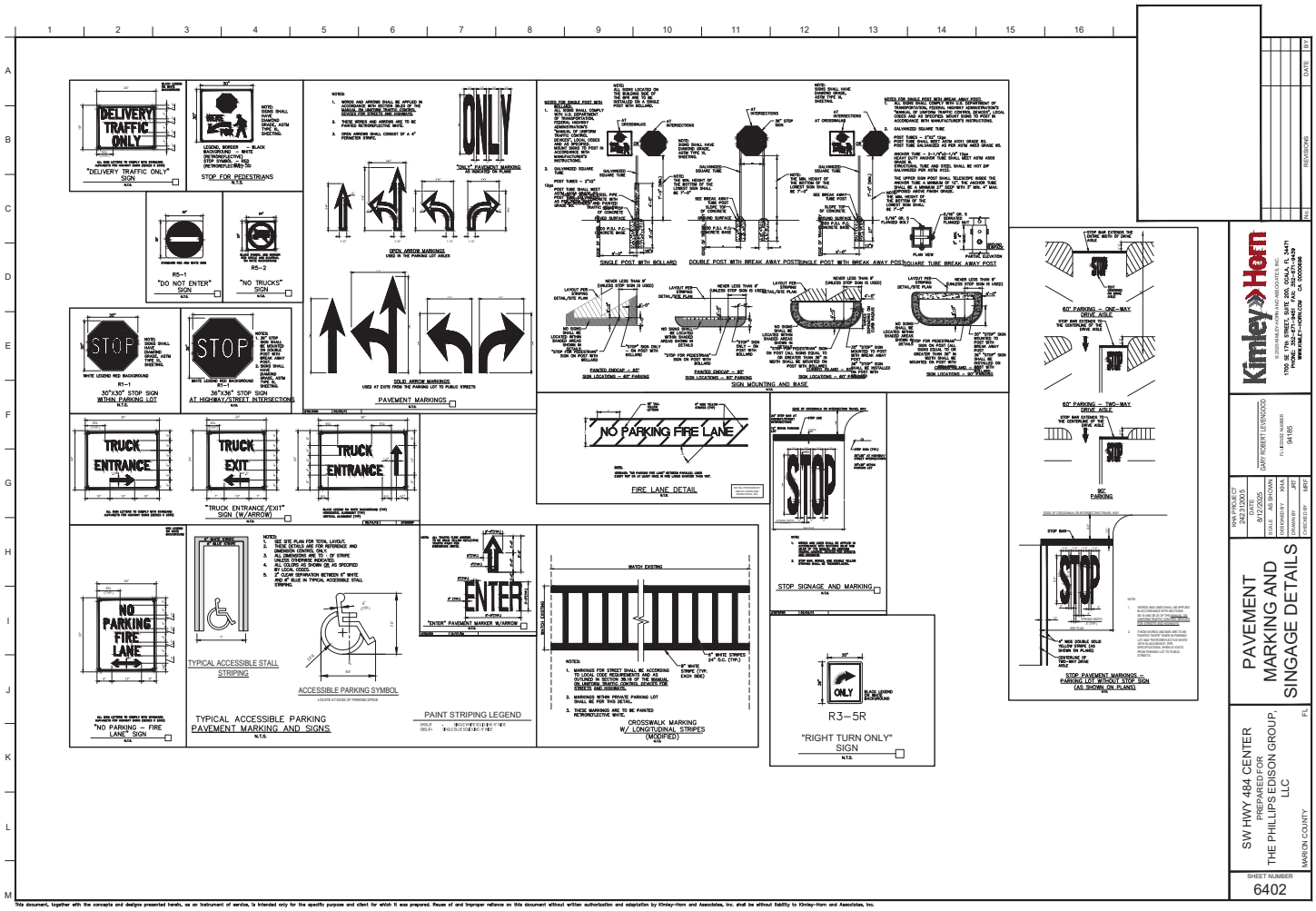

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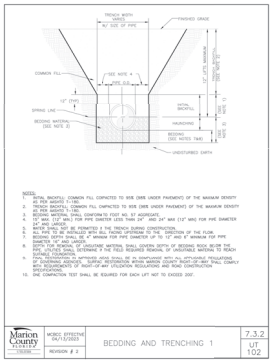
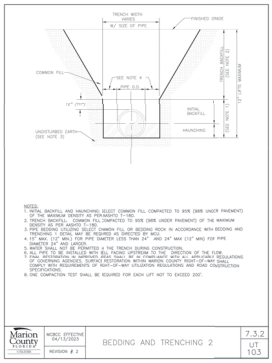


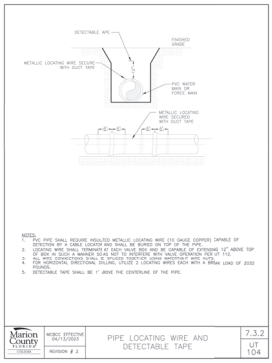
NOTES:
1. INITIAL BACKFILL COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. BEDDING MATERIAL SHALL CONFORM TO FDOT NO. 57 AGGREGATE.
3. BEDDING MATERIAL SHALL BE PLACED FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
4. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
5. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
6. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER UP TO 12" AND 6" MINIMUM FOR PIPE DIAMETER 16" AND LARGER.
7. WHERE ROCK OR OTHER UNSUITABLE MATERIAL SHALL COVERN DEPTH OF BEDDING ROCK BELOW THE PIPE, THE ENGINEER SHALL DETERMINE IF THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE SOILS.
8. TYPE RESTRAINTS OR SUPPORTED JOINTS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS
9. ALL PIPE INSTALLATION, TESTING AND DISINFECTION SHALL BE PERFORMED BY A CONTRACTOR THAT SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.
10. ONE COMPACTION TEST SHALL BE REQUIRED FOR EACH LIFT NOT TO EXCEED 200'.

Marion County FLORIDA | MCBCC EFFECTIVE 04/13/2023 | REVISION # 3 | BEDDING AND TRENCHING 1 | 7.3.2 UT 102



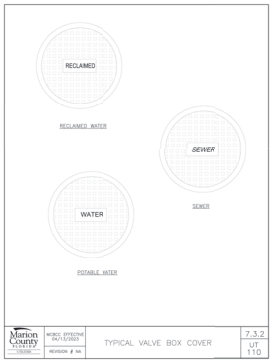
NOTES:
1. INITIAL BACKFILL AND HAUNCHING SELECT COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. BEDDING MATERIAL SHALL BE SELECT FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. PIPE BEDDING UTILIZING SELECT CHANNEL FILL OR BEDDING ROCK IN ACCORDANCE WITH BEDDING AND TRENCHING 1 (UT 102) SHALL BE REQUIRED FOR ALL PIPE MATERIALS.
4. 1.25" MAX. (1/2" MIN.) FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX (1/2" MIN) FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. FINAL RESTORATION TO IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS
8. TYPE RESTRAINTS OR SUPPORTED JOINTS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS
9. ALL PIPE INSTALLATION, TESTING AND DISINFECTION SHALL BE PERFORMED BY A CONTRACTOR THAT SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.
10. ONE COMPACTION TEST SHALL BE REQUIRED FOR EACH LIFT NOT TO EXCEED 200'.

Marion County FLORIDA | MCBCC EFFECTIVE 04/13/2023 | REVISION # 3 | BEDDING AND TRENCHING 2 | 7.3.2 UT 103

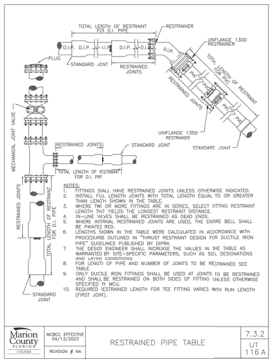


NOTES:
1. PVC PIPE SHALL REQUIRE INSULTED, METALLIC LOCATING WIRE (10 GAUGE COPPER) CAPABLE OF DETECTION BY A CABLE LOCATOR AND SHALL BE BURIED ON TOP OF THE PIPE.
2. LOCATING WIRE SHALL BE TERMINATED AT EACH VALVE BOX AND SHALL BE EXTENDING 12" ABOVE TOP OF BOX IN SUCH A MANNER AS AS NOT TO INTERFERE WITH VALVE OPERATION PER UT 116.
3. ALL WIRE CONNECTIONS SHALL BE SPLICED, ROMOTOR SCOTCH WATERTIGHT WIRE NUTS.
4. FOR HORIZONTAL DIRECTIONAL DRILLING, UTILIZE 2 LOCATING WIRES EACH WITH A RATING LOAD OF 2032 POUNDS.
5. DETECTABLE TAPE SHALL BE 1' ABOVE THE CENTERLINE OF THE PIPE.

Marion County FLORIDA | MCBCC EFFECTIVE 04/13/2023 | REVISION # 3 | PIPE LOCATING WIRE AND DETECTABLE TAPE | 7.3.2 UT 104



Marion County FLORIDA | MCBCC EFFECTIVE 04/13/2023 | REVISION # NA | TYPICAL VALVE BOX COVER | 7.3.2 UT 110



NOTES:
1. FITTINGS SHALL HAVE RESTRAINED JOINTS UNLESS OTHERWISE INDICATED.
2. TOTAL LENGTH OF RESTRAINT SHALL BE TOTAL LENGTH EQUAL TO OR GREATER THAN LENGTH SHOWN IN THE TABLE.
3. WHERE TWO OR MORE FITTINGS ARE IN SERIES, SELECT FITTING RESTRAINT LENGTH FOR THE FITTING REQUIRING THE GREATEST LENGTH.
4. IN-LINE VALVES SHALL BE RESTRAINED AS DEAD ENDS.
5. WHERE INTERNAL RESTRAINED JOINTS ARE USED, THE ENTIRE BELL SHALL BE PAINTED RED.
6. LENGTHS SHOWN IN THE TABLE WERE CALCULATED IN ACCORDANCE WITH "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" GUIDELINES PUBLISHED BY DIPRA.
7. THE DESIGN ENGINEER SHALL INCREASE THE VALUES IN THE TABLE AS WARRANTED BY SITE-SPECIFIC PARAMETERS, SUCH AS SOIL DESIGNATIONS AND TEST PRESSURES.
8. FOR LENGTH OF PIPE AND NUMBER OF JOINTS TO BE RESTRAINED SEE TABLE.
9. ONLY DUCTILE IRON FITTINGS SHALL BE USED AT JOINTS TO BE RESTRAINED JOINTS. JOINTS TO BE RESTRAINED ON BOTH SIDES OF FITTING UNLESS OTHERWISE SPECIFIED BY MCU.
10. REQUIRED RESTRAINED LENGTH FOR TEE FITTING VARIES WITH RUN LENGTH (FIRST JOINT).

Marion County FLORIDA | MCBCC EFFECTIVE 04/13/2023 | REVISION # NA | RESTRAINED PIPE TABLE | 7.3.2 UT 116A

MINIMUM RESTRAINED LENGTH (FT) H=HORIZONTAL
— EACH SIDE OF FITTING AND VALVE V=VERTICAL-UP
FOR DIP, PE ENCASED DIP OR BARE PVC V=VERTICAL-DOWN
WATER MAIN: PRESSURE: 150 PSI; DEPTH OF COVER: 3.0 ft.

REQUIRED RESTRAINED LENGTH (MINIMUM MAIN)									
Bend Type	Pipe Length (ft)								
	4"	6"	8"	10"	12"	14"	16"	20"	24"
Angle Dimension									
11-1/4°	H	2	3	4	5	5	6	8	9
	V	1	2	2	3	3	4	5	6
22-1/2°	H	4	5	7	9	10	12	15	18
	V	2	3	4	5	6	7	9	11
45°	H	8	11	14	17	21	24	30	36
	V	4	6	7	9	11	13	17	20
90°	H	19	27	35	43	51	59	74	89
	V	10	13	17	21	25	29	37	44
DEAD END AND VALVE	H	61	85	111	139	169	198	259	327
	V								

REQUIRED RESTRAINED LENGTH ON TEE BRANCH									
TEE FITTING	Pipe Length (ft)								
Diameter of Branch	Diameter of Run								
	4"	6"	8"	10"	12"	14"	16"	20"	24"
4"	19	28	38	48	58	68	78	98	118
6"		28	38	48	58	68	78	98	118
8"			38	48	58	68	78	98	118
10"				48	58	68	78	98	118
12"					58	68	78	98	118
14"						68	78	98	118
16"							78	98	118
20"								98	118
24"									118

REQUIRED RESTRAINED LENGTH ON REDUCER FITTING									
REDUCER FITTING	Pipe Length (ft)								
Diameter of Reducer	Diameter of Large Pipe								
	4"	6"	8"	10"	12"	14"	16"	20"	24"
6"	61	85	111	139	169	198	259	327	
8"	42	61	85	111	139	169	198	259	327
10"	42	61	85	111	139	169	198	259	327
12"		42	61	85	111	139	169	198	259
14"			42	61	85	111	139	169	198
16"				42	61	85	111	139	169
20"					42	61	85	111	139
24"						42	61	85	111

Minimum Design Criteria
Bedding Type 1
Safety Factor: 1.5
Soil: Sand-Silt
Run Length (First Joint): 10 ft.

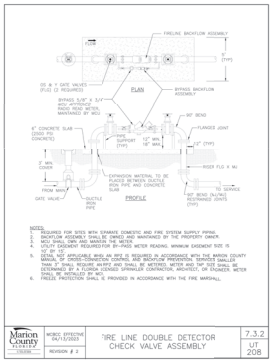
REQUIRED RESTRAINED LENGTH (MINIMUM MAIN)									
Bend Type	Pipe Length (ft)								
	4"	6"	8"	10"	12"	14"	16"	20"	24"
Angle Dimension									
11-1/4°	H	2	3	4	4	5	6	7	9
	V	1	2	2	3	3	4	5	6
22-1/2°	H	5	7	9	11	13	15	19	23
	V	2	3	4	5	6	7	9	11
45°	H	10	14	18	22	26	30	38	46
	V	5	7	9	11	13	15	19	23
90°	H	24	34	44	54	64	74	93	112
	V	12	17	22	27	32	37	46	56
DEAD END AND VALVE	H	76	106	138	173	210	246	322	406
	V								

REQUIRED RESTRAINED LENGTH ON TEE BRANCH									
TEE FITTING	Pipe Length (ft)								
Diameter of Branch	Diameter of Run								
	4"	6"	8"	10"	12"	14"	16"	20"	24"
4"	25	35	46	58	70	82	94	118	142
6"		35	46	58	70	82	94	118	142
8"			46	58	70	82	94	118	142
10"				58	70	82	94	118	142
12"					70	82	94	118	142
14"						82	94	118	142
16"							94	118	142
20"								118	142
24"									142

REQUIRED RESTRAINED LENGTH ON REDUCER FITTING									
REDUCER FITTING	Pipe Length (ft)								
Diameter of Reducer	Diameter of Large Pipe								
	4"	6"	8"	10"	12"	14"	16"	20"	24"
6"	74	106	138	173	210	246	322	406	
8"	52	74	106	138	173	210	246	322	406
10"	52	74	106	138	173	210	246	322	406
12"		52	74	106	138	173	210	246	322
14"			52	74	106	138	173	210	246
16"				52	74	106	138	173	210
20"					52	74	106	138	173
24"						52	74	106	138

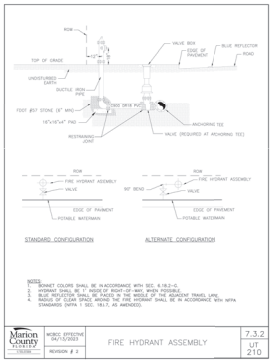
FORCE MAIN:
PRESSURE: 100 PSI.
DEPTH OF COVER: 4.0 ft.

Marion County FLORIDA | MCBCC EFFECTIVE 04/13/2023 | REVISION # NA | RESTRAINED PIPE TABLE | 7.3.2 UT 116B



NOTES:
1. REQUIRED FOR SITES WITH SEPARATE DOMESTIC AND FIRE SYSTEM SUPPLY PIPING.
2. METER, METER BOX, AND BACKFLOW PREVENTER SHALL BE MAINTAINED BY THE PROPERTY OWNER.
3. MCU SHALL OWN AND MAINTAIN THE METER.
4. UTILITY EASEMENT REQUIRED FOR BY-PASS METER READING. MINIMUM EASEMENT SIZE 15 FEET.
5. DETAIL NOT APPLICABLE WHEN AN RPZ IS REQUIRED IN ACCORDANCE WITH THE MARION COUNTY MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND INSPECTION (LATEST EDITION). RPZ SHALL BE LOCATED ABOVE GROUND AND SHALL BE ANTI-FREEZE PROTECTED AS DETERMINED BY A FLORIDA LICENSED SPRINKLER CONTRACTOR, ARCHITECT, OR ENGINEER. METER SHALL BE INSTALLED BY MCU.
6. FREEZE PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE FIRE MARSHALL.

Marion County FLORIDA | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | FIRE LINE DOUBLE DETECTOR CHECK VALVE ASSEMBLY | 7.3.2 UT 208



NOTES:
1. BONNET COLORS SHALL BE IN ACCORDANCE WITH SEC. 6.18.2-C.
2. HYDRANT SHALL BE 1' INSIDE OF RIGHT-OF-WAY, WHEN POSSIBLE.
3. HYDRANT SHALL BE LOCATED AT THE BEGINNING OF THE RADIUS TRAVEL LANE.
4. RADIUS OF CLEAR SPACE AROUND THE FIRE HYDRANT SHALL BE IN ACCORDANCE WITH NFPA STANDARDS (NFPA 1 SEC. 18.5.7, AS AMENDED).

Marion County FLORIDA | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | FIRE HYDRANT ASSEMBLY | 7.3.2 UT 210

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REGISTRY NUMBER: A_00000696

GARY ROBERT LEDENGOOD
FL LICENSE NUMBER
94165

KHA PROJECT
240312005
DATE
8/12/2025
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY JRT
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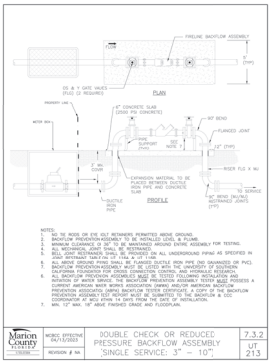
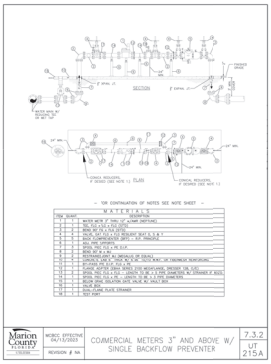
MUNICIPAL UTILITY DETAILS

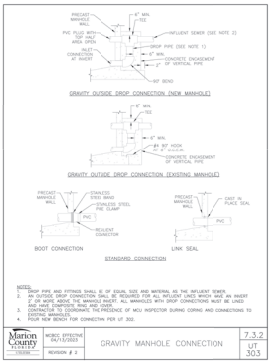
SW HWY 484 CENTER
PREPARED FOR
THE PHILLIPS EDISON GROUP, LLC

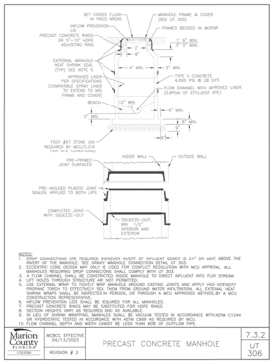
MARION COUNTY FL

SHEET NUMBER
6403









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GARY ROBERT LEDERWOOD
FL LICENSE NUMBER
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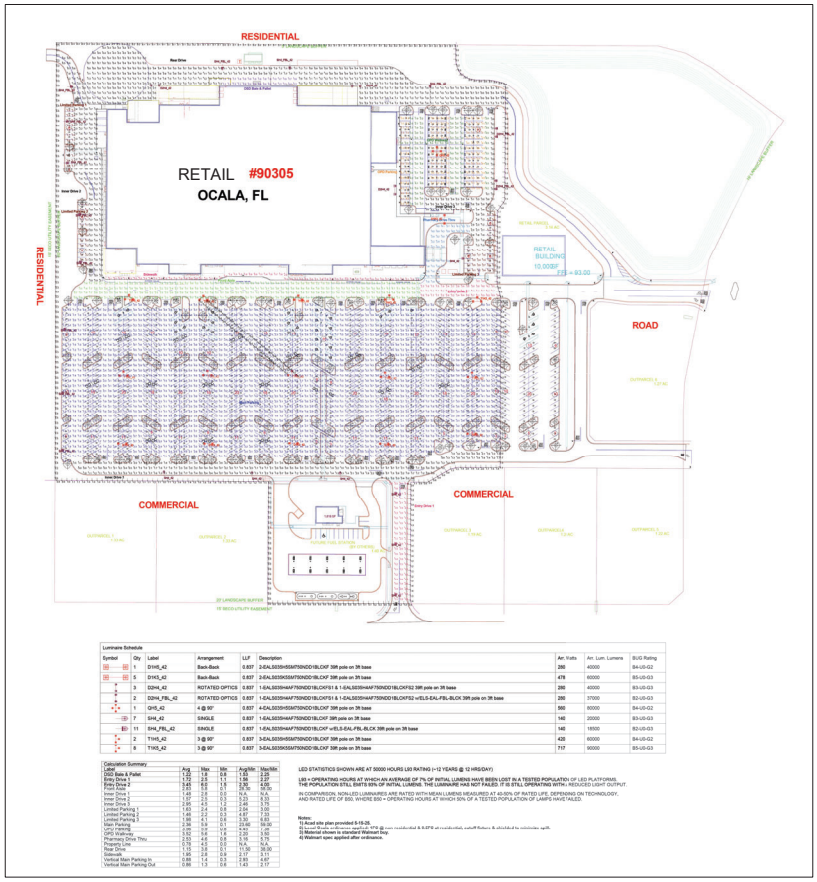
KHA PROJECT
24031200.5
DATE
8/12/2025
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY JRT
CHECKED BY MRT

MUNICIPAL UTILITY DETAILS

SW HWY 484 CENTER
PREPARED FOR
THE PHILLIPS EDISON GROUP, LLC

MARION COUNTY FL

SHEET NUMBER
6404



Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens	BUG Rating
	1	D1HS_42	Back-Back	0.837	2-EALSD35HS50M750NDD1BLCKF 39ft pole on 3ft base	280	40000	B4-U0-G2
	5	D1K3_42	Back-Back	0.837	2-EALSD35KS50M750NDD1BLCKF 39ft pole on 3ft base	478	60000	B5-U0-G3
	3	D2H4_42	ROTATED OPTICS	0.837	1-EALSD35H4AF750NDD1BLCKFS1 & 1-EALSD35H4AF750NDD1BLCKFS2 39ft pole on 3ft base	280	40000	B3-U0-G3
	2	D2H4_FBL_42	ROTATED OPTICS	0.837	1-EALSD35H4AF750NDD1BLCKFS1 & 1-EALSD35H4AF750NDD1BLCKFS2 w/ELS-EAL-FBL-BLCK 39ft pole on 3ft base	280	37000	B2-U0-G3
	1	QH5_42	4 @ 90°	0.837	4-EALSD35HS50M750NDD1BLCKF 39ft pole on 3ft base	560	80000	B4-U0-G2
	7	SH4_42	SINGLE	0.837	1-EALSD35H4AF750NDD1BLCKF 39ft pole on 3ft base	140	20000	B3-U0-G3
	11	SH4_FBL_42	SINGLE	0.837	1-EALSD35H4AF750NDD1BLCKF w/ELS-EAL-FBL-BLCK 39ft pole on 3ft base	140	18500	B3-U0-G3
	2	T1HS_42	3 @ 90°	0.837	3-EALSD35HS50M750NDD1BLCKF 39ft pole on 3ft base	420	60000	B4-U0-G2
	8	T1K3_42	3 @ 90°	0.837	3-EALSD35KS50M750NDD1BLCKF 39ft pole on 3ft base	717	90000	B5-U0-G3

Calculation Summary

Label	Avg	Max	Min	Avg/Min	Max/Min
LED Base & Pallet	1.28	1.9	0.6	1.92	2.92
Entry Drive 1	1.72	3.8	0.9	1.98	4.27
Entry Drive 2	3.43	6.0	1.5	2.30	4.00
Front Drive	1.49	3.6	0.1	14.70	58.80
Inner Drive 1	2.43	3.8	0.7	3.47	5.43
Inner Drive 2	1.57	2.5	0.3	5.23	8.33
Inner Drive 3	2.95	4.5	1.3	2.46	3.75
Limited Parking 1	1.48	2.4	0.5	2.96	4.80
Limited Parking 2	1.48	2.2	0.5	4.47	7.33
Limited Parking 3	1.56	4.1	0.6	3.30	8.83
Main Parking	2.56	5.9	0.1	23.82	59.00
Van Parking	2.38	3.9	0.5	4.76	7.80
OPD Walkway	3.52	5.6	1.8	2.39	3.56
Pharmacy Drive Thru	2.53	4.6	0.6	4.16	7.67
Property Line	0.03	1.0	0.0	0.75	25.00
Retail Front	1.15	3.0	0.1	11.50	30.00
Sidewalk	1.95	2.8	0.9	2.17	3.11
Vertical Main Parking In	0.89	1.4	0.3	2.83	4.67
Vertical Main Parking Out	0.88	1.5	0.6	1.43	2.17

LED STATISTICS SHOWN ARE AT 50000 HOURS L80 RATING (~12 YEARS @ 12 HRS/DAY)

L80 = OPERATING HOURS AT WHICH AN AVERAGE OF 7% OF INITIAL LUMENS HAVE BEEN LOST IN A TESTED POPULATION OF LED PLATFORMS. THE POPULATION STILL EMITS 93% OF INITIAL LUMENS. THE LUMINAIRE HAS NOT FAILED. IT IS STILL OPERATING WITH< REDUCED LIGHT OUTPUT.

IN COMPARISON, NON-LED LUMINAIRES ARE RATED WITH MEAN LUMENS MEASURED AT 40-50% OF RATED LIFE, DEPENDING ON TECHNOLOGY, AND RATED LIFE OF 8K, WHERE 8K = OPERATING HOURS AT WHICH 50% OF A TESTED POPULATION OF LAMPS HAVE FAILED.

Notes:
1) Based site plan provided 5-10-25.
2) Layout limits reference applied. POI @ zero residential & 0.5FC at residentially zoned fixture & shielded to minimize spill.
3) Material shown is standard Walmart buy.
4) Walmart spec applied after ordinance.

ALERT TO CONTRACTOR:

1. THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE, WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.
2. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

NO	REVISIONS	DATE	BY

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GARY ROBERT LEDBETTER
FL LICENSE NUMBER 94165

KHA PROJECT 240131005
DATE 8/12/2025
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY JRT
CHECKED BY MRT

PHOTOMETRIC PLAN

SW HWY 484 CENTER
PREPARED FOR
THE PHILLIPS EDISON GROUP, LLC

MARION COUNTY FL

SHEET NUMBER
6490

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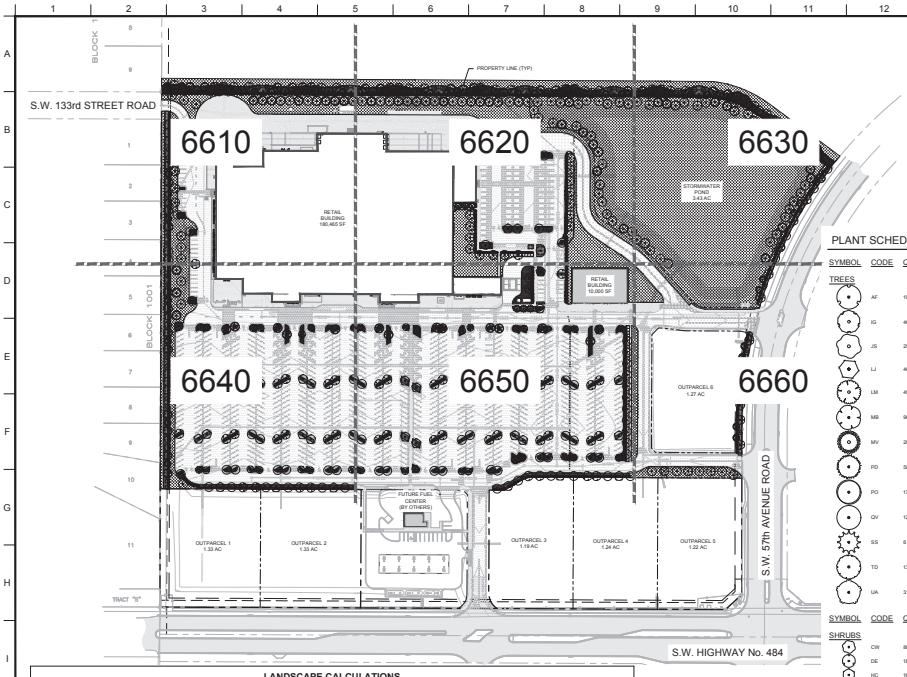

NOTES:

1. REFER TO SHEET L111 FOR FULL CONCEPT PLANT SCHEDULE.
2. REFER TO SHEETS L110 AND L111 FOR LANDSCAPE DETAILS.
3. ALL PLANT SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.
4. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO FIELD ADJUST ALL PLANT MATERIAL.
5. ALL QUANTITIES PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PER PLAN PRIOR TO BIDDING AND CONSTRUCTION.
6. SOD ALL AREAS OF DISTURBANCE WITH BAHIA (PASPALUM NOTATUM), AND HAND WATER TURF THROUGH ESTABLISHMENT IN ACCORDANCE WITH LANDSCAPE SPECIFICATIONS.

NOTES TO CONTRACTOR

1. 18" WIDE MULCH STRIP IS REQUIRED BEHIND ALL CONCRETE CURBS/BUFFERS. WHERE TURF GRASS WILL BE ESTABLISHED ADJACENT TO CONCRETE CURBS/BUFFERS, EITHER A 18" OR 24" (DEPENDENT ON AVAILABILITY) WIDE SOD STRIP IS REQUIRED.
2. CONTRACTOR IS CAUTIONED THAT STORMWATER CONVEYANCES AND POND BANKS AND BOTTOM CAN BE DAMAGED IF MACHINE MOWED WHILE THESE SOILS ARE WET. ANY ASSOCIATED DAMAGES ARE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR AT NO EXPENSE TO THE OWNER.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
TREES							
	AF	19	ACER RUBRUM 'FLORIDA FLAME'	FLORIDA FLAME RED MAPLE	FG	3.5" CAL MIN	12' HT MIN
	IG	40	ILEX X 'EAGLESTON'	EAGLESTON HOLLY	FG	1.5" CAL MIN	6' HT MIN
	JS	25	JUNIPERUS SILICICOLA	SOUTHERN RED CEDAR	FG	1.5" CAL MIN	6' HT MIN
	LJ	40	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	FG	1.5" CAL MIN	6' HT MIN
	LM	45	LAGERSTROEMIA X 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	FG	1.5" CAL MIN	6' HT MIN
	MB	90	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD'	D.D BLANCHARD SOUTHERN MAGNOLIA	FG	3.5" CAL MIN	12' HT MIN
	MV	28	MELALEUCA VIMINALIS	WEEPING BOTTLEBRUSH	FG	1.5" CAL MIN	6' HT MIN
	PD	58	PINUS ELLIOTTII DENSA	SLASH PINE	FG	3.5" CAL MIN	12' HT MIN
	PO	17	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	FG	3.5" CAL MIN	12' HT MIN
	QV	123	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	FG	3.5" CAL MIN	12' HT MIN
	SS	6	SABAL PALMETTO	CABBAGE PALMETTO	FG	HEAVY, H.O. FULLY REGENERATED	10'-16' CT, HT VARIES
	TD	13	TAXODIUM DISTICHUM	BALD CYPRESS	FG	3.5" CAL MIN	12' HT MIN
	UA	31	ULMUS AMERICANA	AMERICAN ELM	FG	3.5" CAL MIN	12' HT MIN

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING
SHRUBS							
	CW	88	CENCHRUS SETACEUS 'ALBA'	WHITE FOUNTAIN GRASS	3 GAL	18" HT MIN.	36" O.C.
	DE	183	DURANTA ERECTA 'GOLD MOUND'	GOLD MOUND DEWDROPS	3 GAL	18" HT MIN.	36" O.C.
	HC	164	HAMELIA PATENS 'CALUSA'	CALUSA FIREBUSH	7 GAL	18" HT MIN.	36" O.C.
	ID	55	ILEX VOMITORIA 'SCHILLINGS DWARF'	SCHILLINGS DWARF YAUPON HOLLY	3 GAL	18" HT MIN.	30" O.C.
	LO	52	LOROPETALUM CHINENSE 'CRIMSON FIRE' TM	CRIMSON FIRE FRINGE FLOWER	3 GAL	18" HT MIN.	36" O.C.
	MC	136	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	3 GAL	18" HT MIN.	30" O.C.
	MF	88	MYRICIANTHES FRAGRANS	SIMPSON'S STOPPER	7 GAL	18" HT MIN.	36" O.C.
	NP	36	NERIUM OLEANDER 'PETITE PINK'	PETITE PINK OLEANDER	3 GAL	18" HT MIN.	36" OC
	PK	24	PITTOSPORUM TOBIRA 'CREAM DE MINT'	MOCK ORANGE	7 GAL	18" HT MIN.	36" O.C.
	SC	96	SERENOA REPENS 'CINEREA'	SILVER SAW PALMETTO	3 GAL	18" HT MIN.	30" O.C.
	TD2	99	TRIPSACUM DACTYLOIDES NANA	DWARF FAKAHATCHEE GRASS	3 GAL	18" HT MIN.	36" O.C.
	VS	134	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	3 GAL	18" HT MIN.	36" O.C.
	ZF	29	ZAMIA FURFURACEA	CARDBOARD PALM	3 GAL	18" HT MIN.	36" O.C.
	ZI	125	ZAMIA INTEGRIFOLIA	COONTIE	3 GAL	18" HT MIN.	30" O.C.
GROUND COVERS							
	AC	5,023	ARACHIS GLABRATA 'SCOTURF'	PERENNIAL PEANUT	1 GAL	10" SPREAD	18" O.C.
	DT	2,419	DIANELLA TASMANICA	FLAX LILY	1 GAL	18" HT MIN	24" O.C.
	HB	3,532	EVOLVULUS GLOMERATUS 'BLUE DAZE'	BRAZILIAN DWARF MORNING GLORY	1 GAL	12" SPRD	24" O.C.
	JC	3,767	JUNIPERUS CONFERTA	SHORE JUNIPER	1 GAL	12" SPRD	24" O.C.
	LB	2,157	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	1 GAL	12" HT MIN	18" O.C.
	MS	4,372	MIMOSA STRIGILLOSA	SUNSHINE MIMOSA	1 GAL	12" SPRD	18" O.C.
	PN	289,008 SF	PASPALUM NOTATUM	BAHIAGRASS	SOD	12"HT MIN	

LANDSCAPE CALCULATIONS

PER "MARION COUNTY" LAND DEVELOPMENT CODE

	REQUIRED	PROVIDED
SHADE TREE REQUIREMENT SECTION 6.7.4	1 SHADE TREE PER 3,000 SF 1,104,783 SF / 3,000 = 369 SHADE TREES	**352 SHADE TREES**
PARKING AREAS AND VEHICULAR USE AREAS SECTION 6.8.7	1 SHADE TREE PER PARKING ISLAND **102 PARKING ISLANDS = 102 SHADE TREES**	86 SHADE TREES AND 48 ACCENT/ORNAMENTAL TREES = **134 TREES** *"ACCENT/ORNAMENTAL TREES USED WHERE THERE ARE CONTROL SIGNAGE CONFLICTS*
BUFFERS SECTION 6.8.6	**BUFFER 1: BUFFER TYPE 'A' WITHOUT A BUFFER WALL - 1,526 LF** 30' WIDTH, 3 SHADE TREES AND 5 ACCENT/ORNAMENTAL TREES PER 100 LF, AND 50% BUFFER AREA COMPRISED OF SHRUBS AND GROUNDCOVER 1,526 / 100 = 15.26 (3) (5) = 46 SHADE TREES AND 77 ACCENT/ORNAMENTAL TREES 1,526 X 30 = 53,410 SF X 0.50 = 26,705 SF SHRUBS AND GROUNDCOVER **BUFFER 2: BUFFER TYPE 'C' - 627 LF** 10' WIDTH, 2 SHADE TREES AND 3 ACCENT/ORNAMENTAL TREES PER 100 LF, AND 50% BUFFER AREA, COMPRISED OF SHRUBS AND GROUNDCOVER 627 / 100 = 6.27 (2) (3) = 13 SHADE TREES AND 19 ACCENT/ORNAMENTAL TREES 627 X 15 = 9,405 SF X 0.50 = 4,703 SF SHRUBS AND GROUNDCOVER **BUFFER 3: BUFFER TYPE 'B' - 851 LF** 10' WIDTH, 3 SHADE TREES AND 5 ACCENT/ORNAMENTAL TREES PER 100 LF, A BUFFER WALL, AND 50% BUFFER AREA COMPRISED OF SHRUBS AND GROUNDCOVER 851 / 100 = 8.51 (2) (3) = 18 SHADE TREES* AND 26 ACCENT/ORNAMENTAL TREES 851 X 20 = 17,020 SF X 0.50 = 8,510 SF SHRUBS AND GROUNDCOVER	**352 SHADE TREES** **BUFFER 1: BUFFER TYPE 'A' WITHOUT A WALL - 1,526 LF** 30' WIDTH (5' ON-SITE, 25' OFF-SITE), 46 SHADE TREES, 77 ACCENT/ORNAMENTAL TREES, AND 27,488 SF SHRUBS AND GROUNDCOVER **BUFFER 2: BUFFER TYPE 'C' - 627 LF** 10' WIDTH, 13 SHADE TREES, 19 ACCENT/ORNAMENTAL TREES, AND 4,662 SF SHRUBS AND GROUNDCOVER **BUFFER 3: BUFFER TYPE 'B' - 851 LF** 10' WIDTH, 18 SHADE TREES, 26 ACCENT/ORNAMENTAL TREES, A BUFFER WALL, AND 9,286 SF SHRUBS AND GROUNDCOVER *"ACCENT/ORNAMENTAL TREES PROVIDED WHERE THERE ARE OVERHEAD UTILITY CONFLICTS
OPEN SPACE REQUIREMENTS SECTION 6.8.4	20% OF LAND TO BE DEVELOPED SHALL BE LANDSCAPED 1,504,806 SF X 0.20 = 300,962 SF LANDSCAPE AREA	449,974 SF LANDSCAPE AREA
GENERAL PLANTING REQUIREMENTS SECTION 6.8.10	20% MINIMUM OF ALL PROPOSED PLANT QUANTITIES SHALL BE NATIVE 50% MINIMUM SHADE TREES SHALL BE NATIVE 50% MAXIMUM OF REQUIRED SHADE TREES SHALL BE ONE SPECIES	QUANTITIES TO BE PROVIDED IN SUBSEQUENT SUBMITTAL

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

PERMANENT GRASS CHART

SYMBOL	ACREAGE	VARIETY	SEEDING RATE
SOD	6.63+/-	ARGENTINE BAHIA GRASS	N/A

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KHA PROJECT
240012005
DATE
8/7/2025
SCALE AS SHOWN
DESIGNED RPA
DRAWN MJJ
CHECKED MDD

OVERALL CODE REQUIRED LANDSCAPE PLAN

SW HIGHWAY 484 CENTER
PREPARED FOR
THE PHILLIPS EDISON GROUP LLC
MARION COUNTY FL

SHEET NUMBER
6600

Plotted By:Jimenez, Kayla Sheet Set:Kha Layout:6600 August 07, 2025 08:53:07am K:\SAR_JAX\242312005 – Ocala Walmart\CAD\PlanSheets\LANDSCAPE PLAN.dwg

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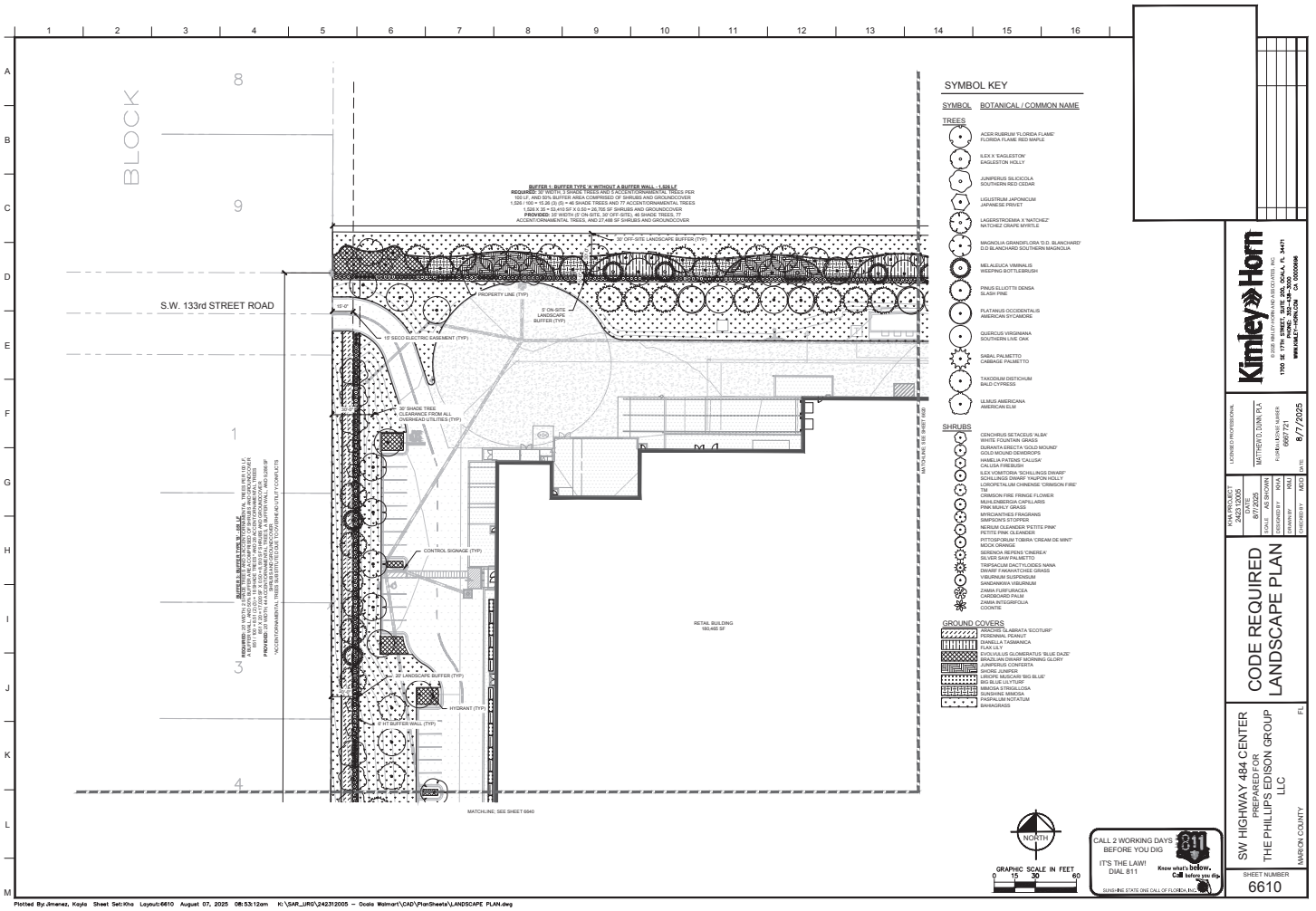

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8/7/2025

KHA PROJECT
242412005
DATE
8/7/2025
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CODE REQUIRED LANDSCAPE PLAN

SW HIGHWAY 484 CENTER
PREPARED FOR
THE PHILLIPS EDISON GROUP LLC
MARION COUNTY FL

SHEET NUMBER
6610

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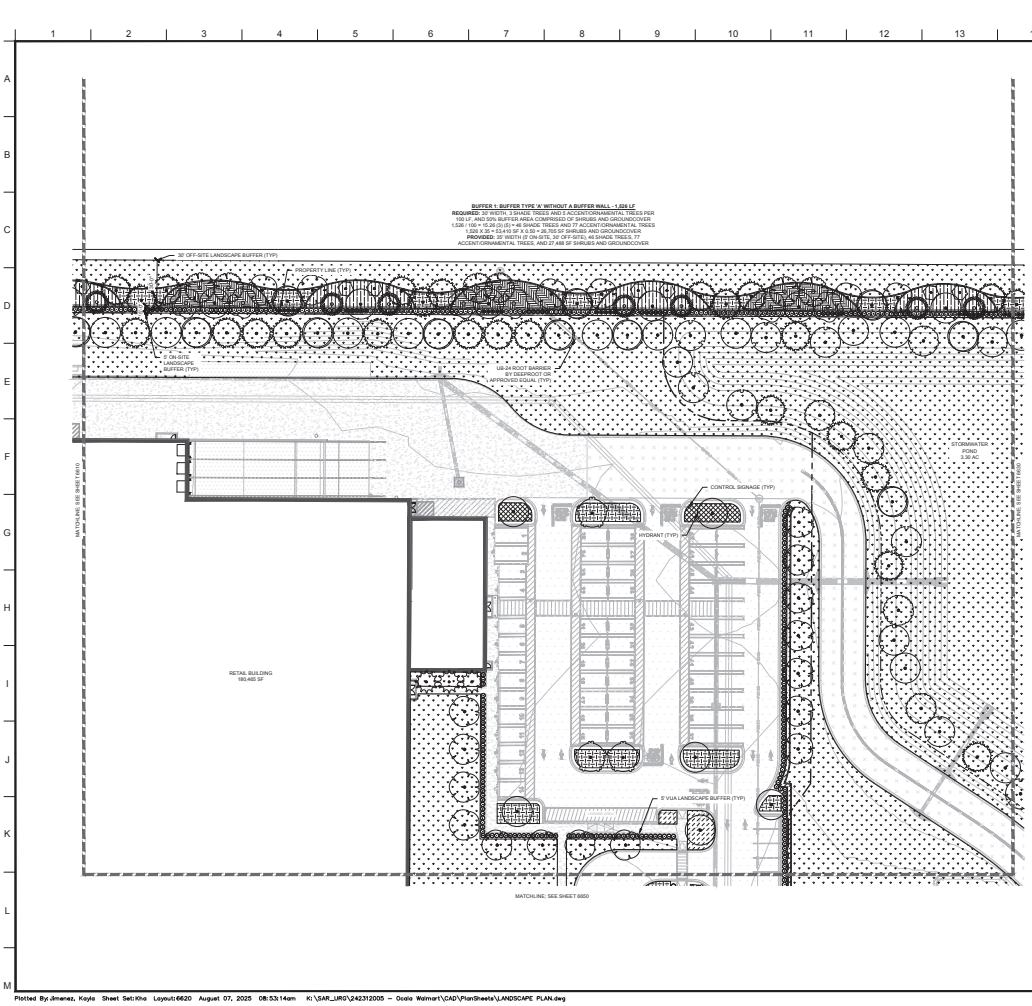

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KHA PROJECT
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CODE REQUIRED
LANDSCAPE PLAN

SW HIGHWAY 484 CENTER
PREPARED FOR
THE PHILLIPS EDISON GROUP
LLC

MARION COUNTY FL

SHEET NUMBER
6620

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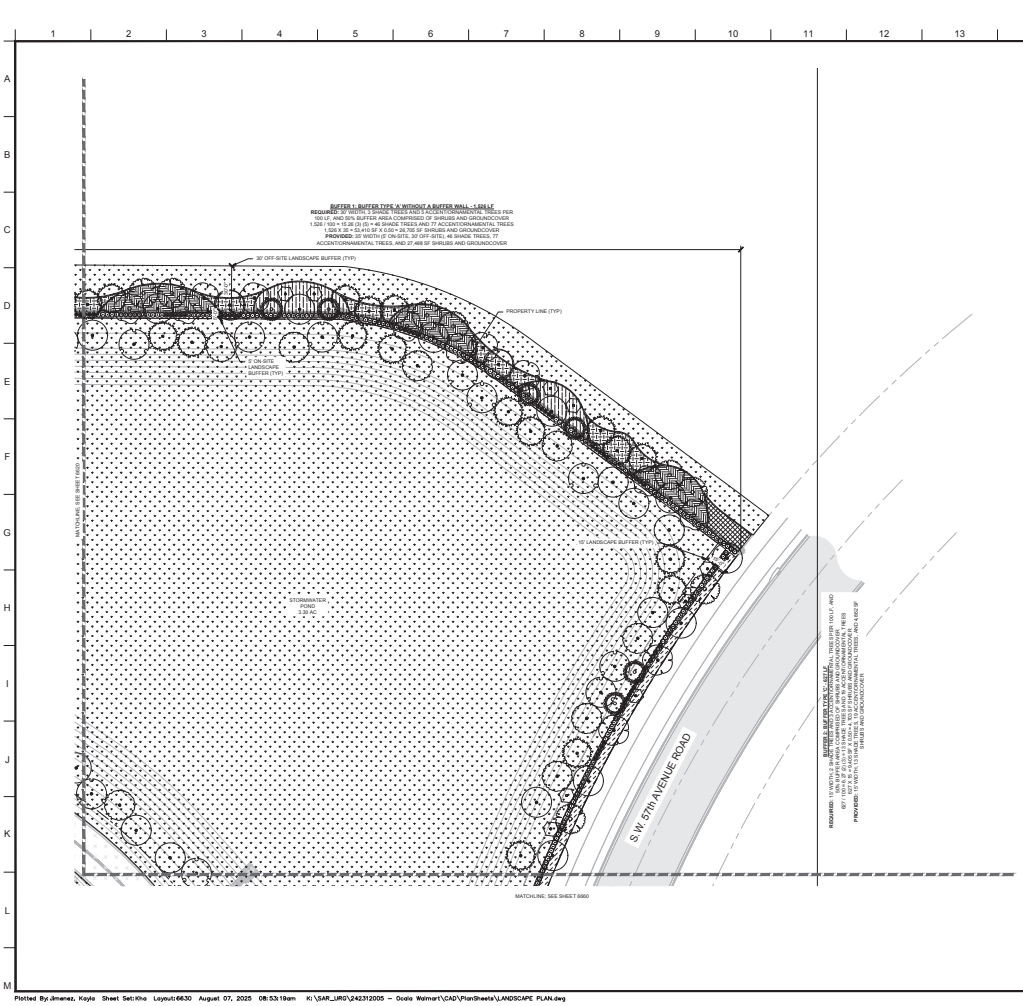

SYMBOL KEY

SYMBOL	BOTANICAL / COMMON NAME
TREES	
	ACER RUBRUM 'FLORIDA FLAME' FLORIDA FLAME RED MAPLE
	ILEX X 'EAGLESTON' EAGLESTON HOLLY
	JUNIPERUS SILICICOLA SOUTHERN RED CEDAR
	LIGUSTRUM JAPONICUM JAPANESE PRIVET
	LAGERSTROEMIA X 'NATCHEZ' NATCHEZ CRAPE MYRTLE
	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD' D.D BLANCHARD SOUTHERN MAGNOLIA
	MELALEUCA VIMINALIS WEEPING BOTTLEBRUSH
	PINUS ELLIOTTII DENSA SLASH PINE
	PLATANUS OCCIDENTALIS AMERICAN SYCAMORE
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	SABAL PALMETTO CABBAGE PALMETTO
	TAXODIUM DISTICHUM BALD CYPRESS
	ULMUS AMERICANA AMERICAN ELM
SHRUBS	
	CENCHRUS SETACEUS 'ALBA' WHITE FOUNTAIN GRASS
	DURANTA ERECTA 'GOLD MOUND' GOLD MOUND DEWDROPS
	HAMELIA PATENS 'CALUSA' CALUSA FIREBUSH
	ILEX VOMITORIA 'SCHILLINGS DWARF' SCHILLINGS DWARF YAUPON HOLLY
	LOROPETALUM CHINENSE 'CRIMSON FIRE' TM CRIMSON FIRE FRINGE FLOWER
	MUHLENBERGIA CAPILLARIS PINK MUHLY GRASS
	MYRCIANTHES FRAGRANS SIMPSON'S STOPPER
	NERIUM OLEANDER 'PETITE PINK' PETITE PINK OLEANDER
	PITTOSPORUM TOBIRA 'CREAM DE MINT' MOCK ORANGE
	SERENOA REPENS 'CINEREA' SILVER SAW PALMETTO
	TRIPSACUM DACTYLOIDES 'NANA DWARF FAKAHATCHEE GRASS
	VIBURNUM SUSPENSUM SANDANKWA VIBURNUM
	ZAMIA FURFURACEA CARDBOARD PALM
	ZAMIA INTEGRIFOLIA COONTIE
GROUND COVERS	
	ARACHIS GLABRATA 'ECOTURF' PERENNIAL PEANUT
	DIANELLA TASMANICA FLAX LILY
	EVOLVULUS GLOMERATUS 'BLUE DAZE' BRAZILIAN DWARF MORNING GLORY
	JUNIPERUS CONFERTA SHORE JUNIPER
	LIRIOPE MUSCARI 'BIG BLUE' BIG BLUE LILYTURF
	MIMOSA STRIGILLOSA SUNSHINE MIMOSA
	PASPALUM NOTATUM BAHIAGRASS

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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DATE

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MARION COUNTY FL

SHEET NUMBER
6630

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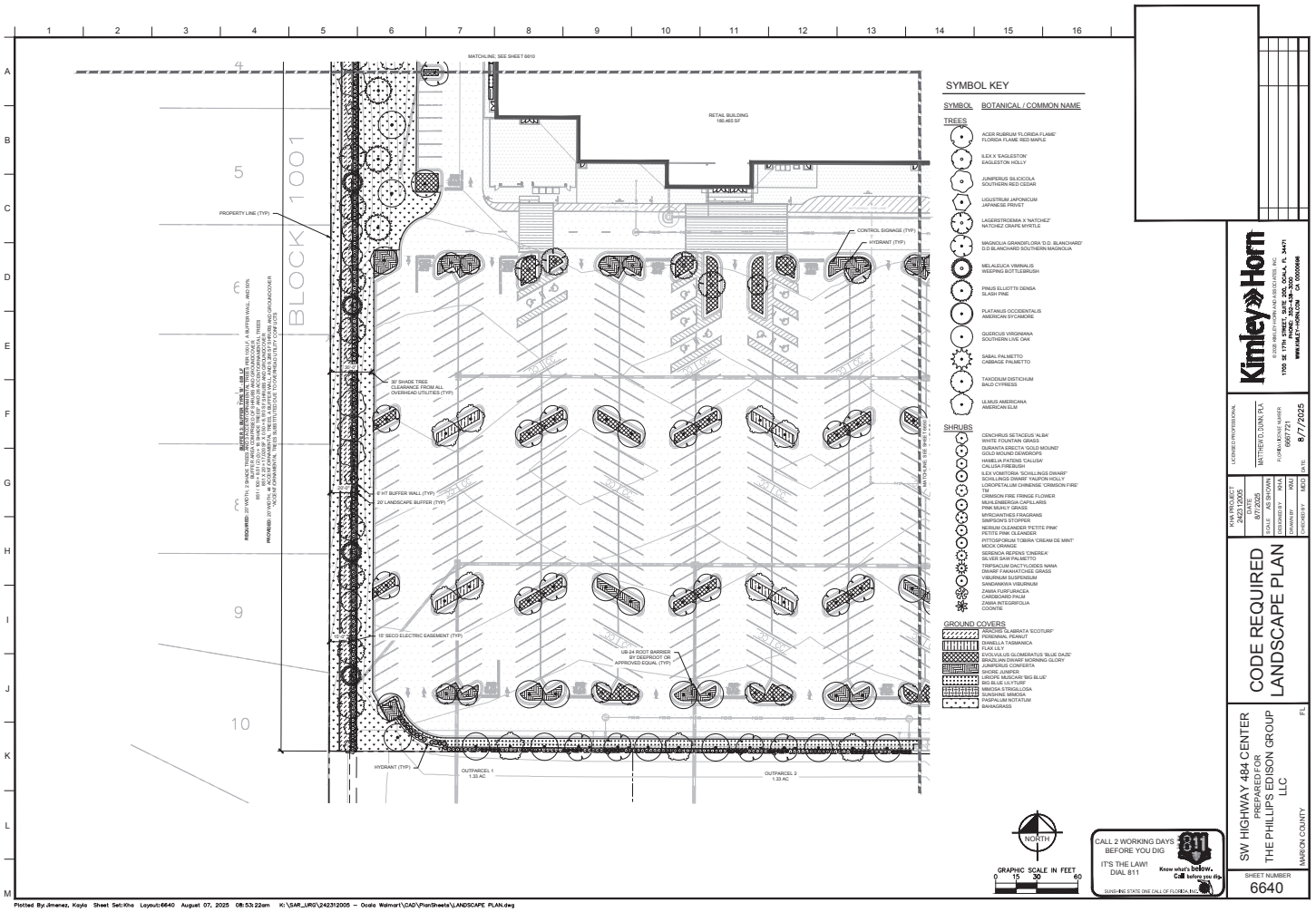

SYMBOL KEY

SYMBOL	BOTANICAL / COMMON NAME
TREES	
	ACER RUBRUM 'FLORIDA FLAME' FLORIDA FLAME RED MAPLE
	ILEX X 'EAGLESTON' EAGLESTON HOLLY
	JUNIPERUS SILICICOLA SOUTHERN RED CEDAR
	LIGUSTRUM JAPONICUM JAPANESE PRIVET
	LAGERSTROEMIA X 'NATCHEZ' NATCHEZ CRAPE MYRTLE
	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD' D.D BLANCHARD SOUTHERN MAGNOLIA
	MELALEUCA VIMINALIS WEEPING BOTTLEBRUSH
	PINUS ELLIOTTII DENSA SLASH PINE
	PLATANUS OCCIDENTALIS AMERICAN SYCAMORE
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	SABAL PALMETTO CABBAGE PALMETTO
	TAXODIUM DISTICHUM BALD CYPRESS
	ULMUS AMERICANA AMERICAN ELM
SHRUBS	
	CENCHRUS SETACEUS 'ALBA' WHITE FOUNTAIN GRASS
	DURANTA ERECTA 'GOLD MOUND' GOLD MOUND DEWDROPS
	HAMELIA PATENS 'CALUSA' CALUSA FIREBUSH
	ILEX VOMITORIA 'SCHILLINGS DWARF' SCHILLINGS DWARF YAUPON HOLLY
	LOROPETALUM CHINENSE 'CRIMSON FIRE' TM CRIMSON FIRE FRINGE FLOWER
	MUHLENBERGIA CAPILLARIS PINK MUHLY GRASS
	MYRCIANTHES FRAGRANS SIMPSON'S STOPPER
	NERIUM OLEANDER 'PETITE PINK' PETITE PINK OLEANDER
	PITTOSPORUM TOBIRA 'CREAM DE MINT' MOCK ORANGE
	SERENOA REPENS 'CINEREA' SILVER SAW PALMETTO
	TRIPSACUM DACTYLOIDES 'NANA DWARF FAKAHATCHEE GRASS
	VIBURNUM SUSPENSUM SANDANKWA VIBURNUM
	ZAMIA FURFURACEA CARDBOARD PALM
	ZAMIA INTEGRIFOLIA COONTIE
GROUND COVERS	
	ARACHIS GLABRATA 'ECOTURF' PERENNIAL PEANUT
	DIANELLA TASMANICA FLAX LILY
	EVOLVULUS GLOMERATUS 'BLUE DAZE' BRAZILIAN DWARF MORNING GLORY
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	LIRIOPE MUSCARI 'BIG BLUE' BIG BLUE LILYTURF
	MIMOSA STRIGILLOSA SUNSHINE MIMOSA
	PASPALUM NOTATUM BAHIAGRASS

NORTH

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LICENSED PROFESSIONAL
MATTHEW D. DIRK, P.E.
FLORIDA LICENSE NUMBER
66772
8/7/2025
DATE

KHA PROJECT 242312005
DATE 8/7/2025
SCALE AS SHOWN
DESIGNED RPA
DRAWN RMJ
CHECKED MDD

CODE REQUIRED LANDSCAPE PLAN

SW HIGHWAY 484 CENTER
PREPARED FOR
THE PHILLIPS EDISON GROUP LLC

MARION COUNTY FL

SHEET NUMBER
6640

Plotted By: Jimenez, Kayla Sheet Set: Kha Layout: 6640 August 07, 2025 08:53:22am K:\SAR_JAX\242312005 – Ocala Walmart\CAD\PlanSheets\LANDSCAPE PLAN.dwg

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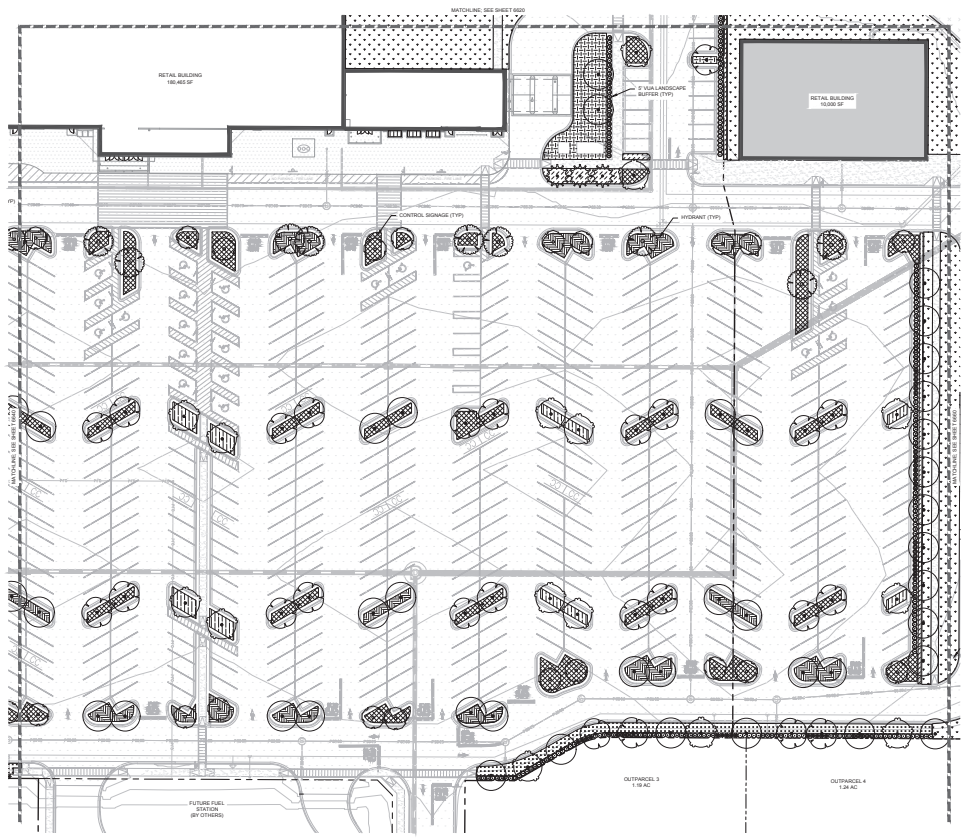

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FLORIDA LICENSE NUMBER
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DATE: 8/7/2025

KHA PROJECT 242312005
DATE 8/7/2025
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KMJ
CHECKED BY MDD

CODE REQUIRED LANDSCAPE PLAN

SW HIGHWAY 484 CENTER
PREPARED FOR
THE PHILLIPS EDISON GROUP LLC
MARION COUNTY FL

SHEET NUMBER
6650

Plotted By: Jimenez, Kayla Sheet Set: Kha Layout: 6650 August 07, 2025 08:53:26am K:\SAR_URG\242312005 - Ocala Walmart\CAD\PlanSheets\LANDSCAPE PLAN.dwg

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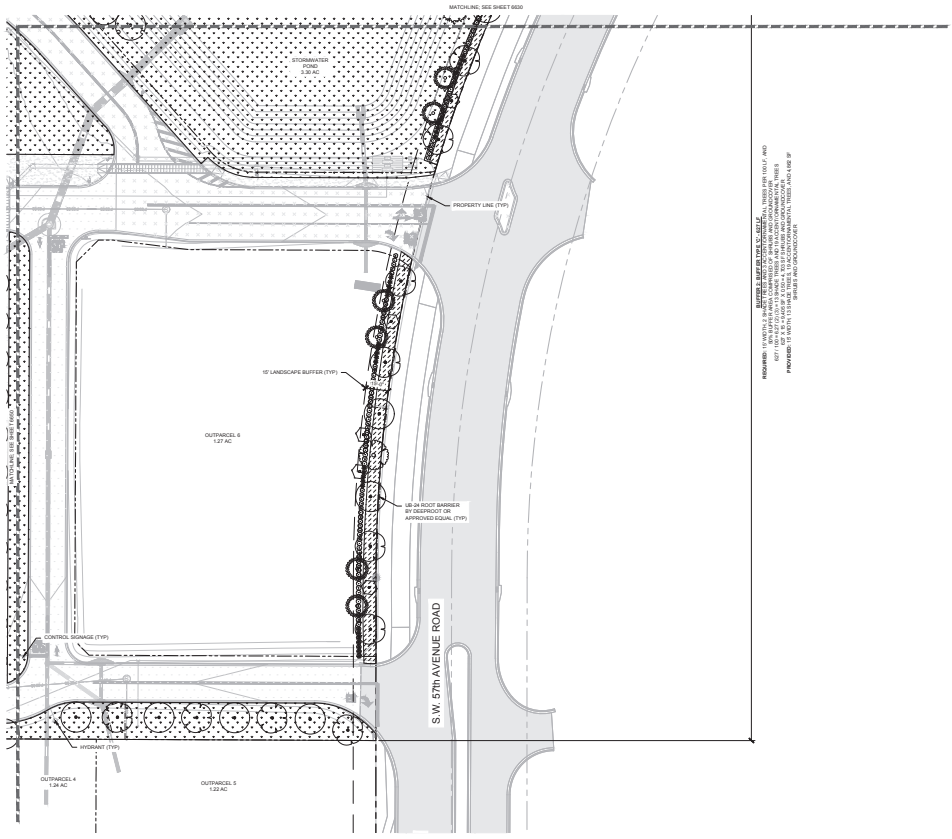

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8/7/2025

KHA PROJECT 242412005
DATE 8/7/2025
SCALE AS SHOWN
DESIGNED RPA
DRAWN PAZ
CHECKED KED

CODE REQUIRED LANDSCAPE PLAN

SW HIGHWAY 484 CENTER
PREPARED FOR
THE PHILLIPS EDISON GROUP LLC
MARION COUNTY FL

SHEET NUMBER
6660

Plotted By: Jimenez, Kayla Sheet Set: Kha Layout: 6660 August 07, 2025 08:53:29am K:\SAR_JAX\242312005 – Ocala Walmart\CAD\PlanSheets\LANDSCAPE PLAN.dwg

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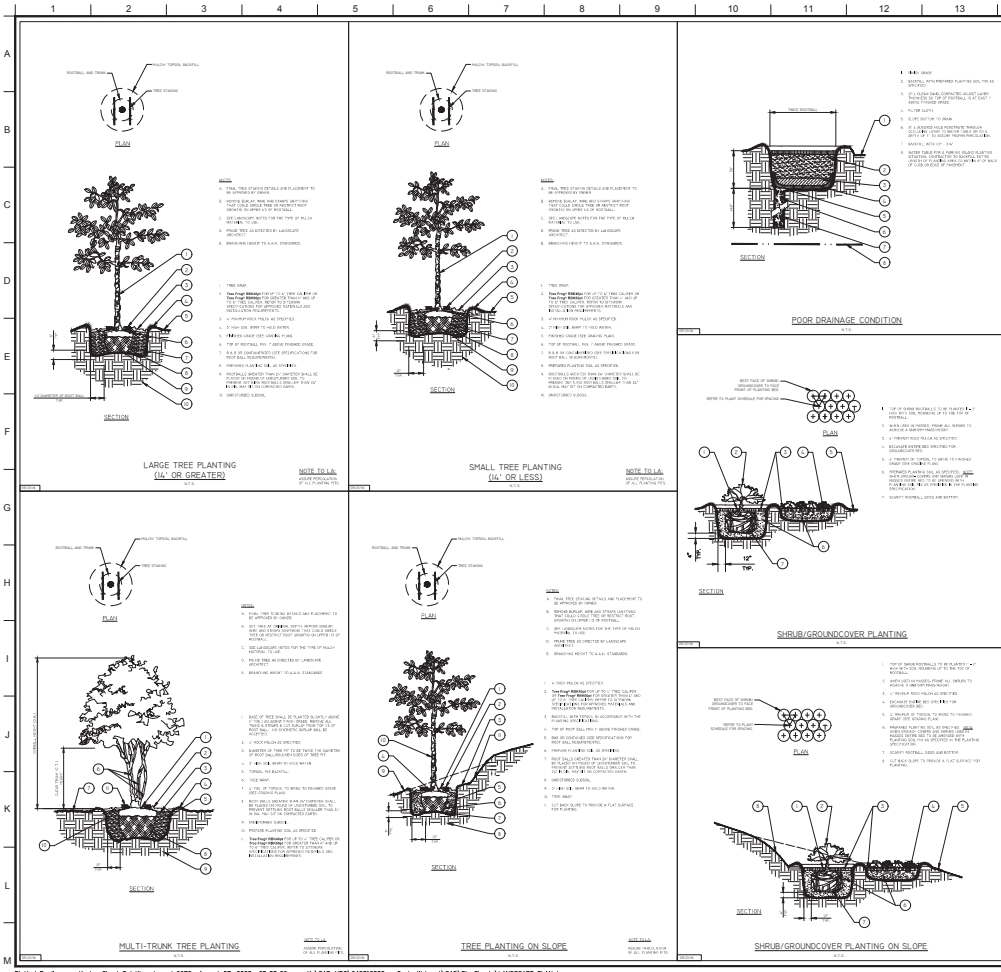

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LICENSED PROFESSIONAL
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FLORIDA LICENSE NUMBER
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DATE: 8/7/2025

KHA PROJECT 242312005
DATE 8/7/2025
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KAJ
CHECKED BY MJD

LANDSCAPE DETAILS

SW HIGHWAY 484 CENTER
PREPARED FOR
THE PHILLIPS EDISON GROUP LLC
MARION COUNTY FL

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SHEET NUMBER
6670

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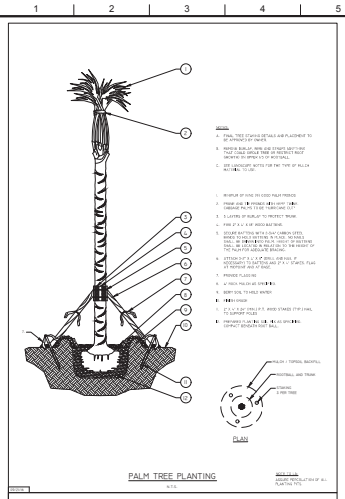
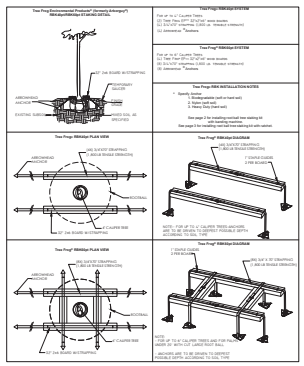


PALM TREE PLANTING

N.T.S.



"TREE FROG" TREE STAKING

N.T.S.

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FLORIDA LICENSE NUMBER 6667721

DATE: 8/7/2025

KHA PROJECT 242312005

DATE 8/7/2025

SCALE AS SHOWN

DESIGNED BY KHA

DRAWN BY KHJ

CHECKED BY MJD

LANDSCAPE DETAILS

SW HIGHWAY 484 CENTER
PREPARED FOR
THE PHILLIPS EDISON GROUP LLC

MARION COUNTY FL

SHEET NUMBER
6680

Plotted By:Jimenez, Kayla Sheet Set:Kha Layout:6680 August 07, 2025 08:53:31am K:\SAR_LRG\242312005 – Ocala Walmart\CAD\PlanSheets\LANDSCAPE PLAN.dwg

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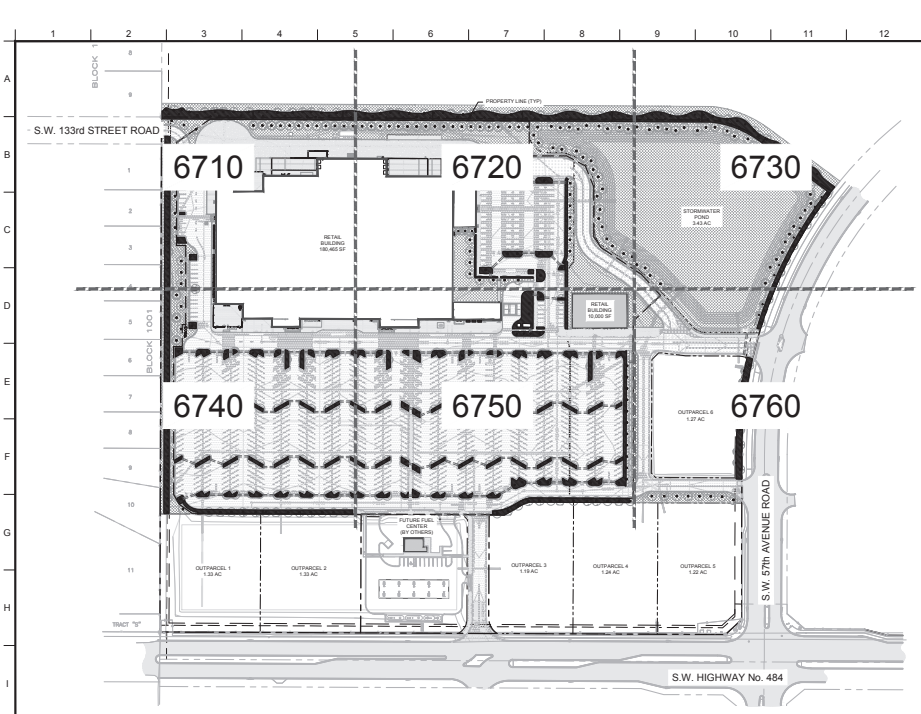

SCHEMATIC IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
●	RAIN BIRD XFS-04-12 DRIP RING	184
◉	RAIN BIRD XFS-06-12 DRIP RING	351
▨	AREA TO RECEIVE DRIPLINE RAIN BIRD XFDE-06-18 XFDE ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE. 0.6 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV & KINK RESISTANT. USE XF INSERT FITTINGS.	53,390 LF

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
(M)	HYDROPOINT 0038 2" 2" GLOBE MASTER VALVE	1
(C)	HYDROPOINT 0017 24-STATION CONTROLLER IN STAINLESS STEEL PEDESTAL	1
(S)	HYDROPOINT 0042 RAIN SENSOR	1
(FS)	HYDROPOINT 0028 2" PVC TEE FLOW SENSOR	1
(BP)	BOOSTER PUMP PUMP STATION WITH VFD MOTOR AND AUTOMATIC, SELF-FLUSHING FILTER BY CONTRACTOR. PUMP STATION SHALL BE CAPABLE OF PROVIDING 75 PSI AND 75 GPM.	1
POC	POINT OF CONNECTION IRRIGATION WELL - SIZE BY CONTRACTOR	1
— — —	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21	3,725 LF
- - - - -	PIPE SLEEVE: PVC SCHEDULE 40 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING FOR CONSTRUCTION.	2,326 LF

NOTES

1. REFER TO SHEETS IR110, IR111, AND IR112 FOR IRRIGATION DETAILS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE PROJECT SPECIFICATIONS PRIOR TO BIDDING. THE PROJECT SPECIFICATIONS ARE A PART OF THESE PLANS AND SHALL BE CONSULTED BY THE IRRIGATION CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING WORK AS SPECIFIED IN THE PROJECT SPECIFICATIONS AND ON THE PLANS.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK.
4. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK.
5. THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
6. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
7. THIS PLAN IS SCHEMATIC AND DUE TO THE NATURE OF CONSTRUCTION SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT PLAN.
8. THIS IRRIGATION SYSTEM IS DESIGNED TO THE FOLLOWING STATS: 136 G.P.M. STATIC WATER PRESSURE IS REPORTED TO 70 P.S.I.
9. CONTRACTOR TO VERIFY ACTUAL AVAILABLE WATER PRESSURE BEFORE BEGINNING INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE WATER PRESSURE EXCEEDS 5 PSI HIGHER OR LOWER THAN AVAILABLE WATER PRESSURE.
10. IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED.
11. WHERE APPLICABLE IRRIGATION HEADS ARE TO BE ADJUSTED FOR COMPLETE COVERAGE WITH MINIMUM OVER SPRAY BEYOND LANDSCAPE AREAS.
12. EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
13. IRRIGATION LATERAL LINES, MAIN LINES AND EQUIPMENT MAY BE SHOWN OUTSIDE PROPERTY LINES ON THIS PLAN. ALL IRRIGATION LINES AND EQUIPMENT ARE TO BE WITHIN AND INSTALLED WITHIN THE LIMITS OF THE PROPERTY LINE.
14. ALL IRRIGATION SLEEVING TO BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES. SEE SLEEVING DETAIL.
15. SUPPLY LINE AND METER TO BE PROVIDED BY GENERAL CONTRACTOR. BACKFLOW PREVENTER TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN AFTER THE IRRIGATION WATER METER.
16. IRRIGATION CONTRACTOR SHALL REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNERS REPRESENTATIVE.
17. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.
18. INSTALL ALL VALVE BOXES 5' MINIMUM FROM ANY CURB.
19. CONTRACTOR SHALL FOLLOW THE WALMART IRRIGATION SPECIFICATIONS, SECTION 02812 (32 8400) - SITE IRRIGATION SYSTEM, PROVIDED SEPARATELY.

NORTH

GRAPHIC SCALE IN FEET
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OVERALL SCHEMATIC IRRIGATION PLAN

SW HIGHWAY 484 CENTER
PREPARED FOR
THE PHILLIPS EDISON GROUP LLC

MARION COUNTY FL

SHEET NUMBER
6700

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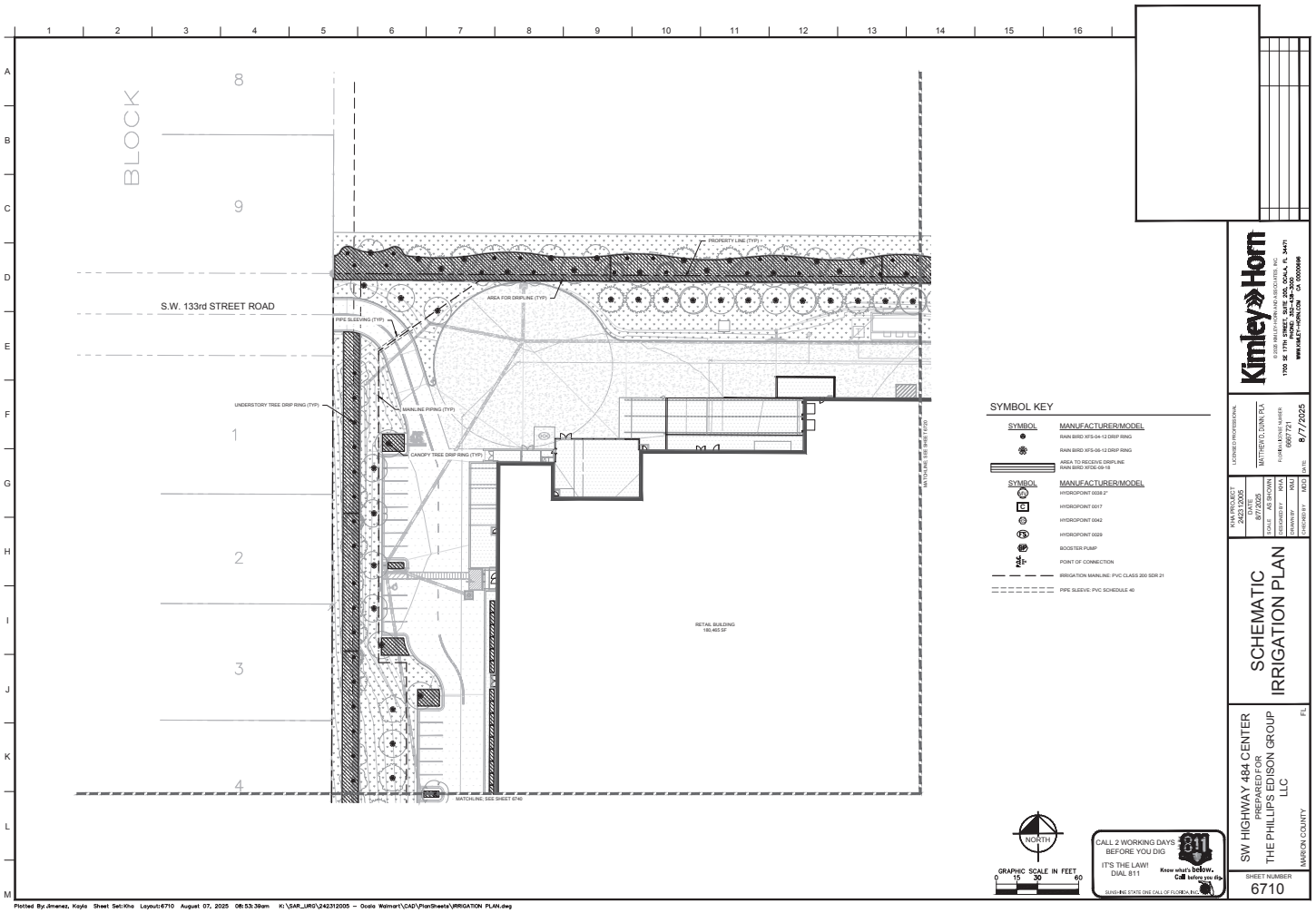

SYMBOL KEY

SYMBOL	MANUFACTURER/MODEL
	RAIN BIRD XFS-04-12 DRIP RING
	RAIN BIRD XFS-06-12 DRIP RING
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFDE-09-18

SYMBOL	MANUFACTURER/MODEL
M1	HYDROPOINT 0038 2"
C	HYDROPOINT 0017
	HYDROPOINT 0042
FS	HYDROPOINT 0029
BP	BOOSTER PUMP
POC	POINT OF CONNECTION
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21
	PIPE SLEEVE: PVC SCHEDULE 40

NORTH

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CHECKED MDD

SCHEMATIC IRRIGATION PLAN

SW HIGHWAY 484 CENTER
PREPARED FOR
THE PHILLIPS EDISON GROUP LLC
MARION COUNTY FL

SHEET NUMBER
6710

Plotted By: Jimenez, Kayla Sheet Set: Kha Layout: 6710 August 07, 2025 08:53:39am K:\SAR_LRD\242312005 – Ocala Walmart\CAD\PlanSheets\IRRIGATION PLAN.dwg

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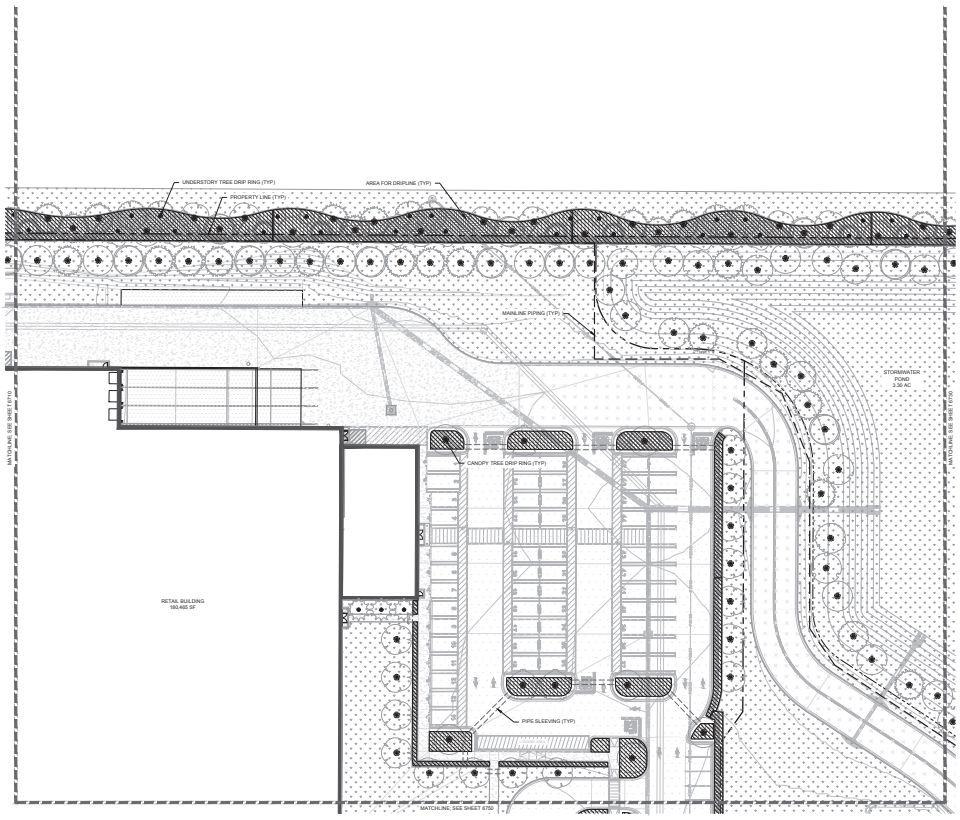

SYMBOL KEY

SYMBOL	MANUFACTURER/MODEL
	RAIN BIRD XFS-04-12 DRIP RING
	RAIN BIRD XFS-06-12 DRIP RING
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFDE-09-18

SYMBOL	MANUFACTURER/MODEL
HP	HYDROPOINT 0038 2"
C	HYDROPOINT 0017
	HYDROPOINT 0042
FS	HYDROPOINT 0029
BP	BOOSTER PUMP
P.O.C.	POINT OF CONNECTION
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21
	PIPE SLEEVE: PVC SCHEDULE 40

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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Kimley»Horn
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PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM CA 00000696
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LICENSED PROFESSIONAL
MATTHEW D. DUNN, P.E.
FLORIDA LICENSE NUMBER
66772
8/7/2025
DATE

KHA PROJECT 242312005
DATE 8/7/2025
SCALE AS SHOWN
DESIGNED RPA
DRAWN PAG
CHECKED MDD

SCHEMATIC IRRIGATION PLAN

SW HIGHWAY 484 CENTER
PREPARED FOR
THE PHILLIPS EDISON GROUP LLC
MARION COUNTY FL

SHEET NUMBER
6720

Plotted By: Jimenez, Kayla Sheet Set: Kha Layout: 6720 August 07, 2025 08:53: 44am K: \SAR_JAX\242312005 – Ocala Walmart\CAD\PlanSheets\IRRIGATION PLAN.dwg

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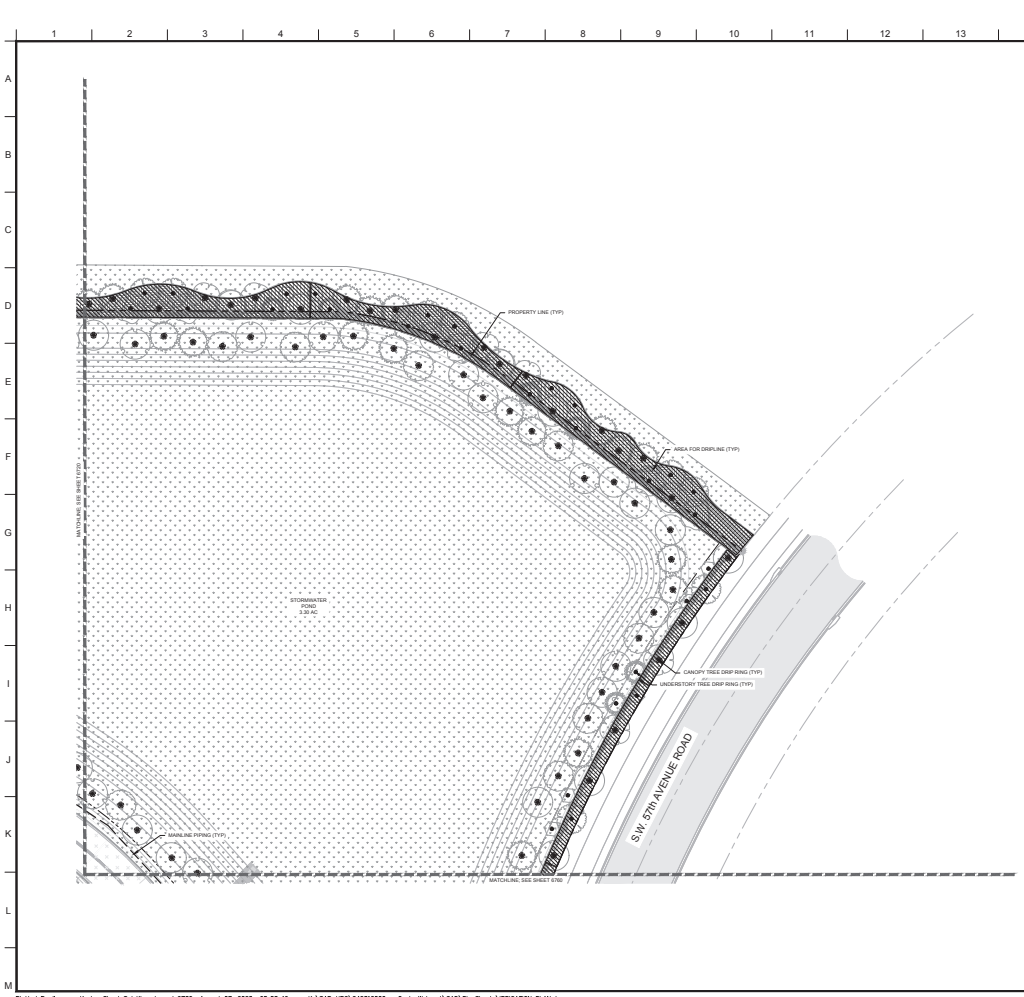

SYMBOL KEY

SYMBOL	MANUFACTURER/MODEL
	RAIN BIRD XFS-04-12 DRIP RING
	RAIN BIRD XFS-06-12 DRIP RING
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFDE-09-18

SYMBOL	MANUFACTURER/MODEL
M1	HYDROPOINT 0038 2"
C	HYDROPOINT 0017
M2	HYDROPOINT 0042
FS	HYDROPOINT 0029
BP	BOOSTER PUMP
P.O.C.	POINT OF CONNECTION
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21
	PIPE SLEEVE: PVC SCHEDULE 40

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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8/7/2025

KHA PROJECT 242312005
DATE 8/7/2025
SCALE AS SHOWN
DESIGNED RPA
DRAWN PAG
CHECKED KED

SCHEMATIC IRRIGATION PLAN

SW HIGHWAY 484 CENTER
PREPARED FOR
THE PHILLIPS EDISON GROUP LLC
MARION COUNTY FL

SHEET NUMBER
6730

Plotted By: Jimenez, Kayla Sheet Set: Kha Layout: 6730 August 07, 2025 08:53: 46am K: \SAR_JAX\242312005 – Ocala Walmart\CAD\PlanSheets\IRRIGATION PLAN.dwg

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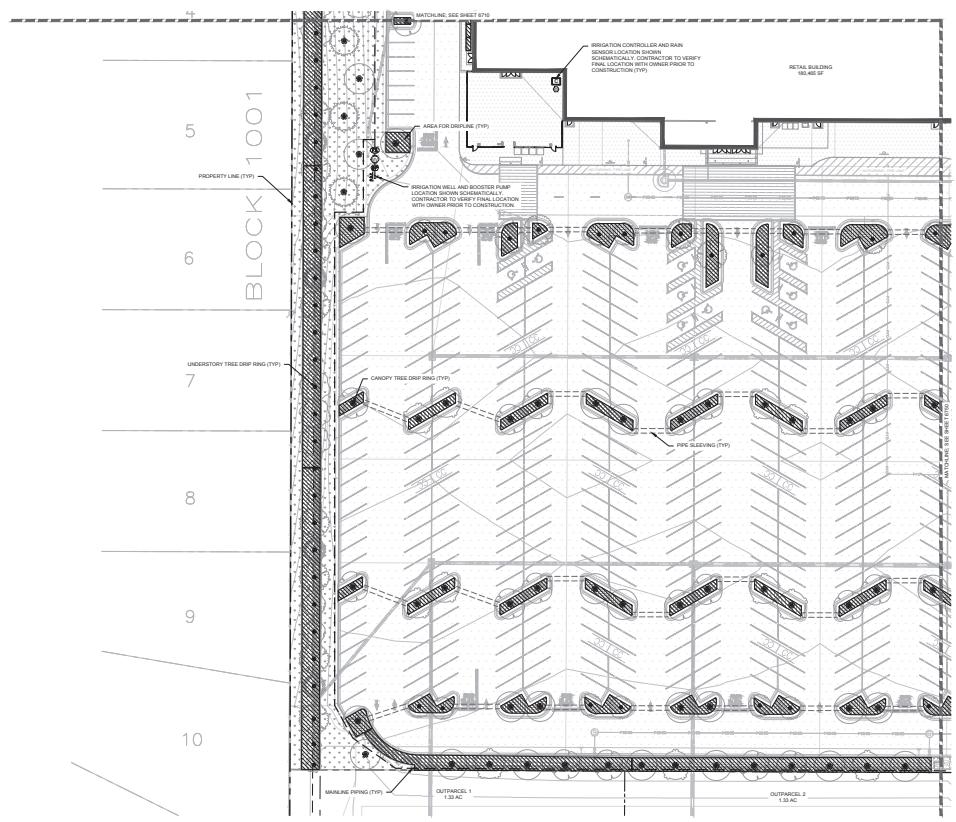

SYMBOL KEY

SYMBOL	MANUFACTURER/MODEL
	RAIN BIRD XFS-04-12 DRIP RING
	RAIN BIRD XFS-06-12 DRIP RING
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFDE-09-18

SYMBOL	MANUFACTURER/MODEL
	HYDROPOINT 0038 2"
	HYDROPOINT 0017
	HYDROPOINT 0042
	HYDROPOINT 0029
	BOOSTER PUMP
	POINT OF CONNECTION
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21
	PIPE SLEEVE: PVC SCHEDULE 40

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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LICENSED PROFESSIONAL
MATTHEW D. DUNN, PLA
FLORIDA LICENSE NUMBER
6667721
DATE: 8/7/2025

KHA PROJECT 242312005
DATE 8/7/2025
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KMJ
CHECKED BY MDD

SCHEMATIC IRRIGATION PLAN

SW HIGHWAY 484 CENTER
PREPARED FOR
THE PHILLIPS EDISON GROUP LLC
MARION COUNTY FL

SHEET NUMBER
6740

Plotted By: Jimenez, Kayla Sheet Set: Kha Layout: 6740 August 07, 2025 08:53:51am K:\SAR_LRD\242312005 – Ocala Walmart\CAD\PlanSheets\IRRIGATION PLAN.dwg

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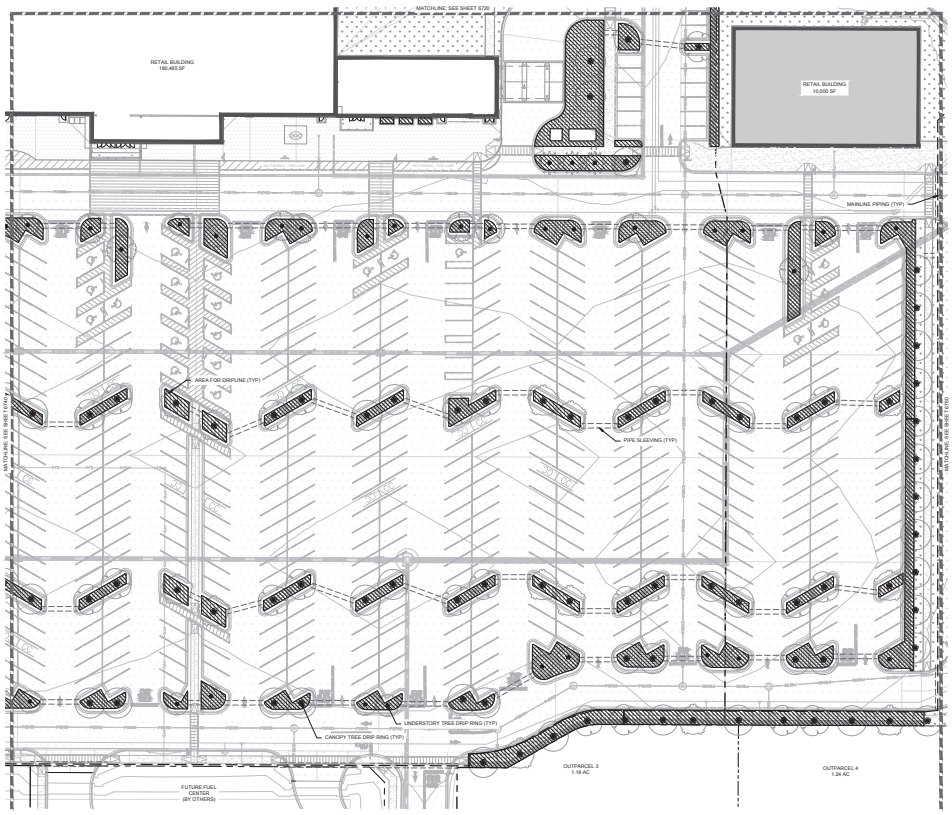

SYMBOL KEY

SYMBOL	MANUFACTURER/MODEL
	RAIN BIRD XFS-04-12 DRIP RING
	RAIN BIRD XFS-06-12 DRIP RING
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFDE-09-18

SYMBOL	MANUFACTURER/MODEL
	HYDROPOINT 0038 2"
	HYDROPOINT 0017
	HYDROPOINT 0042
	HYDROPOINT 0029
	BOOSTER PUMP
P.O.C. 1"	POINT OF CONNECTION
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21
	PIPE SLEEVE: PVC SCHEDULE 40

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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MATTHEW D. DUNN, PLA
FLORIDA LICENSE NUMBER
6667721
DATE: 8/7/2025

KHA PROJECT 242312005
DATE 8/7/2025
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KAJ
CHECKED BY MDD

SCHEMATIC IRRIGATION PLAN

SW HIGHWAY 484 CENTER
PREPARED FOR
THE PHILLIPS EDISON GROUP LLC
MARION COUNTY FL

SHEET NUMBER
6750

Plotted By: Jimenez, Kayla Sheet Set: Kha Layout: 6750 August 07, 2025 08:53:54am K:\SAR_ORG\242312005 – Ocala Walmart\CAD\PlanSheets\IRRIGATION PLAN.dwg

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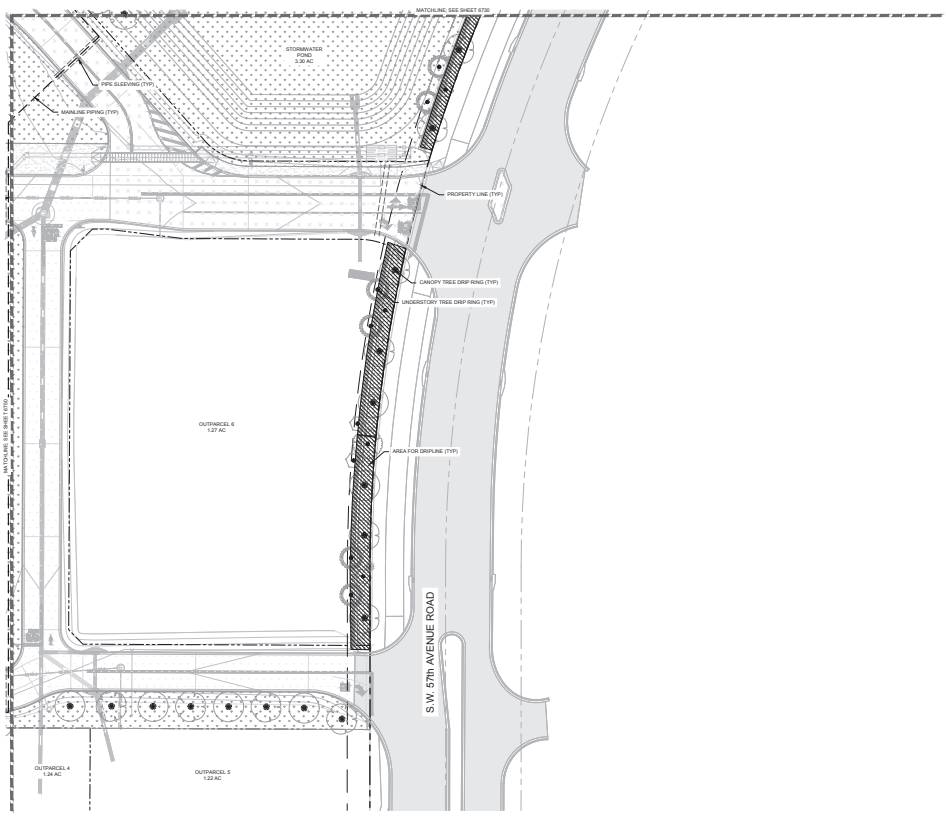

SYMBOL KEY

SYMBOL	MANUFACTURER/MODEL
	RAIN BIRD XFS-04-12 DRIP RING
	RAIN BIRD XFS-06-12 DRIP RING
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFDE-09-18

SYMBOL	MANUFACTURER/MODEL
	HYDROPOINT 0038 2"
	HYDROPOINT 0017
	HYDROPOINT 0042
	HYDROPOINT 0029
	BOOSTER PUMP
P.O.C.	POINT OF CONNECTION
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21
	PIPE SLEEVE: PVC SCHEDULE 40

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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LICENSED PROFESSIONAL
MATTHEW D. DUNN, PLA
FLORIDA LICENSE NUMBER 6667721
DATE: 8/7/2025

KHA PROJECT 242312005
DATE 8/7/2025
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KHJ
CHECKED BY MDD

SCHEMATIC IRRIGATION PLAN

SW HIGHWAY 484 CENTER
PREPARED FOR
THE PHILLIPS EDISON GROUP LLC
MARION COUNTY FL

SHEET NUMBER
6760

Plotted By: Jimenez, Kayla Sheet Set: Kha Layout: 6760 August 07, 2025 08:53:58am K:\SAR_LIRG\242312005 – Ocala Walmart\CAD\PlanSheets\IRRIGATION PLAN.dwg

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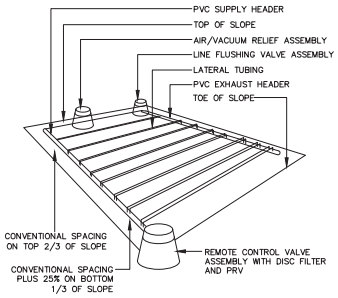
LOW VOLUME APPLICATION COMPONENTS

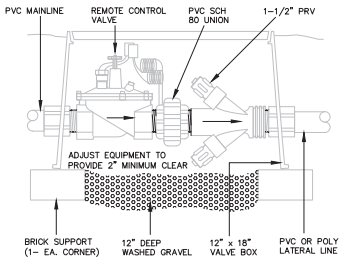


NOTE:
1. ALIGN LATERALS PARALLEL TO THE CONTOURS OF THE SLOPE
2. INSTALL ALL VALVE BOXES 5' MIN FROM ANY CURB.

SLOPE FEED LAYOUT

N.T.S.

09/21/16

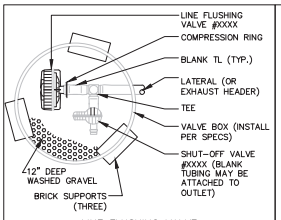


NOTE: INSTALL ALL VALVE BOXES 5' MIN FROM ANY CURB.

REMOTE CONTROL VALVE (W/ 1-1/2" PRV)

N.T.S.

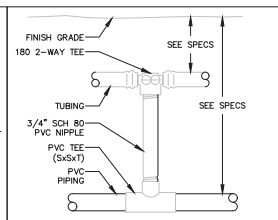
09/21/16



LINE FLUSHING VALVE (W/ SHUT-OFF VALVE)

N.T.S. NOTE: INSTALL ALL VALVE BOXES 5' MIN FROM ANY CURB.

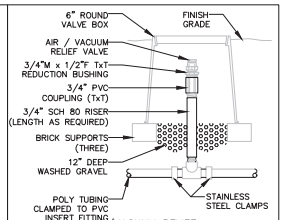
09/21/16



STARTER CONNECTION (W/ PVC RISER)

N.T.S.

09/21/16



AIR/VACUUM RELIEF (PLUMBED TO POLY)

N.T.S. NOTE: INSTALL ALL VALVE BOXES 5' MIN FROM ANY CURB.

09/21/16

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PHONE: 352-438-3000
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LICENSED PROFESSIONAL
MATTHEW D. DUNN, PLA
FLORIDA LICENSE NUMBER
6667721
DATE: 8/7/2025

KHA PROJECT 242312005
DATE 8/7/2025
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KHJ
CHECKED BY MDD

IRRIGATION DETAILS

SW HIGHWAY 484 CENTER
PREPARED FOR
THE PHILLIPS EDISON GROUP LLC
MARION COUNTY FL

SHEET NUMBER
6770

Plotted By:Jimenez, Kayla Sheet Set:Kha Layout:6770 August 07, 2025 08:53:59am K:\SAR_LRG\242312005 - Ocala Walmart\CAD\PlanSheets\IRRIGATION PLAN.dwg

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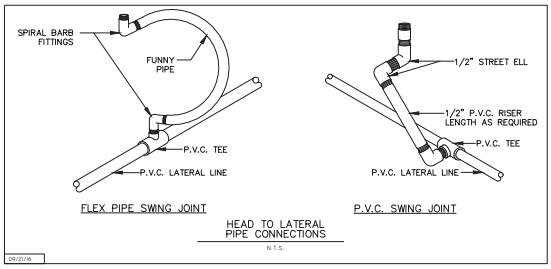
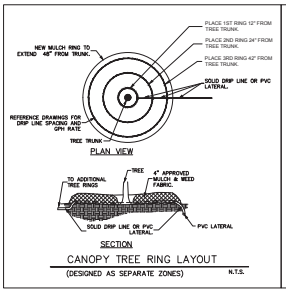
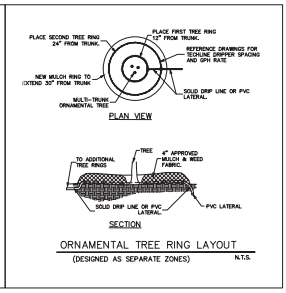
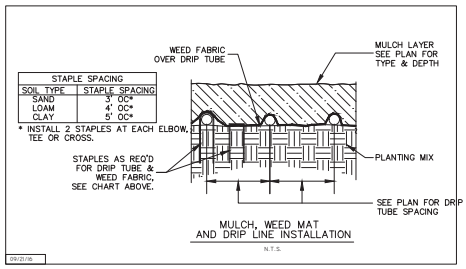
HIGH VOLUME APPLICATION COMPONENTS

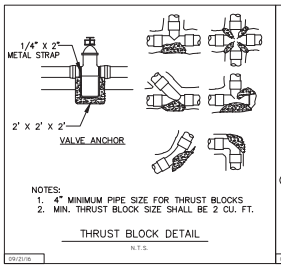


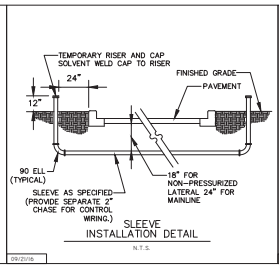


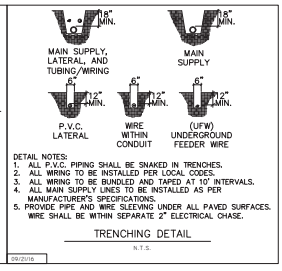


GENERAL APPLICATION COMPONENTS









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FLORIDA LICENSE NUMBER
66772
8/7/2025

KHA PROJECT 242312005
DATE 8/7/2025
SCALE AS SHOWN
DESIGNED RWA
DRAWN PAU
CHECKED ASD

IRRIGATION DETAILS

SW HIGHWAY 484 CENTER
PREPARED FOR
THE PHILLIPS EDISON GROUP LLC
MARION COUNTY FL

SHEET NUMBER
6780

Plotted By: Jimenez, Kayla Sheet Set: Kha Layout: 6780 August 07, 2025 08:53:59am K:\SAR_JAX\242312005 – Ocala Walmart\CAD\PlanSheets\IRRIGATION PLAN.dwg
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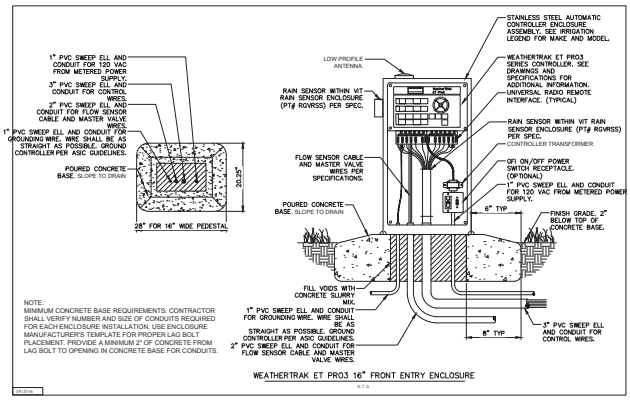
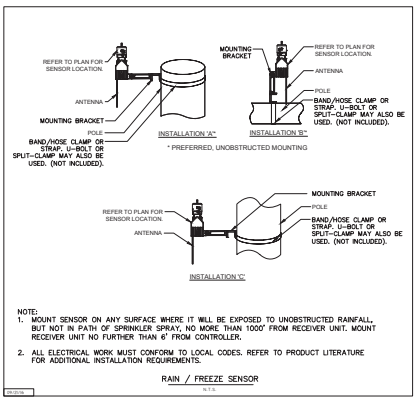


WEATHERTRAK ET PRO3 16" FRONT ENTRY ENCLOSURE

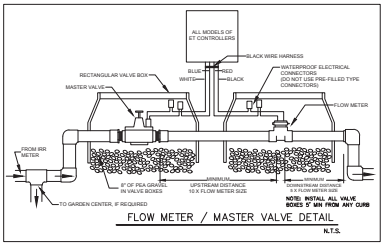
N.T.S.



NOTE:
1. MOUNT SENSOR ON ANY SURFACE WHERE IT WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL, BUT NOT IN PATH OF SPRINKLER SPRAY, NO MORE THAN 1000' FROM RECEIVER UNIT. MOUNT RECEIVER UNIT NO FURTHER THAN 6' FROM CONTROLLER.
2. ALL ELECTRICAL WORK MUST CONFORM TO LOCAL CODES. REFER TO PRODUCT LITERATURE FOR ADDITIONAL INSTALLATION REQUIREMENTS.

RAIN / FREEZE SENSOR

N.T.S.



FLOW METER / MASTER VALVE DETAIL

N.T.S.

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FLORIDA LICENSE NUMBER
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8/7/2025

KHA PROJECT 242312005
DATE 8/7/2025
SCALE AS SHOWN
DESIGNED RPA
DRAWN PAU
CHECKED KDD
DATE

IRRIGATION DETAILS

SW HIGHWAY 484 CENTER
PREPARED FOR
THE PHILLIPS EDISON GROUP LLC
MARION COUNTY FL

SHEET NUMBER
6790

Plotted By: Jimenez, Kayla Sheet Set: Kha Layout: 6790 August 07, 2025 08:53:59am K:\SAR_JAX\242312005 – Ocala Walmart\CAD\PlanSheets\IRRIGATION PLAN.dwg
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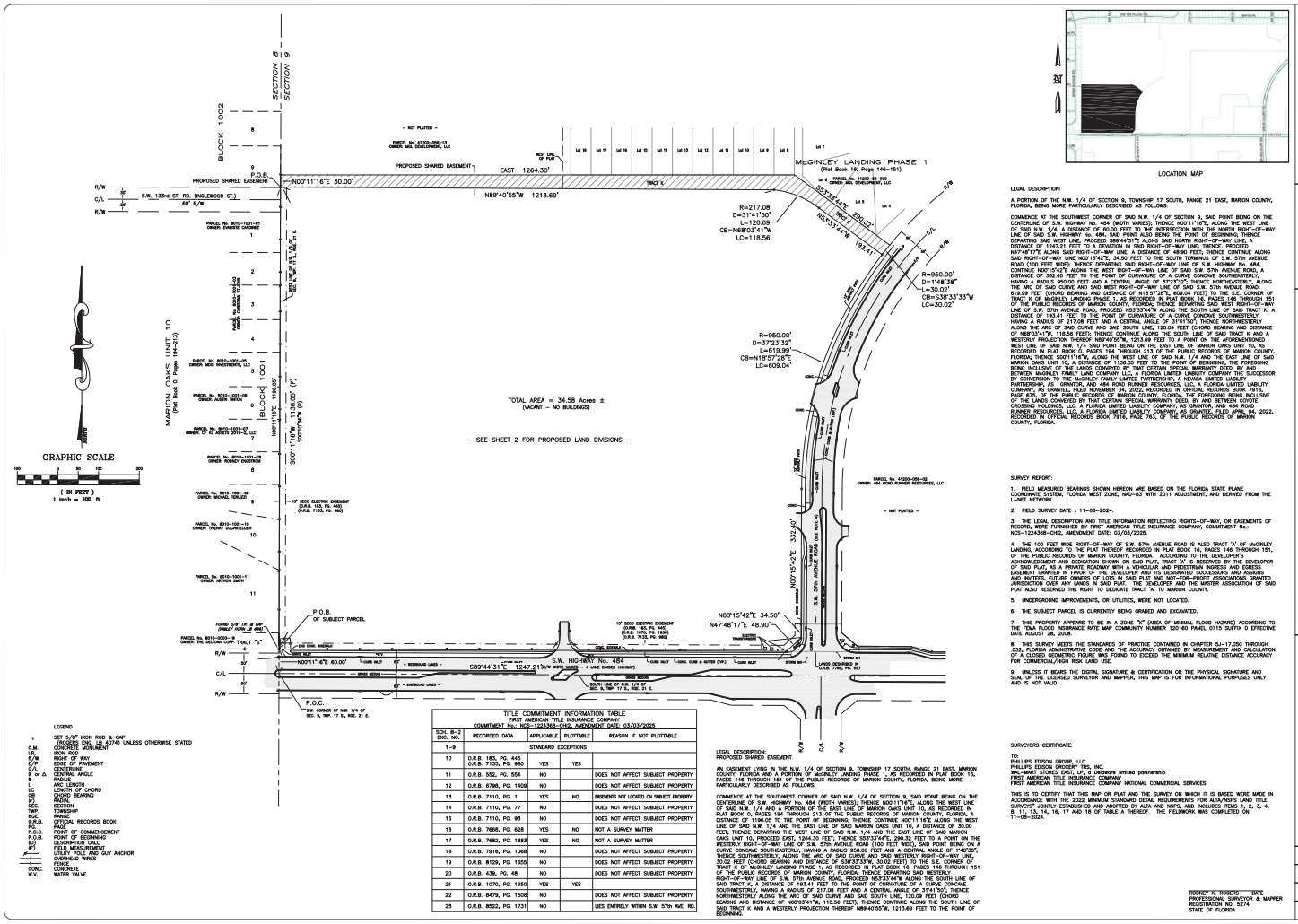

TITLE COMMITMENT INFORMATION TABLE FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT No.: NCS-1224368-CHS2, AMENDMENT DATE: 03/03/2025				
SCH. B-2 EXC. NO.	RECORDED DATA	APPLICABLE	PLOTTABLE	REASON IF NOT PLOTTABLE
1-9	STANDARD EXCEPTIONS			
10	O.R.B. 183, PG. 445 O.R.B. 7133, PG. 980	YES	YES	
11	O.R.B. 552, PG. 554	NO		DOES NOT AFFECT SUBJECT PROPERTY
12	O.R.B. 6798, PG. 1409	NO		DOES NOT AFFECT SUBJECT PROPERTY
13	O.R.B. 7110, PG. 1	YES	NO	EASEMENTS NOT LOCATED ON SUBJECT PROPERTY
14	O.R.B. 7110, PG. 77	NO		DOES NOT AFFECT SUBJECT PROPERTY
15	O.R.B. 7110, PG. 93	NO		DOES NOT AFFECT SUBJECT PROPERTY
16	O.R.B. 7668, PG. 628	YES	NO	NOT A SURVEY MATTER
17	O.R.B. 7682, PG. 1863	YES	NO	NOT A SURVEY MATTER
18	O.R.B. 7916, PG. 1068	NO		DOES NOT AFFECT SUBJECT PROPERTY
19	O.R.B. 8129, PG. 1655	NO		DOES NOT AFFECT SUBJECT PROPERTY
20	O.R.B. 439, PG. 48	NO		DOES NOT AFFECT SUBJECT PROPERTY
21	O.R.B. 1070, PG. 1950	YES	YES	
22	O.R.B. 8479, PG. 1506	NO		DOES NOT AFFECT SUBJECT PROPERTY
23	O.R.B. 8522, PG. 1731	NO		LIES ENTIRELY WITHIN S.W. 57th AVE. RD.

LEGAL DESCRIPTION:
PROPOSED SHARED EASEMENT

AN EASEMENT LYING IN THE N.W. 1/4 OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA AND A PORTION OF McGINLEY LANDING PHASE 1, AS RECORDED IN PLAT BOOK 16, PAGES 146 THROUGH 151 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID N.W. 1/4 OF SECTION 9, SAID POINT BEING ON THE CENTERLINE OF S.W. HIGHWAY No. 484 (WIDTH VARIES); THENCE N00°11'16"E, ALONG THE WEST LINE OF SAID N.W. 1/4 AND A PORTION OF THE EAST LINE OF MARION OAKS UNIT 10, AS RECORDED IN PLAT BOOK O, PAGES 194 THROUGH 213 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, A DISTANCE OF 1196.05 TO THE POINT OF BEGINNING; THENCE CONTINUE N00°11'16"E ALONG THE WEST LINE OF SAID N.W. 1/4 AND THE EAST LINE OF SAID MARION OAKS UNIT 10, A DISTANCE OF 30.00 FEET; THENCE DEPARTING THE WEST LINE OF SAID N.W. 1/4 AND THE EAST LINE OF SAID MARION OAKS UNIT 10, PROCEED EAST, 1264.30 FEET; THENCE S53°33'44"E, 290.33 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF S.W. 57th AVENUE ROAD (100 FEET WIDE), SAID POINT BEING ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS 950.00 FEET AND A CENTRAL ANGLE OF 1°48'38"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT-OF-WAY LINE, 30.02 FEET (CHORD BEARING AND DISTANCE OF S38°33'33"W, 30.02 FEET) TO THE S.E. CORNER OF TRACT 'K' OF McGINLEY LANDING PHASE 1, AS RECORDED IN PLAT BOOK 16, PAGES 146 THROUGH 151 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE OF S.W. 57th AVENUE ROAD, PROCEED N53°33'44"W, ALONG THE SOUTH LINE OF SAID TRACT 'K', A DISTANCE OF 193.41 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 217.08 FEET AND A CENTRAL ANGLE OF 31°41'50"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTH LINE, 120.09 FEET (CHORD BEARING AND DISTANCE OF N68°03'41"W, 118.56 FEET); THENCE CONTINUE ALONG THE SOUTH LINE OF SAID TRACT K AND A WESTERLY PROJECTION THEREOF N89°40'55"W, 1213.69 FEET TO THE POINT OF BEGINNING.

LOCATION MAP

LEGAL DESCRIPTION:

A PORTION OF THE N.W. 1/4 OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID N.W. 1/4 OF SECTION 9, SAID POINT BEING ON THE CENTERLINE OF S.W. HIGHWAY No. 484 (WIDTH VARIES); THENCE N00°11'16"E, ALONG THE WEST LINE OF SAID N.W. 1/4, A DISTANCE OF 60.00 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID S.W. HIGHWAY No. 484, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE, PROCEED S89°44'31"E ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1247.21 FEET TO A DEVIATION IN SAID RIGHT-OF-WAY LINE; THENCE, PROCEED N47°48'17"E ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 48.90 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE N00°15'42"E, 34.50 FEET TO THE SOUTH TERMINUS OF S.W. 57th AVENUE ROAD (100 FEET WIDE); THENCE DEPARTING SAID RIGHT-OF-WAY LINE OF S.W. HIGHWAY No. 484, CONTINUE N00°15'42"E ALONG THE WEST RIGHT-OF-WAY LINE OF SAID S.W. 57th AVENUE ROAD, A DISTANCE OF 332.40 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS 950.00 FEET AND A CENTRAL ANGLE OF 37°23'32"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SAID WEST RIGHT-OF-WAY LINE OF SAID S.W. 57th AVENUE ROAD, 619.99 FEET (CHORD BEARING AND DISTANCE OF N18°57'28"E, 609.04 FEET) TO THE S.E. CORNER OF TRACT K OF McGINLEY LANDING PHASE 1, AS RECORDED IN PLAT BOOK 16, PAGES 146 THROUGH 151 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE OF S.W. 57th AVENUE ROAD, PROCEED N53°33'44"W ALONG THE SOUTH LINE OF SAID TRACT K, A DISTANCE OF 193.41 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 217.08 FEET AND A CENTRAL ANGLE OF 31°41'50"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTH LINE, 120.09 FEET (CHORD BEARING AND DISTANCE OF N68°03'41"W, 118.56 FEET); THENCE CONTINUE ALONG THE SOUTH LINE OF SAID TRACT K AND A WESTERLY PROJECTION THEREOF N89°40'55"W, 1213.69 FEET TO THE POINT OF BEGINNING.

SURVEY REPORT:

1. FIELD MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83 WITH 2011 ADJUSTMENT, AND DERIVED FROM THE L-NET NETWORK.

2. FIELD SURVEY DATE : 11-08-2024.

3. THE LEGAL DESCRIPTION AND TITLE INFORMATION REFLECTING RIGHTS-OF-WAY, OR EASEMENTS OF RECORD, WERE FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT No.: NCS-1224368-CHS2, AMENDMENT DATE: 03/03/2025.

4. THE 100 FEET WIDE RIGHT-OF-WAY OF S.W. 57th AVENUE ROAD IS ALSO TRACT 'K' OF McGINLEY LANDING, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 146 THROUGH 151, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA. ACCORDING TO THE DEVELOPER'S ACKNOWLEDGEMENT AND DEDICATION SHOWN ON SAID PLAT, TRACT 'K' IS RESERVED BY THE DEVELOPER OF SAID PLAT, AS A PRIVATE ROADWAY WITH A VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS EASEMENT GRANTED IN FAVOR OF THE DEVELOPER AND ITS DESIGNATED SUCCESSORS AND ASSIGNS AND INVITEES, FUTURE OWNERS OF LOTS IN SAID PLAT AND NOT-FOR-PROFIT ASSOCIATIONS GRANTED JURISDICTION OVER ANY LANDS IN SAID PLAT. THE DEVELOPER AND THE MASTER ASSOCIATION OF SAID PLAT ALSO RESERVED THE RIGHT TO DEDICATE TRACT 'K' TO MARION COUNTY.

5. UNDERGROUND IMPROVEMENTS, OR UTILITIES, WERE NOT LOCATED.

6. THE SUBJECT PARCEL IS CURRENTLY BEING GRADED AND EXCAVATED.

7. THIS PROPERTY APPEARS TO BE IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120160 PANEL 0715 SUFFIX D EFFECTIVE DATE AUGUST 28, 2008.

8. THIS SURVEY MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5J-17.050 THROUGH .053, 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 & CERTIFICATION OR THE PHYSICAL SIGNATURE AND SEAL OF THE LICENSED SURVEYOR AND MAPPER, THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

SURVEYORS CERTIFICATE:

TO:
PHILLIPS EDISON GROUP, LLC
PHILLIPS EDISON GROCERY TRS, INC.
WAL-MART STORES EAST, LP, a Delaware limited partnership
FIRST AMERICAN TITLE INSURANCE COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2023 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11, 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 11-08-2024.

RODNEY K. ROGERS DATE
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 5274
STATE OF FLORIDA

REVISION	DATE

Robert L. Rogers, PE
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Civil Engineering & Land Surveying
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-2914 • Lic. Bus. #4074

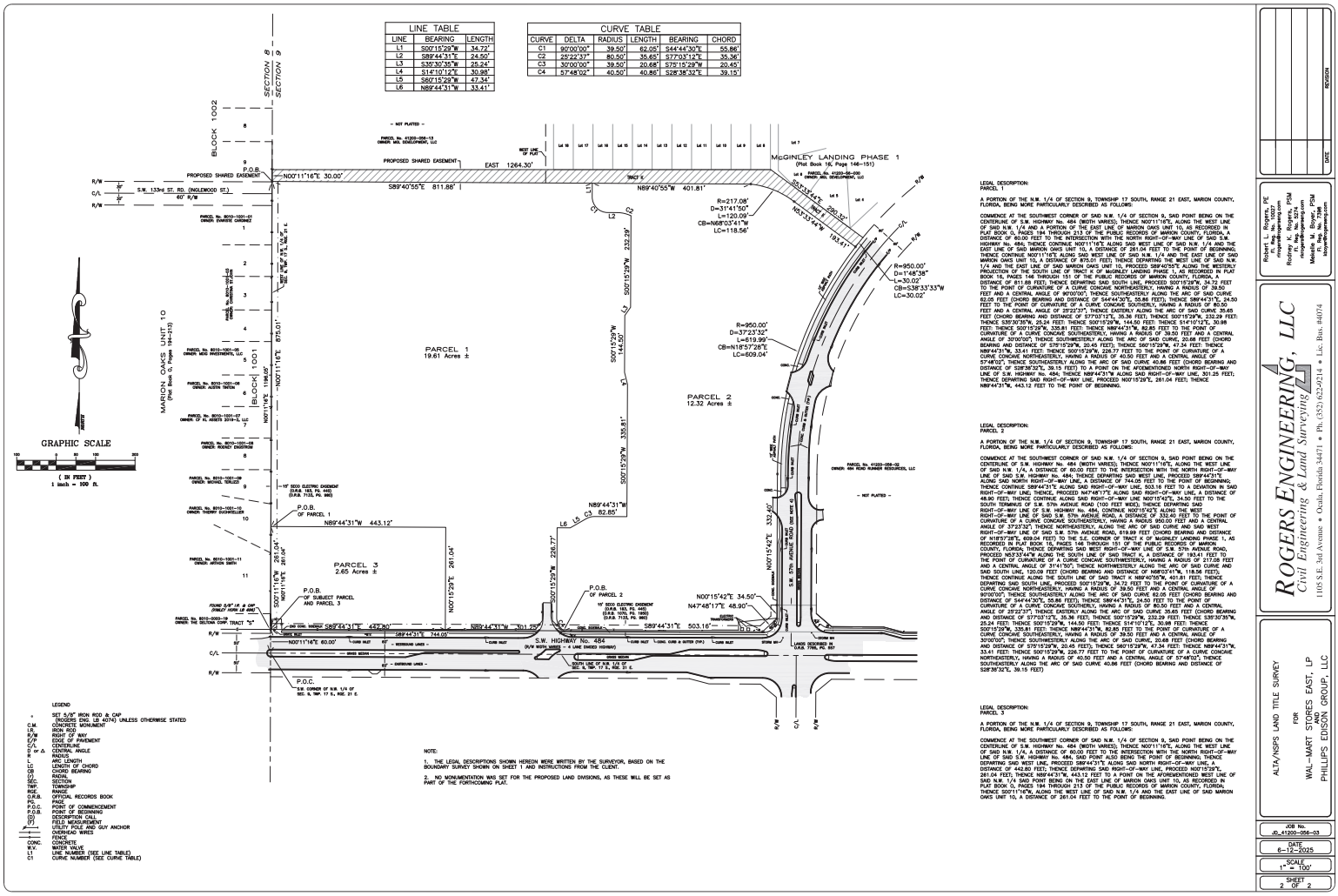
ALTA/NSPS LAND TITLE SURVEY
FOR
WAL-MART STORES EAST, LP
PHILLIPS EDISON GROUP, LLC

JOB No.
JD_41200-056-03

DATE
6-12-2025

SCALE
1" = 100'

SHEET
1 OF 2



LEGAL DESCRIPTION:
PARCEL 1

A PORTION OF THE N.W. 1/4 OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID N.W. 1/4 OF SECTION 9, SAID POINT BEING ON THE CENTERLINE OF S.W. HIGHWAY No. 484 (WIDTH VARIES); THENCE N00°11'16"E, ALONG THE WEST LINE OF SAID N.W. 1/4 AND A PORTION OF THE EAST LINE OF MARION OAKS UNIT 10, AS RECORDED IN PLAT BOOK O, PAGES 194 THROUGH 213 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, A DISTANCE OF 60.00 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID S.W. HIGHWAY No. 484; THENCE CONTINUE N00°11'16"E ALONG SAID WEST LINE OF SAID N.W. 1/4 AND THE EAST LINE OF SAID MARION OAKS UNIT 10, A DISTANCE OF 261.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°11'16"E ALONG SAID WEST LINE AND THE EAST LINE OF SAID MARION OAKS UNIT 10, A DISTANCE OF 875.01 FEET; THENCE DEPARTING THE WEST LINE OF SAID N.W. 1/4 AND THE EAST LINE OF SAID MARION OAKS UNIT 10, PROCEED S89°40'55"E ALONG THE WESTERLY PROJECTION OF THE SOUTH LINE OF TRACT K OF McGINLEY LANDING PHASE 1, AS RECORDED IN PLAT BOOK 19, PAGES 146 THROUGH 151 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, A DISTANCE OF 811.88 FEET; THENCE DEPARTING SAID SOUTH LINE, PROCEED S00°15'29"W, 34.72 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 39.50 FEET AND A CENTRAL ANGLE OF 90°00'00", THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, 62.05 FEET (CHORD BEARING AND DISTANCE OF S44°44'30"E, 55.86 FEET); THENCE S89°44'31"E, 24.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 80.50 FEET AND A CENTRAL ANGLE OF 25°22'37", THENCE EASTERLY ALONG THE ARC OF SAID CURVE, 35.65 FEET (CHORD BEARING AND DISTANCE OF S77°03'12"E, 35.36 FEET); THENCE S00°15'29"W, 232.29 FEET; THENCE S35°30'35"W, 25.24 FEET; THENCE S00°15'29"W, 144.50 FEET; THENCE S14°10'12"E, 30.98 FEET; THENCE S00°15'29"W, 335.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 39.50 FEET AND A CENTRAL ANGLE OF 30°00'00", THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, 20.68 FEET (CHORD BEARING AND DISTANCE OF S75°15'29"W, 20.45 FEET); THENCE S65°15'29"W, 47.34 FEET; THENCE N89°44'31"W, 33.41 FEET; THENCE S00°15'29"W, 224.77 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 40.50 FEET AND A CENTRAL ANGLE OF 57°48'02", THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 40.86 FEET (CHORD BEARING AND DISTANCE OF S28°38'32"E, 39.15 FEET) TO A POINT ON THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE OF S.W. HIGHWAY No. 484; THENCE N89°44'31"W ALONG SAID RIGHT-OF-WAY LINE, 301.25 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED N00°15'29"E, 261.04 FEET; THENCE N89°44'31"W, 443.12 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION:
PARCEL 2

A PORTION OF THE N.W. 1/4 OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID N.W. 1/4 OF SECTION 9, SAID POINT BEING ON THE CENTERLINE OF S.W. HIGHWAY No. 484 (WIDTH VARIES); THENCE N00°11'16"E, ALONG THE WEST LINE OF SAID N.W. 1/4 AND A DISTANCE OF 60.00 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID S.W. HIGHWAY No. 484; THENCE DEPARTING SAID WEST LINE, PROCEED S89°44'31"E ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 744.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°44'31"E ALONG SAID RIGHT-OF-WAY LINE, 503.16 FEET TO A DEVIATION IN SAID RIGHT-OF-WAY LINE; THENCE, PROCEED N47°48'17"E ALONG SAID DEVIATION LINE, A DISTANCE OF 48.90 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE, N00°15'42"E, 34.50 FEET TO THE SOUTH TERMINUS OF S.W. 57th AVENUE ROAD (100 FEET WIDE); THENCE DEPARTING SAID RIGHT-OF-WAY LINE OF S.W. HIGHWAY No. 484, CONTINUE N00°15'42"E ALONG THE WEST RIGHT-OF-WAY LINE OF SAID S.W. 57th AVENUE ROAD, A DISTANCE OF 332.40 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 950.00 FEET AND A CENTRAL ANGLE OF 37°23'32", THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SAID WEST RIGHT-OF-WAY LINE OF SAID S.W. 57th AVENUE ROAD, 619.99 FEET (CHORD BEARING AND DISTANCE OF N18°57'28"E, 609.04 FEET) TO THE S.E. CORNER OF TRACT K OF McGINLEY LANDING PHASE 1, AS RECORDED IN PLAT BOOK 19, PAGES 146 THROUGH 151 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE OF S.W. 57th AVENUE ROAD, PROCEED N53°33'44"W ALONG THE SOUTH LINE OF SAID TRACT K, A DISTANCE OF 193.41 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 217.08 FEET AND A CENTRAL ANGLE OF 31°41'50"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTH LINE, 120.00 FEET (CHORD BEARING AND DISTANCE OF N68°03'41"W, 118.56 FEET); THENCE CONTINUE ALONG SAID SOUTH LINE OF SAID TRACT K N89°40'55"W, 401.81 FEET; THENCE DEPARTING SAID SOUTH LINE, PROCEED S00°15'29"W, 34.72 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 39.50 FEET AND A CENTRAL ANGLE OF 90°00'00", THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 62.05 FEET (CHORD BEARING AND DISTANCE OF S44°44'30"E, 55.86 FEET); THENCE S89°44'31"E, 24.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 80.50 FEET AND A CENTRAL ANGLE OF 25°22'37", THENCE EASTERLY ALONG THE ARC OF SAID CURVE 35.65 FEET (CHORD BEARING AND DISTANCE OF S77°03'12"E, 35.36 FEET); THENCE S00°15'29"W, 232.29 FEET; THENCE S35°30'35"W, 25.24 FEET; THENCE S00°15'29"W, 144.50 FEET; THENCE S14°10'12"E, 30.98 FEET; THENCE S00°15'29"W, 335.81 FEET; THENCE N89°44'31"W, 82.85 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 39.50 FEET AND A CENTRAL ANGLE OF 30°00'00", THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, 20.68 FEET (CHORD BEARING AND DISTANCE OF S75°15'29"W, 20.45 FEET); THENCE S65°15'29"W, 47.34 FEET; THENCE N89°44'31"W, 33.41 FEET; THENCE S00°15'29"W, 226.77 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 40.50 FEET AND A CENTRAL ANGLE OF 57°48'02", THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 40.86 FEET (CHORD BEARING AND DISTANCE OF S28°38'32"E, 39.15 FEET)

LEGAL DESCRIPTION:
PARCEL 3

A PORTION OF THE N.W. 1/4 OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID N.W. 1/4 OF SECTION 9, SAID POINT BEING ON THE CENTERLINE OF S.W. HIGHWAY No. 484 (WIDTH VARIES); THENCE N00°11'16"E, ALONG THE WEST LINE OF SAID N.W. 1/4 A DISTANCE OF 60.00 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID S.W. HIGHWAY No. 484, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE, PROCEED S89°44'31"E ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 442.80 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED N00°15'29"E, 261.04 FEET; THENCE N89°44'31"W, 443.12 FEET TO A POINT ON THE AFOREMENTIONED WEST LINE OF SAID N.W. 1/4 SAID POINT BEING ON THE EAST LINE OF MARION OAKS UNIT 10, AS RECORDED IN PLAT BOOK O, PAGES 194 THROUGH 213 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE S00°11'16"W, ALONG THE WEST LINE OF SAID N.W. 1/4 AND THE EAST LINE OF SAID MARION OAKS UNIT 10, A DISTANCE OF 261.04 FEET TO THE POINT OF BEGINNING.

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Civil Engineering & Land Surveying
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ALTA/NSPS LAND TITLE SURVEY
FOR
WAL-MART STORES EAST, LP
PHILLIPS EDISON GROUP, LLC

JOB No. JD_41200-056-03
DATE 6-12-2025
SCALE 1" = 100'
SHEET 1 OF 2

DATE	REVISION

Marion County

Development Review Committee

Agenda Item

File No.: 2025-21045 **Agenda Date:** 10/20/2025 **Agenda No.:** 6.2.

SUBJECT:
The Guest House Phase 2D (Revision to AR#29935) - Waiver to Major Site Plan in Review
3250 NE 54th Cir Unit 9 Silver Springs
Project #2025090014 #33345 Parcel #24105-000-00
Tillman & Associates Engineering, LLC

LDC 6.5.4. - Submittal requirements
CODE states A. An EALS/EALS-ER shall be submitted to the Office of the County Engineer concurrent with a corresponding development review application as provided in Article 2. In the event an EALS/EALS-ER is submitted prior to a development review application, the EALS shall be submitted directly to Zoning. B. The appropriate number of copies of the EALS and supporting documentation shall be submitted to the Office of the County Engineer. C. A fee in the amount established by resolution of the Board of County Commissioners shall accompany the application. The fee schedule is available at the Growth Services Department. D. Provide a narrative of the project's site data including the following: (1) Name of the property owner(s), (2) Name of the project applicant, if different from the property owner, (3) Title of the corresponding project for which the EALS has been submitted, (4) Current Marion County Property Appraiser Office parcel identification number(s), (5) Acreage of the proposed project area, and (6) Acreage of the gross lands held under common ownership including and/or adjoining the project area. E. Provide the results and findings of a field assessment including the following: (1) Date(s) and time(s) of the field assessment, (2) Name of the individual(s) and organization(s) conducting the field assessment with their qualifications, (3) A statement of the methodology used to conduct the investigation of the site, (4) A summary of the published information used to determine the probability of occurrence of listed species on the proposed development or land clearing site, including identifying the agency or organization providing the data. The use of data, as made available by the reviewing agencies, is encouraged. A copy of cited materials, upon request, may be required to support and evaluate the EALS. (5) A map of land use and land cover classifications on the site, and directly abutting the site, using the Land Use, Cover and Forms Classification System: A Technical Manual, State of Florida Department of Transportation (FLUCCS), January 1999, as amended. (6) A general map or map series that identifies the following: (a) The project area limits, (b) The adjoining lands under common ownership, if any, (c) The location of current on-site improvements, (d) The location of transects of the interior and perimeter of the site, (e) The location of the habitat types identified by the field assessment, and (f) The approximate placement and location of adjacent off-site wildlife and plant communities in relation to the site. The map(s) may be provided as an overlay on the most recent color aerial photograph which shows the project site. However, the aerial must be at a resolution and scale sufficient to identify the location of current on-site improvements in relation to other data provided in the EALS, and ensure that the information required can be readily identified on the map and verified in the field. (7) An inventory of the wildlife and plant communities as found on the site and observed on adjacent property surrounding the site including: (a) An inventory of the listed species populations

within the proposed development site, (b) Size and distribution of native habitat and native vegetation types as specified in Table 6.5-1: Marion County Upland Plant Communities, (c) Character and type of species, such as native or invasive, endangered and threatened, and species of special concern. F. Provide the feasibility and viability of on-site protection and management of native habitats and listed species. G. Provide the location of the site in relation to any existing or proposed conservation areas and wildlife corridors within the project area and the feasibility of maintaining the corridor or conservation area post-development. H. In the event that on-site protection is shown to be ineffective, evaluate other mitigation options, such as relocation of the listed species to an approved location.
APPLICANT requests a waiver to allow for a site inspection and letter from a wildlife professional in lieu of a full EALS. The EALS expired a few days before the initial submittal. Per discussion with Zoning staff, the site inspection will verify if any gopher tortoises have moved into the project area. No other listed species have been documented at the site in previous inspections

LDC 2.12.8 Current boundary and topographic survey
CODE states Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.
APPLICANT requests a waiver is requested for survey more than 12 months old. The project area remains consistent with the site topographic survey, dated August 2022, and as-built survey, dated July 2023.

October 14, 2025

1 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.4.C - Discharge Conditions
STATUS OF REVIEW: INFO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"

2 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(6) - Freeboard
STATUS OF REVIEW: INFO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"

3 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(8) - Calculation & Plan Consistency
STATUS OF REVIEW: INFO
REMARKS: This criteria to be reviewed with resubmittal.

4 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.

5 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.

6 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Additional Stormwater comments
STATUS OF REVIEW: INFO
REMARKS: If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.

7 DEPARTMENT: 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: 9/25/25-add waivers if requested in future

8 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO
REMARKS: After approval, plans will be electronically stamped by the County. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24”x 36” sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued. Until such time as that development order is issued, the project does not have final approval and construction, if applicable, shall not commence. For plans requiring As-Builts, As-Builts and associated documentation shall be submitted on paper in accordance with current county requirements.

9 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public water service area/provider
STATUS OF REVIEW: INFO
REMARKS: Currently served by Marion County Utilities with separate master meters on site. The proposed project is located behind the master meter for the cabins, and will remain private.

10 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public sewer service area/provider
STATUS OF REVIEW: INFO
REMARKS: Currently served by Marion County Utilities. The proposed project is located within the property boundaries, and the sewer infrastructure will remain private.

11 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.4 - Water (potable) Capital Charges and Flow Rates - proposed use identified to calculate
STATUS OF REVIEW: INFO
REMARKS: Capital charges and flow rates will be calculated during the permitting stage, before approval.

12 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.4 - Sewer Capital Charges and Flow Rates - proposed use identified to calculate
STATUS OF REVIEW: INFO
REMARKS: Capital charges and flow rates will be calculated during the permitting stage, before approval.

13 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.15.3 - Fire Protection/Fire Flow Capacity
STATUS OF REVIEW: INFO
REMARKS: Water service will be provided by Marion County Utilities. Please consult with Marion County Fire Rescue for any additional comments or requirements related to fire protection.

14 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Operating Permit Required
STATUS OF REVIEW: INFO
REMARKS: Please provide any updated information to the Department of Health in regards to capacity changes, floor plans, and site plans for the property.

15 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Central Water/Central Sewer
Please provide updated capacity changes, floor plans, and site plans for the property to the Department of Health in Marion County.
Send to Rebecca.Roy@FLHealth.gov

16 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: Defer to comments from MCU

17 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.27 - Show location of outside storage areas
STATUS OF REVIEW: INFO
REMARKS: Will there be outside storage proposed with this project?

18 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: This plan abuts the NE 35th St PH 4 (including NE 55th Ave) project. SunBiz matched. -EMW 9.19.25

IF APPLICABLE:
Sec. 2.18.1.I - Show connections to other phases.
Sec.2.19.2.H – Legal Documents
Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.
Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)
For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."
Sec. 6.3.1.B.2 – Required Right of Way Dedication
For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."
Sec. 6.3.1.D.3 - Cross Access Easements
For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."
Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)
"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."
Sec. 6.3.1.C.2 – Utility Easements
"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."
Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:
1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."

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

3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."
Sec.6.3.1.D(f) –
If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."

19 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.8 - Topographical Contours
STATUS OF REVIEW: NO
REMARKS: LDC requires that the survey have been performed in the last 12 months and for one-foot contours extend 100 feet beyond the project boundary. In this case, stormwater staff would support a waiver. However, check with the County Surveyor and/or the survey reviewer to ensure they will support a waiver.

20 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(4) - Hydrologic Analysis
STATUS OF REVIEW: NO
REMARKS: Please clarify that the calculations and statement regarding meeting discharge conditions are reflective of the modified as-built condition of the DRA as it was constructed. The DRA was not constructed per the original design plans. Pre and post analysis, along with "de minimus" impact claim need to be verified using as-built conditions.

21 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis.
STATUS OF REVIEW: NO
REMARKS: After all stormwater comments are resolved, please upload a digitally signed and sealed report. A hard copy signed and sealed report can be submitted if desired.

22 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Marion County Utilities Contact Information
STATUS OF REVIEW: NO
REMARKS: Add to Cover Page - Marion County Utilities, Customer Service 24/7/365, Address: 11800 US-441, Belleview, FL 34420, Phone: (352) 307-6000

23 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.15.4 - Water Main Piping Installation
STATUS OF REVIEW: NO
REMARKS: 9/24/25 - 06.01 - Note 5: MCU is responsible only up to and including the meter and isolation valve for the fire line. All downstream piping shall be privately owned and maintained

24 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.15.5 - Water Service and Connection
STATUS OF REVIEW: NO
REMARKS: 9/24/25 – MCU requests as-built plans of the parcel showing MCU water and sewer infrastructure from the connection point to the meters.

25 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Additional Utilities comments
STATUS OF REVIEW: NO
REMARKS: 9/24/25 - Please provide an updated phasing plan.

26 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 2.12.8 - Provide current boundary and topographic survey less than one year old
STATUS OF REVIEW: NO
REMARKS: Please provide updated survey.

27 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.24 - Landscape requirements/6.8.6 - Buffering

STATUS OF REVIEW: NO
REMARKS: Northern buffer missing.

28 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.32 - Modified Environmental Assessment for Listed Species (LDC 6.5.4) -OR- EALS Exemption Application (LDC 6.5.3) submitted (including habitat assessment as necessary per LDC 6.6.4)
STATUS OF REVIEW: NO
REMARKS: An approved EALS/EALS-ER shall be valid for two years. Submitted document dated August 2023.

29 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks
STATUS OF REVIEW: NO
REMARKS: Include dimensions of proposed cabins.

Marion County
Board of County Commissioners

Office of the County Engineer

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

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 10/13/2025 Parcel Number(s): 24105-000-00 Permit Number: 33345

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: The Guest House Phase 2D 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): Crane Property Holdings, LLC
Signature: _____
Mailing Address: 4602 SE 15th St City: Ocala
State: FL Zip Code: 34471 Phone # 352-387-4540
Email address: _____

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

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

D. WAIVER INFORMATION:
Section & Title of Code (be specific): 6.5.4 - Modified Environmental Assessment for Listed Species
Reason/Justification for Request (be specific): The EALS expired a few days before the initial submittal. Per discussion with Zoning staff, a waiver is being requested to allow for a site inspection and letter from a wildlife professional in lieu of a full EALS. The site inspection will verify if any gopher tortoises have moved into the project area. No other listed species have been documented at the site in previous inspections.

DEVELOPMENT REVIEW USE:
Received By: 10/14/2025 Date Processed: 10/14/2025 Project # 2025090014 AR # 33345

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

Revised 6/2021

Marion County
Board of County Commissioners

Office of the County Engineer

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

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Section & Title of Code (be specific) 2.12.8 - Current boundary and topographic survey less than one year old
Reason/Justification for Request (be specific): A waiver is requested for survey more than 12 months old. The project area remains consistent with the site topographic survey, dated August 2022, and as-built survey, dated July 2023.

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

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

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

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

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

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

Revised 6/2021

MCBCC Interactive Map - Internal

10/14/2025, 10:30:09 AM

1:4,514

Parcels
Marion County
Municipalities
Streets
Aerial 2024
Red: Band_1
Green: Band_2
Blue: Band_3

0 0.05 0.1 0.2 mi
0 0.07 0.15 0.3 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Marion County BOCC

MCBCC IT/GIS

FOR INTERNAL COUNTY USE ONLY: MAY CONTAIN CONFIDENTIAL INFORMATION. IMPROPER DISCLOSURE MAY RESULT IN CRIMINAL PENALTIES (F.S.119.10).

THE GUEST HOUSE OCALA
PHASE 2D

SECTION 01 , TOWNSHIP 15 SOUTH, RANGE 22 EAST
MARION COUNTY, FLORIDA

PARCEL 24105-000-00
ZONING: PUD
LAND USE: MR / HR
SITE ADDRESS:
3230 NE 54TH CIR
SILVER SPRINGS, FL 34488

EXISTING IMPERVIOUS: 103,808 SF (2.38 AC)
PROPOSED IMPERVIOUS: 3,673 SF (0.08 AC)
TOTAL IMPERVIOUS: 107,481 SF (2.47 AC)

APPROVED WAIVERS

SECTION 6.12.12 - SIDEWALK 11-21-2016
Waiver for fee in-lieu-of sidewalks along ne 35th street and approval of waiver for the internal streets of the residential treatment center until additional phases come in.

SECTION 6.12.9.K - SPEED LIMIT 11-21-2016
Waiver for the minimum design speed

SECTION 6.11.4.B+D/7.3.1 - CROSS PARALLEL ACCESS 11-21-2016
Along ne 55th ave subject to this use, a waiver for NE 35th st to the apartment complex to the West, and provide it to the East.

SECTION 6.12.2 - RIGHT - OF - WAY WIDTH 11-21-2016
Waiver for the minimum right-of-way width and easement.

SECTION 2.12.16 / 6.5.4 - MODIFIED ENVIRON. ASSESS. 11-21-2016
Waiver to defer the modified environmental assessment until the major site plan submittal.

SECTION 6.12.6 - ROADWAY FLOODING LEVEL OF SERVICE (APPROVED) 07-24-2017

SECTION 6.13.2.A(9) - ACCESS ACCOMMODATES STORMWATER (APPROVED) 07-24-2017

SECTION 6.8.6 - APPROVED BUFFERS ALONG THE ROADS AS DISCUSSED 07-24-2017

NOTES:

1. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIALS REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE AND THE MARION COUNTY UTILITY MANUAL AS APPLICABLE.
2. A PERMIT MUST BE OBTAINED FROM MARION COUNTY TRANSPORTATION DEPARTMENT (ROW DIVISION) PRIOR TO COMMENCMENT OF ANY WORK IN THE COUNTY ROW.
3. THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.
4. THIS SITE IS LOCATED WITHIN THE PRIMARY SPRINGS PROTECTION OVERLAY ZONE (SPOZ), AND OUTSIDE THE ENVIRONMENTALLY SENSITIVE OVERLAY ZONE (ESOZ) FOR SILVER SPRINGS.
5. NO CHANGE TO WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE OFFICE OF THE COUNTY ENGINEER.
6. FIRE PROTECTION WILL BE PROVIDED BY CENTRAL WATER SYSTEM.
7. DOMESTIC WATER TO BE PROVIDED BY CENTRAL WATER SYSTEM SUPPLIED BY MARION COUNTY UTILITIES.
8. DOMESTIC SEWER SERVICE TO BE PROVIDED BY CENTRAL SEWER SYSTEM SUPPLIED BY MARION COUNTY UTILITIES.
9. ALL PROPOSED ROADS AND STORMWATER FACILITIES WILL BE PRIVATELY MAINTAINED.

VERTICAL DATUM

NORTH AMERICAN VERTICAL DATUM OF 1988 BASED ON THE CITY OF OCALA ENGINEERING DEPARTMENTS CONTROL POINT 0023, ELEVATION = 67.45.

HORIZONTAL DATUM

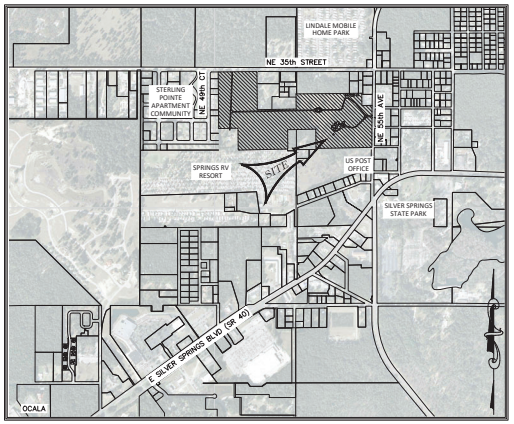
FLORIDA STATE PLANE WEST BASED ON THE CITY OF OCALA ENGINEERING DEPARTMENTS CONTROL POINTS 0023 AND 0024, NAD83 (2008 ADJUSTMENT).

FLOOD CERTIFICATION

THE PROPERTY DESCRIBED HEREON LIES IN ZONE "X" (AN AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR COMMUNITY PANEL NUMBER 12083C530E AND 12083C535E, EFFECTIVE DATE , APRIL 19, 2017.

LEGAL DESCRIPTION:

COMMENCE AT THE N.W. CORNER OF THE N.E. 1/4 OF THE N.W. 1/4 OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 22 EAST; THENCE S.00°31'30"W., ALONG THE WEST BOUNDARY OF THE N.E. 1/4 OF THE N.W. 1/4 OF SAID SECTION, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF N.E. 35TH STREET (60 FEET WIDE), SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S.89°58'41"E., ALONG SAID SOUTH RIGHT OF WAY LINE, 660.49 FEET TO A POINT ON THE EAST BOUNDARY OF THE WEST 1/2 OF THE N.E. 1/4 OF THE N.W. 1/4 OF SAID SECTION; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, S.00°24'48"W., ALONG SAID EAST BOUNDARY, 651.27 FEET TO THE N.W. CORNER OF THE S.E. 1/4 OF THE N.E. 1/4 OF THE N.W. 1/4 OF SAID SECTION; THENCE S.89°56'20"E., ALONG THE NORTH BOUNDARY OF SAID S.E. 1/4, 662.13 FEET TO THE N.E. CORNER OF THE S.E. 1/4 OF THE N.E. 1/4 OF THE N.W. 1/4 OF SAID SECTION; THENCE N.00°12'33"E., ALONG THE WEST BOUNDARY OF THE N.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION, 258.63 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE NORTH 420.00 FEET OF THE N.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION; THENCE S.89°34'16"E., ALONG SAID SOUTH BOUNDARY, 1121.39 FEET TO THE N.W. CORNER OF THE SOUTH 210 FEET OF THE NORTH 630 FEET OF THE EAST 210 FEET OF THE N.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION; THENCE S.00°11'53"W., ALONG THE WEST BOUNDARY OF SAID EAST 210 FEET, 210.06 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE N.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION; THENCE S.89°49'12"E., ALONG SAID SOUTH BOUNDARY, 173.37 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF N.E. 55TH AVENUE (WIDTH VARIES); THENCE S.01°18'22"W., ALONG SAID WEST RIGHT OF WAY LINE, 713.68 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE N.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION; THENCE S.89°49'26"W., ALONG SAID SOUTH BOUNDARY, 952.03 FEET; THENCE N.00°20'52"E., 329.42 FEET; THENCE S.89°53'34"W., 329.87 FEET TO A POINT ON THE WEST BOUNDARY OF THE N.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION; THENCE S.89°51'02"W., 150.06 FEET; THENCE S.00°21'01"W., 330.03 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE N.E. 1/4 OF THE N.W. 1/4 OF SAID SECTION; THENCE S.89°50'16"W., ALONG SAID SOUTH BOUNDARY, 845.63 FEET; THENCE N.00°29'11"E., 373.38 FEET; THENCE S.89°48'27"W., 330.21 FEET TO A POINT ON THE WEST BOUNDARY OF THE N.E. 1/4 OF THE N.W. 1/4 OF SAID SECTION; THENCE N.00°31'30"E., ALONG SAID WEST BOUNDARY, A DISTANCE OF 965.29 FEET TO THE POINT OF BEGINNING.



VICINITY MAP
SCALE: 1" = 1,000'

INDEX OF SHEETS

01.01 COVER SHEET
02.01 GENERAL NOTES
03.01 AERIAL PHOTOGRAPH
04.01 GEOMETRY PLAN
05.01 GRADING PLAN
06.01 UTILITY PLAN
07.01-07.02 UTILITY DETAILS
08.01 EROSION CONTROL
08.02 EROSION CONTROL DETAILS

1 of 1 BOUNDARY , TOPOGRAPHIC, & TREE SURVEY (PREPARED BY PREECE LAND SURVEYING, INC.)

PERMITS:

1. MARION COUNTY MAJOR SITE PLAN
2. SJRWMD ERP
3. FDEP WATER
4. FDEP SEWER
5. NPDES (BY OTHERS)

SURVEYOR'S CERTIFICATE

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

Glen H. Preece Jr., P.S.M.
PREECE LAND SURVEYING, INC.
Professional Surveyor and Mapper No. 5427
STATE OF FLORIDA

OWNER CERTIFICATION

I HEREBY CERTIFY THAT I, MY SUCCESSORS, AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN WITHIN THESE PLANS.

CRANE PROPERTY HOLDINGS, LLC
RICHARD f. FUNGAROLI

ENGINEER CERTIFICATION

THE DRAINAGE FACILITIES INCORPORATED INTO THIS PLAN ARE SUFFICIENT IN SIZE AND LOCATION TO ACCOMMODATE THE RUNOFF GENERATED BY THE DEVELOPMENT AND ARE DESIGNED IN ACCORDANCE WITH THE APPLICABLE STANDARDS SET FORTH IN CHAPTER 8.2.9 OF THE MARION COUNTY LAND DEVELOPMENT CODE. ALL OF THE ADJACENT PROPERTIES WILL BE PROTECTED FROM STORM WATER DAMAGE AS A RESULT OF THIS PROPOSED DEVELOPMENT. THE S.J.R.W.M.D. HAS NOT ISSUED AN ERP PERMIT FOR THIS DEVELOPMENT.

THE WATER AND WASTEWATER FACILITIES DESIGNED FOR THIS PROJECT ARE SUFFICIENT IN SIZE AND LOCATION TO ACCOMMODATE THIS DEVELOPMENT. ALL ROAD INTERSECTIONS IN THIS DEVELOPMENT MEET OR EXCEED THE DESIGN REQUIREMENTS FOR SIGHT DISTANCE AS ESTABLISHED BY AASHTO POLICIES AND F.D.O.T. SITE IMPACT HANDBOOK.

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

JEFFREY M. McPHERSON, P.E.
Registered Engineer No. 69905
STATE OF FLORIDA

OWNER/DEVELOPER:
CRANE PROPERTY HOLDINGS, LLC
JUDITH CRANE, RICHARD FUNGAROLI
4602 SE 15th ST
OCALA, FL 34471
PHONE: (352) 857-9553

CIVIL ENGINEER:
TILLMAN AND ASSOCIATES ENGINEERING, LLC
CONTACT: JEREMY WILCOX, P.E.
1720 SE 16th AVE. BLDG. 100
OCALA, FLORIDA 34471
PHONE: (352) 387-4540
FAX: (352) 387-4545

SURVEYOR:
PREECE LAND SURVEYING, INC
GLEN H. PREECE JR., P.S.M.
2201 S.E. 30th AVENUE, SUITE 102
OCALA, FLORIDA 34471
PHONE: (352) 351-0091
FAX: (352) 351-0093

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It's the Law!
1-800-432-4770
Sunshine State One Call of Florida, Inc.

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

Tillman & Associates ENGINEERING, LLC.
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

REVISIONS
DATE:

MAJOR SITE PLAN
THE GUEST HOUSE - PHASE 2D
MARION COUNTY, FLORIDA

COVER SHEET

DATE 09-11-25
DRAWN BY HB
CHKD. BY JMM
JOB NO. 25-0128

01.01

GENERAL NOTES

1. ALL NOTES ON THIS SHEET ARE GENERAL IN NATURE. ALL NOTATION AND INFORMATION IN SUBSEQUENT SHEETS SHALL SUPERCEDE THESE NOTES IF CONTRADICTORY.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF SIZE AND LOCATION OF ALL EXISTING UTILITIES AND RELATED CONSTRUCTION PRIOR TO COMMENCEMENT OR WORK.CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE CALL OF FLORIDA, INC. AT 1-800-432-4770, IN ACCORDANCE WITH CHAPTER 556, FLORIDA STATUTES
3. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST STANDARDS OF **MARION COUNTY** AND FDOT.
4. PAVEMENT STRIPING TO BE IN ACCORDANCE WITH **MARION COUNTY** SPECIFICATIONS AND WITH THE FLORIDA D.O.T. ROADWAY & TRAFFIC STANDARDS, INDEX 17346.
5. ALL TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
6. WHERE MUCK OR OTHER ORGANIC MATERIAL IS FOUND, IT SHALL BE REMOVED AND REPLACED BY GOOD QUALITY BACKFILL MATERIAL OBTAINED FROM THE GRADING OPERATIONS OR OTHER SOURCE APPROVED BY THE ENGINEER. THE ORGANIC MATERIAL SHALL BE THEN USED AS TOP DRESSING WHEN MIXED WITH CLEAN SANDY SOIL.
7. ALL FINISHED GRADES AND ELEVATIONS ARE AS DENOTED BY THE APPLICABLE LEGEND.
8. AS PART OF THE CLEARING AND GRUBBING OPERATION, THE CONTRACTOR IS TO REMOVE EXISTING FACILITIES AND / OR FENCING FROM THE SITE AS SHOWN ON PLANS.
9. THE CONTRACTOR SHALL NOTIFY **MARION COUNTY** ENGINEERING DIVISION AND TILLMAN AND ASSOCIATES ENGINEERING, LLC AT LEAST ONE WEEK BEFORE COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR SHALL OBTAIN A MARION COUNTY R/W PERMIT PRIOR TO COMMENCING WORK WITHIN MARION COUNTY R/W'S.
10. A MINIMUM SEPARATION OF 1.5 FEET BETWEEN THE LIMEROCK BASE AND THE HIGHEST GROUNDWATER ELEVATION SHALL BE MAINTAINED WITHIN THE RIGHT-OF-WAY. CONTRACTOR TO NOTIFY ENGINEER IF 1.5 FEET OF SEPARATION IS NOT ACHIEVED.
11. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
12. PER SECTION 62-371, CODE OF ORDINANCES: FOR ANY WORK WITHIN PUBLIC RIGHT OF WAYS, A RIGHT OF WAY UTILIZATION PERMIT MUST BE OBTAINED FROM THE ENGINEERING DEPARTMENT A MINIMUM OF 48-HOURS PRIOR TO THE START OF CONSTRUCTION.
13. THE CONTRACTOR SHALL SUBMIT THREE (3) SETS OF STANDARD SHOP DRAWINGS AND MANUFACTURER'S CATALOGS WITH THE MODEL NUMBER OR TYPE OF THE ITEM ENCIRCLED OR OTHERWISE DESIGNATED. THE SUBMITTALS SHALL BEAR THE APPROVAL OF THE UNDERGROUND UTILITY CONTRACTOR. ALL UTILITY SHOP DRAWINGS AND MANUFACTURER'S CATALOGS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND MARION COUNTY PRIOR TO CONSTRUCTION.
14. ALL AS-BUILTS SHALL COMPLY WITH THE CURRENT LDC SECTION 6.16.8 AND RETURNED IN NAD83 W- FORMAT WITH NORTHING AND EASTING COORDINATES FOR ALL ITEMS UNDER WATER AND WASTEWATER COMPONENTS.
15. MCU PERSONNEL ARE TO INSPECT ANY WORK PERFORMED ON OR AROUND EXISTING MCU INFRASTRUCTURE. A PRE-CONSTRUCTION MEETING IS REQUIRED TO BE HELD A MINIMUM OF 48 HOURS PRIOR TO START OF ANY CONSTRUCTION. IF THE PRE-CONSTRUCTION MEETING IS NOT COMPLETED, ANY WORK MAY BE HALTED. TO SCHEDULE, CONTACT MCU'S CONSTRUCTION OFFICER AT 352-307-6163.
16. ALL UTILITIES UNDER EXISTING OR PROPOSED PAVEMENT SHALL BE SLEEVED IN ACCORDANCE WITH SECTION 8.2.6A OF THE **MARION COUNTY** LAND DEVELOPMENT CODE.

PAVING AND DRAINAGE NOTES

1. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCE BETWEEN CENTERLINES OF DRAINAGE STRUCTURES.
2. ALL PAVEMENT RETURN RADII SHALL BE 28' AND MEASURED FROM THE INTERFACE OF THE CONCRETE CURB AND PAVEMENT SURFACE UNLESS OTHERWISE NOTED.
3. DITCH BOTTOM AND CONTROL STRUCTURE INLET GRATES SHALL BE SECURED WITH CHAIN AND EYEBOLT.
4. FIVE (5) FEET OF SOD IS REQUIRED AROUND ALL DITCH BOTTOM INLETS, MANHOLES, HEADWALLS AND MITERED END SECTIONS.
5. TOP ELEVATIONS OF MANHOLES IN GRASSED AREAS SHALL BE LOCATED AT FINISHED GRADE ELEVATION.
6. AS AN ALTERNATIVE, CONTRACTOR MAY USE ALTERNATIVE PIPE MATERIALS IN LIEU OF RCP. HOWEVER CONTRACTOR MUST RECEIVE APPROVAL OF ALTERNATIVE PIPE MATERIALS IN WRITING BY **MARION COUNTY** AND TILLMAN & ASSOCIATES PRIOR TO CONSTRUCTION. TO PURSUE USING AN ALTERNATIVE MATERIAL, THE CONTRACTOR SHALL SUBMIT A REQUEST IDENTIFYING THE ALTERNATIVE MATERIAL TYPE REQUESTED, VERIFICATION THAT THE MATERIAL IS INCLUDED ON THE FDOT APPROVED PRODUCTS LIST, AND THE SITE SPECIFIC INSTALLATION MEETS INSTALL CRITERIA SUCH AS DEPTH OF COVER AND UV PROTECTION FOR PIPE ENDS. COUNTY WILL REVIEW THE REQUEST AND PROVIDE FEEDBACK. (IF ALTERNATIVE PIPE IS APPROVED AND USED, THE LAST RUN OF STORM PIPE SHALL BE CONSTRUCTED OF RCP.)
7. ALTERNATIVE PIPE MATERIALS SHALL BE ANCHORED AGAINST FLOTATION IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
8. TOP SOIL WHICH HAS BEEN STRIPPED AND STOCK PILED DURING THE COURSE OF CONSTRUCTION SHALL BE REDISTRIBUTED ON ALL REGRADED SURFACES SO AS TO PROVIDE AT LEAST FOUR INCHES OF EVEN COVER TO ALL DISTURBED AREAS OF THE DEVELOPMENT AND SHALL BE STABILIZED BY SEEDING OR PLANTING.
9. ALL DISTURBED AREAS WITH SLOPES UP TO 6:1 SHALL BE SEEDED AND MULCHED. SLOPES STEEPER THAN 6:1 SHALL BE SODDED AND SLOPES 3:1 OR STEEPER SHALL HAVE THE SOD PEGGED.
10. SEE TABLE 2.0 FOR REQUIRED STORM PIPE COVER BENEATH AN UNPAVED SECTION.
11. SEE TABLE 3.0 FOR REQUIRED STORM PIPE COVER BENEATH RIGID PAVEMENT.
12. SEE TABLE 4.0 FOR REQUIRED STORM PIPE COVER BENEATH FLEXIBLE PAVEMENT
13. THE TABULATED VALUES ARE RECOMMENDED MINIMUM DIMENSIONS FOR HS20 HIGHSTAND ANTICIPATED HIGHWAY TRAFFIC LOADS. ADDITIONAL COVER MAY BE REQUIRED TO SUPPORT CONSTRUCTION EQUIPMENT LOADS OR HIGHWAY TRAFFIC LOADS BEFORE PAVEMENT IS COMPLETED. SOME SIZE THICKNESS COMBINATIONS MAY REQUIRE MINIMUM COVER GREATER THAN THOSE LISTED ABOVE. SEE FDOT INDEX 205, SHEETS 1-6.
14. ALL RCP STORM WATER PIPE SHALL MEET THE COVER & CLASS CRITERIA OUTLINED IN FDOT INDEX 205.
15. ALL STORM PIPE JOINTS SHALL BE WRAPPED AS SPECIFIED IN FDOT INDEX 280.
16. THE LAST FOOT OF STORM WATER POND SHALL NOT BE EXCAVATED UNTIL ALL DISTURBED AREAS ARE STABILIZED.
17. ANY FILL MATERIAL MUST BE APPROVED BY ENGINEER IN WRITING PRIOR TO PLACEMENT.
18. SIGNIFICANT CARE MUST BE TAKEN WHEN GRADING RETENTION PONDS TO ENSURE THAT POND BOTTOMS DO NOT BECOME COMPACTED DURING CONSTRUCTION OR SEALED BY CONSTRUCTION SEDIMENT. IF SEDIMENTATION OR COMPACTION OF A POND BOTTOM OCCURS, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESTORE THE DESIGN HYDRAULIC CONDUCTIVITY.

FIRE DEPARTMENT

1. THE STRUCTURES BEING CONSTRUCTED ON THE PROPERTY WILL BE CONSTRUCTED UNDER THE 7TH EDITION OF FLORIDA FIRE PREVENTION CODE.
2. PER **MARION COUNTY** CRITERIA:
   FIRE HYDRANTS MUST BE LOCATED SO AS NOT TO REQUIRE THE LAYING OF MORE THAN FOUR-HUNDRED (400) FEET OF HOSE CONNECTED TO SUCH HYDRANT, ALONG THE NEAREST PUBLIC RIGHT-OF-WAY, TO THE CENTER OF ANY BUILDABLE LOT OR PARCEL IN THE DEVELOPMENT.
3. ANY NEW HYDRANTS MUST BE ABLE TO SUPPLY 1000 GPM OF WATER AT 20 P.S.I. AT ANY TIME OF THE DAY. ANY NEW HYDRANTS SHALL BE TESTED BY THE CONTRACTOR IN THE PRESENCE OF THE FIRE DEPARTMENT PRIOR TO APPROVAL OF THE FIRE HYDRANTS BY THE FIRE DEPARTMENT.(7TH EDITION OF FLORIDA FIRE PREVENTION CODE)
4. EACH NEW FIRE HYDRANT SHALL BE CLOW MEDALLION WITH TOPS AND BONNETS POWDER COATED FROM FACTORY, SAFETY BLUE.
5. WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK. (7TH EDITION OF FLORIDA FIRE PREVENTION CODE)
6. THE ACCESS ROADS SHALL REMAIN CLEAR OF VEHICULAR OBSTRUCTIONS TO ALLOW ACCESS OF FIRE DEPARTMENT UNITS WHILE THE BUILDINGS ARE BEING CONSTRUCTED. (7TH EDITION OF FLORIDA FIRE PREVENTION CODE)
7. IF LAND CLEARING OPERATIONS REQUIRE BURNING, A BURN PERMIT MUST BE OBTAINED FROM THE DEPARTMENT OF FORESTRY PRIOR TO BURNING ANY MATERIAL.
8. ANY NEW FIRE HYDRANT INSTALLED MUST BE FLOWED & PAINTED BY CONTRACTOR PER NFPA 291.CONCE ALL NEW HYDRANTS HAVE BEEN INSTALLED, TESTED, AND PAINTED PER NFPA 291 BY A THIRD-PARTY CONTRACTOR, A THIRD-PARTY CONTRACTOR WILL PREPARE THE MARION COUNTY FIRE PREVENTION OFFICE WITH A COPY OF THE HYDRANT FLOW DATA.

FORCE MAIN NOTES

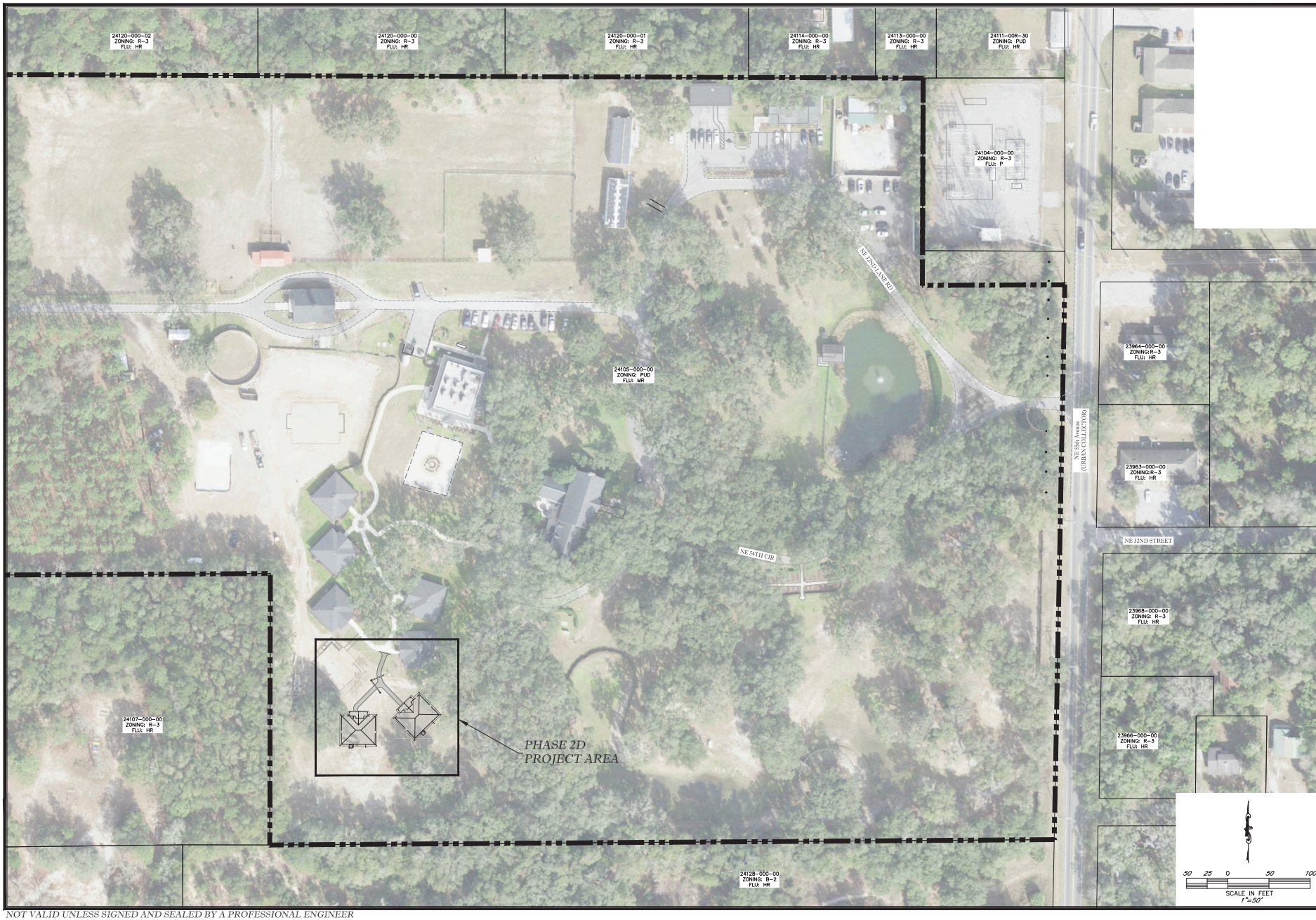
1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN COMPLIANCE WITH THE **MARION COUNTY** LDC FOR FORCE MAIN CONSTRUCTION.
2. ALL FORCE MAIN CONSTRUCTION AND MATERIALS TO BE OWNED AND MAINTAINED BY **MARION COUNTY UTILITIES.**
3. PIPE LENGTHS SHOWN IN REPRESENT SCALED DISTANCES BETWEEN FITTINGS OF BRANCHES AND MAINS.
4. DEFLECTIONS AT PIPE JOINTS SHALL NOT EXCEED THOSE RECOMMENDED BY THE PIPE MANUFACTURER.
5. VALVES SHALL BE EQUIPPED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH COVER, WITH THREADED EXTENSIONS WHERE NEEDED. UNLESS OTHERWISE NOTED.
6. ALL PVC FORCE MAIN SHALL BE AS SPECIFIED IN THE CONTRACT DOCUMENTS, MARKED WITH THE SEAL OF APPROVAL OF THE NATIONAL SANITATION FOUNDATION (NSF).
7. ALL NON-METALLIC FORCE MAINS SHALL BE INSTALLED WITH A CONTINUOUS, INSULATED 10 GAUGE SOLID CORE COPPER WIRE INSTALLED DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES. SEE STANDARD DRAWINGS. IN ADDITION, ALL PVC FORCE MAINS SHALL BE EITHER A SOLID GREEN COLOR OR WHITE WITH GREEN LETTERING. ALL LETTERING SHALL APPEAR LEGIBLY ON PIPE AND SHALL RUN THE ENTIRE LENGTH OF THE PIPE. LETTERING SHALL READ AS IS ACCEPTABLE FOR THE INTENDED USE.
8. HYDROSTATIC & LEAKAGE TESTING OF THE FORCE MAIN SHALL BE DONE IN ACCORDANCE WITH THE AWWA STANDARDS.-HYDROSTATIC TESTING TO BE DONE IN ACCORDANCE WITH AWWA C600.
9. PIPE MATERIALS:
   PVC - SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C900, LATEST EDITION, THE PVC SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI AND SHALL HAVE A DIMENSION RATIO (DR) OF 25 UNLESS OTHERWISE NOTED. PIPE SHALL BE THE SAME O.D. AS DUCTILE IRON PIPE. PVC JOINT - SHALL BE IN ACCORDANCE WITH ASTM D3139. DUCTILE IRON JOINT - SHALL BE IN ACCORDANCE WITH ANSI A21.11 AND AWWA C111.
10. AIR RELEASE VALVES SHALL BE REQUIRED AT ALL HIGH POINTS IN THE PROPOSED FORCE MAIN, AS SHOWN ON PLANS. HIGH POINTS IN THE FORCE MAIN ARE DEFINED AS A CHANGE IN ELEVATION TWICE THE DIAMETER OF THE PIPE.
11. ALL FORCE MAINS TO BE CONSTRUCTED WITH A MINIMUM OF 4 FEET OF COVER.

WATER MAIN CONSTRUCTION NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN COMPLIANCE WITH AWWA STANDARDS AS WELL AS THE **MARION COUNTY** LDC FOR WATER MAIN CONSTRUCTION.
2. ALL WATER MAIN CONSTRUCTION AND MATERIALS WITHIN R/W OR EASEMENT TO BE OWNED AND MAINTAINED BY **MARION COUNTY UTILITIES**
3. SEPARATION REQUIREMENTS (SEE TABLE 1.0-UTILITY SEPARATIONS)
   3.1. HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS, SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS:
   3.1.1. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST 3' BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART II OF CHAPTER 62-610 F.A.C.
   3.1.2. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST 3' AND PREFERABLY 10' BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
   3.1.3. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST 6' AND PREFERABLY 10' BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART II OF CHAPTER 62-610 F.A.C.. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO 3' WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6" ABOVE THE TOP OF THE SEWER.
   3.2. VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS OR RECLAIMED WATER PIPELINES:
   3.2.1. NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY GRAVITY OR VACUUM-TYPE SANITARY SEWER PIPE SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 6" AND PREFERABLY 12" ABOVE OR AT LEAST 12" BELOW THE OUTSIDE OF THE OTHER PIPE. IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
   3.2.2. NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 6" ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
   3.2.3. AT THE UTILITY CROSSINGS DESCRIBED IN THE ABOVE PARAGRAPHS, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST 7' FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORM WATER FORCE MAINS OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C., AND AT LEAST 6' FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C..
   3.3. NO WATER MAIN SHALL PASS THROUGH OR COME INTO CONTACT WITH ANY PART OF A SANITARY SEWER MANHOLE OR A STORM SEWER MANHOLE.
   3.4. NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST 3' FROM ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C., AT LEAST 3' BUT PREFERABLY 10' FROM ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C., AND AT LEAST 10' FROM ANY EXISTING ON-SITE SEWAGE TREATMENT OR DISPOSAL SYSTEM AS DEFINED IN SECTION 381.0065(2), F.S. AND RULE 64E-6.002, F.A.C.
   3.5. EXCEPTIONS / MITIGATION:
   ADHERENCE TO THE ABOVE CONSTRAINTS AND SEPARATIONS IN THE ABOVE ITEMS SHALL BE COMPLIED WITHOUT EXCEPTION. IF FOR SOME REASON WHERE IT IS NOT TECHNICALLY FEASIBLE OR ECONOMICALLY SENSIBLE THAT THE ABOVE ITEMS CANNOT BE COMPLIED WITH, CONTRACTOR IS TO STOP WORK AND NOTIFY THE ENGINEER OF RECORD FOR THE APPROPRIATE SOLUTION. THE SOLUTION WILL BE SUBMITTED TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR REVIEW AND APPROVAL PRIOR TO WORK COMMENCEMENT.
4. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN FITTINGS OF BRANCHES AND MAINS.
5. DEFLECTIONS AT PIPE JOINTS SHALL NOT EXCEED THOSE RECOMMENDED BY THE PIPE MANUFACTURER.
6. ALL GATE VALVES SHALL BE EQUIPPED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH COVER, WITH THREADED EXTENSION WHERE NEEDED.
7. ALL PUBLIC WATER SYSTEMS COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT SHALL BE INSTALLED UNDER THIS PROJECT, AND THAT SHALL COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM TO NSF-INTERNATIONAL STANDARD 61 AND SHALL BE MARKED WITH NSF SEAL OF APPROVAL.
8. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE COLOR-CODED MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(b)3, F.A.C., USING BLUE AS A PREDOMINANT COLOR. ALL DUCTILE IRON WATER MAINS SHALL BE MARKED WITH A CONTINUOUS STRIPE LOCATED WITHIN THE TOP 90 DEGREES OF THE PIPE. SAID STRIPE SHALL BE A MINIMUM 2 INCHES IN WIDTH AND SHALL BE BLUE IN COLOR IF PAINT IS USED INSTEAD OF TAPE, BACKFILL SHALL NOT BE PLACED FOR 24 HOURS TO 48 HOURS FOLLOWING PAINT APPLICATION. FOR PIPE WITH AN INTERNAL DIAMETER OF 24" OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES A LONG EACH SIDE OF THE PIPE AS WELL AS A LONG THE TOP OF THE PIPE.
9. ALL NON-METALLIC WATER MAINS SHALL BE INSTALLED WITH A CONTINUOUS, INSULATED 10 GAUGE SOLID CORE COPPER WIRE INSTALLED DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES. SEE STANDARD DRAWINGS. IN ADDITION, ALL PVC WATER MAINS SHALL BE A SOLID BLUE COLOR.
10. MARK ORDINING WATER SERVICES BY ETCHING A "W" INTO CURBING.
11. PIPE MATERIALS ALL PIPES, PIPE FITTINGS, PIPE JOINT PACKING AND JOINTING MATERIALS, VALVES, FIRE HYDRANTS, AND METERS INSTALLED UNDER THIS PROJECT SHALL CONFORM TO APPLICABLE AWWA STANDARDS.
   A. PVC WATER MAINS 4 INCHES TO 12 INCHES SHALL BE IN ACCORDANCE WITH AWWA C900. LATEST EDITION AND SHALL BE DR18. PVC WATER MAIN PIPES LARGER THAN 12 INCHES SHALL BE IN ACCORDANCE WITH AWWA C905. LATEST EDITION AND SHALL BE DR18. PVC PIPES LESS THAN 4 INCHES ARE NOT ALLOWED IN MARION COUNTY. IN OTHER JURISDICTIONS, THEY SHALL BE IN ACCORDANCE WITH ASTM D1785 (SCHEDULE 40, 80, 120) OR ASTM D2241 SDR 21. MINIMUM WORKING PRESSURE FOR ALL PVC SHALL BE 150 PSI. ALL PVC PIPE SHALL HAVE THE SAME O.D. AS DUCTILE IRON PIPE. PVC PIPE JOINTS SHALL BE IN ACCORDANCE WITH ASTM D3139 AND AWWA STANDARDS.
   B. DUCTILE IRON PIPE ALL PIPE SHALL CONFORM TO ANSI A21.51/AWWA C151 AND SHALL BE A MINIMUM OF CLASS 50. DUCTILE IRON JOINTS SHALL BE IN ACCORDANCE WITH ANSI A21.11 AND AWWA C111.
   C. ALL SERVICES SHALL BE POLYETHYLENE TUBING, CLASS 160 AND SHALL BE IN ACCORDANCE WITH AWWA C901.
12. ALL VALVES SHALL BE LOCATED IN NON PAVED AREAS, UNLESS SPECIFIED ON PLANS.
13. FIRE HYDRANT LEADS SHALL HAVE A MINIMUM INSIDE DIAMETER OF 6" AND SHALL INCLUDE AN AUXILIARY VALVE.
14. IF AGGRESSIVE SOIL CONDITIONS ARE FOUND DURING CONSTRUCTION, WATER MAINS SHALL BE PROTECTED THROUGH THE USE OF CORROSION RESISTANT MATERIALS, THROUGH ENCASEMENT OF THE WATER MAINS IN POLYETHYLENE, OR THROUGH PROVISION OF CATHODIC PROTECTION.
15. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE "LEAD FREE" AS DEFINED IN THE LATEST VERSION OF THE SAFE WATER DRINKING ACT.
16. WHERE NEW OR ALTERED DEAD-END WATER MAINS INCLUDED IN THIS PROJECT CANNOT BE AVOIDED, THEY SHALL BE PROVIDED WITH A FIRE FLUSHING HYDRANT OR BLOW-OFF FOR FLUSHING PURPOSES.
17. ALL FIRE HYDRANTS THAT WILL BE INSTALLED UNDER THIS PROJECT SHALL BE LOCATED AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN, PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C., OR VACUUM - TYPE SANITARY SEWER, AT LEAST SIX FEET FROM ANY EXISTING OR PROPOSED GRAVITY - OR PRESSURE - TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C.
18. PROPOSED FIRE HYDRANTS CONNECTED TO THE POTABLE WATER MAIN, FOR THIS PROJECT, SHALL BE PAINTED PER NFPA AND AWWA STANDARDS. FIRE HYDRANTS CONNECTED TO THE DESIGNATED FIRE LINE SHALL BE PAINTED PER JURISDICTION.
19. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(b)3.F.A.C. USING BLUE AS A PREDOMINANT COLOR. UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE. WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL, AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE PAINT STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPES DURING MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE OUTSIDE OF THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE. FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH UNDERGROUND PIPE. (FAC 62-555.320(21)(b)3. AND RSWW 8.5.2)
20. THE OPEN END OF THE AIR RELIEF PIPE FROM ALL AUTOMATIC AIR RELIEF VALVES WILL BE EXTENDED TO AT LEAST ONE FOOT ABOVE GRADE AND WILL BE PROVIDED WITH A SCREENED, DOWNWARD-FACING ELBOW. (FAC 62-555.320(21)(b)3. AND RSWW 8.4.2)
21. A CONTINUOUS AND UNIFORM BEDDING WILL BE PROVIDED IN TRENCHES FOR UNDERGROUND PIPE; BACKFILL MATERIAL WILL BE TAMPED IN LAYERS AROUND UNDERGROUND PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE AND UNSUITABLE SIZED STONES (AS DESCRIBED IN APPLICABLE AWWA STANDARDS OR MANUFACTURERS' RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES WILL BE REMOVED FOR A DEPTH OF AT LEAST SIX INCHES BELOW THE BOTTOM OF UNDERGROUND PIPE. (FAC 62-555.320(21)(b)3. AND RSWW 8.5.2)
22. ALL WATER MAIN TEES, BENDS, PLUGS, AND HYDRANTS WILL BE PROVIDED WITH THRUST BLOCKS OR RESTRAINED JOINTS TO PREVENT MOVEMENT. (FAC 62-555.320(21)(b)3. AND RSWW 8.5.4)
23. THE MINIMUM COVER TO BE PROVIDED OVER POTABLE WATER LINES SHALL BE 3'.
24. WATER MAIN CONNECTIONS SHALL BE MADE UNDER THE SUPERVISION OF THE **MARION COUNTY** ALL VALVES SHALL BE OPERATED BY **MARION COUNTY** PERSONNEL ONLY. WATER MAINS ARE TO BE DISINFECTED PER AWWA C651 AND MARION COUNTY LAND DEVELOPMENT CODE STANDARDS AND SPECIFICATIONS FOR WASTEWATER AND WATER MAIN CONSTRUCTION SECTION 01 & WHICH INCLUDES A FULL FLUSH CONNECTING THE NEW MAINS, PRIOR TO DISINFECTING, TO THE EXISTING ACTIVE SYSTEM FOR FILLING, FLUSHING, AND TESTING CONSTITUTES A PROHIBITED CROSS CONNECTION. PLEASE REFER TO **MARION COUNTY** TEMPORARY JUMPER CONNECTION (DETAIL UT200).
25. SITE HAS **NO KNOWN** AGGRESSIVE SOILS OR CONTAMINATED OR LOW MOLECULAR-WEIGHT PETROLEUM PRODUCTS OR ORGANIC SOLVENTS WHERE WATER MAINS WILL BE INSTALLED. (SS-555.520(8)(a) (d),(F.A.C.)
26. APPROXIMATE GROUND WATER ELEVATION DURING DIFFERENT SEASONS IS ESTIMATED TO BE BELOW ELEVATION **XX.XX'**, WHICH IS **X.X'** OR GREATER BELOW THE BOTTOM OF ANY PROPOSED WATER MAINS. (62-555.520(8)(a) (d),(F.A.C.)
27. PVC WATER MAINS THAT HAVE AN INSIDE DIAMETER OF 3" OR GREATER, SHALL BE INSTALLED, PRESSURE, AND LEAK TESTED IN ACCORDANCE WITH AWWA STANDARD C605 AND DUCTILE IRON WATER MAINS IN ACCORDANCE WITH AWWA C600, 62-555.320(21)(b)3 AND 62-555.330(F.A.C. ALL INSTALLATION, TESTING, AND FIELD PROCEDURES MUST BE PROVIDED AND MUST CONFORM TO THE APPLICABLE AWWA STANDARDS.

SANITARY SEWER NOTES

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE **MARION COUNTY** LDC FOR WASTEWATER CONSTRUCTION.
2. ALL SANITARY SEWER CONSTRUCTION AND MATERIALS WITHIN R/W OR EASEMENT TO BE OWNED AND MAINTAINED BY MARION COUNTY UTILITIES.
3. ALL MANHOLES SHALL BE 4 FT. INSIDE DIAMETER.
4. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN MANHOLE CENTERLINE.
5. ALL SANITARY SERVICE LATERALS SHALL BE 6INCH DIAMETER, UNLESS SPECIFIED OTHERWISE ON PLANS.
6. INVERTS OF SANITARY SERVICE LATERALS AT THEIR CONNECTION TO SANITARY MANHOLES SHALL BE NO MORE THAN ONE (1) FOOT ABOVE THE MANHOLE INVERT.
7. MINIMUM AS-BUILT 8" PVC SEWER LINE SLOPE WILL BE 0.40% MINIMUM SLOPE OR WILL BE RE-LAID BY CONTRACTOR TO MEET THE MINIMUM SLOPE REQUIREMENT AT NO ADDITIONAL COST.
8. MARK LATERALS BY ETCHING AN "S" INTO CURBING.
9. PIPE MATERIAL @ ASTM D3034, SDR-26 UNLESS OTHERWISE NOTED.
10. A MINIMUM 1.00% SLOPE SHALL BE MAINTAINED ON THE SANITARY SEWER SERVICE LATERALS. AT NO TIME SHALL A SANITARY SEWER LATERAL HAVE A SLOPE OF 15% OR GREATER.
11. SANITARY SEWER GRAVITY MAINS ARE TO BE UPGRADED IN MATERIAL TO WATER MAIN STANDARDS AND HYDROSTATICALLY PRESSURE TESTED WITH WATER TO ENSURE JOINT TIGHTNESS IF EITHER OF THE HORIZONTAL OR VERTICAL MINIMUM REQUIRED CLEARANCE FROM A WATER MAIN CANNOT BE MAINTAINED OR IF THE SEWER MAIN IS ABOVE THE WATER MAIN. UPGRADE TO MATERIAL CANNOT BE MADE WITHOUT PRIOR APPROVAL FROM FDEP.
12. LEAKAGE TEST ARE SPECIFIED REQUIRING THAT
   A) THE LEAKAGE EXFILTRATION OR INFILTRATION DOES NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM.
   B) EXFILTRATION OR INFILTRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD O



NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

Tillman & Associates
ENGINEERING, LLC.
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

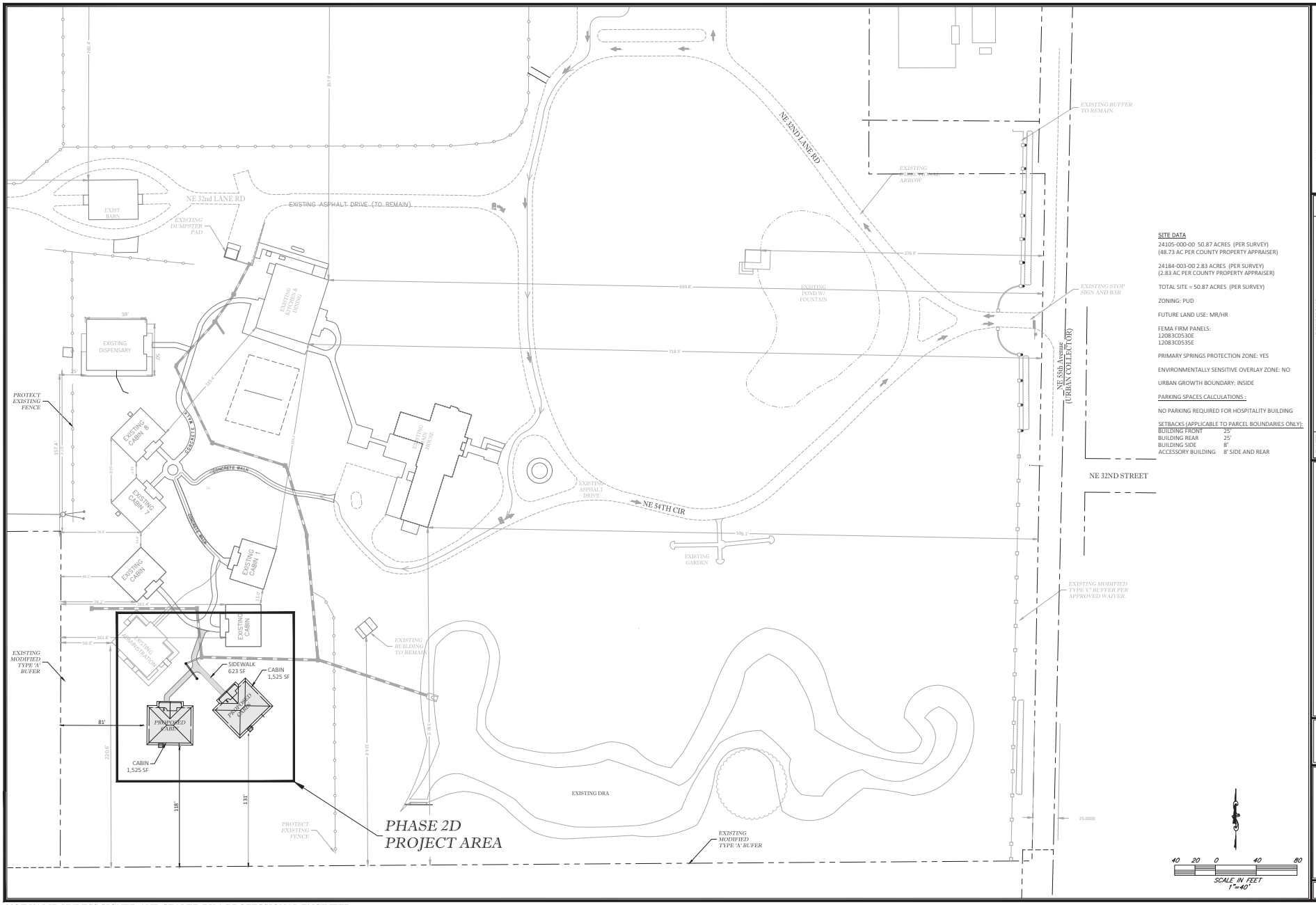
DATE	REVISIONS

MAJOR SITE PLAN
THE GUEST HOUSE - PHASE 2D
MARION COUNTY, FLORIDA

AERIAL PHOTOGRAPH

DATE 09-11-25
DRAWN BY HB
CHKD. BY JMM
JOB NO. 25-0128

03.01



SITE DATA

24105-000-00 50.87 ACRES (PER SURVEY)
(48.73 AC PER COUNTY PROPERTY APPRAISER)

24184-003-00 2.83 ACRES (PER SURVEY)
(2.83 AC PER COUNTY PROPERTY APPRAISER)

TOTAL SITE = 50.87 ACRES (PER SURVEY)

ZONING: PUD

FUTURE LAND USE: MR/HR

FEMA FIRM PANELS:
12083C0530E
12083C0535E

PRIMARY SPRINGS PROTECTION ZONE: YES

ENVIRONMENTALLY SENSITIVE OVERLAY ZONE: NO

URBAN GROWTH BOUNDARY: INSIDE

PARKING SPACES CALCULATIONS :

NO PARKING REQUIRED FOR HOSPITALITY BUILDING

SETBACKS (APPLICABLE TO PARCEL BOUNDARIES ONLY):

BUILDING FRONT	25'
BUILDING REAR	25'
BUILDING SIDE	8'
ACCESSORY BUILDING	8' SIDE AND REAR

Milian & Associates
ENGINEERING, LLC.
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

REVISIONS

DATE:

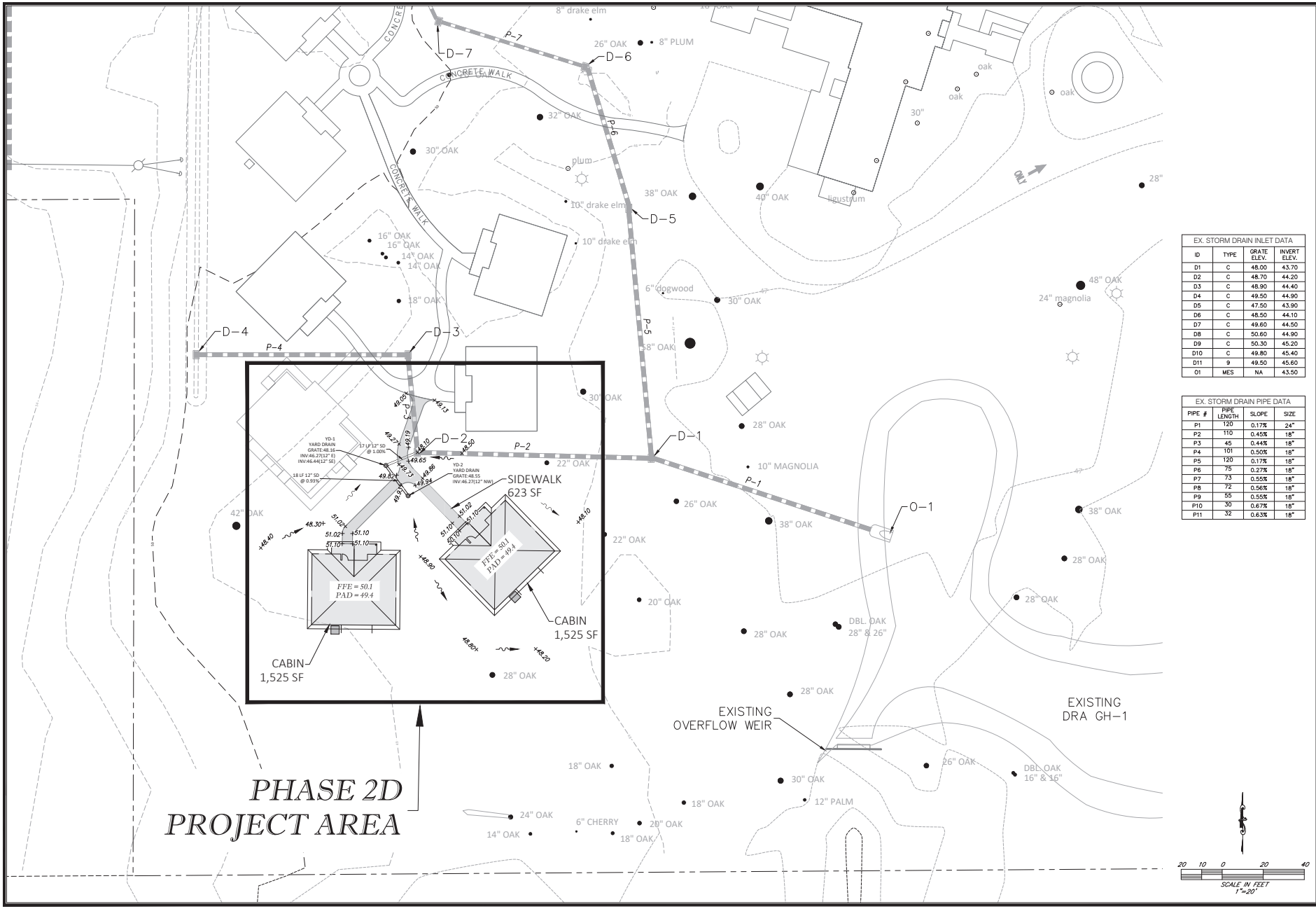
MAJOR SITE PLAN
THE GUEST HOUSE - PHASE 2D
MARION COUNTY, FLORIDA

GEOMETRY PLAN

DATE 09-11-25
DRAWN BY HB
CHKD. BY JMM
JOB NO. 25-0128

04.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



EX. STORM DRAIN INLET DATA			
ID	TYPE	GRATE ELEV.	INVERT ELEV.
D1	C	48.00	43.70
D2	C	48.70	44.20
D3	C	48.90	44.40
D4	C	49.50	44.90
D5	C	47.50	43.90
D6	C	48.50	44.10
D7	C	49.60	44.50
D8	C	50.60	44.90
D9	C	50.30	45.20
D10	C	49.80	45.40
D11	9	49.50	45.60
O1	MES	NA	43.50

EX. STORM DRAIN PIPE DATA			
PIPE #	PIPE LENGTH	SLOPE	SIZE
P1	120	0.17%	24"
P2	110	0.45%	18"
P3	45	0.44%	18"
P4	101	0.50%	18"
P5	120	0.17%	18"
P6	75	0.27%	18"
P7	73	0.55%	18"
P8	72	0.56%	18"
P9	55	0.55%	18"
P10	30	0.67%	18"
P11	32	0.63%	18"

Mann & Associates
ENGINEERING, LLC.
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION # 28795

REVISIONS

DATE

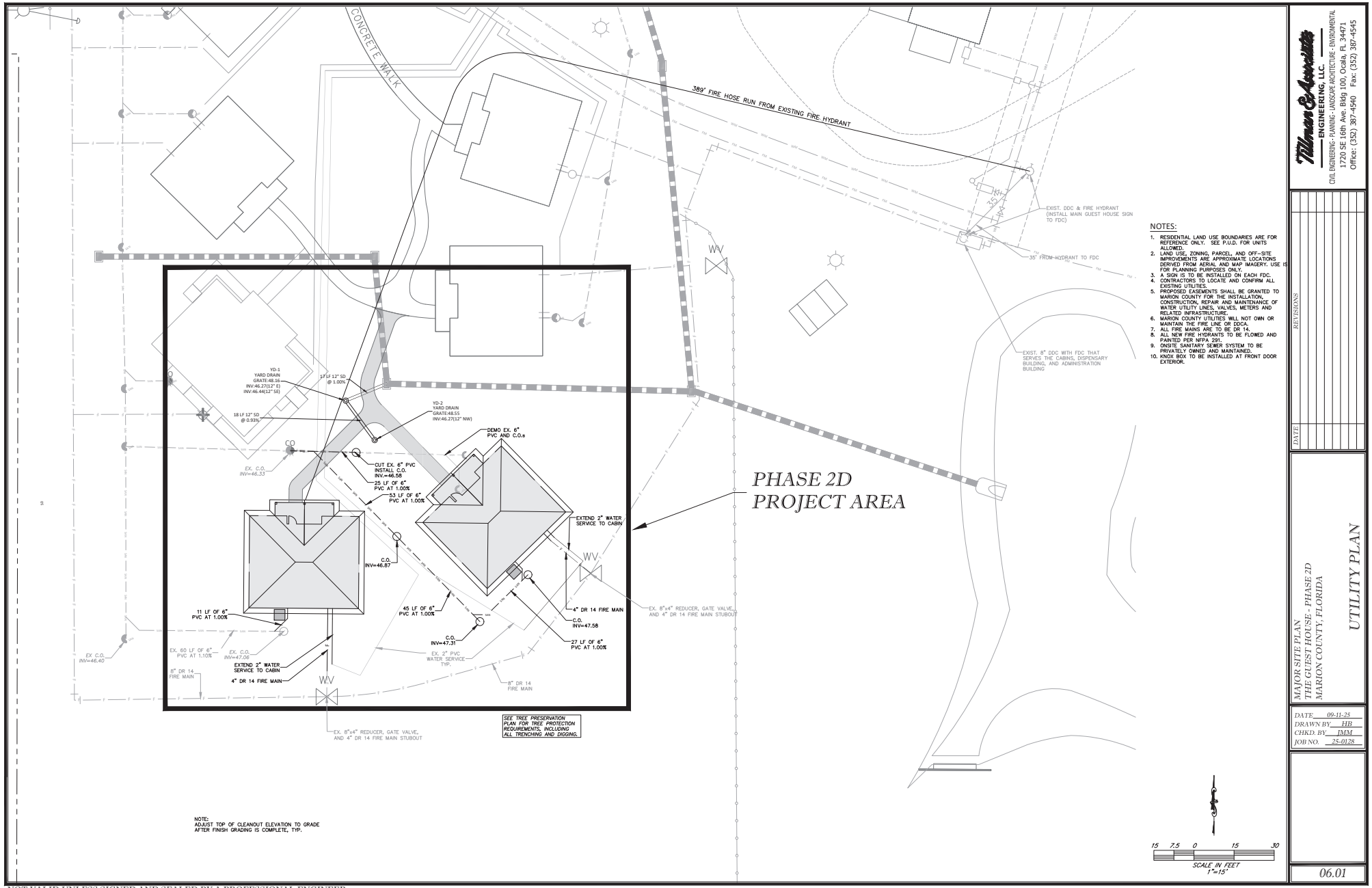
MAJOR SITE PLAN
THE GUEST HOUSE - PHASE 2D
MARION COUNTY, FLORIDA

GRADING PLAN

DATE 09-11-25
DRAWN BY HB
CHKD. BY TMM
JOB NO. 25-0128

05.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



Wilson & Associates
ENGINEERING, LLC.
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4590 Fax: (352) 387-4545

REVISIONS

DATE

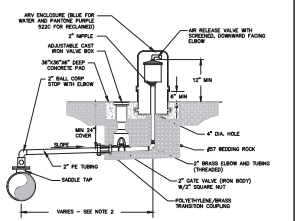
MAJOR SITE PLAN
THE GUEST HOUSE - PHASE 2D
MARION COUNTY, FLORIDA

UTILITY PLAN

DATE 09-11-25
DRAWN BY HB
CHK'D. BY IMM
JOB NO. 25-0128

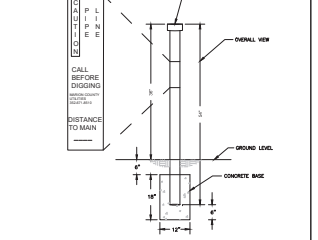
06.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



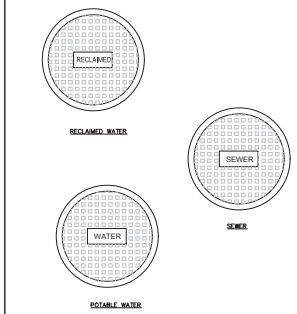
NOTES:
1. FOR WATER OR RECLAIMED USE ONLY.
2. OFFSET DISTANCE TO BE FIELD DETERMINED AND AS CLOSE TO THE RIGHT OF WAY AS POSSIBLE.
3. ADJUST HORIZONTAL POSITION OF SIDEWALK, AS REQUIRED TO AVOID AIR ENCLOSURE.
4. LOCATE ANY ENCLOSURE WITHIN 6" OF RIGHT OF WAY

MCBCC EFFECTIVE 10/12/2013	AIR RELEASE VALVE	7.3.2 UT 206
REVISION # NA		

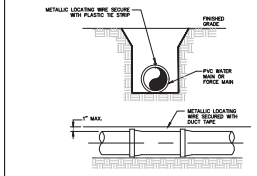


NOTES:
1. MARKERS ARE REQUIRED WHEN UTILITY MAIN IS LOCATED OVER 30 FEET FROM EDGE OF PAVEMENT.
2. ON 10' EASEMENT NOT ADJACENT TO THE RIGHT OF WAY.
3. MARKERS SHALL BE 4" DIAMETER SCH. 80 OR DR18 PVC, BLUE FOR WATER, GREEN FOR WASTEWATER, AND PANTONE PURPLE 522C FOR RECLAIMED WATER.
4. MARKERS SHALL BE PLACED AT ALL DIRECTIONAL CHANGES AND AT ALL VALVES EXCEPT WATER VALVES NEAR FIRE HYDRANTS. ADDITIONAL MARKERS SHALL BE INSTALLED AS NEEDED SO THAT THE DISTANCE BETWEEN MARKERS DOES NOT EXCEED 1000 FEET.

MCBCC EFFECTIVE 10/12/2013	UTILITY MAIN MARKER	7.3.2 UT 109
REVISION # NA		

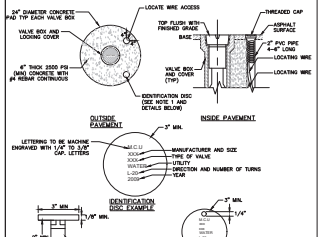


MCBCC EFFECTIVE 10/12/2013	TYPICAL VALVE BOX COVER	7.3.2 UT 110
REVISION # NA		



NOTES:
1. PVC PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (14 GAUGE COPPER) CAPABLE OF DETECTION BY A CABLE LOCATOR AND SHALL BE BURIED DIRECTLY ABOVE THE CENTERLINE OF THE PIPE.
2. LOCATING WIRE SHALL TERMINATE AT EACH VALVE BOX AND BE CAPABLE OF EXTENDING 12" ABOVE TOP OF BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION.
3. USE SLIP TOP AS NECESSARY TO HOLD WIRE DIRECTLY ON THE TOP OF THE PIPE.
4. ALL WIRE CONNECTIONS IN VALVE BOXES SHALL BE SPLICED TOGETHER AND TAPED.
5. FOR HORIZONTAL DIRECTIONAL DRILLING, UTILIZE 2 LOCATING WIRES WITH ALUMINUM TENSILE STRENGTH OF 1800 PSI.

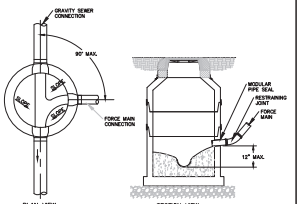
MCBCC EFFECTIVE 10/12/2013	PIPE LOCATING WIRE	7.3.2 UT 104
REVISION # NA		



NOTES:
1. BRONZE (OR STAINLESS STEEL) IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES, EXCEPT HYDRANT VALVES.

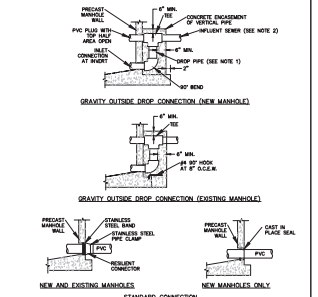
MCBCC EFFECTIVE 10/12/2013	VALVE BOX PAD	7.3.2 UT 112
REVISION # NA		

ALL UTILITY CONSTRUCTION TO MEET DEP & MARION COUNTY STANDARDS AND SPECIFICATIONS



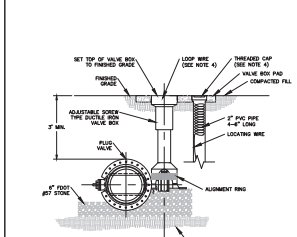
NOTES:
1. FORCE MAIN ORIENTED TO FACILITATE FLOW AND SHALL ENTER MANHOLE WITHIN 1" ABOVE INVERT OF THE EFFLUENT PIPE.
3. BENCH AS REQUIRED FOR NEW FORCE MAIN.
3. MANHOLE RECEIVING FORCE MAIN AND NEXT MANHOLE SHALL BE LINED PER MARION COUNTY LAND DEVELOPMENT CODE. FOR CONNECTIONS TO EXISTING MANHOLES, MANHOLE RECEIVING FORCE MAIN AND NEXT MANHOLE SHALL BE COATED OR LINED PER MARION COUNTY LAND DEVELOPMENT CODE.
4. FOUR MIN BENCH FOR CONNECTIONS. PRESENCE OF UTILITIES INSPECTOR DURING CORING AND CONNECTIONS TO EXISTING MANHOLES.

MCBCC EFFECTIVE 10/12/2013	FORCE MAIN TO GRAVITY SEWER CONNECTION	7.3.2 UT 302
REVISION # NA		



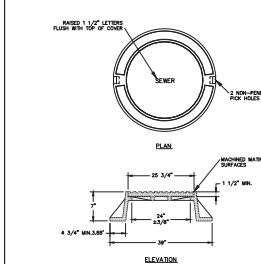
NOTES:
1. DROP PIPE AND FITTINGS SHALL BE OF EQUAL SIZE AND MATERIAL AS THE INFLUENT SEWER.
2. AN OUTSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT LINES WHICH HAVE AN INVERT 2' OR MORE ABOVE THE MANHOLE INVERT.
3. CONTRACTOR TO COORDINATE THE PRESENCE OF UTILITIES INSPECTOR DURING CORING AND CONNECTIONS TO EXISTING MANHOLES.
4. FOUR MIN BENCH FOR CONNECTIONS.

MCBCC EFFECTIVE 10/12/2013	GRAVITY MANHOLE CONNECTION	7.3.2 UT 303
REVISION # NA		



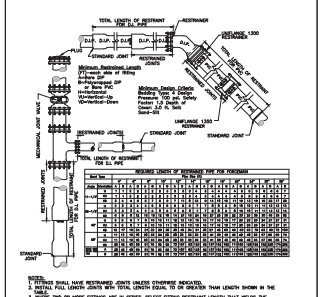
NOTES:
1. PVC PIPE EXTENSIONS SHALL BE USED ON VALVE BOX INSTALLATION.
2. THE VALVE ACTUATING NUT SHALL BE EXTENDED TO BE WITHIN 3' OF FINISHED GRADE.
3. PROVIDE A PLASTIC DEBRIS SHIELD / ALIGNMENT RING WHICH INSTALLS BELOW THE VALVE ACTUATING NUT. THE SHIELD SHALL CENTER THE RISER PIPE BOX OVER THE ACTUATING NUT AND MINIMIZE INFILTRATION.
4. LOCATING WIRE SHALL BE CONTINUOUS WITH NO SPLICES AND SHALL EXTEND 12" ABOVE TOP OF COLLAR. WIRE SHALL BE COLOR CODED TO MATCH THE UTILITY INSTALLED.
5. FOR NEW CONSTRUCTION, THE VALVE BOX SHALL BE ADJUSTED TO MIDRANGE TO ALLOW FOR FUTURE ADJUSTMENTS.
6. REFER TO TABLE 7.3.1 FOR INSTALLATIONS AT A DEPTH OF 6' OR GREATER.

MCBCC EFFECTIVE 10/12/2013	PLUG VALVE AND BOX	7.3.2 UT 304
REVISION # NA		



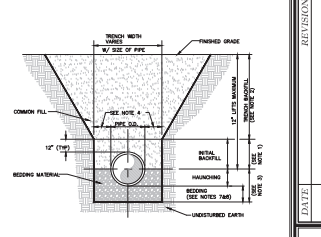
NOTES:
1. FRAME AND COVER SHALL BE AS SHOWN ON STANDARD DETAIL.
2. ALL CASTINGS SHALL BE MANUFACTURED IN THE U.S.A.
3. MACHINED SURFACES SHALL BE COATED WITH A RUST INHIBITIVE COATING.
4. ALL CASTINGS SHALL BE FREE OF DEFECTS SUCH AS BLOW HOLES, PIN HOLES, CRACKS, ETC.
5. ALL CASTINGS SHALL BE CLEANED OF ALL FINS AND BURRS.
6. ALL CASTINGS SHALL BE SMOOTH AND UNIFORM IN APPEARANCE.

MCBCC EFFECTIVE 10/12/2013	STANDARD SEWER MANHOLE FRAME AND COVER	7.3.2 UT 305
REVISION # NA		



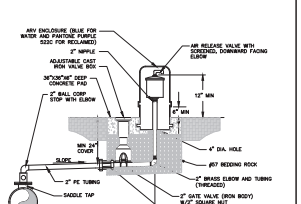
NOTES:
1. FITTINGS SHALL HAVE RESTRAINED JOINTS UNLESS OTHERWISE INDICATED.
2. ALL PIPE FOR FORCE MAINS WITH WALL THICKNESS LESS THAN EQUAL TO OR GREATER THAN LENGTH SHOWN IN THE TABLE.
3. WHERE TWO OR MORE FITTINGS ARE IN SERIES, SELECT FITTING RESTRAINT LENGTH THAT YIELDS THE GREATEST LENGTH OF PIPE RESTRAINED.
4. ALL PIPE SHALL BE RESTRAINED.
5. WHERE INTERNAL RESTRAINED JOINTS ARE USED, THE ENTIRE BELL SHALL BE PAINTED RED.
6. LENGTHS SHOWN ARE BASED ON THE MINIMUM COVER AND MAXIMUM DEPTH OUTLINED IN LOWEST ELEVATION OF PIPE SHALL BE USED FOR DESIGNS NOT SPECIFICALLY COVERED BY SERIES.
7. THE DESIGN ENGINEER SHALL INCREASE THE VALUES IN THE TABLE AS WARRANTED BY SITE-SPECIFIC PARAMETERS, SUCH AS SOIL DESIGNATIONS AND LAYING CONDITIONS.
8. THE LENGTHS SHOWN IN THE TABLE ARE BASED ON A SAFETY FACTOR OF 1.5 AGAINST PIPE JOINT SEPARATION.
9. ONLY DUCTILE IRON PIPE WITH PUSH-ON JOINTS SHALL BE USED AT JOINTS TO BE RESTRAINED UNLESS OTHERWISE SPECIFIED BY THE COUNTY.

MCBCC EFFECTIVE 10/12/2013	RESTRAINED PIPE TABLE WASTEWATER FORCE MAINS	7.3.2 UT 300
REVISION # NA		



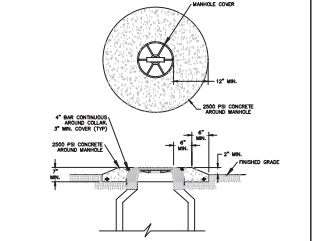
NOTES:
1. INITIAL BACKFILL/ COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. AS PER AASHTO T-180.
3. TRENCH BACKFILL/ COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
4. AS PER AASHTO T-180.
5. TYPE A BEDDING MATERIAL SHALL CONFORM TO FDOT NO. 57 AGGREGATE.
6. 12" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
7. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
8. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
9. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER UP TO 12" AND 6" MINIMUM FOR PIPE DIAMETER 18" AND LARGER.
10. WHERE UNSTABLE OR UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE, UTILITIES SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION.
11. FINAL RESTORATION IN APPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN MARION COUNTY RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF R/W UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.

MCBCC EFFECTIVE 10/12/2013	TYPE "A" BEDDING AND TRENCHING	7.3.2 UT 102
REVISION # NA		



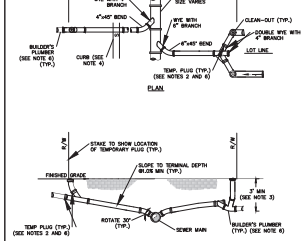
NOTES:
1. FOR WATER OR RECLAIMED USE ONLY.
2. OFFSET DISTANCE TO BE FIELD DETERMINED AND AS CLOSE TO THE RIGHT OF WAY AS POSSIBLE.
3. ADJUST HORIZONTAL POSITION OF SIDEWALK, AS REQUIRED TO AVOID AIR ENCLOSURE.
4. LOCATE ANY ENCLOSURE WITHIN 6" OF RIGHT OF WAY

MCBCC EFFECTIVE 10/12/2013	AIR RELEASE VALVE	7.3.2 UT 206
REVISION # NA		



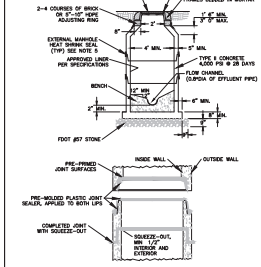
NOTES:
1. CLEARANCE OF 30" FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. AREAS SUPPORTING CONCRETE COLLAR OR SLAB SHALL BE PROPERLY COMPACTED.
3. TOP OF MANHOLE SHALL BE 2" ABOVE FINISHED GRADE, CROWN OF ADJACENT ROADWAY, OR 100 YEAR FLOOD ELEVATION, WHICHEVER IS GREATER.

MCBCC EFFECTIVE 10/12/2013	MANHOLE IN NON-PAVED AREA	7.3.2 UT 309
REVISION # NA		



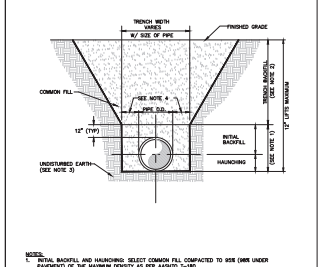
NOTES:
1. LENGTH OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
2. SERVICE LATERAL SHALL BE CAPPED BY DEVELOPER'S SITE-WORK CONTRACTOR.
3. WYE TO BE NO SHALLOWER THAN 3'-FEET AND NO DEEPER THAN 6'-FEET.
4. ALL FITTINGS SHOWN ARE TO BE INSTALLED.
5. SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY CUTTING AN "S" IN THE CURB DIRECTLY OVER THE LATERAL.
6. BUILDER'S PLUMBER WILL REMOVE PLUG, INSTALL CLEANOUT, AND CONNECT SERVICE LATERAL TO HOUSE.

MCBCC EFFECTIVE 10/12/2013	SEWER SERVICE LATERAL	7.3.2 UT 312
REVISION # NA		



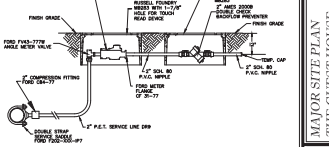
NOTES:
1. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE MANHOLE CONNECTION DETAIL.
2. ECCENTRIC CONE DESIGN MAY BE USED FOR CONFLICT RESOLUTION WITH MOU APPROVAL.
3. A FLOW CHANNEL SHALL BE CONSTRUCTED INSIDE MANHOLE TO DIRECT INFLUENT INTO FLOW STREAM.
4. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM.
5. STRIP TIGHTLY AROUND CASTING JOINTS AND APPLY HIGH INTENSITY PROPANE TORCH TO EFFECTIVELY SEAL THEM FROM GROUND WATER INFILTRATION.
6. HDPE ADJUSTING RINGS MAY BE SUBSTITUTED FOR BRICK RISERS.
7. SECTION HEIGHTS VARY AS REQUIRED, AND AS AVAILABLE, FROM APPROVED MANUFACTURERS LISTED IN APPENDIX D.

MCBCC EFFECTIVE 10/12/2013	PRECAST CONCRETE MANHOLE	7.3.2 UT 306
REVISION # NA		



NOTES:
1. INITIAL BACKFILL AND HAUNCHING SELECT COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL/ COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPE A BEDDING AND TRENCHING DETAIL MAY BE REQUIRED AS DIRECTED BY UTILITIES.
4. 18" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. FINAL RESTORATION IN APPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN MARION COUNTY RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF R/W UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.

MCBCC EFFECTIVE 10/12/2013	TYPE "B" BEDDING AND TRENCHING	7.3.2 UT 103
REVISION # NA		



TYPICAL 2" COMMERCIAL WATER METER ASSEMBLY DETAIL

Wilson & Associates
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1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

REVISIONS

DATE

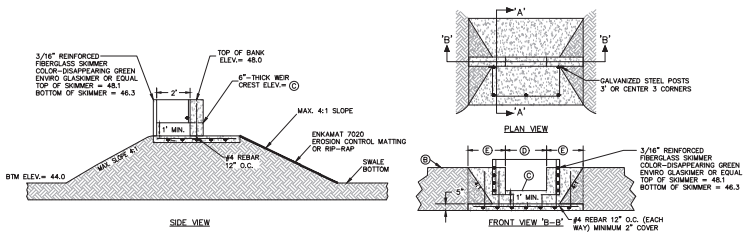
MAJOR SITE PLAN
THE GUEST HOUSE - PHASE 2D
MARION COUNTY, FLORIDA

GENERAL DETAILS

DATE 09-11-25
DRAWN BY HB
CHKD. BY JMM
JOB NO. 25-0128

07.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

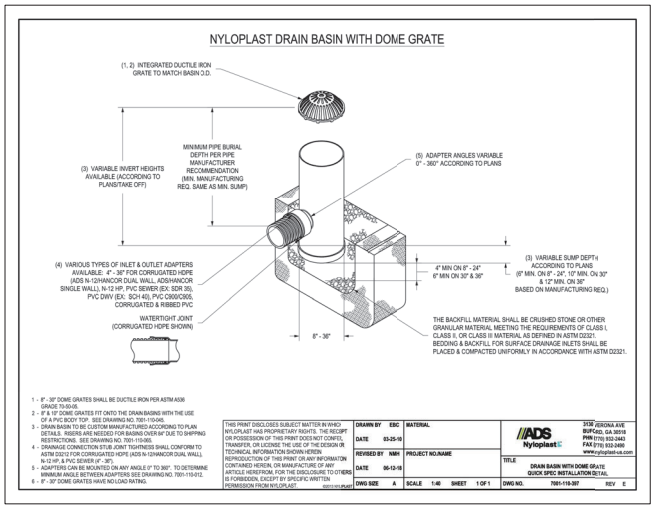


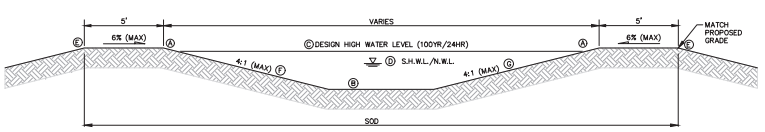
EX. CONCRETE WEIR DETAIL

N.T.S

POND	Ⓐ	Ⓑ	Ⓒ	Ⓓ	Ⓔ
1	5.0'	48.0	46.5	15.0'	6.0'

"ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE."





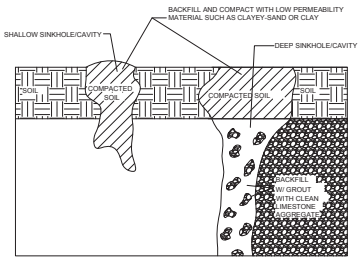
POND	T.O.B.(FT) Ⓐ	BOTTOM(FT) Ⓑ	DHWL(FT) © 100Y-24H	SHWL*(FT) Ⓓ	Ⓔ	SIDE SLOPE Ⓕ	SIDE SLOPE Ⓖ
EXISTING GH-1	48.00	44.5	47.1	43.2	MATCH PROPOSED GRADE	4:1 MAX	4:1 MAX

SOD BOTTOM, BERM & SIDE SLOPES.

POND CROSS-SECTION

NOT TO SCALE

ALL UTILITY CONSTRUCTION TO MEET DEP & MARION COUNTY STANDARDS AND SPECIFICATIONS



SECTION VIEW

NOTES

IN THE EVENT THAT ANY KARST FEATURES SUCH AS SINKHOLES, SOLUTION CAVITIES, CHIMNEYS, ETC. ARE DISCOVERED DURING ROUTINE INSPECTIONS OF THE STORMWATER BASINS, THE FOLLOWING REMEDIATION PROCEDURE SHALL BE PREFORMED

IF LIMESTONE IS ENCOUNTERED DURING REPAIR A MIN OVER-EXCAVATION OF 3' IS REQUIRED ALONG THE CHIMNEY SIDES AND BOTTOM

SHALLOW REPAIR (SEE DETAIL):
IF THE COLLAPSE IS SHALLOW (<5' DEEP) AND THE VOIDS IN THE LIMESTONE ARE SMALL, THEN THE SINKHOLE CAN BE REPAIRED BY BACKFILLING WITH A LOWER-PERMIEABILITY MATERIAL, SUCH AS CLAYEY-SAND OR CLAY. THE MATERIAL SHOULD BE COMPACTED AND THE REPAIR SHALL BE SLIGHTLY ABOVE THE ORIGINAL BOTTOM IN ORDER TO CREATE A SMALL MOUND TO ACCOUNT FOR SETTLING

DEEP REPAIR (SEE DETAIL):
IF THE COLLAPSE IS DEEP, THEN THE REPAIR SHALL BE MORE PERMANENT. THE COLLAPSE SHALL BE EXCAVATED TO THE LIMESTONE BEDROCK THE VOID(S) IN THE BEDROCK SHALL BE PLUGGED WITH CLEAN GROUT. A LOW PERMEABILITY MATERIAL SHALL BE PLACED OVER THE CONCRETE PLUG. THE MATERIAL SHALL BE COMPACTED AND BROUGHT TO EXISTING BASIN BOTTOM.

NOTIFICATION:
THE SAINT JOHNS WATER MANAGEMENT DISTRICT (SJWMD) SHALL BE NOTIFIED OF ANY SINKHOLE DEVELOPMENT WITHIN 48 HOURS OF DISCOVERY AND THE PROPOSED METHOD BY WHICH THE SINKHOLE WILL BE REPAIRED SHALL BE SUBMITTED TO THE SJWMD FOR APPROVAL WITHIN 30 DAYS. THE SJRWMD WILL THEN NOTIFY THE RESPONSIBLE PARTY AS TO THE ACCEPTANCE, DENIAL OR NEED FOR MODIFICATION OF THE REPAIR METHOD.

SHALLOW AND DEEP SINKHOLE/CAVITY MAINTENANCE REPAIR DETAIL

N.T.S

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN FROM THE ENGINEER OR OWNER A COPY OF ALL PERTINENT PERMITS RELATED TO THIS PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT ALL CONSTRUCTION ACTIVITIES ARE IN COMPLIANCE WITH THE CONDITIONS OF ALL PERMITS AND APPROVALS.
2. ALL CONSTRUCTION, MATERIALS AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH THE MARION COUNTY UTILITY MANUAL ARTICLE 8, SECTIONS 2.2, 8.2.7, 8.2.8, 8.2.14, 8.2.15, AND APPENDIX D.
3. GRASS AND MULCH, OR SOLID SOD, ALL AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION.
4. CONTRACTOR IS TO COORDINATE ALL WORK WITHIN, BUT NOT LIMITED TO, MARION COUNTY RIGHTS-OF-WAY WITH UTILITY COMPANIES IN ORDER TO PREVENT DAMAGE TO UTILITY LINES AND THE MAKING OF ADJUSTMENTS TO SAME, IF REQUIRED.
5. CONTRACTOR SHALL CONTACT THE ENGINEER AND/OR THE OWNER PRIOR TO ANY CONSTRUCTION THAT MAY DAMAGE TREES.
6. CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF EXISTING WATER AND SEWER LINES PRIOR TO BEGINNING CONSTRUCTION.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL ROAD CROSSING AND/OR UTILITY PERMITS.
8. THE EXISTING UNDERGROUND UTILITY LINES SHOWN HEREON WERE TAKEN FROM DOCUMENTS FURNISHED BY OTHERS AND NOT FIELD VERIFIED, THEREFORE, THE ENGINEER CANNOT GUARANTEE THE ACCURACY OF SAME NOR THAT ALL ARE SHOWN. THE CONTRACTOR SHALL EXPOSE ALL UNDERGROUND UTILITY LINES IN COORDINATION WITH THE OWNERS TO HIS SATISFACTION AND MAKE ADJUSTMENTS TO SAME IN THE EVENT THERE ARE CONFLICTS WITH NEW CONSTRUCTION.
9. ALL PVC PRESSURE PIPE SHALL HAVE A MINIMUM 36" COVER.
10. ALL PVC WATER MAIN PRESSURE PIPE OF NOMINAL DIAMETER 4" TO 12", SHALL BE IN ACCORDANCE WITH AWWA STANDARD C900. ALL PVC PIPE SHALL BE A DR OF 25. PIPE 14" DIAMETER AND LARGER SHALL BE IN ACCORDANCE WITH AWWA STANDARD C905 AND SHALL HAVE A DR OF 18. PVC PIPE SHALL BE BLUE IN COLOR.
11. SANITARY SEWERS, FORCE AND RECLAIMED MAINS AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS. SANITARY SEWERS, FORCE AND RECLAIMED MAINS AND STORM SEWERS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHENEVER POSSIBLE.
12. SANITARY SEWERS, FORCE AND RECLAIMED MAINS AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS. SANITARY SEWERS, FORCE AND RECLAIMED MAINS AND STORM SEWERS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHENEVER POSSIBLE. ADEQUATE STRUCTURAL SUPPORT FOR BOTH THE WATER MAIN & SEWER SHALL BE PROVIDED TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING.
13. WHEN SANITARY SEWERS, FORCE AND RECLAIMED MAINS AND STORM SEWERS MUST CROSS A WATER MAIN WITH LESS THAN 18 INCHES VERTICAL DISTANCE, BOTH THE SEWER AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE LEAK FREE AND MECHANICALLY RESTRAINED.
14. WHERE THERE IS NO ALTERNATIVE TO SEWER AND RECLAIMED PIPES CROSSING OVER A WATER MAIN, THE CRITERIA FOR MINIMUM SEPARATION OF 18 INCHES BETWEEN LINES AND 10 FEET BETWEEN JOINTS SHALL BE REQUIRED.
15. ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER AND RECLAIMED PIPES JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING).
16. WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP AND THE CROSSING SHALL BE ARRANGED TO MEET THE REQUIREMENTS ABOVE.
17. A MINIMUM 6-FOOT, PREFERABLY 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE. A MINIMUM 5-FOOT HORIZONTAL SEPARATION (3-FOOT INSIDE EDGE TO INSIDE EDGE) SHALL BE MAINTAINED BETWEEN RECLAIMED WATER MAINS AND POTABLE WATER MAINS IN PARALLEL INSTALLATION WHENEVER POSSIBLE.
18. IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10-FOOT HORIZONTAL SEPARATION BETWEEN ANY TYPE OF PARALLEL SEWER AND WATER MAIN, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.
19. WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18 INCHES OR A HORIZONTAL DISTANCE OF 10 FEET IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SEWER OR THE FORCE MAIN SHALL BE CONSTRUCTED OF DIP. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).
20. ALL DIP OF NOMINAL DIAMETER 4" TO 20" SHALL BE CLASS 350 AND FOR PIPE SIZES LARGER THAN 20" SHALL BE CLASS 250 AND SHALL CONFORM TO ANSI/AWWA A21.51/C151.
21. WATER MAIN SHALL BE LOCATED 10'OFF BACK OF CURB UNLESS OTHERWISE NOTED.
22. FIRE HYDRANT, GATE VALVE AND BLOW-OFF VALVE ASSEMBLIES SHALL CONSIST OF ALL PIPE, VALVES, TEES, FITTINGS, AND ANY AND ALL OTHER APPURTENANCES COMPRISING A COMPLETE, WORKING UNIT.
23. BENDS SHALL BE INSTALLED IN WATER MAIN TO AVOID UNFORESEEN CONFLICTS IN EXISTING OR PROPOSED STRUCTURES.
24. THE JOINT DEFLECTION METHOD SHALL BE USED WHERE PRACTICAL IN LIEU OF INSTALLING BENDS.
25. WHEN VALVE BOX IS TO BE INSTALLED IN ROADWAY OR OTHER TRAFFIC AREAS SET VALVE BOX ON FIVE (5) SOLID COMMON BRICKS.
26. ALL SUBSURFACE CONSTRUCTION SHALL COMPLY WITH THE "TRENCH SAFETY ACT." THE CONTRACTOR SHALL INSURE THAT THE METHOD OF TRENCH PROTECTION AND CONSTRUCTION IS IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS.
27. ALL NON-METALLIC WATER MAINS SHALL BE INSTALLED WITH A CONTINUOUS INSULATED 14 GUAGE COPPER WIRE INSTALLED DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES. DETECTABLE TAPE MAY BE USED IN LEIU OF COPPER WIRE AND SHALL BE PLACED 1' ABOVE THE TOP OF PIPE.

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REVISIONS

DATE

MAJOR SITE PLAN
THE GUEST HOUSE - PHASE 2D
MARION COUNTY, FLORIDA

GENERAL DETAILS

DATE 09-11-25
DRAWN BY HB
CHKD. BY JMM
JOB NO. 25-0128

07.02

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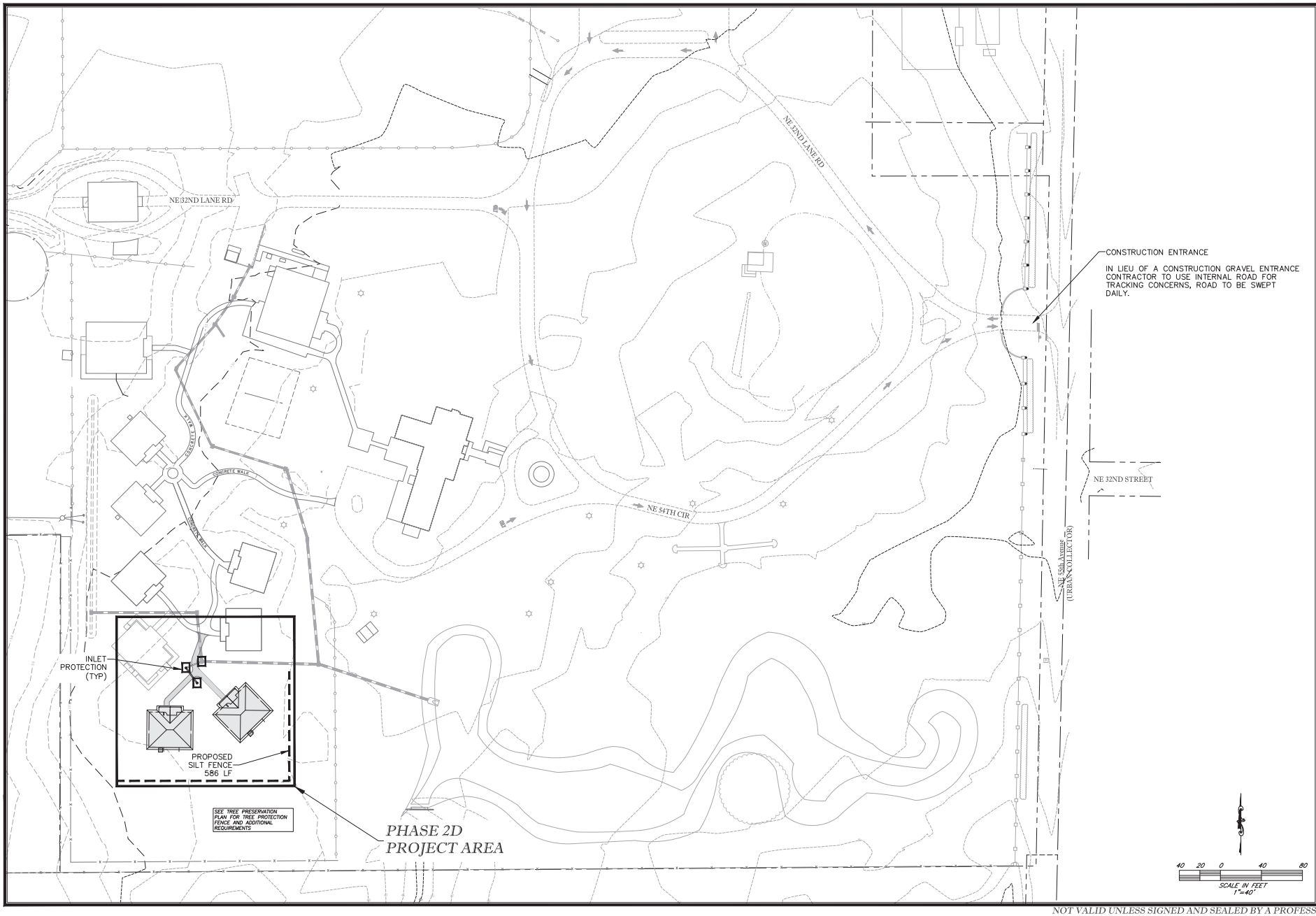

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REVISIONS

DATE:

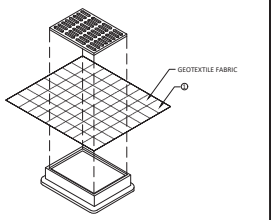
MAJOR SITE PLAN
THE GUEST HOUSE - PHASE 2D
MARION COUNTY, FLORIDA

EROSION CONTROL PLAN

DATE 09-11-25
DRAWN BY HB
CHKD. BY JMM
JOB NO. 25-0128

08.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

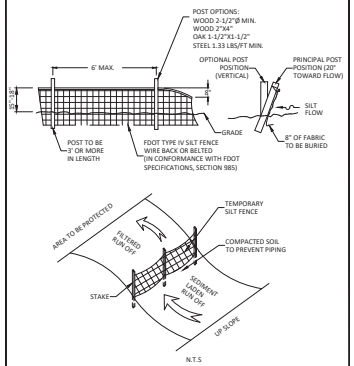


INLET PROTECTION DETAIL:

1. TRIM EXCESS FABRIC IN THE FLOWLINE TO WITHIN 3" OF GRATE.

DATE	REVISIONS

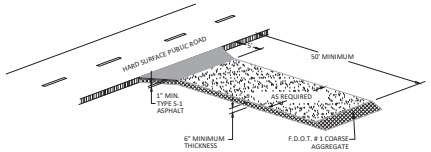
INLET PROTECTION DETAIL



SILT FENCE DETAIL

DATE	REVISIONS

SILT FENCE DETAIL



NOTES:

MAINTAIN EXISTING DRAINAGE FLOW WITH 24" RCP CULVERT TO EXTEND A MINIMUM OF 5' EITHER SIDE OF GRAVEL ENTRANCE. CULVERT TO HAVE A MINIMUM COVER OF 18" AND A MINIMUM SLOPE OF 0.3%.

N.T.S.

GRAVEL CONSTRUCTION ENTRANCE DETAIL

DATE	REVISIONS

GRAVEL CONSTRUCTION ENTRANCE DETAIL

NOTES:

1. THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE, IN THE OPINION OF THE ENGINEER, THE MINIMUM THAT MAY BE REQUIRED. ACTUAL FIELD CONDITIONS MAY REQUIRE EITHER ADDITIONAL OR REDUCED EROSION CONTROL MEASURES TO BE IMPLEMENTED. THE CONTRACTOR IS DIRECTED TO FOLLOW STANDARD BEST MANAGEMENT PRACTICES IN IMPLEMENTING A SUCCESSFUL EROSION CONTROL PLAN.
2. TEMPORARY EROSION CONTROL TO BE UTILIZED DURING CONSTRUCTION AT AREAS DESIGNATED BY THE ENGINEER OR AREAS ON SITE WHERE UNSTABILIZED GRADES MAY CAUSE EROSION PROBLEMS. EROSION CONTROL MAY BE REMOVED AFTER UPSLOPE AREA HAS BEEN STABILIZED BY SOD, OR COMPACTED AS DETERMINED BY THE OWNER.
3. PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE EARLIEST PRACTICAL TIME CONSISTENT WITH GOOD CONSTRUCTION PRACTICES. ONE OF THE FIRST CONSTRUCTION ACTIVITIES SHOULD BE THE PLACEMENT OF PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AROUND THE PERIMETER OF THE PROJECT OR THE INITIAL WORK AREA TO PROTECT THE PROJECT, ADJACENT PROPERTIES AND WATER RESOURCES.
4. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMICAL, EFFECTIVE AND CONTINUOUS CONTROL THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY MEASURES SHALL NOT BE CONSTRUCTED FOR EXPEDIENCY IN LIEU OF PERMANENT MEASURES.
5. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT.
6. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.
7. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
8. MATERIAL FROM SEDIMENT TRAPS SHALL NOT BE STOCKPILED OR DISPOSED OF IN A MANNER WHICH MAKES THEM READILY SUSCEPTIBLE TO BEING WASHED INTO ANY WATERCOURSE BY RUNOFF OR HIGH WATER.
9. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
10. SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (LF).

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THE GUEST HOUSE - PHASE 2D
MARION COUNTY, FLORIDA

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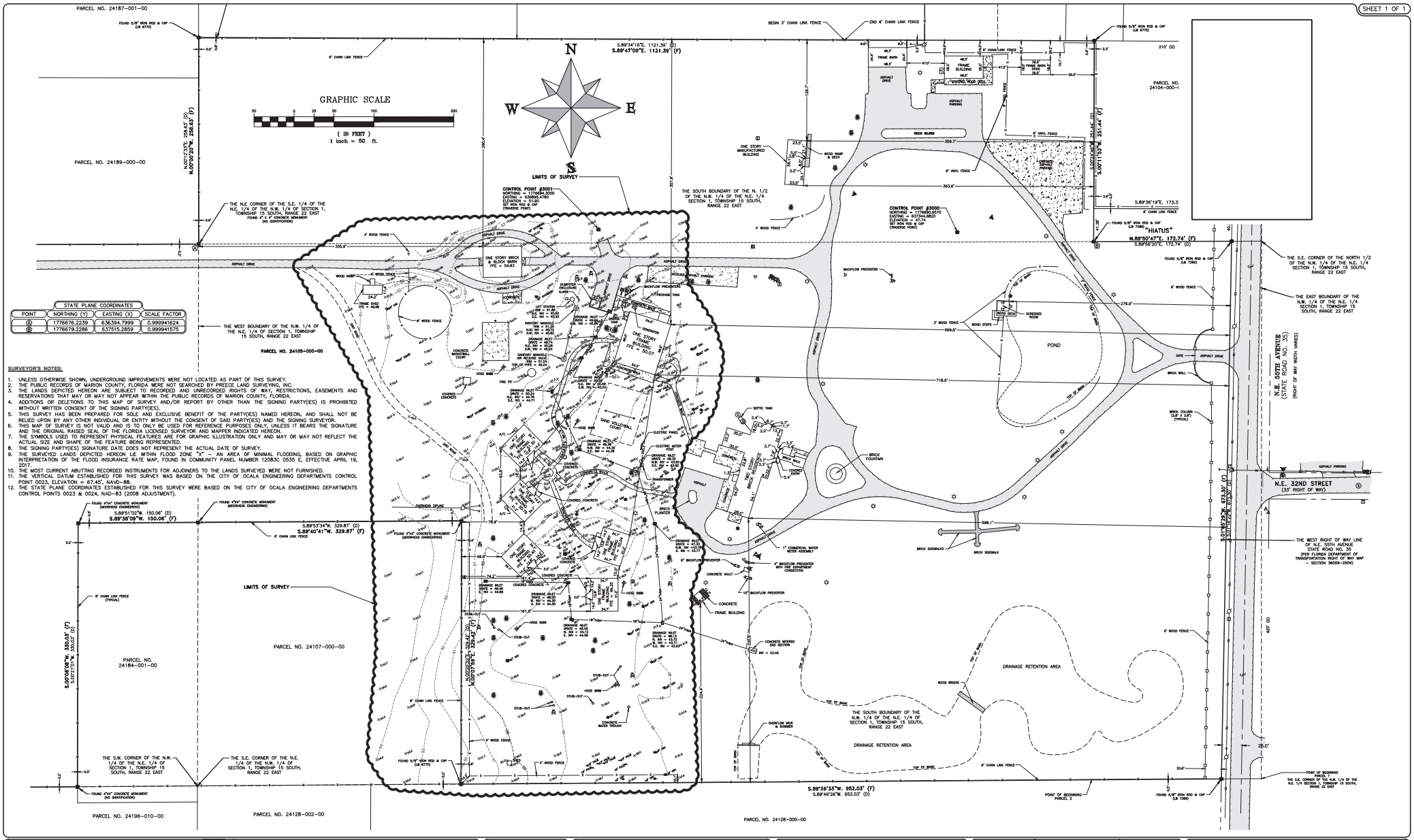


STATE PLANE COORDINATES			
POINT	NORTHING (Y)	EASTING (X)	SCALE FACTOR
Ⓐ	1776676.2239	636394.7999	0.999941624
Ⓑ	1776679.2286	637515.2859	0.999941575

SURVEYOR'S NOTES:

1. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY.
2. THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA WERE NOT SEARCHED BY PREECE LAND SURVEYING, INC.
3. THE LANDS DEPICTED HEREON ARE SUBJECT TO RECORDED AND UNRECORDED RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS THAT MAY OR MAY NOT APPEAR WITHIN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
4. ADDITIONS OR DELETIONS TO THIS MAP OF SURVEY AND/OR REPORT BY OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
5. THIS SURVEY HAS BEEN PREPARED FOR SOLE AND EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT THE CONSENT OF SAID PARTY(IES) AND THE SIGNING SURVEYOR.
6. THIS MAP OF SURVEY IS NOT VALID AND IS TO ONLY BE USED FOR REFERENCE PURPOSES ONLY, UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER INDICATED HEREON.
7. THE SYMBOLS USED TO REPRESENT PHYSICAL FEATURES ARE FOR GRAPHIC ILLUSTRATION ONLY AND MAY OR MAY NOT REFLECT THE ACTUAL SIZE AND SHAPE OF THE FEATURE BEING REPRESENTED.
8. THE SIGNING PARTY(IES) SIGNATURE DATE DOES NOT REPRESENT THE ACTUAL DATE OF SURVEY.
9. THE SURVEYED LANDS DEPICTED HEREON LIE WITHIN FLOOD ZONE "X" — AN AREA OF MINIMAL FLOODING, BASED ON GRAPHIC INTERPRETATION OF THE FLOOD INSURANCE RATE MAP, FOUND IN COMMUNITY PANEL NUMBER 12083C 0535 E, EFFECTIVE APRIL 19, 2017.
10. THE MOST CURRENT ABUTTING RECORDED INSTRUMENTS FOR ADJOINERS TO THE LANDS SURVEYED WERE NOT FURNISHED.
11. THE VERTICAL DATUM ESTABLISHED FOR THIS SURVEY WAS BASED ON THE CITY OF OCALA ENGINEERING DEPARTMENTS CONTROL POINT 0023, ELEVATION = 67.45', NAVD-88.
12. THE STATE PLANE COORDINATES ESTABLISHED FOR THIS SURVEY WERE BASED ON THE CITY OF OCALA ENGINEERING DEPARTMENTS CONTROL POINTS 0023 & 0024, NAD-83 (2008 ADJUSTMENT).

LEGEND

(P) = PLAT DIMENSION
(F) = FIELD MEASUREMENT
(D) = DEED DIMENSION
(C) = CALCULATED DIMENSION
(X) = EXCEPTION DIMENSION
R/W = RIGHT OF WAY LINE
CB = CHORD BEARING
ORB = OFFICIAL RECORDS BOOK
PC = POINT OF CURVATURE
PCC = POINT OF COMPOUND CURVATURE
PT = POINT OF TANGENCY
LB = LICENSED BUSINESS
LS = LICENSED SURVEYOR
FFE = FINISHED FLOOR ELEVATION
TPB = TELEPHONE RISER BOX
WPP = WOOD POWER POLE
CPP = CONCRETE POWER POLE
MPP = METAL POWER POLE
TBM = TEMPORARY BENCHMARK
ROP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
VCP = VITRIFIED CLAY PIPE
PVC = POLYVINYL CHLORIDE
HDPE = HIGH DENSITY POLYETHYLENE
O/E = OVERHEAD ELECTRIC
FFE = FINISHED FLOOR ELEVATION
BFP = BACKFLOW PREVENTER
A/C = AIR CONDITIONER
FOCM = FIBER OPTIC CABLE MARKER
PRM = PERMANENT REFERENCE MONUMENT
PCP = PERMANENT CONTROL POINT
PSM = PROFESSIONAL SURVEYOR & MAPPER
PLS = PROFESSIONAL LAND SURVEYOR
RLS = REGISTERED LAND SURVEYOR
I.D. = IDENTIFICATION
NO. = NUMBER
= WELL
= TRAFFIC CONTROL BOX
= WATER METER
= TELEPHONE RISER BOX
= ELECTRIC BOX
= CABLE TV RISER BOX
= IRRIGATION CONTROL BOX
= WOOD POWER POLE
= GUY ANCHOR
= FIRE HYDRANT
= FIRE DEPARTMENT CONNECTION
= WATER VALVE
= SEWER VALVE
= SET 5/8" IRON ROD & CAP — LB 7389
= FOUND 5/8" IRON ROD & CAP
= FOUND 4"x4" CONCRETE MONUMENT
= SET 4"x4" CONCRETE MONUMENT — LB 7389
= FOUND 6" OCTAGONAL CONCRETE MONUMENT
= HOSE BIBB
= BURIED CABLE MARKER
= GREASE TRAP
= SANITARY MANHOLE
= STORM DRAINAGE MANHOLE
= TELEPHONE MANHOLE
= STORM INLET
= CENTERLINE
= MONITORING WELL
= LIGHT POLE
= SIGN POST
= MAILBOX
= SANITARY CLEAN-OUT
= BROKEN LINE; NOT DRAWN TO SCALE
= DEPICTS CONCRETE

STATE CERTIFIED SDVBE

AS-BUILT SURVEY
FOR:
THE GUEST HOUSE

PREECE LAND SURVEYING, Inc.
BELLWETHER PROFESSIONAL PARK
2201 S.E. 30TH AVENUE, SUITE 102
OCALA, FL 34471
PHONE: (352) 351-0091
FAX: (352) 351-0093 FAX
EMAIL: glen@plsinc.us
(LICENSED BUSINESS NO. 7389)

SURVEYOR'S CERTIFICATION

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FOR AN AS-BUILT SURVEY.

DATE

GLEN H. PREECE, JR., P.S.M. – LS 5427

DATE OF FIELD SURVEY: MARCH 9, 2022

DRAWN:	C.L.W.	REVISIONS	BY	DATE
CHECKED:	G.H.P.			
SEE FOLDER				
FILE INFO: 1-15-22				
SCALE: 1" = 50'		COPYRIGHT © 2022	JOB ORDER # 05-106 (UPS)	

Marion County

Development Review Committee

Agenda Item

File No.: 2025-21046 **Agenda Date:** 10/20/2025 **Agenda No.:** 6.3.

SUBJECT:
Panagia Vlahernon Greek Orthodox Monastery - Major Site Plan - Extension Request
12600 W Hwy 318 Bldg 8 Williston
Project #2022090094 #29195 Parcel #01974-000-00
LIS Engineering, LLC

On 10/9/25, Applicant requested a one-year extension for this Major Site Plan. The request is to extend one year from the current expiration date of October 16, 2025. The new expiration date would be October 16, 2026.

From: Fr. Raphael
To: Development Review
Cc: Geronda Polykarp; bobc@lisengineering.us
Subject: RE: 29195 PANAGIA VLAHERNON GREEK ORTHODOX MONASTERY - Extension Request
Date: Thursday, October 9, 2025 2:57:37 PM
Attachments: image001.png

You don't often get email from frraphael@pvmail.org. Learn why this is important

CAUTION: THIS MESSAGE IS FROM AN EXTERNAL SENDER
This email originated from outside the organization. Do not click links, open attachments, or share any information unless you recognize the sender and know the content is safe. Report suspicious emails using the "Phish Alert" button in Outlook or contact the Helpdesk.

Dear Development Review Coordinator,

We are writing to request an extension on the permit for our project, Master Site Plan - Panagia Vlahernon Greek Orthodox Monastery (#29195). The reason for our request is delays we have endured from two sources.

The first source is monetary constraints. We were required by the county to construct two large stormwater basins, which came at a great cost to us. The original quoted price for this project, from Osteen Brothers of Micanopy, FL, for $280,421.64. After all was completed, the construction costs had increased to just over $400,000.00! A large portion of that money used for the basins was originally intended to be used for the construction of the foundation system for the New Guesthouse shown in Phase One of the Master Plan. Because we rely on donations, which we cannot control, the unexpected cost of the basins has delayed the project significantly.

The second source is delays in the construction itself. When funds were available, the construction of the footing began in earnest at the beginning Florida's wet / hurricane season. Construction has been delayed consistently and frequently. Now that we are ready to pour the concrete slab atop those footers, the almost daily rains coming from the current season are making that nearly impossible. We will complete the concrete pour as soon as the weather permits, but we anticipate needing most of 2026 to complete the project.

For these reasons and more, we kindly ask that you honor our request for an extension.

Thank you,

Fr. Raphael Vlahernitis
Panagia Vlahernon Greek Orthodox Monastery
12600 West Highway 318
Williston, FL 32696-4405

(352) 209-8235. Mobile
(352) 591-1716. Monastery
(352) 591-1719. Fax

From: Sapp, Sandra <Sandra.Sapp@marionfl.org> **On Behalf Of** Development Review
Sent: Tuesday, October 7, 2025 9:30 AM
To: Fr. Raphael <frraphael@pvmail.org>
Cc: Development Review <DevelopmentReview@marionfl.org>; Pool, Aaron <Aaron.Pool@marionfl.org>
Subject: 29195 PANAGIA VLAHERNON GREEK ORTHODOX MONASTERY - Extension Request

Good morning,

Per your request for instructions on requesting an extension on the above project.

The request is required to be provided in writing, response to this email is sufficient.

There is a $50 non-refundable fee, your project will then be placed on a Monday DRC meeting agenda. It will be up to the DRC Committee to decide the outcome of the extension request.

Thank you,

Sandra Sapp
Development Review Coordinator
Office of the County Engineer

Marion County Board of County Commissioners
412 SE 25th Ave
Ocala, FL 34471
Main: 352-671-8686

Empowering Marion for Success!

Under Florida law, emails to our organization are public records. If you do not want your email reviewed in response to a public records request, contact this office by phone.

Marion County
Board of County Commissioners

Office of the County Engineer

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

DEVELOPMENT REVIEW PLAN APPLICATION

Date: 9/18/2022

A. PROJECT INFORMATION:

Project Name: Panagia Vlahernon Greek Orthodox Monastery
Parcel Number(s): 01974-000-00
Section 32 Township 12 Range 20 Land Use Monastery Zoning Classification A1
Commercial ☐ Residential ☐ Industrial ☐ Institutional ☐ Mixed Use ☒ Other Religious Facility
Type of Plan: MAJOR SITE PLAN
Property Acreage 140.19 Number of Lots Miles of Roads
Location of Property with Crossroads South Side of W. Hwy 318 between 133rd Ct. and 120th Ave.
Additional information regarding this submittal: Submittal prepared pursuant to pre-application meeting conducted June 13, 2019.
Submittal prepared pursuant to pre-application meeting conducted June 13, 2019.

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

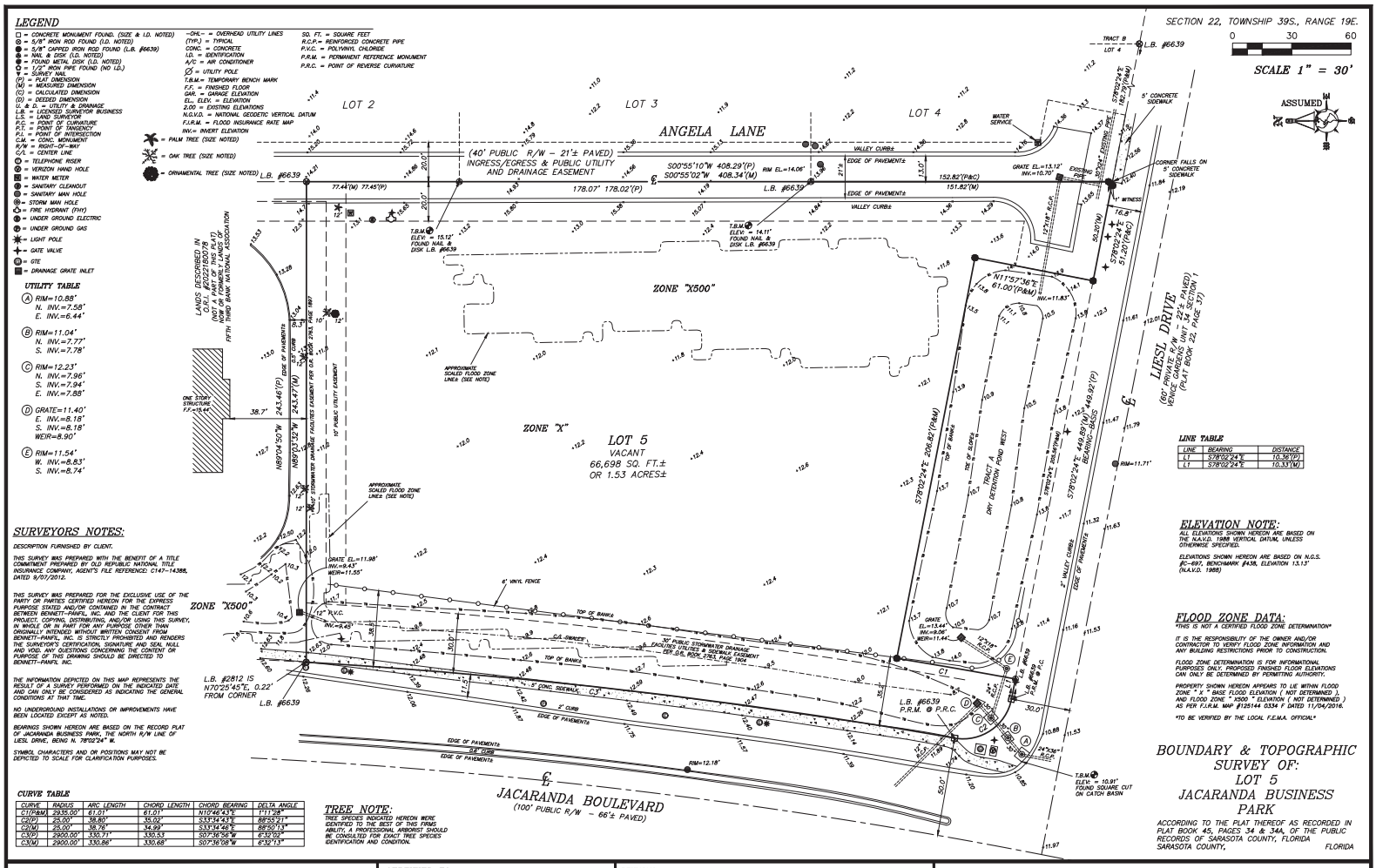
☒ **Engineer:**
Firm Name: LIS Engineering, LLC Contact Name: Bob Case, P.E.
Mailing Address: 21430 Palm Beach Blvd. City: Alva State: FL Zip Code: 33920
Phone # 239-693-9244 Alternate Phone #
Email(s) for contact via ePlans: Bobc@lis-e.com

☐ **Surveyor:**
Firm Name: Mills Engineering Company Contact Name:
Mailing Address: P.O Box 778 City: Bronson State: FL Zip Code: 32621
Phone # 352-486-2872 Alternate Phone #
Email(s) for contact via ePlans: millseng@bellsouth.net

Property Owner:
Owner: Panagia Vlahernon Greek Orthodox Monastery Contact Name: Fr. Raphael
Mailing Address: 12600 W Hwy 318 City: Williston State: FL Zip Code: 32696-4405
Phone # 352-209-8235 Alternate Phone #
Email address: frraphael@pvmail.org

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

Revised 6/2021


SECTION 22, TOWNSHIP 39S., RANGE 19E.
SCALE 1" = 30'
ASSUMED
LOT 2
LOT 3
LOT 4
LOT 5
VACANT
66,698 SQ. FT.±
OR 1.53 ACRES±
ANGELA LANE
(40' PUBLIC R/W - 21'± PAVED)
INGRESS/EGRESS & PUBLIC UTILITY AND DRAINAGE EASEMENT
L.B. #6639
ZONE "X500"
ZONE "X"
LIESL DRIVE
(60' PRIVATE R/W - 21'± PAVED)
VENICE GARDENS UNIT 34 SECTION 1
(PLAT BOOK 22, PAGE 37)
JACARANDA BOULEVARD
(100' PUBLIC R/W - 66'± PAVED)
TRACT A
DRY DETENTION POND WEST
TRACT B
LOT 4
LANDS DESCRIBED IN O.R. BOOK 2813, PAGE 1887 (NOW OR FORMERLY LANDS OF FIFTH THIRD BANK, NATIONAL ASSOCIATION)
APPROXIMATE SCALED FLOOD ZONE LINES (SEE NOTE)
ONE STORY STRUCTURE F.F.=10.64'
5' CONCRETE SIDEWALK
5' VINYL FENCE
CORNER FALLS ON 5' CONCRETE SIDEWALK
EXISTING POWER POLE
WATER SERVICE
GRATE EL.=13.13' INV.=10.70'
GRATE EL.=11.98' INV.=5.43' WEIR=11.55'
GRATE EL.=13.44' INV.=9.56' WEIR=11.44'
12" R.C.P.
18" R.C.P.
24" R.C.P.
C.A. CHANNEL
TOP OF BANK±
EDGE OF PAVEMENT±
VALLEY CURB±
5' CONC. SIDEWALK
2' CURB
EDGE OF PAVEMENT
6' CURB
EDGE OF PAVEMENTS
L.B. #2812 IS N70°25'45"E, 0.22' FROM CORNER L.B. #6639
P.R.M. @ P.R.C.
T.B.M. ELEV. = 10.91' FOUND SQUARE CUT ON CATCH BASIN
T.B.M. ELEV. = 15.12' FOUND NAIL & DISK L.B. #6639
T.B.M. ELEV. = 14.11' FOUND NAIL & DISK L.B. #6639
RIM EL.=14.06
RIM=12.18'
RIM=11.71'
RIM=11.83'
S00°55'10"W 408.29'(P)
S00°55'02"W 408.34'(M)
N89°03'50"W 243.46'(P)
243.47'(M)
S78°02'24"E 206.82'(P&M)
S78°02'24"E 449.89'(M)
BEARINGS BASED ON LIESL DRIVE
N11°57'36"E 61.00'(P&M)
S78°02'24"E 152.82'(P&C)
151.82'(M)
S78°02'24"E 16.7'(P&M)
S78°02'24"E 51.20'(P&C)
50.20'(M)
178.07' 178.02'(P)
77.44'(M) 77.45'(P)
38.7'
30.0'
50.0'
20.0'
21.1'
13.0'
16.8'
11.84'
12.19'
11.61'
11.79'
11.47'
11.32'
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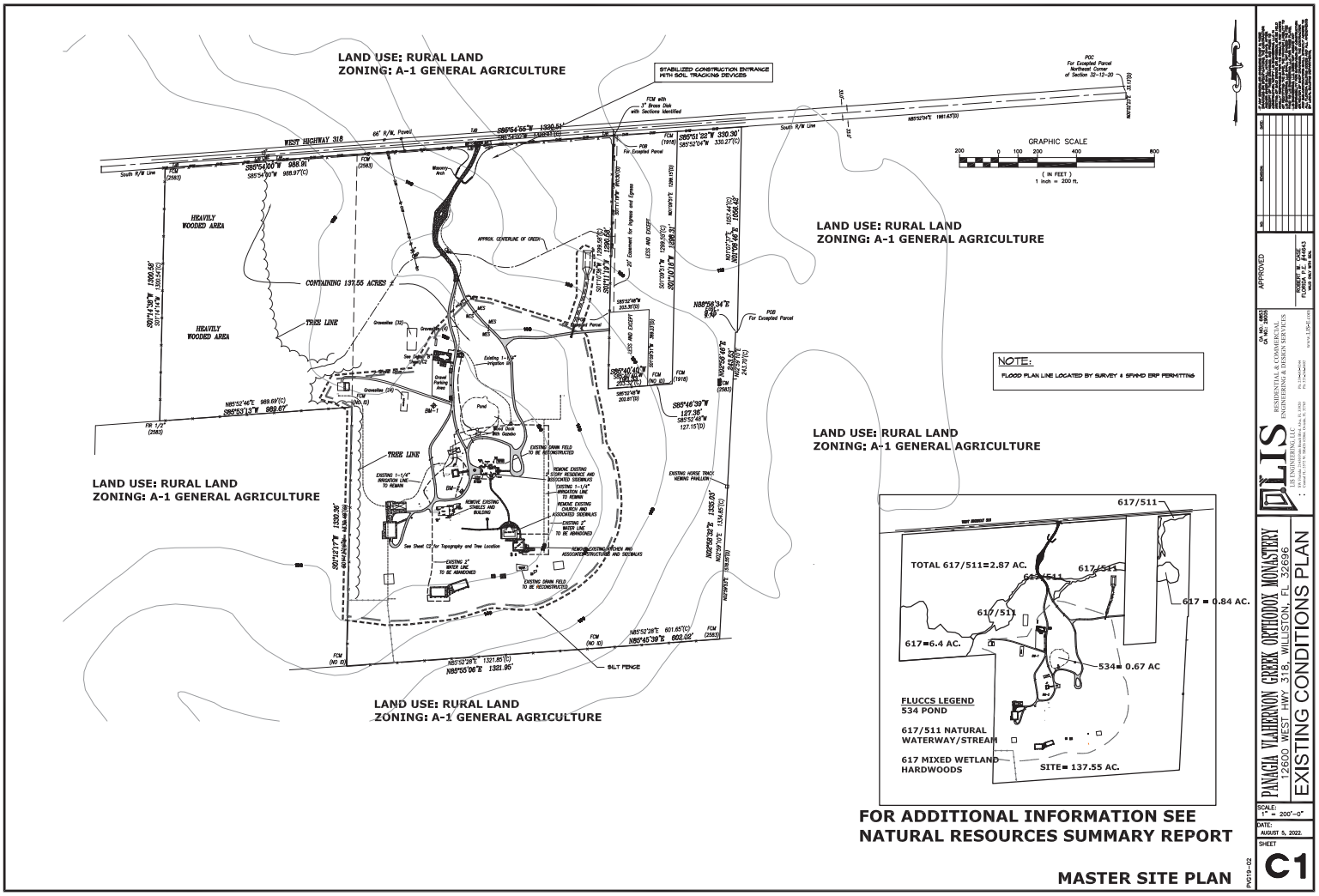
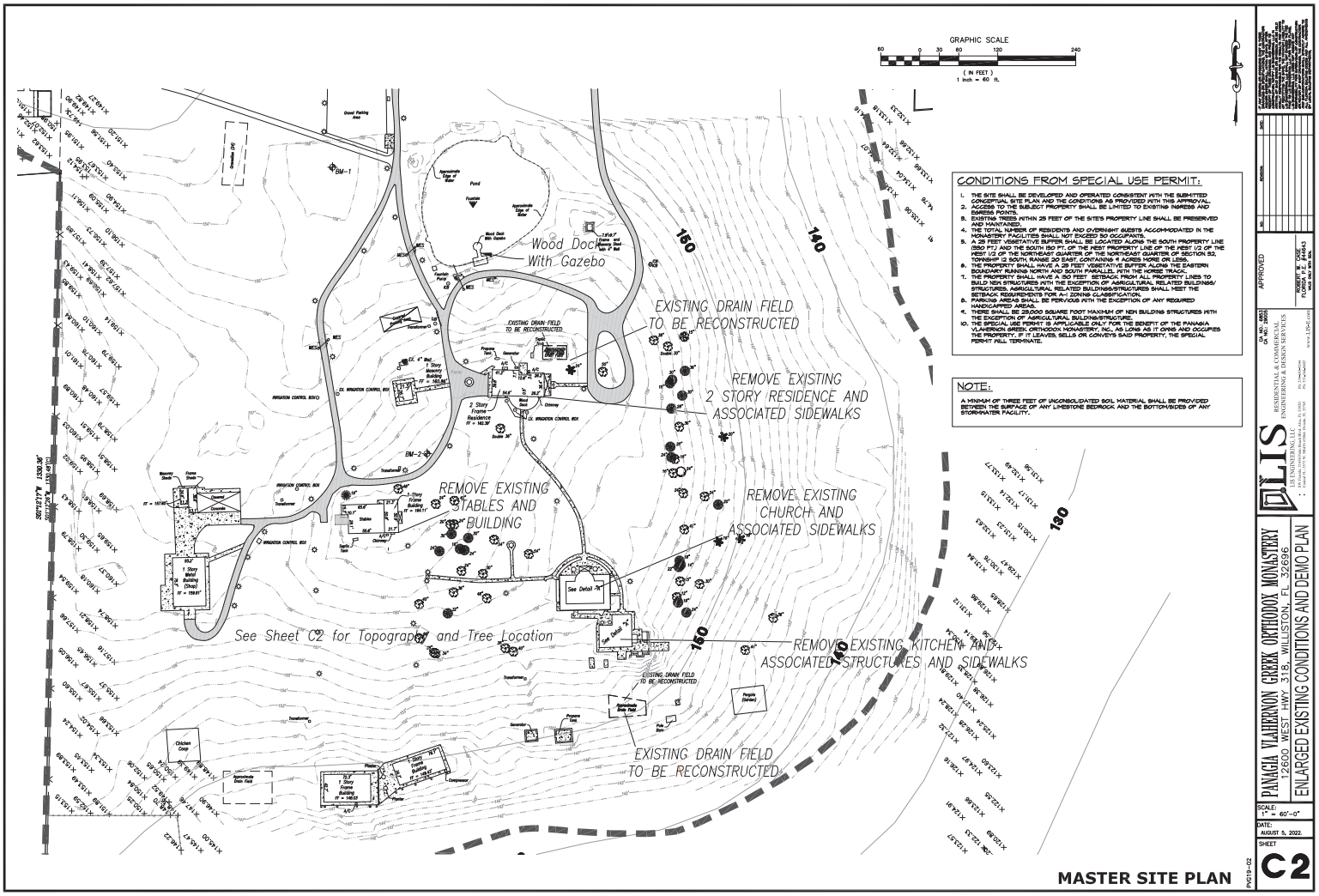


FOR ADDITIONAL INFORMATION SEE NATURAL RESOURCES SUMMARY REPORT

MASTER SITE PLAN



APPROVED

ROBERT E. COLE
07-26-2022

LIS
RESIDENTIAL & COMMERCIAL
ENGINEERING & DESIGN SERVICES

PANAGIA VLAHERNON GREEK ORTHODOX MONASTERY
12600 WEST HWY 318, WILLISTON, FL 32696
ENLARGED EXISTING CONDITIONS AND DEMO PLAN

SCALE: 1" = 60'-0"
DATE: AUGUST 5, 2022.
SHEET C2

PG19-02

PARKING CALCULATIONS

MONASTERY
ONLY 1 CAR IS AVAILABLE TO ALL RESIDENTS (MONKS)

GUEST PARKING

TOTAL SPACES PROVIDED = 37 SPACES

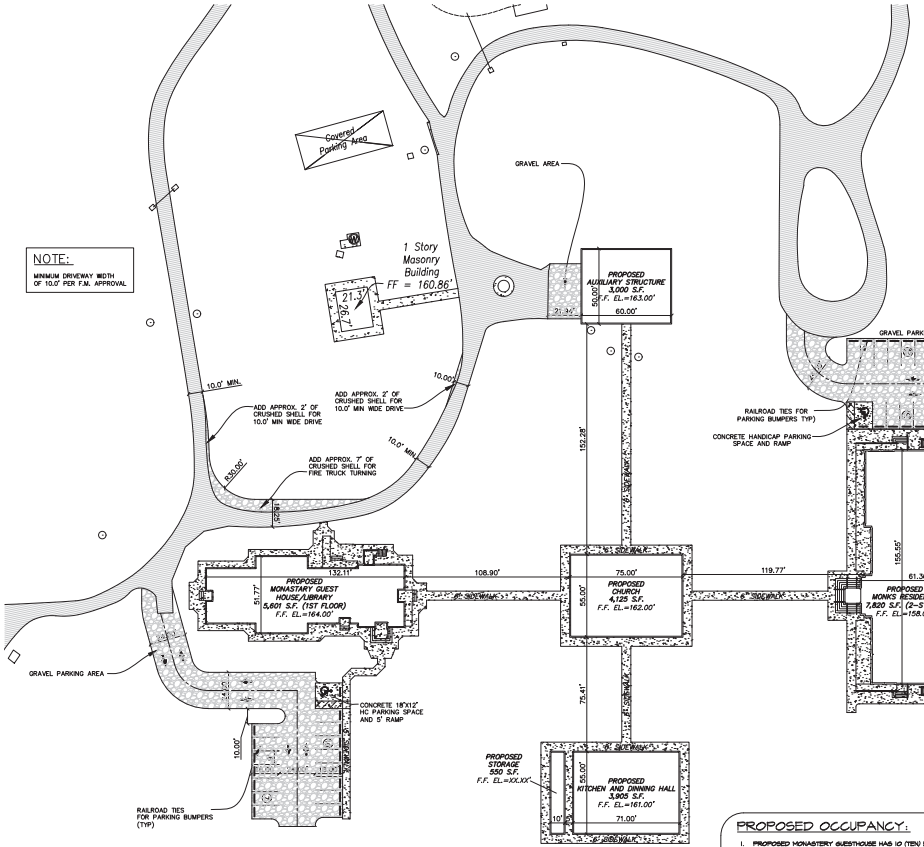
PROPOSED USE TABLE

Description	Square Feet
Proposed Church	4,125 SF

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

LAND USE TABLE

Description	Square Feet	Acres	% of Project
Total Area	5,991,627 SF	137.55 Ac	100%
Existing Church to be Removed	4,541 SF	0.10 Ac	.07%
Existing Kitchen/Dining Hall to be Removed	2,211 SF	0.05 Ac	.03%
Existing Monastary Guest House to be Removed	3,719 SF	0.08 Ac	.06%
Existing Residence to be Removed	3,364 SF	0.08 Ac	.06%
Total Existing Building Area to be Removed	13,835 SF	0.31 Ac	.22%
Existing Concrete Area to Removed	6,387 SF	0.14 Ac	.10%
Existing Asphalt Area to Remain	48,254 SF	1.10 Ac	.80%
Existing Concrete Area to Remain	37,634 SF	0.86 Ac	.62%
Proposed Church	4,125 SF	0.09 Ac	.06%
Proposed Kitchen/Dining Hall	4,455 SF	0.10 Ac	.07%
Proposed Monastary Guest House and Library	5,601 SF	0.13 Ac	.09%
Proposed Monk's Residence	7,820 SF	0.18 Ac	.13%
Proposed Auxiliary Structure	3,000 SF	0.07 Ac	.05%
Proposed Caretaker's Quater's	900 SF	0.02 Ac	.02%
Total Proposed Building Area	25,901 SF	0.59 Ac	.43%
Net Increase in Proposed Building Footprint Area	12,066 SF	0.27 Ac	.20%
Proposed Gravel Area	13,676 SF	0.32 Ac	.23%
Proposed Concrete Area	15,500 SF	0.35 Ac	.25%
Total Impervious Area	127,289 SF	2.92 Ac	2.13%
Total Pervious Area	5,864,338 SF	134.45 Ac	97.87%



PROPOSED OCCUPANCY:

1. PROPOSED MONASTERY GUESTHOUSE HAS 10 (TEN) BEDROOMS, AT 2 (TWO) OCCUPANTS PER BEDROOM, THE PROPOSED OCCUPANCY IS 20 (TWENTY) PEOPLE.
2. PROPOSED MONKS RESIDENCE SHALL NOT EXCEED 30 (THIRTY) OCCUPANTS. THE TOTAL NUMBER OF RESIDENTS AND OVERNIGHT GUESTS SHALL NOT EXCEED 50 (FIFTY) OCCUPANTS.

GENERAL NOTES

1. COASTAL SETBACK LINES DO NOT APPLY TO THIS PARCEL.
2. THERE ARE NO APPARENT ENVIROMENTALLY SENSITIVE LANDS ONSITE.
3. NO BURROWING OWL NESTS EXIST ON THIS PARCEL.
4. THERE WILL BE NO ADVERSE IMPACTS TO GROUND OR SURFACE WATERS, WETLANDS, FLOODPLAINS OR RIVERINE AREAS OR KNOWN ARCHEOLOGICAL SITE EXPECTED BY THE DEVELOPMENT OF THIS SITE.
5. ALL ELEVATIONS ARE BASED UPON NAVD 1988.
6. SOD ALL SWALES, BERMS, RETENTION/DETENTION AREAS, AND SLOPES WITHIN LIMITS OF CONSTRUCTION.
7. WATER SERVICE SHALL BE BY CONNECTED TO EXISTING POTABLE WELL.
8. SANITARY SEWER SERVICE SHALL BE BY CONNECTED TO EXISTING SEPTIC SYSTEM.
9. THIS PARCEL IS ZONED "A-1" WITH SPECIAL USE PERMIT FOR GREEK ORTHODOX MONASTERY RESOLUTION NO.99-R-129
10. THIS PROJECT LIES IN THE MARION COUNTY FIRE DISTRICT.
11. FUTURE LAND USE CLASSIFICATION "RURAL"
12. THE EXISTING VEGETATIVE COVER INCLUDES OAK TREES, PINE TREES, AND SABAL PALMS.
13. THIS PROJECT WILL BE CONSTRUCTED IN MULTIPLE PHASES AS SHOWN ON THESE PLANS.
14. ANY DEVIATIONS FROM THESE PLANS BY THE OWNER OR CONTRACTOR REQUIRES PRIOR APPROVAL OF THE ENGINEER.
15. THE ENGINEER CERTIFIES THAT THE SITE CAN BE USED SAFELY FOR BUILDING PURPOSES, WITHOUT UNDUE DANGER FROM FLOOD OR ADVERSE SOIL OR FOUNDATION CONDITIONS. PROVIDED ALL APPROPRIATE BUILDING CODES ARE FOLLOWED.
16. THE CURRENT FLORIDA LAND USE AND COVER CLASSIFICATION FOR THIS SITE IS SITE IS 192 INACTIVE LAND WITH STREET PATTERN.
17. FIRM RATE FLOOD ZONE "X".
18. RESIDENTIAL UNITS ARE PROPOSED.
19. SOIL CLASSIFICATION FOR THIS PARCEL IS SCS 34 FLEMINGTON LOAMY SAND THE PARCEL IS NOT SUBJECT TO FRESHWATER PONDING OR SALTWATER INUNDATION.
20. EACH CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO THE START OF ANY CONSTRUCTION.
21. DEVELOPMENT REGULATIONS
    SETBACKS
    PRINCIPAL STRUCTURE:
    FROM EAST PROPERTY LINE (SIDE): 997.26 FT
    FROM SOUTH PROPERTY LINE (REAR): 586.90 FT
    FROM STREETS NORTH PROPERTY LINE (FRONT): 1,641.21 FT
    FROM WEST PROPERTY LINE (SIDE): 445.70 FT
    STRUCTURE HEIGHT: 45 FT. (A.F.F.), 45 MAX. PER CODE
22. THERE APPEAR TO BE NO JURISDICTIONAL WETLANDS PRESENT ON SITE.
23. IF THE PARKING LOT IS TO BE USED AT NIGHT, ADEQUATE LIGHTING SHALL BE PROVIDED FOR THE DRIVEWAYS, INGRESS & EGRESS POINTS, AND PARKING AREAS. SUCH LIGHTING SHALL BE ARRANGED AND DIRECTED AS TO ELIMINATE GLARE ON ANY OTHER USE.
24. A MIN. OF ONE HUNDRED TWENTY (120) SF OF GARBAGE COLLECTON AND NINETY SIX (96) SF OF RECYCLABLE COLLECTION SHALL BE PROVIDED ON SITE.
25. WHERE BURNING OF DEBRIS IS ALLOWED, CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMITS FROM FORESTRY SERVICE, FIRE DEPT. AND DEP WHEN APPLICABLE.
26. A 24 HOUR MINIMUM NOTICE PERIOD IS REQUIRED FOR INSPECTIONS.
27. CONTRACTOR TO FOLLOW THE INSPECTION AND NOTIFICATION REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE.
28. NO INVASIVE EXOTICS EXIST ON SITE AT THIS TIME – AS PER ORDINANCE 90-06 THE SITE SHALL BE MAINTAINED FREE FROM INVASIVE EXOTICS (AUSTRALIAN PINE, BRAZILIAN PEPPER MELALEUCA, DOWNY ROSEMYRTLE & EARLEAF ACACIA). THIS SITE SHALL BE MAINTAINED FREE OF THESE SPECIES IN PERPETUITY. METHOD OF REMOVAL SHALL BE BY HAND TOOLS OR MECHANICAL EQUIP.
29. MARION COUNTY STRAP NO.
30. ANY PROJECT INDENTIFICATION SIGNS INSTALLED ON THE PROPERTY WILL BE IN ACCORDANCE WITH LEVY COUNTY ORDINANCE, AND ANY AMENDING ORDINANCES. SIGN DESIGN CRITERIA AND INFORMATION WILL BE SUPPLIED AT THE TIME OF SIGN PERMIT APPLICATION.
31. ALL DESIGN AND CONSTRUCTION MUST CONFORM TO THE MINIMUM STANDARDS SET DOWN IN MARION COUNTY LAND DEVELOPMENT, ZONING AND/ OR RELATED ORDINANCES.
32. ALL DISTURBED AREAS WITHIN THE RIGHT-OF-WAY MUST BE SODDED.
33. PER MARION COUNTY LDC, SEC.6.18.3, A SIREN ACTIVATED GATE SHALL BE PROVIDED FOR EMERGENCY VEHICULAR ACCESS.

MASTER SITE PLAN

PG19-02

APPROVED
ROBERT W. CASE
STATE OF FLORIDA
LIC. NO. 44641

CA NO. 4855
C NO. 29922

DLS
RESIDENTIAL & COMMERCIAL ENGINEERING & DESIGN SERVICES
D. L. SWEARINGEN, P.E.
PH. 239.410.9241
FAX. 239.410.9242
www.dls1.com

PANAGIA VLAHERNON GREEK ORTHODOX MONASTERY
12600 WEST HWY 318, WILLISTON, FL 32696
SITE DIMENSION PLAN

SCALE: 1" = 30'-0"
DATE: FEBRUARY 28, 2023
SHEET
C3

PARKING CALCULATIONS

MONASTERY
ONLY 1 CAR IS AVAILABLE TO ALL RESIDENTS (MONKS)

GUEST PARKING

TOTAL SPACES PROVIDED = 37 SPACES

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GRAPHIC SCALE
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(IN FEET)
1 Inch = 30 ft.

LAND USE TABLE

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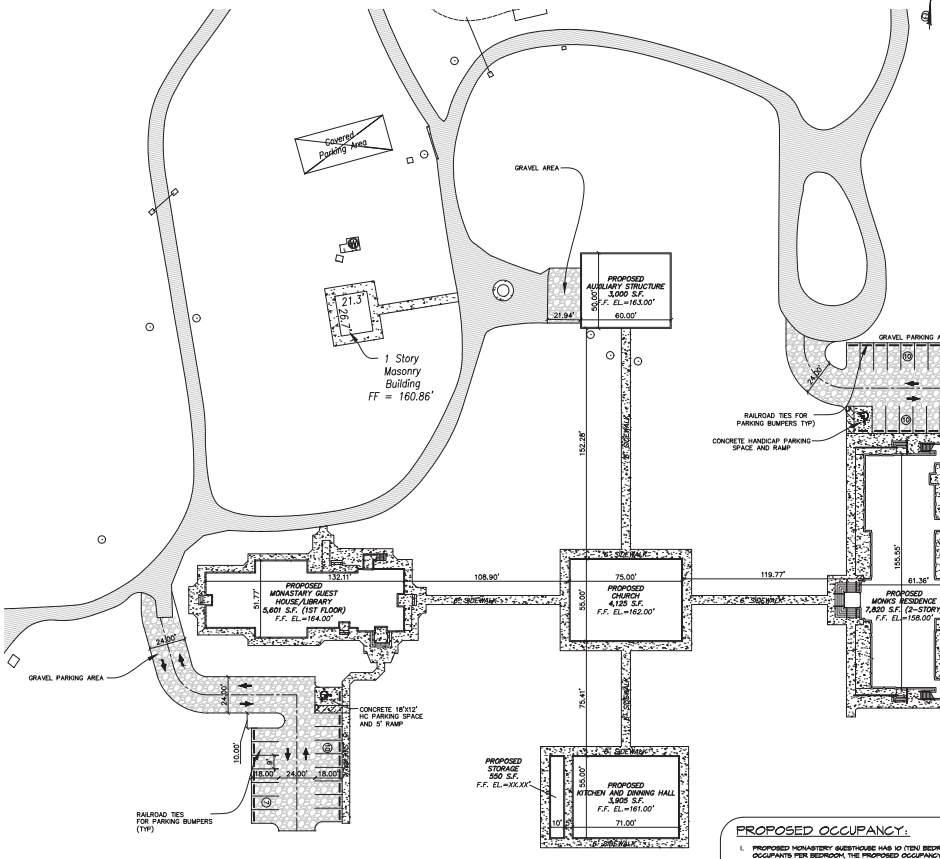

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33. PER MARION COUNTY LDC, SEC.6.18.3, A SIREN ACTIVATED GATE SHALL BE PROVIDED FOR EMERGENCY VEHICULAR ACCESS.

PROPOSED OCCUPANCY:

1. PROPOSED MONASTERY GUESTHOUSE HAS 10 (TEN) BEDROOMS, AT 2 (TWO) OCCUPANTS PER BEDROOM, THE PROPOSED OCCUPANCY IS 20 (TWENTY) PEOPLE.
2. PROPOSED MONKS RESIDENCE SHALL NOT EXCEED 30 (THIRTY) OCCUPANTS
3. THE TOTAL NUMBER OF RESIDENTS AND OVERNIGHT GUESTS SHALL NOT EXCEED 50 (FIFTY) OCCUPANTS.

APPROVED
ROBERT W. CASE
FLORIDA P.E. #44643
CA NO. 28833
LIC. NO. 28000

LIS ENGINEERING, LLC
RESIDENTIAL & COMMERCIAL
ENGINEERING & DESIGN SERVICES
www.LISLLC.com

PANAGIA VLAHERNON GREEK ORTHODOX MONASTERY
12600 WEST HWY 318, WILLISTON, FL 32696
SITE DIMENSION PLAN

SCALE: 1" = 30'-0"
DATE: AUGUST 5, 2022.
SHEET C3

PG19-02

PARKING CALCULATIONS

MONASTERY
ONLY 1 CAR IS AVAILABLE TO ALL RESIDENTS (MONKS)

GUEST PARKING

TOTAL SPACES PROVIDED = 37 SPACES

PROPOSED USE TABLE

Description	Square Feet
Proposed Church	4,125 SF

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

PHASE DESCRIPTION

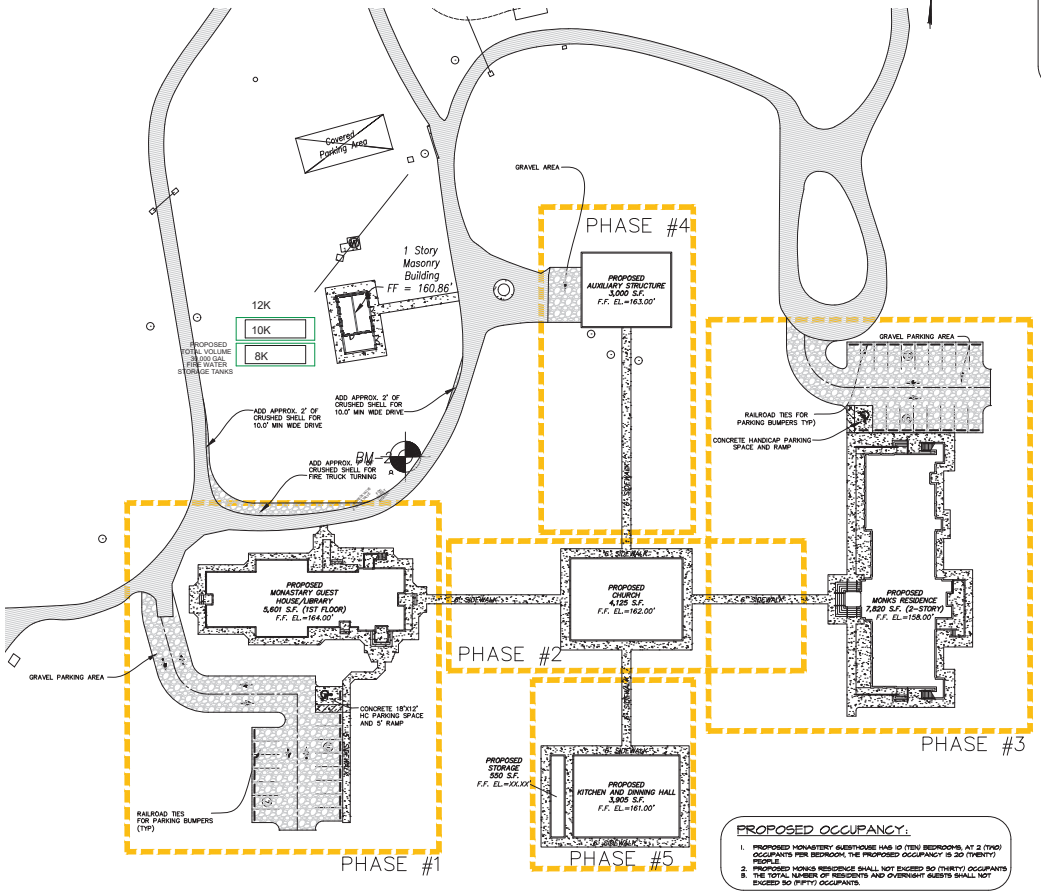
PHASE # 1 INCLUDES PROPOSED MONASTERY GUEST HOUSE/LIBRARY, SIDEWALKS, PARKING SPACES, ACCESS DRIVE AND ALL STORM WATER SYSTEM IMPROVEMENTS & LANDSCAPING (AREA WITHIN THE SILT FENCE). ALSO INCLUDES ALL PROPOSED UTILITY AND FIRE IMPROVEMENTS FOR THE MONASTERY.

PHASE #2 INCLUDES PROPOSED PROPOSED CHURCH, AND SIDEWALKS. ALSO INCLUDES ALL PROPOSED UTILITY AND FIRE IMPROVEMENTS FOR THE CHURCH. PLEASE, SEE SHEET C3A.

PHASE #3 INCLUDES PROPOSED MONK RESIDENCE, SIDEWALKS AND PARKING SPACES. ALSO INCLUDES ALL PROPOSED UTILITY AND FIRE IMPROVEMENTS FOR THE MONK RESIDENCE. PLEASE, SEE SHEET C3A.

PHASE #4 INCLUDES PROPOSED AUXILIARY STRUCTURE, SIDEWALKS AND GRAVEL AREA. ALSO INCLUDES ALL PROPOSED UTILITY AND FIRE IMPROVEMENTS FOR THE AUXILIARY STRUCTURE. PLEASE, SEE SHEET C3A.

PHASE #5 INCLUDES PROPOSED KITCHEN, DINNING HALL AND SIDEWALKS. ALSO INCLUDES ALL PROPOSED UTILITY AND FIRE IMPROVEMENTS FOR THE KITCHEN. PLEASE, SEE SHEET C3A.



NOTE:

CONDITION #4 IF THE SITES SUB LIMITS NUMBER OF RESIDENTS AND OVERNIGHT GUEST TO A MAX. OF 50 PERSONS

FACILITY	OCCUPANCY OF RESIDENCE OR OVERNIGHT GUESTS
MONASTARY GUEST HOUSE	
MONKS RESIDENCE	
CHURH	0
AUXILIARY STRUCTURE	0

PROPOSED OCCUPANCY:

1. PROPOSED MONASTERY GUESTHOUSE HAS 10 (TEN) BEDROOMS, AT 2 (TWO) OCCUPANTS PER BEDROOM, THE PROPOSED OCCUPANCY IS 20 (TWENTY) PEOPLE.
2. PROPOSED MONKS RESIDENCE SHALL NOT EXCEED 30 (THIRTY) OCCUPANTS
3. THE TOTAL NUMBER OF RESIDENTS AND OVERNIGHT GUESTS SHALL NOT EXCEED 50 (FIFTY) OCCUPANTS.

MASTER SITE PLAN

PG19-02

APPROVED
ROBERT M. DOSE
FLORIDA P.E. #44641
CA NO. 4855
CA NO. 30007

LIS
LEWIS INSTRUMENT SURVEYS, INC.
RESIDENTIAL & COMMERCIAL ENGINEERING & DESIGN SERVICES
www.LIS-1.com

PANAGIA VLAHERNON GREEK ORTHODOX MONASTERY
12600 WEST HWY 318, WILLISTON, FL 32696
PHASING PLAN

SCALE: 1" = 30'-0"
DATE: FEBRUARY 28, 2023
SHEET
C3A

MASTER SITE PLAN

PVG19-02

APPROVED

ROBERT W. CASE
FLORIDA P.E. #44643
WILD CREEK SITE SOL

LIS
RESIDENTIAL & COMMERCIAL
ENGINEERING & DESIGN SERVICES

CA NO.: 6853
CA NO.: 29025

LIS ENGINEERING, LLC
Ph: 1-786-4-1104
Ph: 1-786-4-1107
www.LISEngineering.com

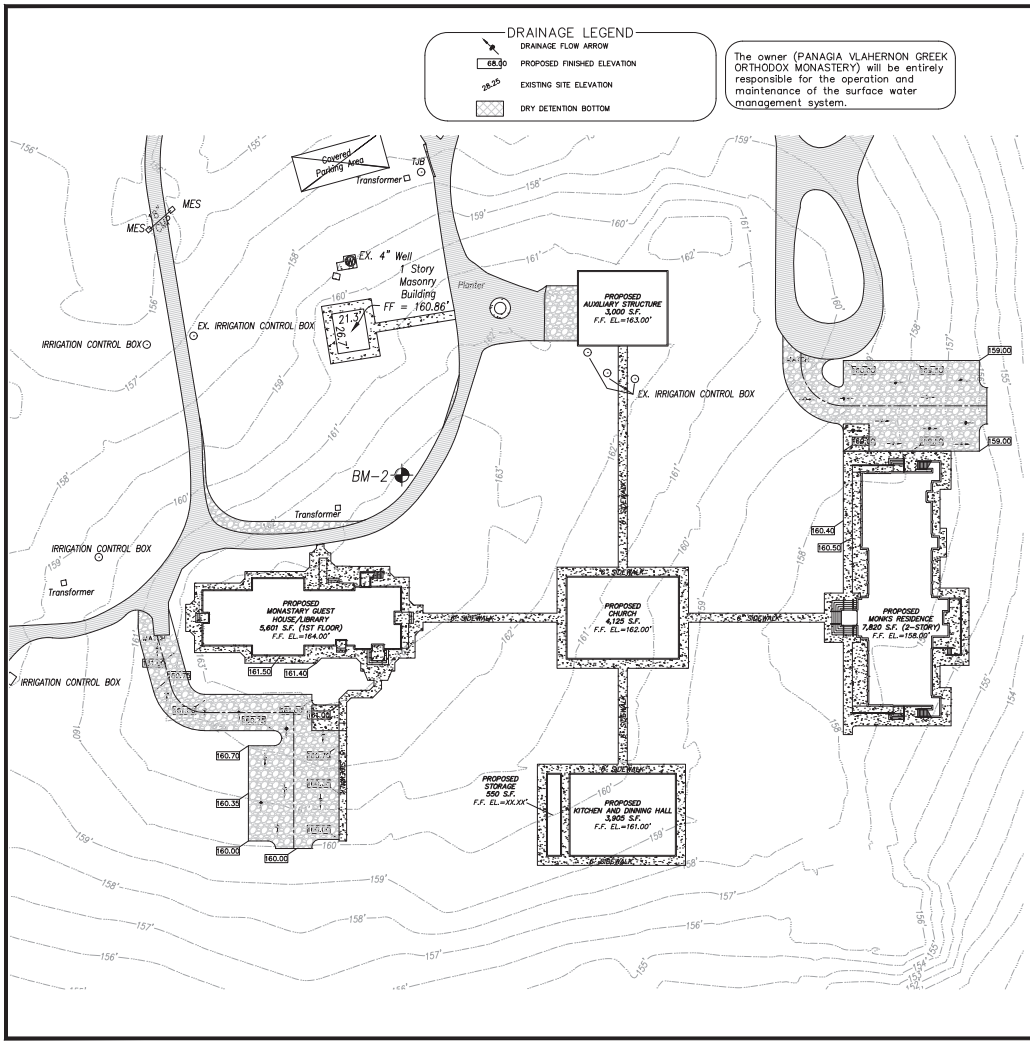
PANAGIA VLAHERNON GREEK ORTHODOX MONASTERY
12600 WEST HWY 318, WILLISTON, FL 32696

AERIAL VIEW

SCALE: 1" = 30'-0"

DATE: AUGUST 5, 2022.

SHEET C3B

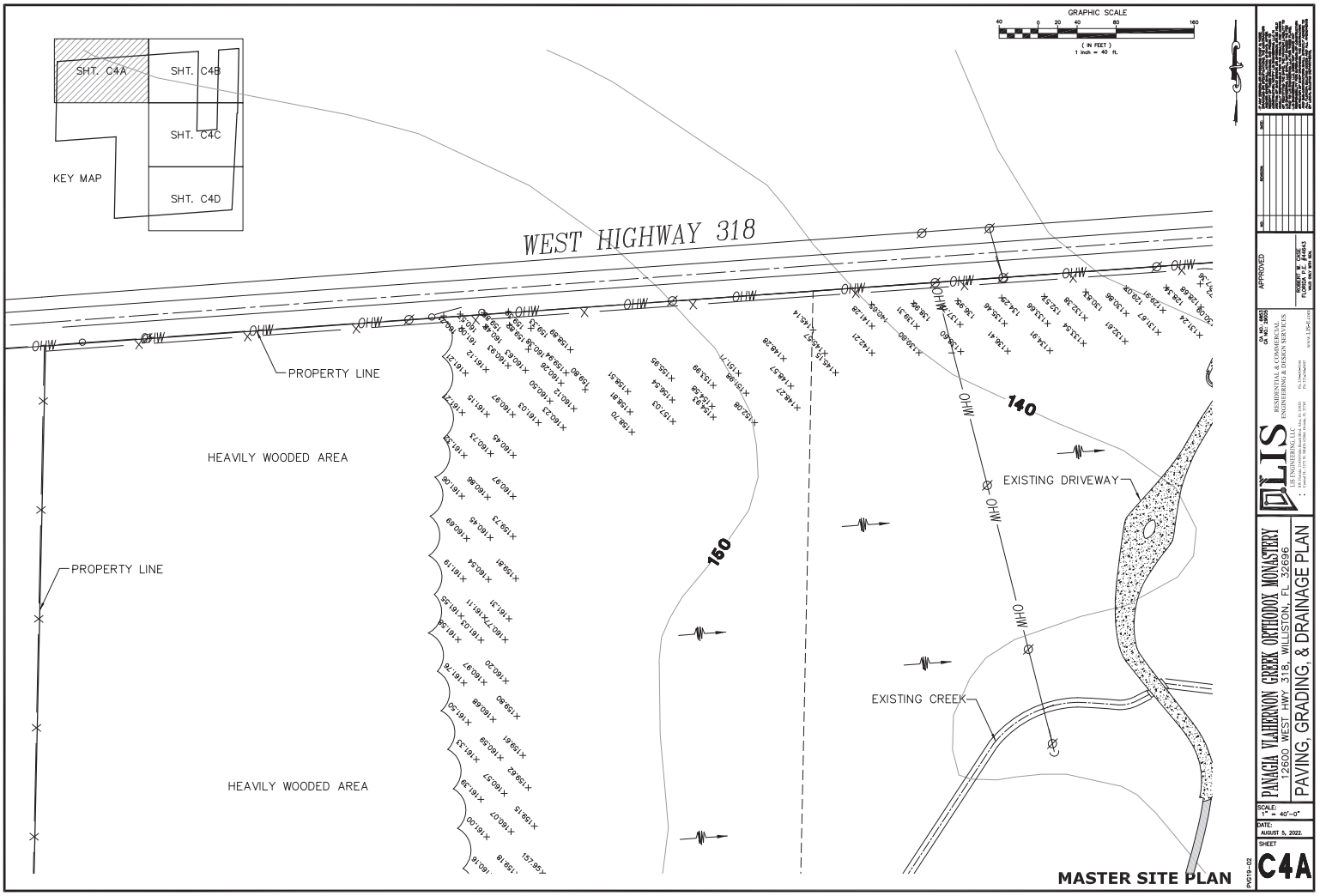


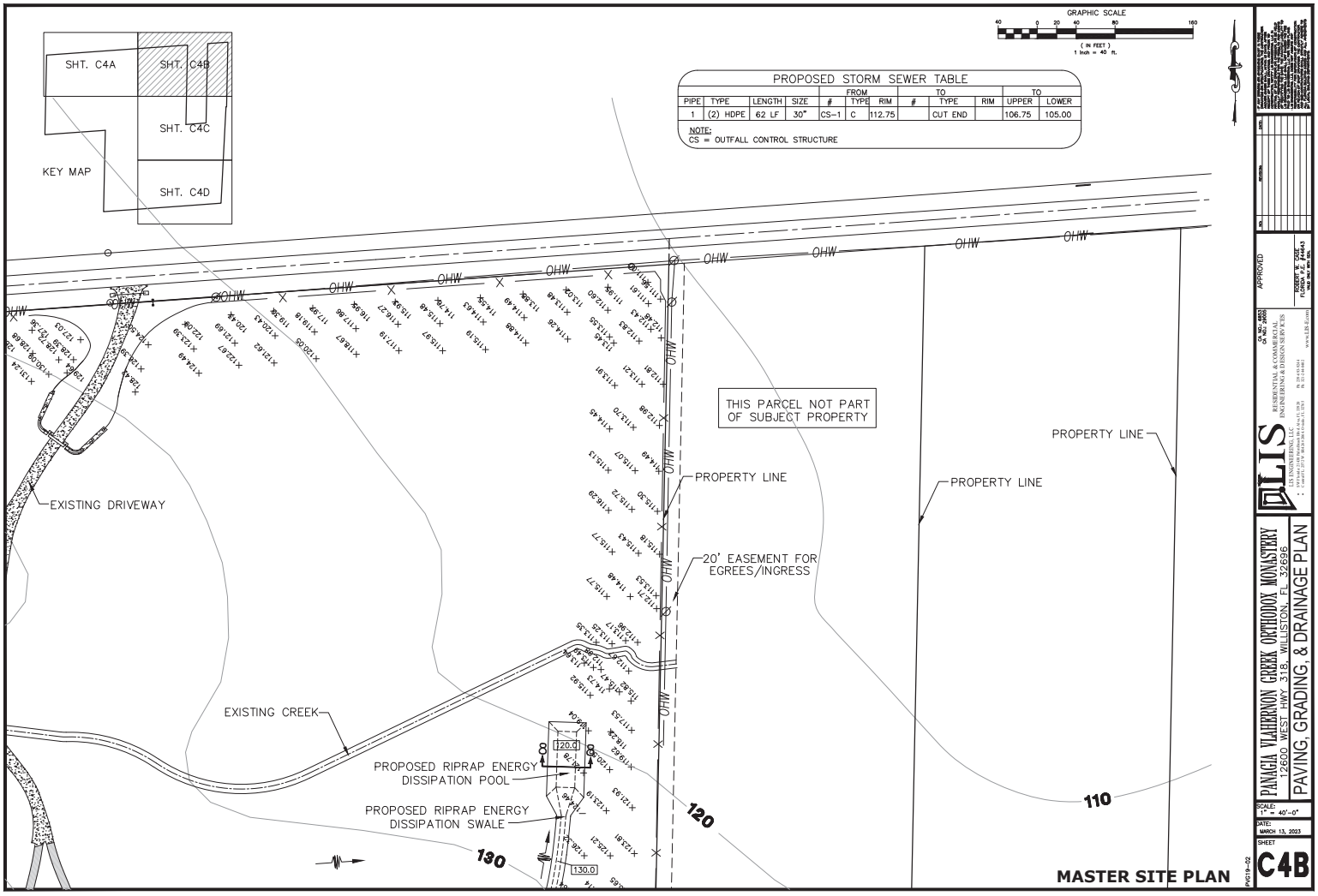
MASTER SITE PLAN

PANAGIA VLAHERNON GREEK ORTHODOX MONASTERY
12600 WEST HWY 318, WILLISTON, FL 32696
PAVING, GRADING, & DRAINAGE PLAN

SCALE: 1" = 30'-0"
DATE: FEBRUARY 28, 2023
SHEET C4

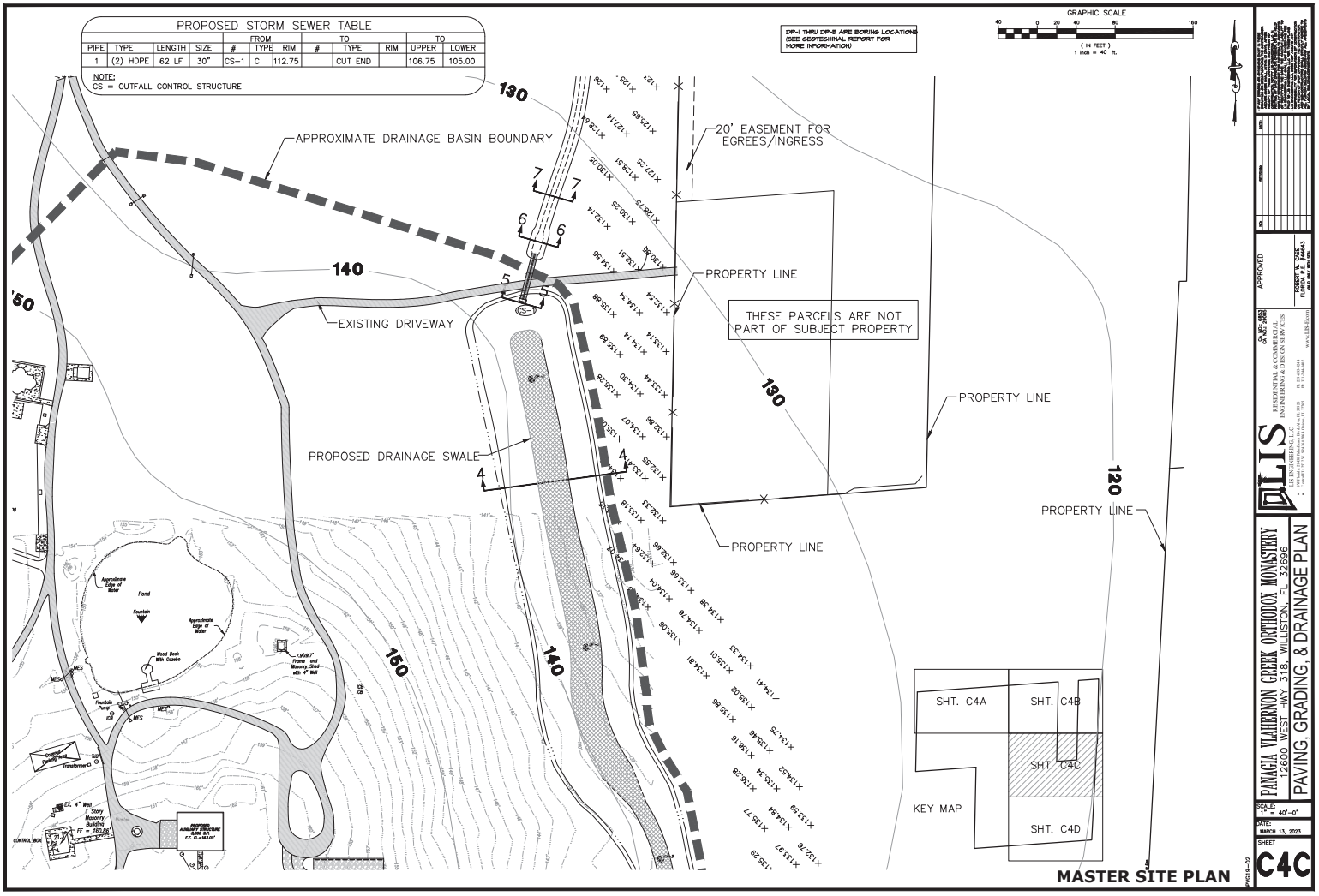
PG19-02

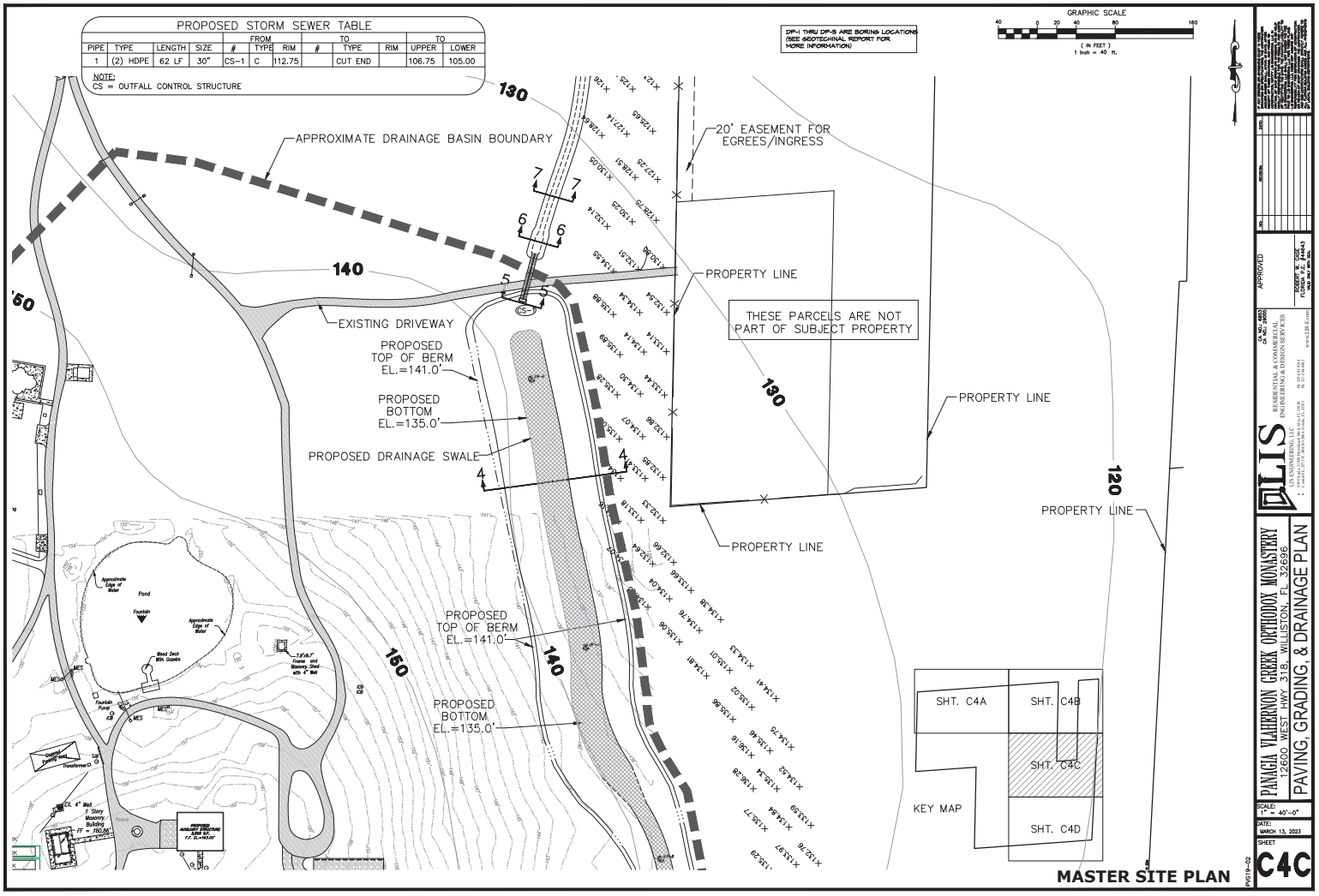

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.
SHT. C4A
SHT. C4B
SHT. C4C
SHT. C4D
KEY MAP
WEST HIGHWAY 318
PROPERTY LINE
HEAVILY WOODED AREA
PROPERTY LINE
HEAVILY WOODED AREA
140
160
EXISTING DRIVEWAY
EXISTING CREEK
MASTER SITE PLAN
PANAGIA VLAHERNON GREEK ORTHODOX MONASTERY
12600 WEST HWY 318, WILLISTON, FL 32696
PAVING, GRADING, & DRAINAGE PLAN
SCALE: 1" = 40'-0"
DATE: AUGUST 5, 2022.
SHEET
C4A
APPROVED
LIS
RESIDENTIAL & COMMERCIAL ENGINEERING & DESIGN SERVICES
LIS ENGINEERING, LLC



PANAGIA VLAHERNON GREEK ORTHODOX MONASTERY
12600 WEST HWY 318, WILLISTON, FL 32696
PAVING, GRADING, & DRAINAGE PLAN

SCALE: 1" = 40'-0"
DATE: MARCH 13, 2023
SHEET C4B


PROPOSED STORM SEWER TABLE
PIPE | TYPE | LENGTH | SIZE | FROM # | FROM TYPE | FROM RIM | TO # | TO TYPE | TO RIM | TO UPPER | TO LOWER
1 | (2) HDPE | 62 LF | 30" | CS-1 | C | 112.75 | | CUT END | | 106.75 | 105.00
NOTE:
CS = OUTFALL CONTROL STRUCTURE
DP-1 THRU DP-5 ARE BORING LOCATIONS (SEE GEOTECHNAL REPORT FOR MORE INFORMATION)
GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.
APPROXIMATE DRAINAGE BASIN BOUNDARY
20' EASEMENT FOR EGREES/INGRESS
PROPERTY LINE
THESE PARCELS ARE NOT PART OF SUBJECT PROPERTY
EXISTING DRIVEWAY
PROPOSED DRAINAGE SWALE
130
140
150
120
SHT. C4A
SHT. C4B
SHT. C4C
SHT. C4D
KEY MAP
MASTER SITE PLAN
APPROVED
ROBERT W. CASE
FLORIDA R.E. #44643
LIS
RESIDENTIAL & COMMERCIAL ENGINEERING & DESIGN SERVICES
LIS ENGINEERING, LLC
www.LIS-E.com
PANAGIA VLAHERNON GREEK ORTHODOX MONASTERY
12600 WEST HWY 318, WILLISTON, FL 32696
PAVING, GRADING, & DRAINAGE PLAN
SCALE: 1" = 40'-0"
DATE: MARCH 13, 2023
SHEET
C4C
PVG19-02


PROPOSED STORM SEWER TABLE
PIPE | TYPE | LENGTH | SIZE | FROM # | FROM TYPE | FROM RIM | TO # | TO TYPE | TO RIM | TO UPPER | TO LOWER
1 | (2) HDPE | 62 LF | 30" | CS-1 | C | 112.75 | | CUT END | | 106.75 | 105.00
NOTE:
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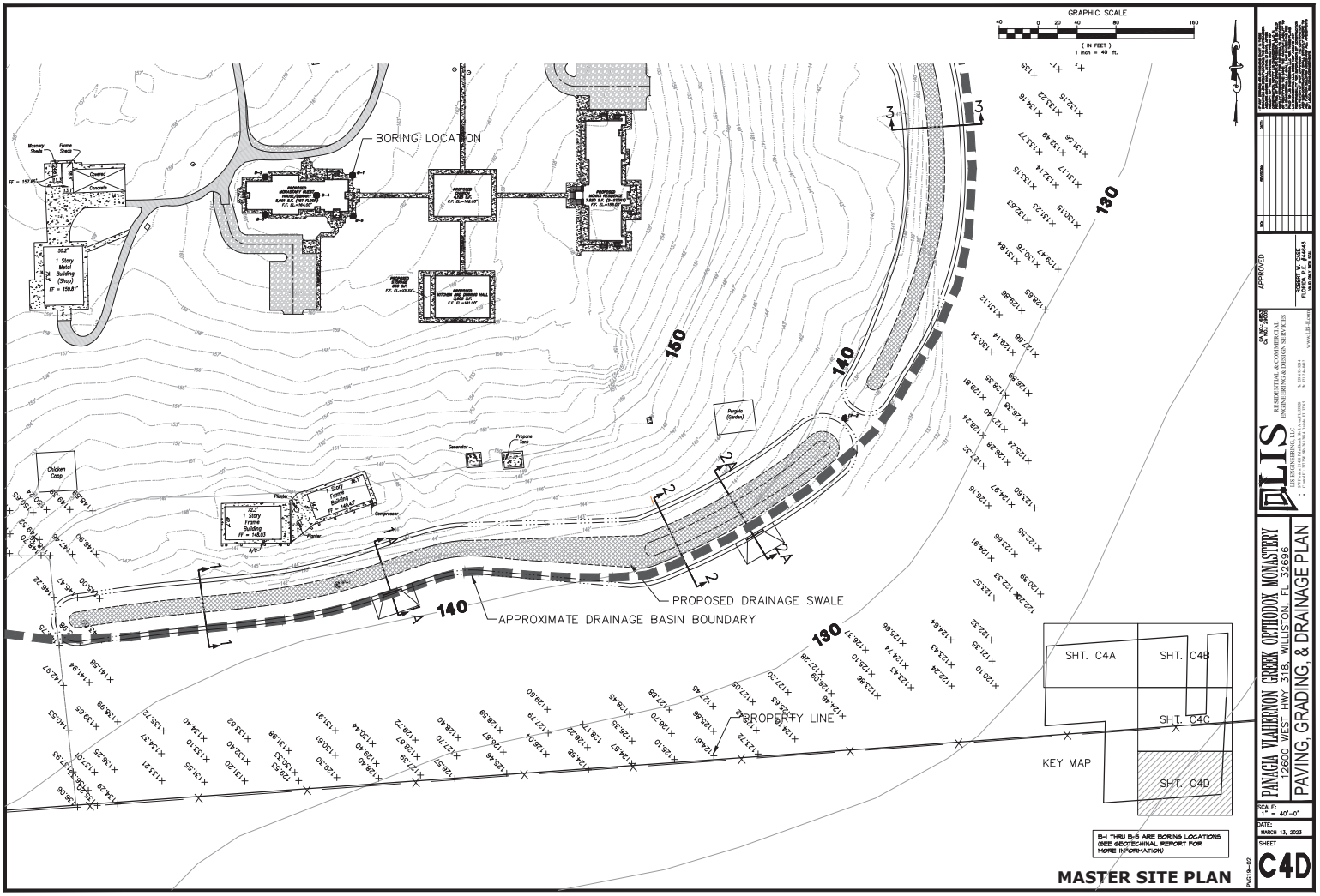
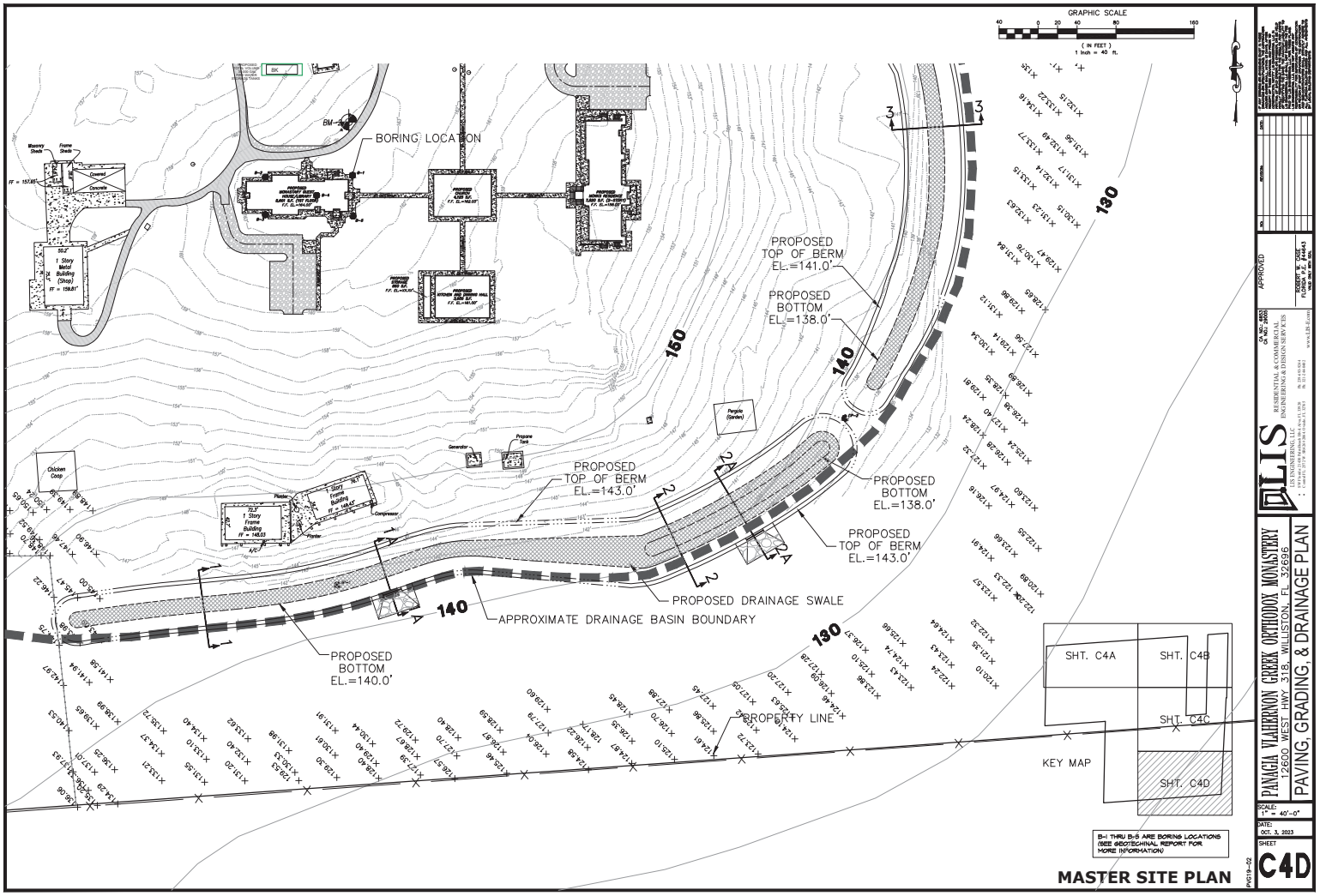
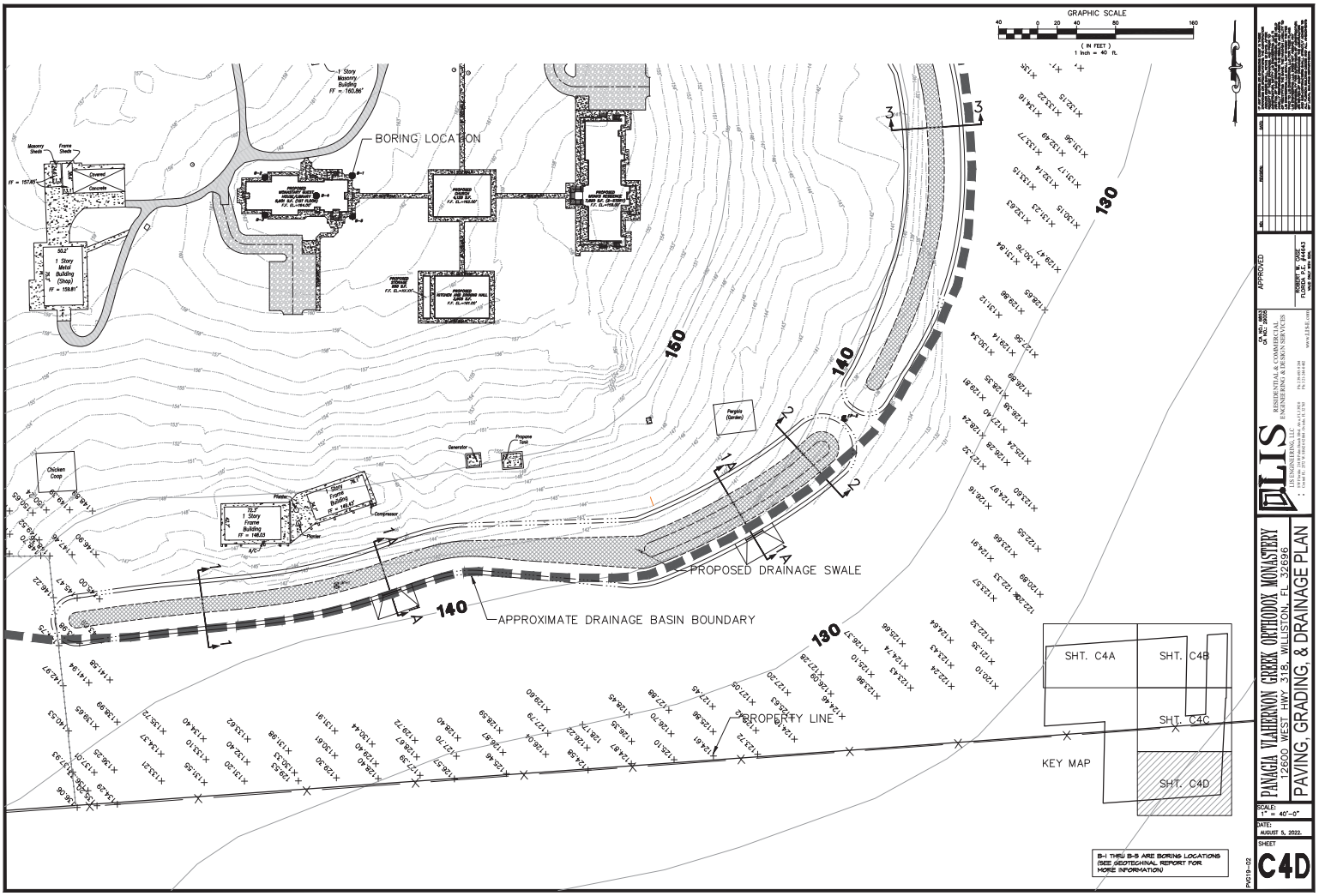
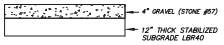
DP-1 THRU DP-5 ARE BORING LOCATIONS (SEE GEOTECHNAL REPORT FOR MORE INFORMATION)
GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.
APPROXIMATE DRAINAGE BASIN BOUNDARY
20' EASEMENT FOR EGREES/INGRESS
PROPERTY LINE
THESE PARCELS ARE NOT PART OF SUBJECT PROPERTY
EXISTING DRIVEWAY
PROPOSED TOP OF BERM EL.=141.0'
PROPOSED BOTTOM EL.=135.0'
PROPOSED DRAINAGE SWALE
PROPOSED TOP OF BERM EL.=141.0'
PROPOSED BOTTOM EL.=135.0'
130
140
150
120
SHT. C4A
SHT. C4B
SHT. C4C
SHT. C4D
KEY MAP
MASTER SITE PLAN
PANAGIA VLAHERNON GREEK ORTHODOX MONASTERY
12600 WEST HWY 318, WILLISTON, FL 32696
PAVING, GRADING, & DRAINAGE PLAN
SCALE: 1" = 40'-0"
DATE: MARCH 13, 2023
SHEET
C4C
APPROVED
ROBERT W. CASE
FLORIDA P.E. #44643
LIS
RESIDENTIAL & COMMERCIAL ENGINEERING & DESIGN SERVICES
LIS ENGINEERING, LLC
www.LIS-E.com
PVG19-02

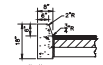

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.
BORING LOCATION
PROPOSED DRAINAGE SWALE
APPROXIMATE DRAINAGE BASIN BOUNDARY
PROPERTY LINE
150
140
130
SHT. C4A
SHT. C4B
SHT. C4C
SHT. C4D
KEY MAP
B-1 THRU B-5 ARE BORING LOCATIONS (SEE GEOTECHNAL REPORT FOR MORE INFORMATION)
MASTER SITE PLAN
PANAGIA VLAHHRNON GREEK ORTHODOX MONASTERY
12600 WEST HWY 318, WILLISTON, FL 32696
PAVING, GRADING, & DRAINAGE PLAN
SCALE: 1" = 40'-0"
DATE: MARCH 13, 2023
SHEET
C4D


GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.
BORING LOCATION
PROPOSED TOP OF BERM EL.=141.0'
PROPOSED BOTTOM EL.=138.0'
PROPOSED TOP OF BERM EL.=143.0'
PROPOSED BOTTOM EL.=138.0'
PROPOSED TOP OF BERM EL.=143.0'
PROPOSED DRAINAGE SWALE
APPROXIMATE DRAINAGE BASIN BOUNDARY
PROPOSED BOTTOM EL.=140.0'
PROPERTY LINE
KEY MAP
SHT. C4A
SHT. C4B
SHT. C4C
SHT. C4D
B-1 THRU B-5 ARE BORING LOCATIONS (SEE GEOTECHNAL REPORT FOR MORE INFORMATION)
MASTER SITE PLAN
PANAGIA VLAHHAVON GREEK ORTHODOX MONASTERY
12600 WEST HWY 318, WILLISTON, FL 32696
PAVING, GRADING, & DRAINAGE PLAN
SCALE: 1" = 40'-0"
DATE: OCT. 3, 2023
SHEET
C4D


GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.
BORING LOCATION
PROPOSED DRAINAGE SWALE
APPROXIMATE DRAINAGE BASIN BOUNDARY
PROPERTY LINE
KEY MAP
SHT. C4A
SHT. C4B
SHT. C4C
SHT. C4D
B-1 THRU B-5 ARE BORING LOCATIONS (SEE GEOTECHNICAL REPORT FOR MORE INFORMATION)
PANAGIA VLAHERNON GREEK ORTHODOX MONASTERY
12600 WEST HWY 318, WILLISTON, FL 32696
PAVING, GRADING, & DRAINAGE PLAN
LIS ENGINEERING, LLC
RESIDENTIAL & COMMERCIAL ENGINEERING & DESIGN SERVICES
APPROVED
SCALE: 1" = 40'-0"
DATE: AUGUST 5, 2022.
SHEET
C4D



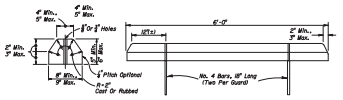
GRAVEL PARKING SECTION



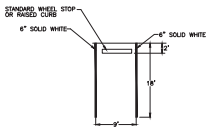
TYPE "D" CURB DETAIL
N.T.S.

NOTES:
1. CONCRETE TO BE F.D.O.T. CLASS I OR EQUAL, (2,500 PSI MINIMUM STRENGTH).

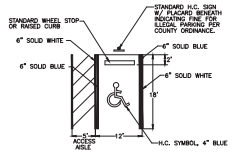
2. CONSTRUCTION TO BE IN ACCORDANCE WITH F.D.O.T. SPECIFICATION SECTION 520.



CONCRETE WHEEL STOP

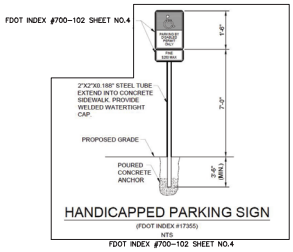


STANDARD PARKING SPACE MARKING DETAIL
N.T.S.



HANDICAP PARKING SPACE MARKING DETAIL
N.T.S.

THERMOPLASTIC STRIPING OR ALL-WEATHER PAINTED LINES



HANDICAPPED PARKING SIGN
(FDOT INDEX #17355)
NTS
FDOT INDEX #700-102 SHEET NO.4

LIS
RESIDENTIAL & COMMERCIAL ENGINEERING & DESIGN SERVICES
LIS ENGINEERING, LLC

APPROVED

ROBERT E. LEE
FLORIDA P.E. #44643
NOT VALID WITHOUT SIGNATURE AND ORIGINAL SEAL

PANAGIA VLAHERNON GREEK ORTHODOX MONASTERY
12600 WEST HWY 318, WILLISTON, FL 32696

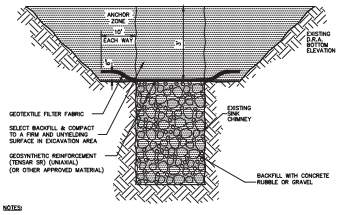
PAVING, GRADING, & DRAINAGE DETAILS

SCALE: 1" = 40'-0"

DATE: MARCH 17, 2022

SHEET C4E

PG19-02



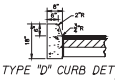
NOTES:

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

TYPICAL SINK CHIMNEY REPAIR DETAIL

N.T.S.

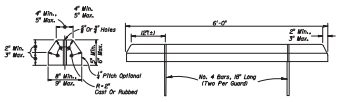
GRAVEL PARKING SECTION



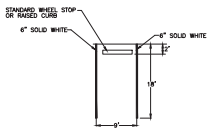
TYPE "D" CURB DETAIL

N.T.S.

NOTES:
1. CONCRETE TO BE F.D.O.T. CLASS I OR EQUAL. (2,500 PSI MINIMUM STRENGTH).
2. CONSTRUCTION TO BE IN ACCORDANCE WITH F.D.O.T. SPECIFICATION SECTION 520.

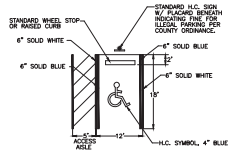


CONCRETE WHEEL STOP



STANDARD PARKING SPACE MARKING DETAIL

N.T.S.

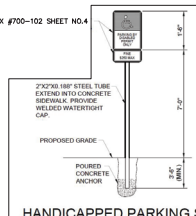


HANDICAP PARKING SPACE MARKING DETAIL

N.T.S.

THERMOPLASTIC STRIPING OR ALL-WEATHER PAINTED LINES

FDOT INDEX #700-102 SHEET NO.4



HANDICAPPED PARKING SIGN

(FDOT INDEX #17355)

NTS

FDOT INDEX #700-102 SHEET NO.4

APPROVED

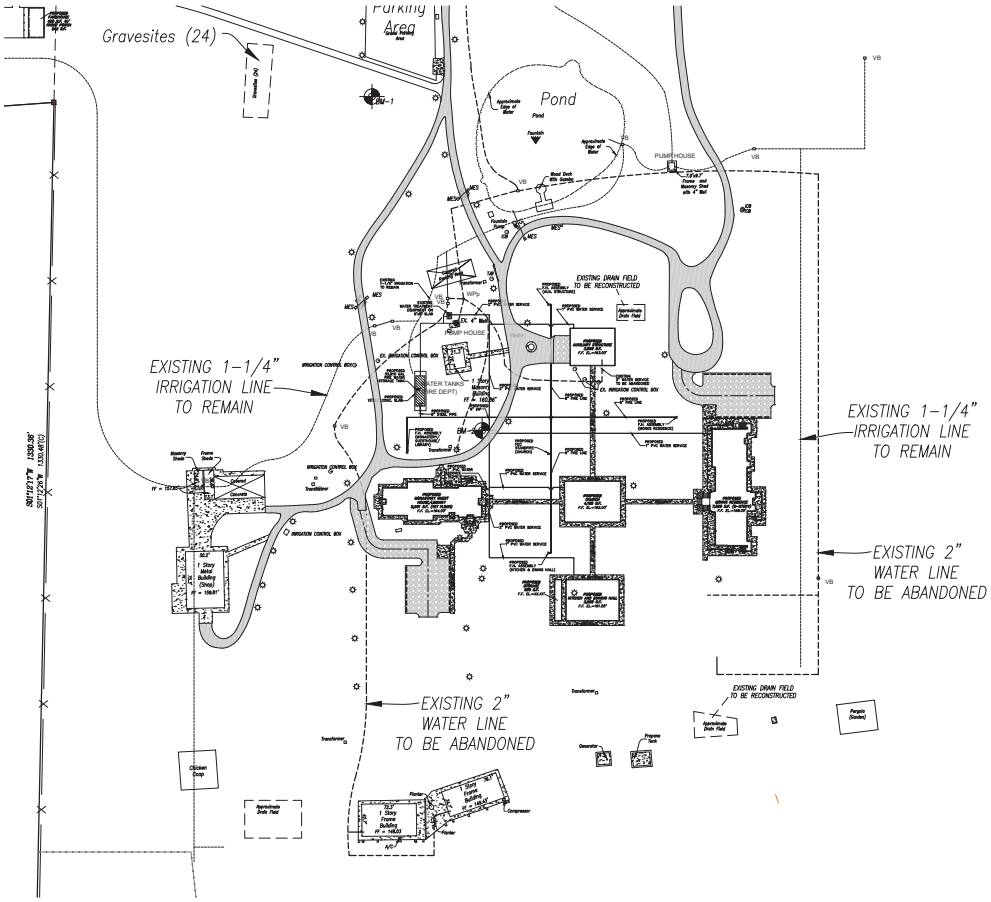
ROBERT W. CAGE
FLORIDA P.E. #44643
CA NO.: 4955
LB NO.: 4955

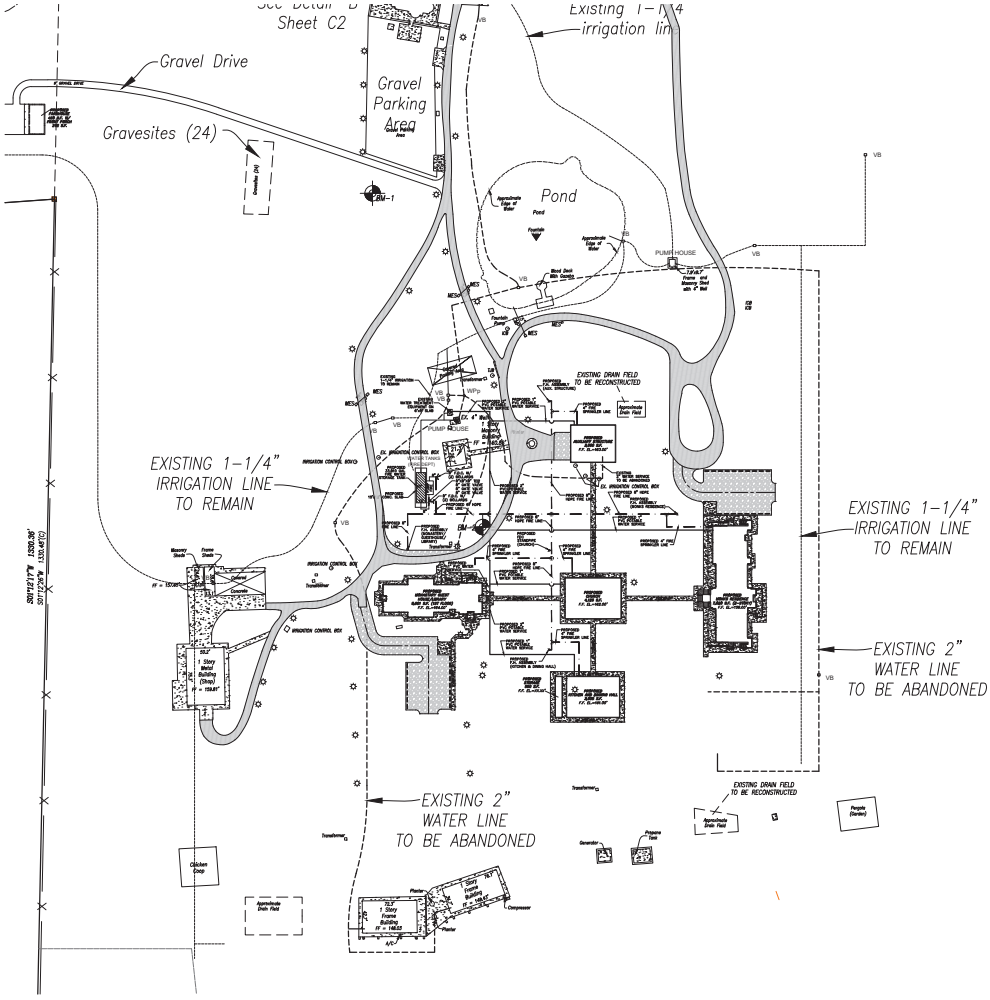
LIS
RESIDENTIAL & COMMERCIAL ENGINEERING & DESIGN SERVICES
LAND INNOVATIONS, LLC
www.LIS.Land

PANAGIA VLAHERNON GREEK ORTHODOX MONASTERY
12600 WEST HWY 318, WILLISTON, FL 32696
PAVING, GRADING, & DRAINAGE DETAILS

SCALE: 1" = 40'-0"
DATE: MARCH 17, 2022
SHEET
C4E

PG19-02


Gravesites (24)
Parking Area
Pond
PUMP HOUSE
EXISTING DRAIN FIELD TO BE RECONSTRUCTED
EXISTING 1-1/4" IRRIGATION LINE TO REMAIN
EXISTING 2" WATER LINE TO BE ABANDONED
EXISTING 1-1/4" IRRIGATION LINE TO REMAIN
EXISTING 2" WATER LINE TO BE ABANDONED
EXISTING DRAIN FIELD TO BE RECONSTRUCTED
WATER TANK (FIRE DEPT)
Chicken Coop
Approximate Drain Field
Approximate Edge of Water
Flagpole (Donated)
Propane Tank
Transformer
Generator
Compressor
Planter
1 Story Frame Building FF = 146.63
1 Story Metal Building FF = 146.91
1 Story Metal Building FF = 152.90
1 Story Frame Building FF = 152.90
1 Story Frame Building FF = 152.90
1 Story Metal Building FF = 152.90
1 Story Metal Building FF = 152.90
1 Story Metal



NOTE #1:
WHEN UTILITIES BECOME AVAILABLE, PARCEL SHALL CONNECT WITHIN 365 DAYS OF NOTIFICATION.

NOTE #2:
A KNOX BOX SHALL BE INSTALLED NEAR THE FRONT DOOR, 6 FEET FROM THE FLOOR LEVEL & 2 FEET LEFT OF THE DOOR.

NOTE #3:
NEW FIRE HYDRANT SHALL BE INSTALLED, TESTED & PAINTED PER NFPA 24, BY A THIRD CONTRACTOR & WITNESSED BY MARION COUNTY FIRE INSPECTOR.

NOTE #4:
(SILVER) HYDRANT SHALL BE PRIVATELY TESTED ANNUALLY BY A CERTIFIED THIRD PARTY COMPANY WITH THE ANNUAL TESTING REPORTS PROVIDED TO MARION COUNTY FIRE RESCUE

NOTE #5:
THE MONASTERY SHALL CONNECT TO PUBLIC UTILITIES WHEN AVAILABLE AND WITHIN 365 DAYS NOTIFICATION

NOTE #6:
A KNOX BOX SHALL BE INSTALLED NEAR THE FRONT DOOR OF EACH BUILDING 6' FROM FLOOR LEVEL AND 2' LEFT OF THE DOOR

MASTER SITE PLAN

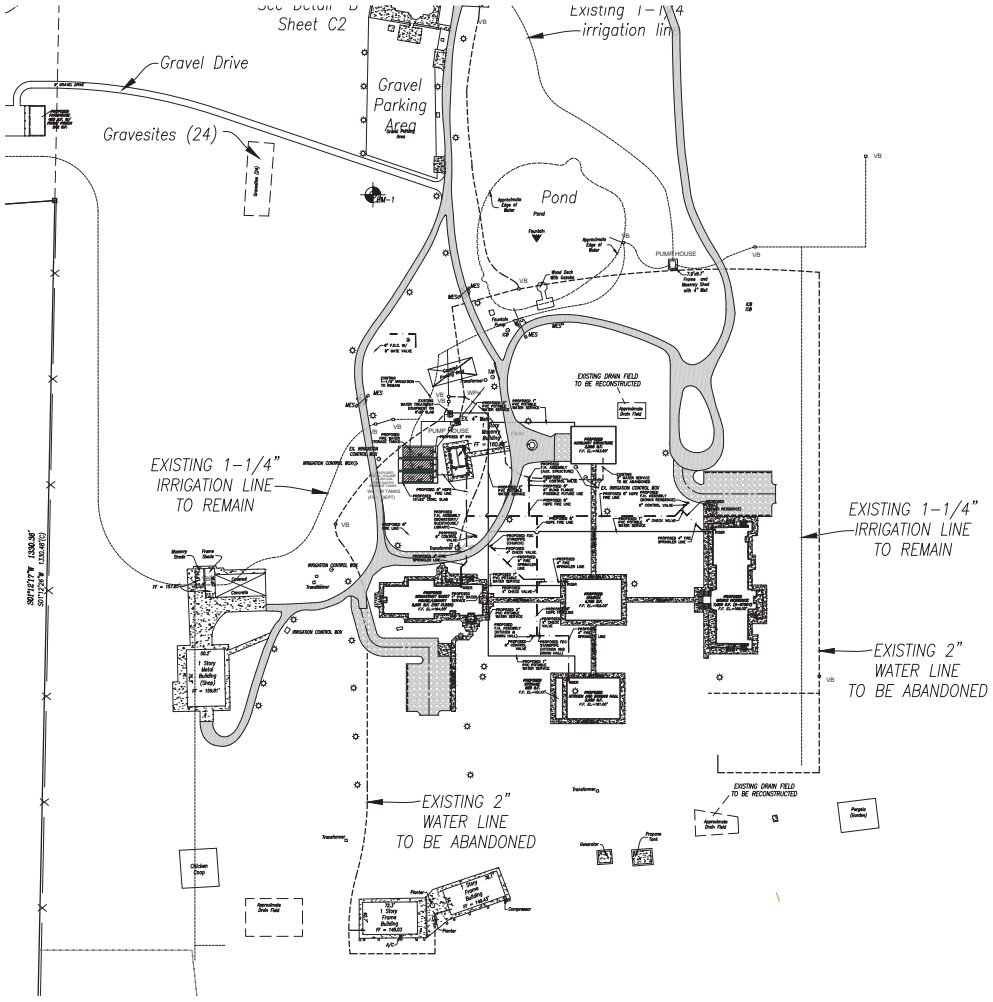
APPROVED
ROBERT W. CASE
FIRE MARSHAL

LIS
RESIDENTIAL & COMMERCIAL
ENGINEERING & DESIGN SERVICES

PANAGIA VLAHERNON GREEK ORTHODOX MONASTERY
12600 WEST HWY 318, WILLISTON, FL 32696
MASTER UTILITY PLAN PLAN

SCALE: 1" = 60'-0"
DATE: FEBRUARY 28, 2023
SHEET C5

PG19-02



GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

NOTE #1:
WHEN UTILITIES BECOME AVAILABLE, PARCEL SHALL CONNECT WITHIN 365 DAYS OF NOTIFICATION.

NOTE #2:
A KNOX BOX SHALL BE INSTALLED NEAR THE FRONT DOOR, 6 FEET FROM THE FLOOR LEVEL & 2 FEET LEFT OF THE DOOR.

NOTE #3:
NEW FIRE HYDRANT SHALL BE INSTALLED, TESTED & PAINTED PER NFPA 241, BY A THIRD CONTRACTOR & WITNESSED BY MARION COUNTY FIRE INSPECTOR.

NOTE #4:
(SILVER) HYDRANT SHALL BE PRIVATELY TESTED ANNUALLY BY A CERTIFIED THIRD PARTY COMPANY WITH THE ANNUAL TESTING REPORTS PROVIDED TO MARION COUNTY FIRE RESCUE

NOTE #5:
THE MONASTERY SHALL CONNECT TO PUBLIC UTILITIES WHEN AVAILABLE AND WITHIN 365 DAYS NOTIFICATION

NOTE #6:
A KNOX BOX SHALL BE INSTALLED NEAR THE FRONT DOOR OF EACH BUILDING 6' FROM FLOOR LEVEL AND 2' LEFT OF THE DOOR

MASTER SITE PLAN

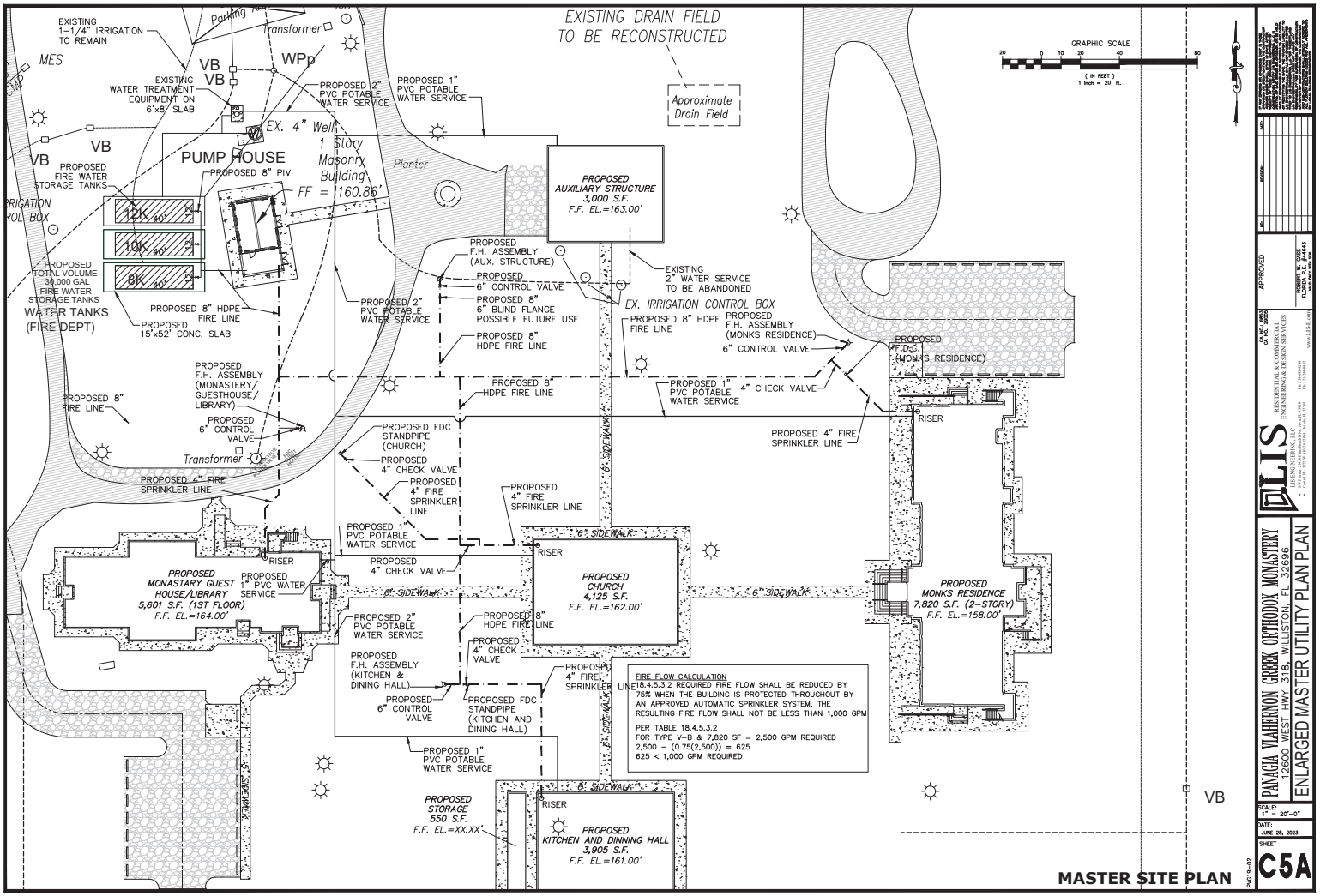
APPROVED
ROBERT M. CASE
FLORIDA P.E. #44643
LIC. No. 44643

ENGINEERING & DESIGN SERVICES
RESIDENTIAL & COMMERCIAL
CA NO. 4855
LB NO. 4855
www.elis.com

PANAGIA VLAHERNON GREEK ORTHODOX MONASTERY
12600 WEST HWY 318, WILLISTON, FL 32696
MASTER UTILITY PLAN PLAN

SCALE: 1" = 60'-0"
DATE: JUNE 28, 2023
SHEET C5

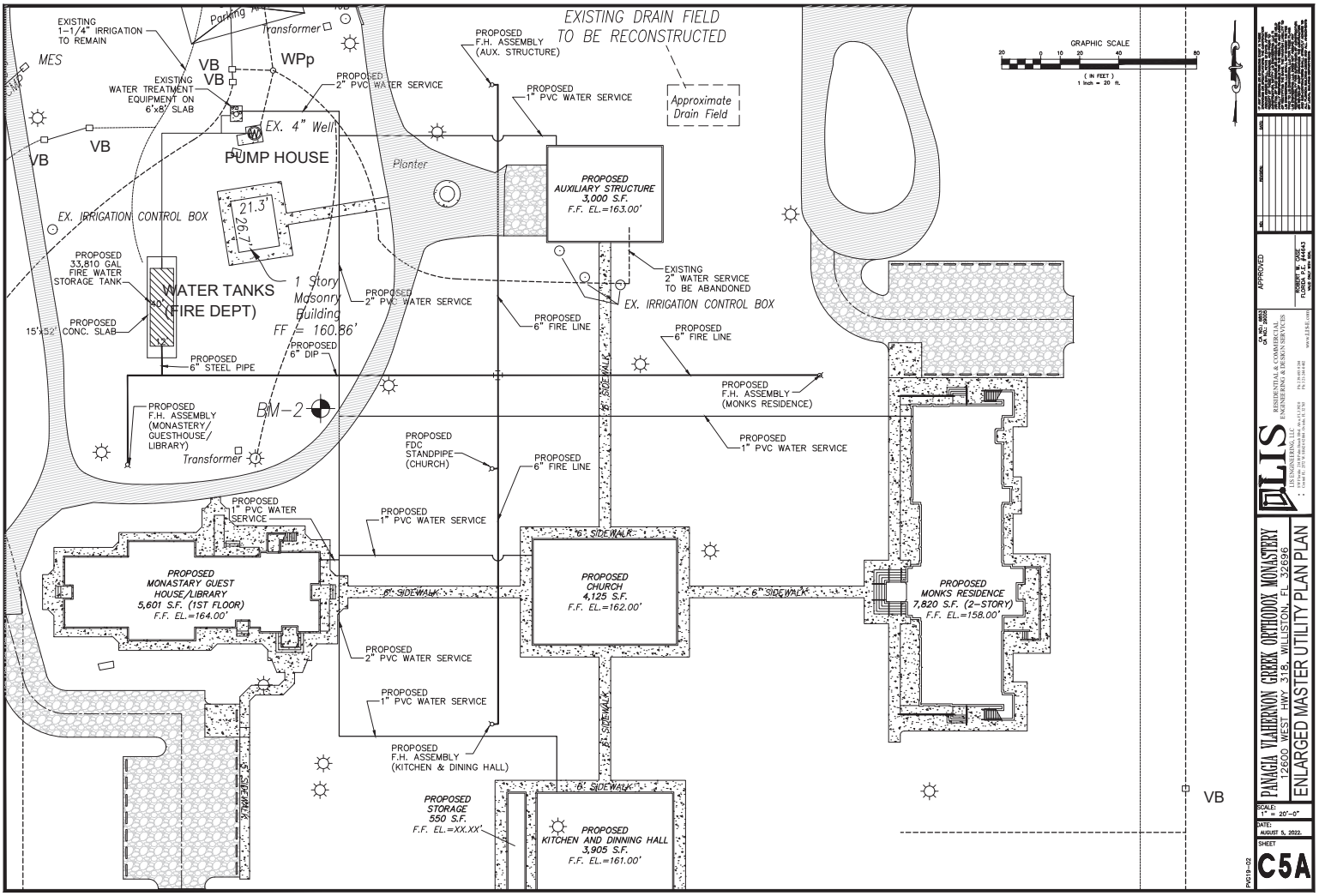
PG19-02



MASTER SITE PLAN

PANAGIA VLAHERNON GREEK ORTHODOX MONASTERY
12600 WEST HWY 318, WILLISTON, FL 32696
ENLARGED MASTER UTILITY PLAN PLAN

SCALE: 1" = 20'-0"
DATE: JUNE 28, 2023
SHEET C5A



APPROVED

ROBERT W. CASE FLORIDA P.E. #44643

LIS ENGINEERING, LLC
CA NO: 28833
LB NO: 28833

RESIDENTIAL & COMMERCIAL ENGINEERING & DESIGN SERVICES

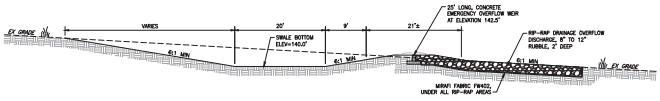
LIS ENGINEERING, LLC
Ph 352.493.1128
Fax 352.344.4482
www.LISEng.com

PANAGIA VLAHERNON GREEK ORTHODOX MONASTERY
12600 WEST HWY 318, WILLISTON, FL 32696

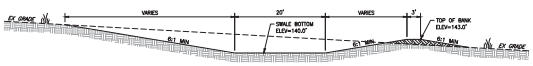
ENLARGED MASTER UTILITY PLAN PLAN

SCALE: 1" = 20'-0"
DATE: AUGUST 5, 2022.
SHEET C5A

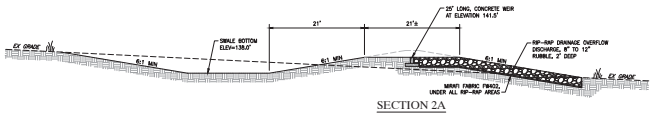
PG19-02



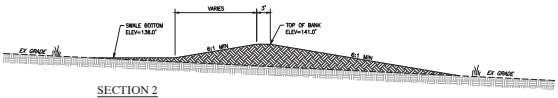
SECTION 1A
SOUTH DRA OVERFLOW SECTION
SCALE: 1" = 10'



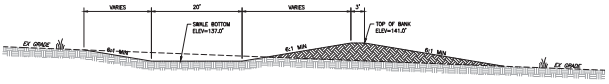
SECTION 1
SWALE SECTION
SCALE: 1" = 10'



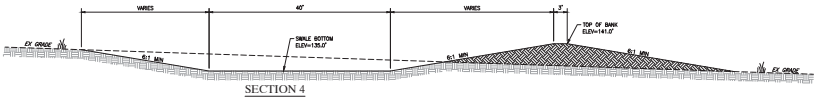
SECTION 2A
SOUTH DRA OVERFLOW SECTION
SCALE: 1" = 10'



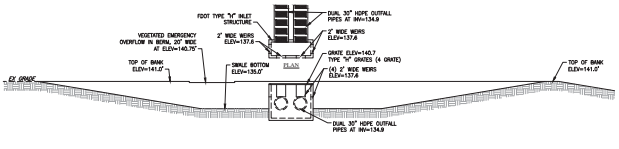
SECTION 2
SWALE SECTION
SCALE: 1" = 10'



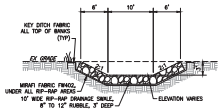
SECTION 3
SWALE SECTION
SCALE: 1" = 10'



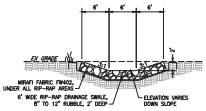
SECTION 4
SWALE SECTION
SCALE: 1" = 10'



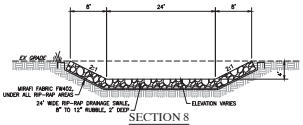
SECTION 5
CONTROL STRUCTURE
SCALE: 1" = 10'



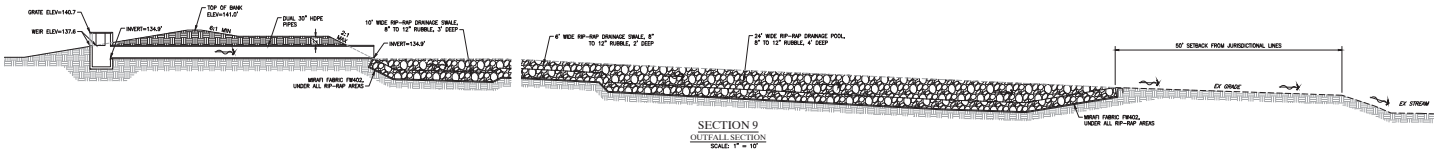
SECTION 6
RIP-RAP SWALE
SCALE: 1" = 10'



SECTION 7
RIP-RAP SWALE
SCALE: 1" = 10'



SECTION 8
RIP-RAP POOL
SCALE: 1" = 10'



SECTION 9
OUTFALL SECTION
SCALE: 1" = 10'

APPROVED

ROBERT W. CASE
FLORIDA P.E. #44643
www.LISeng.com

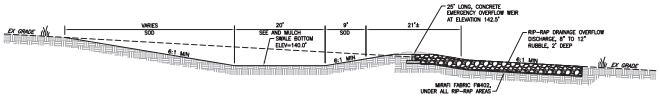
LIS ENGINEERING, LLC
RESIDENTIAL & COMMERCIAL
ENGINEERING & DESIGN SERVICES
CA NO: 28833
LA NO: 26000

PANAGIA VLAHERNON GREEK ORTHODOX MONASTERY
12600 WEST HWY 318, WILLISTON, FL 32696

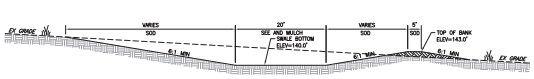
CROSS SECTIONS AND CONSTRUCTION DETAILS

SCALE: 1" = 20'-0"
DATE: AUGUST 5, 2022.
SHEET
C6

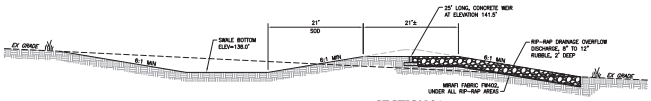
PG19-02



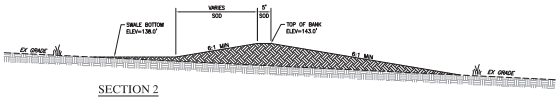
SECTION 1A
SOUTH DRA OVERFLOW SECTION
SCALE: 1" = 10'



SECTION 1
SWALE SECTION
SCALE: 1" = 10'



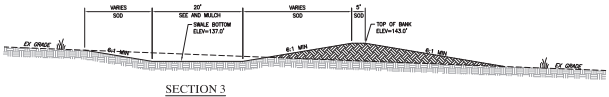
SECTION 2A
SOUTH DRA OVERFLOW SECTION
SCALE: 1" = 10'



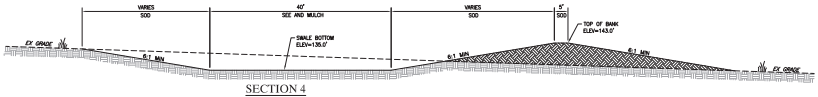
SECTION 2
SWALE SECTION
SCALE: 1" = 10'

NOTE:

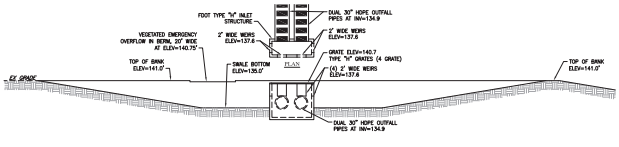
ALL SLOPES TO BE STABILIZED W/SOD. THE BOTTOM OF ALL DETENTION AREAS TO BE SEED AND MULCH.



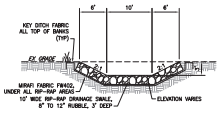
SECTION 3
SWALE SECTION
SCALE: 1" = 10'



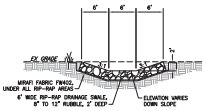
SECTION 4
SWALE SECTION
SCALE: 1" = 10'



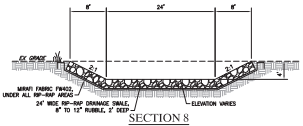
SECTION 5
CONTROL STRUCTURE
SCALE: 1" = 10'



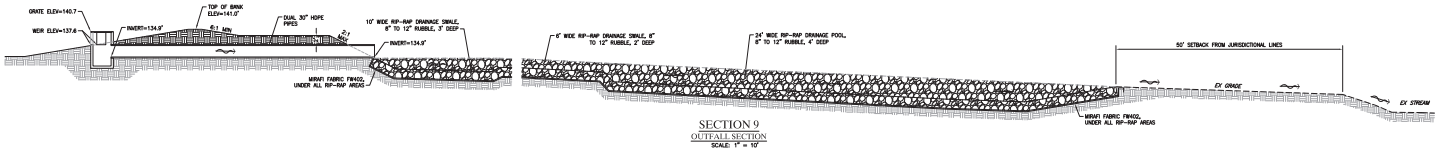
SECTION 6
RIP-RAP SWALE
SCALE: 1" = 10'



SECTION 7
RIP-RAP SWALE
SCALE: 1" = 10'



SECTION 8
RIP-RAP POOL
SCALE: 1" = 10'



SECTION 9
OUTFALL SECTION
SCALE: 1" = 10'

MASTER SITE PLAN

PG19-02

APPROVED

ROBERT R. CASE
FLORIDA P.E. #44643
CASE SELF AND SEAL

CA NO. 4855
CA NO. 30008

RESIDENTIAL & COMMERCIAL
ENGINEERING & DESIGN SERVICES

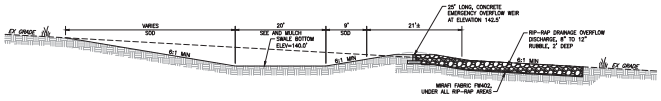
PANAGIA VLAHAVRON GREEK ORTHODOX MONASTERY
12600 WEST HWY 318, WILLISTON, FL 32696

CROSS SECTIONS AND CONSTRUCTION DETAILS

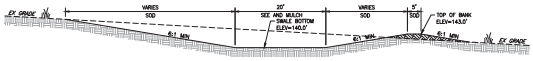
SCALE: 1" = 20'-0"

DATE: MARCH 13, 2023

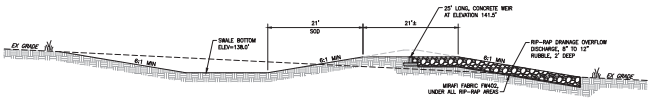
SHEET C6



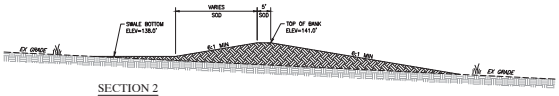
SECTION 1A
SOUTH DRA OVERFLOW SECTION
SCALE: 1" = 10'



SECTION 1
SWALE SECTION
SCALE: 1" = 10'



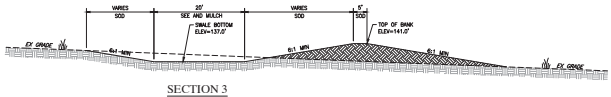
SECTION 2A
SOUTH DRA OVERFLOW SECTION
SCALE: 1" = 10'



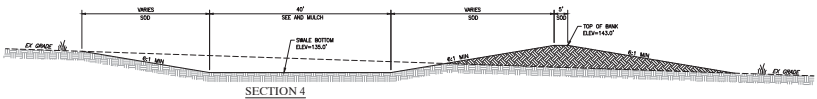
SECTION 2
SWALE SECTION
SCALE: 1" = 10'

NOTE:

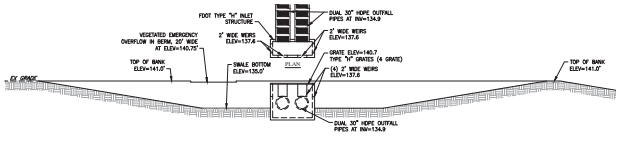
ALL SLOPED TO BE STABILIZED W/SOD. THE BOTTOM OF ALL DETENTION AREAS TO BE SEED AND MULCH.



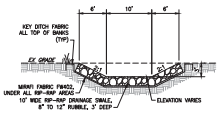
SECTION 3
SWALE SECTION
SCALE: 1" = 10'



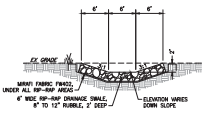
SECTION 4
SWALE SECTION
SCALE: 1" = 10'



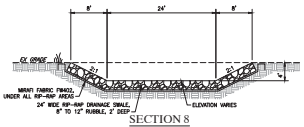
SECTION 5
CONTROL STRUCTURE
SCALE: 1" = 10'



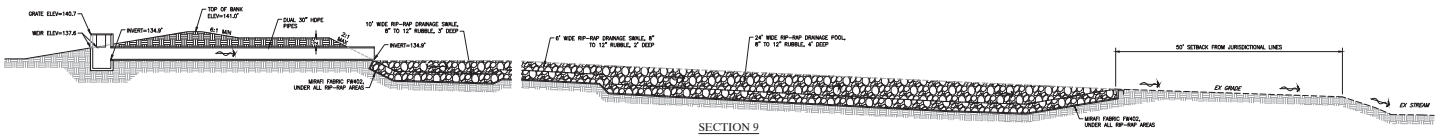
SECTION 6
RIP-RAP SWALE
SCALE: 1" = 10'



SECTION 7
RIP-RAP SWALE
SCALE: 1" = 10'



SECTION 8
RIP-RAP POOL
SCALE: 1" = 10'



SECTION 9
OUTFALL SECTION
SCALE: 1" = 10'

MASTER SITE PLAN

PG19-02

APPROVED

ROBERT M. CASE
FLORIDA P.E. #66643
CASE ENGINEERING
AND SURVEYING

CA NO.: 4855
LB NO.: 4855

LIS
LEE INGRAM SURVEY CO.
RESIDENTIAL & COMMERCIAL
ENGINEERING & DESIGN SERVICES

PH. 352-245-7801
FAX. 352-245-8801
www.LIS-Group.com

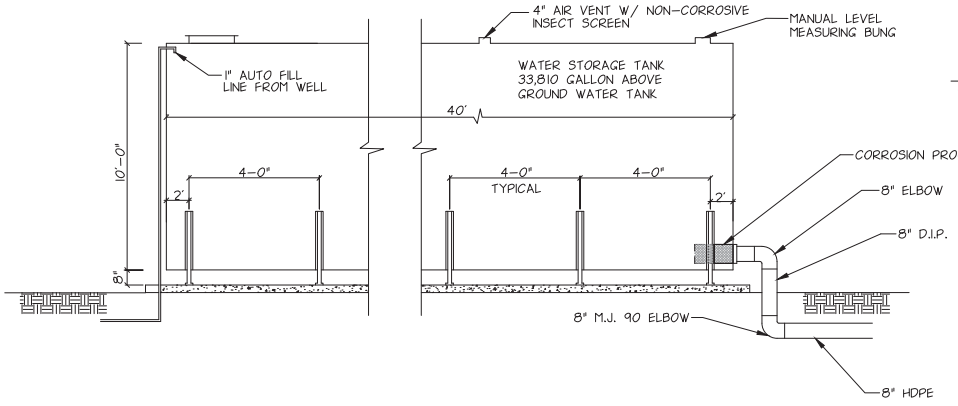
PANAGIA VLAHERNON GREEK ORTHODOX MONASTERY
12600 WEST HWY 318, WILLISTON, FL 32696

CROSS SECTIONS AND CONSTRUCTION DETAILS

SCALE: 1" = 20'-0"

DATE: OCT. 3, 2023

SHEET
C6



FIRE FLOW CALCULATIONS

7,820 SQ. FT. OF ENCLOSED BUILDING
HEIGHT = 10 FEET
7,820 x 10 = 78,200 CUBIC FEET
OCCUPANCY HAZARD CLASSIFICATION NUMBER 5 (OFFICE)
CONSTRUCTION CLASSIFICATION NO. V= 0.8
SINGLE STRUCTURE WITHOUT EXPOSURE HAZARD

$$\frac{\text{TOTAL C.F.}}{\text{OCCUPANCY HAZARD CLASSIFICATION NO.}} \times \text{CONSTRUCTION CLASSIFICATION NO.} =$$

$$\frac{78{,}200}{5} \times 0.8 = 12{,}512 \text{ GALLONS}$$

(A MIN. 30,000 GALLON STORAGE TANK TO BE PROVIDED ON SITE BASON ON TABLE A.7.1.5)

TABLE 18.4.5.2.1 MINIMUM REQUIRED FIRE FLOW AND DURATION FOR BUILDINGS REQUIRED A FIRE FLOW OF 2,500 GPM

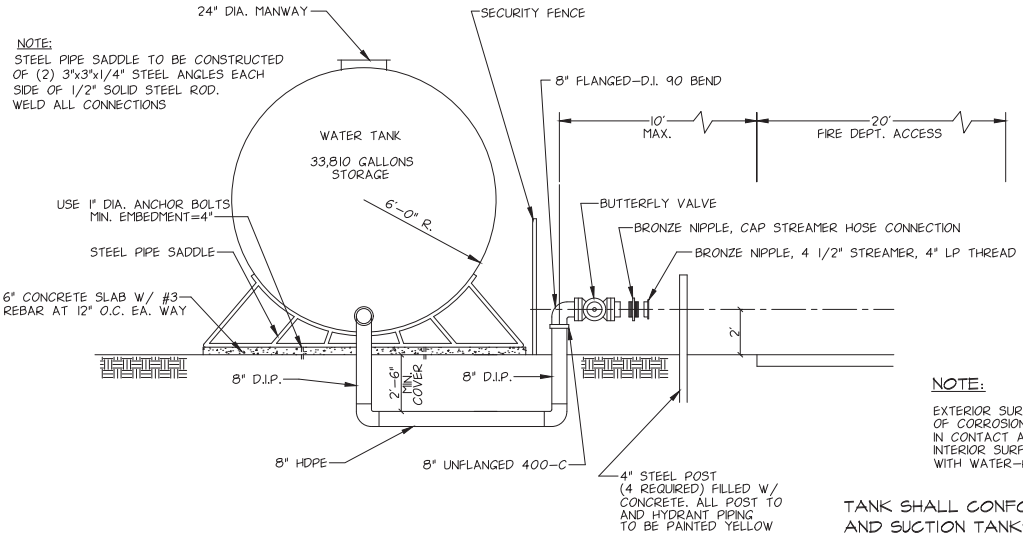
TABLE 18.4.5.3.2 REQUIRED FIRE FLOW SHALL BE REDUCED BY 75 PERCENT WHEN THE BUILDING IS PROTECTED THROUGHOUT BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM. THE RESULTING FIRE FLOW SHALL NOT BE LESS THAN 1,000 GPM.

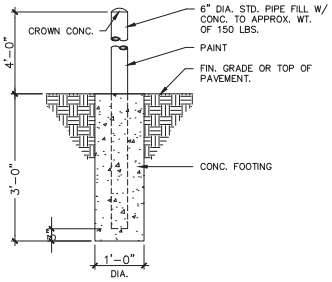
2,500 X (2,500 X 0.75) = 625 < 1,000 GPM

TABLE 7.1.5 TO BE ACCEPTABLE, WATER SUPPLY SOURCES SHALL MAINTAIN THE MINIMUM CAPACITY AND DELIVERY REQUIREMENTS ON A YEAR-ROUND BASIS, BASED ON THE 50-YEAR DROUGHT FOR THE WATER SOURCE.

TABLE A.7.1.5 FOR AN IMPOUNDED SUPPLY, TANK, OR STORAGE FACILITY, THE QUANTITY TO BE CONSIDERED AVAILABLE IS THE MINIMUM AVAILABLE DURING A DROUGHT HAVING AN AVERAGE 50-YEAR RECOURRANCE INTERVAL. A MINIMUM OF 30,000 GAL. OF PUMPABLE IMPOUNDMENT WATER OR A MINIMUM RATE OF 250 GPM.

NOTE:
STEEL PIPE SADDLE TO BE CONSTRUCTED OF (2) 3"x3"x1/4" STEEL ANGLES EACH SIDE OF 1/2" SOLID STEEL ROD. WELD ALL CONNECTIONS





BOLLARD DETAIL
SCALE: N.T.S.

NOTE:

EXTERIOR SURFACE OF TANK TO BE COATED FOR PROTECTION OF CORROSION. MINIMUM TANK THICKNESS 3/16" FOR PARTS NOT IN CONTACT AND 1/4" FOR PARTS IN CONTACT WITH WATER. THE INTERIOR SURFACE OF THE TANK SHALL BE PAINTED AND SEALED WITH WATER-RESISTANT EPOXY PAINT.

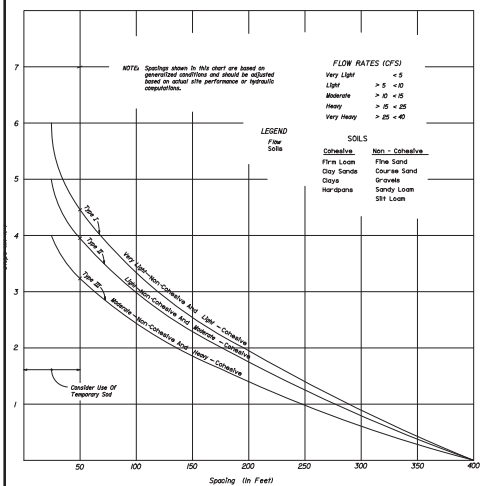
TANK SHALL CONFORM WITH CHAPTER 2 (STEEL GRAVITY AND SUCTION TANKS) N.F.P.A. 22 LATEST ADDITION

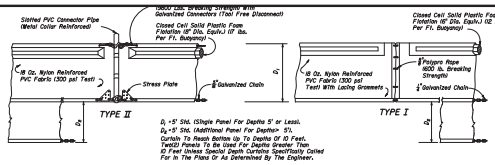
PANAGIA VLAHERNON GREEK ORTHODOX MONASTERY
12600 WEST HWY 318, WILLISTON, FL 32696
FIRE WATER STORAGE TANK

SCALE: N.T.S.
DATE: FEBRUARY 28, 2023
C7

CHART I

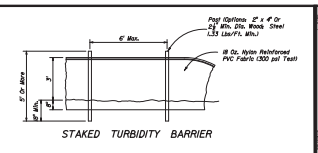
RECOMMENDED SPACING FOR TYPE I AND TYPE II HAY BALE BARRIERS, AND TYPE III SILT FENCES



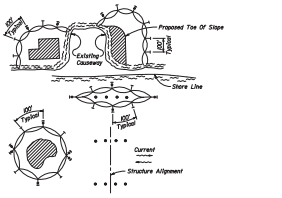


NOTICE: COMPONENTS OF TYPES I AND II MAY BE SIMILAR OR IDENTICAL TO PROPRIETARY DESIGNS. ANY INFRINGEMENT ON THE PROPRIETARY RIGHTS OF THE DESIGNER SHALL BE THE SOLE RESPONSIBILITY OF THE USER. SUBSTITUTIONS FOR TYPES I AND II SHALL BE AS APPROVED BY THE ENGINEER.

FLOATING TURBIDITY BARRIERS



STAKED TURBIDITY BARRIER



LEGEND
- Pile Locations
- Dredge Or Fill Area
- Mooring Buoy w/Anchor
- Anchor
- Barrier Movement Due To Current Action

TURBIDITY BARRIERS

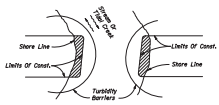
ALL HAY BALES TO BE SYNTHETIC

NOTES:
1. Turbidity barriers are to be used in all permanent bodies of water regardless of water depth.
2. Number and spacing of anchors dependent on current velocities.
3. Deployment of barrier around pile locations may vary to accommodate construction operations.
4. Navigation may require segmenting barrier during construction operations.
5. For additional information see Section 104 of the Standard Specifications.

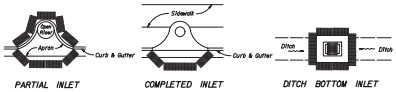
TURBIDITY BARRIER APPLICATIONS

GENERAL NOTES

1. Floating turbidity barriers are to be paid for under the contract unit price for Floating Turbidity Barrier, LF.
2. Staked turbidity barriers are to be paid for under the contract unit price for Staked Turbidity Barrier, LF.

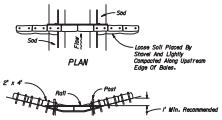


Note: Turbidity barriers for flowing streams and tidal areas may be either floating, or staked types or any combination of types that will suit site conditions and meet the above listed water quality requirements. The barrier type will be at the Contractors option unless otherwise specified in the plans, however payment will be under the pay item(s) established in the plans for Floating Turbidity Barrier and/or Staked Turbidity Barrier. Posts in staked turbidity barriers to be installed in vertical position unless otherwise directed by the Engineer.



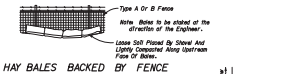
PROTECTION AROUND INLETS OR SIMILAR STRUCTURES

Anchor Bales With 2 - 2' x 2' x 4' Stakes Per Bale.

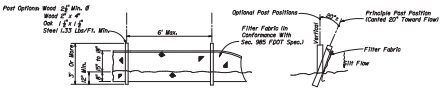


Spacing Bale barriers for paved ditches should be spaced in accordance with Chart I, Sheet 1 of 3, Index No. 102.

BARRIER FOR PAVED DITCH

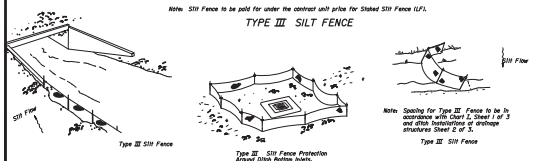


GEO HAY BALES BACKED BY FENCE



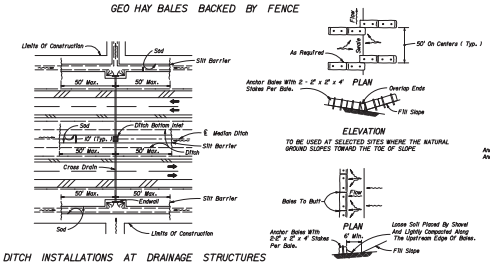
Note: Silt Fence to be paid for under the contract unit price for Staked Silt Fence (LF).

TYPE III SILT FENCE



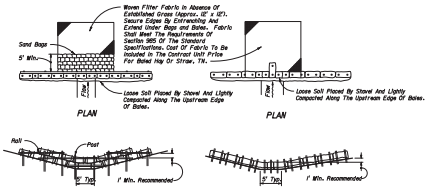
Do not deploy in a manner that silt fences will act as a dam across permanent flowing watercourses. Silt fences are to be used at upland locations and turbidity barriers used at permanent bodies of water.

SILT FENCE APPLICATIONS



DITCH INSTALLATIONS AT DRAINAGE STRUCTURES

GEO HAY BALE BARRIERS FOR FILL SLOPES



GEO HAY BALE BARRIER FOR UNPAVED DITCHES

SYNTHETIC HAY BALE AND SILT FENCES

RESIDENTIAL & COMMERCIAL ENGINEERING & DESIGN SERVICES
LIS ENGINEERING, LLC
CA NO: 4855
CERTIFICATE OF AUTHORIZATION NO. 30
ROBERT E. LEE, JR. P.E. NO. 44643 STATE OF FLORIDA
APPROVED

PANAGIA VLAHERNON GREEK ORTHODOX MONASTERY
12600 WEST HWY 318, WILLISTON, FL 32696

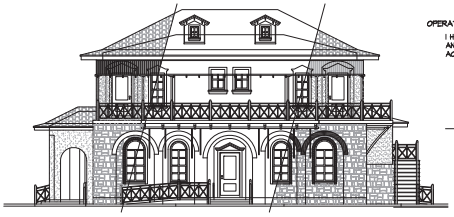
EROSION CONTROL DETAILS

SCALE: 1" = 20'-0"
DATE: AUGUST 5, 2022.
SHEET C8

PVG19-02

PANAGIA VLAHERNON GREEK ORTHODOX MONASTERY

MAJOR SITE PLAN
PARCEL# 01974-000-00



NOTES:

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

NOTES:

THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL AS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.

OPERATION AND MAINTENANCE OF THE STORMWATER FACILITY

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

MODESTO ALEXOPOULOS
PRESIDENT
PANAGIA VLAHERNON GENERAL
ORTHODOX MONASTERY, INC

DATE

COUNTY APPROVED STAMP

GENERAL NOTES:

1. PROVIDE PROTECTIVE DEVICES TO PROTECT THE PUBLIC IN ADJACENT AREAS FROM INJURY DURING CONSTRUCTION COORDINATE ALL ACTIVITIES WITH BUILDING OWNER. JOB SITE SAFETY IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
2. CLEAN UP DEBRIS AT THE END OF EACH DAY'S ACTIVITIES.
3. BEFORE ANY WORK COMMENCES, THE GENERAL CONTRACTOR SHALL PRESENT TO THE OWNER, INSURANCE CERTIFICATES FOR HE AND HIS SUBCONTRACTORS IN A FORMAT AND FOR COVERAGES THAT ARE SATISFACTORY TO THE OWNER.
4. WHEREVER THERE IS A QUESTION AS TO THE NEW MATERIALS OR METHODS OF CONSTRUCTION THE CONTRACTOR SHALL CLARIFY SAME WITH THE ARCHITECT. OR ENGINEERS.
5. CUT AND PATCH CAREFULLY AND BLEND NEW SITE FINISHES SMOOTHLY WITH THE EXISTING. ALL WORK SHALL BE CARRIED OUT IN FULL CONFORMANCE WITH THE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES INCLUDING ADA COMPLIANCE.

WORK INCLUDED:

1. ALL SITE IMPROVEMENTS AS SHOWN ON SITE DEVELOPMENT DRAWINGS PREPARED BY SITE ENGINEER UNDER SEPARATE SITE DEVELOPMENT ORDER.
2. TEMPORARY FACILITIES AND UTILITIES AS REQUIRED BY THE CONSTRUCTION
3. BUILDING PERMIT FEE, PLAN REVIEW FEE, AND ANY SUBCONTRACTOR PERMIT FEES REQUIRED.
4. ALL CONSTRUCTION SHOWN ON THE APPROVED BUILDING PERMIT PLANS.

TERMITE PROTECTION:

1. ENTIRE CONCRETE SLAB AND FOUNDATION AREA SHALL BE TREATED WITH SOIL POISON AND TERMITE PROTECTION.

Table A
NetNew Trips Generated
(Proposed Trips Less Existing Trips)

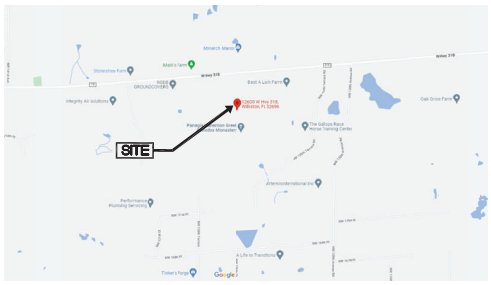
	Daily (ADT)	AM Peak Hour (vph)	PM Peak Four (vph)
Existing Trips	102	4	9
Proposed Trips	170	8	13
Net New Trips	68	4 3 enter/ 1 exit	4 2 enter/ 2 exit

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

ROBERT A. CASE, P.E.

DATE

LOCATION MAP

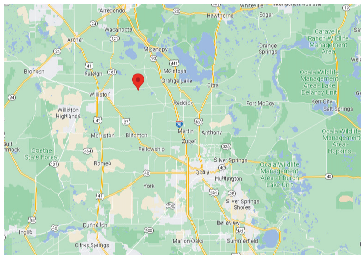


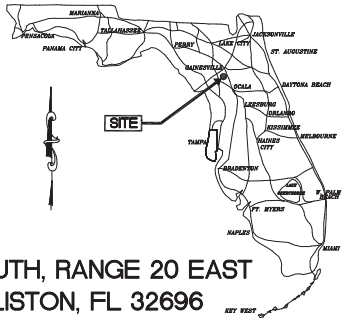
LAND USE AREAS

t= TOTAL AREA (T.) = (PVMNT) + ROOF + GREEN + LAKE)
I = IMPERVIOUS AREA = (PVMNT) + ROOF + LAKE)
P = PERVIOUS AREA = (GREEN)
R = ROOF AREA
L = LAKE AREA

t= 5,991,627 SF
I = 127,289 SF
P = 5,864,338 SF
R = 25,901 SF
L = 0.0 SF

MARION COUNTY AND FLORIDA STATE MAPS





SECTION 32, TOWNSHIP 12 SOUTH, RANGE 20 EAST
12600 WEST HWY 318, WILLISTON, FL 32696

Site Design & Engineering:

- C1 Existing Conditions Plan
- C2 Enlarged Existing Conditions Plan
- C3 Site Dimensioning Plan
- C3A Phasing Plan
- C3B Aerial View
- C4 Paving, Grading, & Drainage Plan
- C4A Paving, Grading, & Drainage Plan
- C4B Paving, Grading, & Drainage Plan
- C4C Paving, Grading, & Drainage Plan
- C4D Paving, Grading, & Drainage Plan
- C4E Paving, Grading, & Drainage Details
- C5 Master Utility Plan
- C5A Enlarged Master Utility Plan
- C6 Cross Sections and Construction Details
- C7 Fire Water Storage Tank
- C8 Erosion Control Details

Landscape Architecture:

- L1 Landscape Plan
- L2 Landscape Plan
- L3 Landscape Plan
- L4 Landscape Plan

Boundary Survey

OWNERAPPLICANT INFORMATION

MODESTO ALEXOPOULOS (PRESIDENT)

PHONE: (352) 541-1716

PANAGIA VLAHERNON GREEK ORTHODOX MONASTERY, INC.
12600 WEST HIGHWAY 318
WILLISTON, FLORIDA 32696

Design Team

Civil / Structural / Plumbing Engineering:
LIS Engineering, LLC
Robert W. Case P.E.
21480 Palm Beach Blvd
Alva, FL 33920 Tel: 239-693-9244
www.LIS-E.com

Landscape Architect:
David M. Jones, Jr. & Associates
Gregory Desarlo, R.L.A.
2221 McGregor Blvd.
Fort Myers, FL 33901 Tel: 239-337-5525

Project Planner:
LIS Engineering, LLC
Amie B. Reynolds
21480 Palm Beach Blvd
Alva, FL 33920 Tel: 239-693-9244

APPROVED

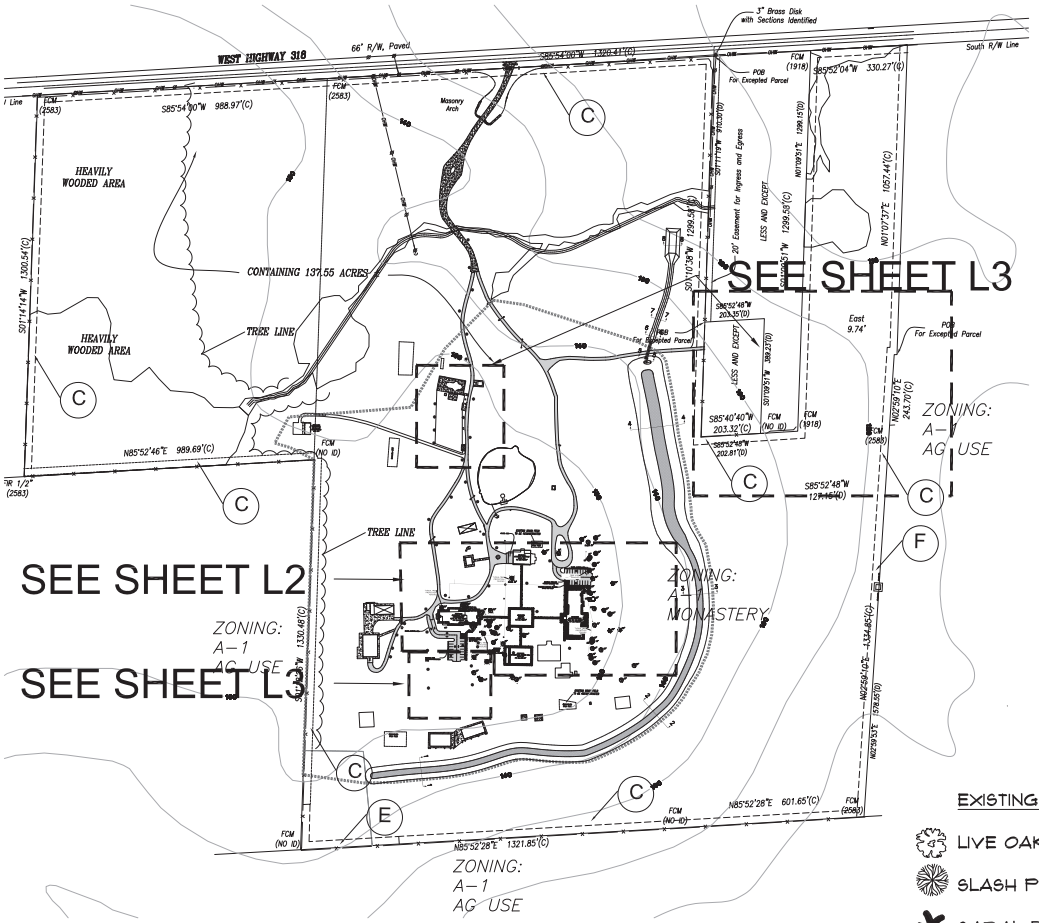
ROBERT A. CASE P.E. #56643
STATE OF FLORIDA

LIS
LIS ENGINEERING, LLC
ENGINEERING & DESIGN SERVICES
RESIDENTIAL & COMMERCIAL
C.A. NO. 30855
C.O. NO. 30855
PH: (239) 693-9244
www.LIS-E.com

PANAGIA VLAHERNON GREEK ORTHODOX MONASTERY
12600 WEST HWY 318, WILLISTON, FL 32696
ENLARGED EXISTING CONDITIONS AND DEMO PLAN

SCALE: 1" = 60'-0"
DATE: MARCH 13, 2023
SHEET
C0

PV619-02 AUGUST5, 2022.



SITE CALCULATIONS

SCALE 1" =200'

0' 100' 200' 400' 600'

RESOLUTION NO 99-R-129.15

A. The Site shall be developed and operated consistent with the submitted conceptual site plan and the conditions as provided with this approval.

B. Access to the subject property shall be limited to existing ingress and egress points.

C. Existing trees within 25 feet of the site's property line shall be preserved and maintained.

D. The total number of residents and overnight guests accommodated in the monastery facilities shall not exceed fifty (50) occupants.

E. A 25 ft. vegetative buffer shall be located along the south property line (330 ft.) and the south 150 ft. of the west property line of the west of the west Yl of the northeast quarter of the northeast quarter of Section 32, Township 12 South, Range 20 East, containing 9 acres more or less.

F. The property shall have a 25 ft. vegetative buffer along the eastern boundary running north and south parallel with the horse track.

G. The property shall have a 150 ft. setback from all property lines to build new structures with the exception of agricultural related buildings/structures. Agricultural related buildings/structures shall meet the setback requirements for A-1 zoning classification.

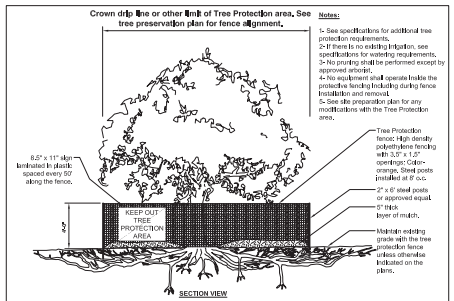
H. Parking areas shall be pervious with the exception of any required handicapped areas.

I. There shall be a 23,000 sq. ft. maximum of new building structures with the exception of agricultural buildings/structures.

J. The special use permit is applicable only for the benefit of the Panagia Vlahernon Greek Orthodox Monastery, Inc., as long as it owns and occupies the property. If it leaves, sells or conveys said property, the special use permit will terminate.

EXISTING TREE LEGEND

- LIVE OAK
- SLASH PINE
- SABAL PALM
- UNKNOWN



M TREE PROTECTION
NOT TO SCALE

SITE DATA

LAND USE: A-1 (General Agriculture) zone, on Parcel No. 01974-000-00,

TOTAL SITE:137.55 ACRES
5,991,678 SF / 3,000 SF = 1,997 Shade Trees Required. Existing trees full fill shade tree requirement.
NOTE: DUE TO SIZE OF PROPERTY AND DENSITY OF EXISTING VEGETATION ON PORTIONS OF THE SITE, TOTAL EXISTING PRE DEVELOPMENT TREE RATIO PER ACRE IS NOT POSSIBLE

Sec. 6.7.4. - Shade trees.

Shade trees are required for all developments excluding residential developments.

A. The 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.

B. Shade trees may include:
(1) Protected and preserved trees which have a favorable assessment, and/or
(2) Trees as required for buffers, parking areas, vehicle use areas, and building areas, and/or
(3) Trees as required as replacement trees.

C. When mature trees with a full canopy of 30-foot radius or larger, with a favorable assessment, are preserved on the project site, a credit of two shade trees may be used towards the overall shade tree requirement.

D. Required shade trees shall meet the minimum size requirements in Section 6.8.10.C.

TREES TO BE REMOVED ARE SHOWN PER PLAN (1 TREE AT 28")

Sec. 6.7.5. - Tree trimming and tree removal permit.

A. For tree removals not associated with any development as outlined in this division, refer to Section 2.22.4. For all other tree removal applications, the approved development plans shall serve as the tree removal permit.

B. A tree removal permit shall be required for the removal of any tree with a DBH of 10 inches or larger, except for exempt activities as outlined in Section 6.7.2. A tree removal permit shall be obtained from the County's Landscape Architect or his designee prior to any site clearing, grading, or for any construction which requires a permit from the Marion County Building Department. The failure to obtain any such permit when required shall be a violation of this Code, subject to penalties provided herein.

C. A tree removal permit shall be obtained by any public utility undertaking construction activities that require tree removal. Prior to trimming or removal of any trees in the public right of way, related to the utilities operations and not associated with road construction or road maintenance activities, the contactor shall:
1. Contact the County's Landscape Architect and providing a map of where all vegetation management practices and tree trimming or removal will be performed.
2. Conduct an on-site review of the vegetation management and/or tree removal to review potential impacts.
3. Consideration will be given to the removal of trees and palms which have been topped or have been "directionally pruned" as to where recovery of the trees or palms is unlikely.
4. After removal of trees all stumps must be ground to a depth of no less than two inches below grade and remove grinding refuse.
5. Stabilize all disturbed areas in an acceptable manner

D. Tree removal permits shall expire within one year or upon expiration of the building permit, whichever comes first. Trees authorized to be removed may not be removed after the permit expires unless a new permit is obtained pursuant to this division.

Existing trees measuring 20 inches DBH to 29 inches DBH shall be replaced with a ratio of 1.5 inches replacement per two inches removed and the minimum replacement tree size is 3.5-inch caliper.

28" Tree to be removed = 4.5" x 4.5" = 21" tree mitigation replacement required. 6 trees at 3.5" caliper to be installed as mitigation required, 8 provided per plant list.

Sec. 6.8.7. - Parking areas and vehicular use areas.

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

B. Landscaping adjacent to parking areas and vehicular use areas shall be protected from being damaged. Landscaping at the end of parking stalls shall be offset away from the parking stall to allow for vehicle overhang. The area between the landscape screening and the end of the parking stall shall be mulched and contain no vertical irrigation components.

C. A landscaped parking lot island shall be located every ten parking spaces and shall be a minimum of 200 square feet in size with properly drained soils. For paved parking areas within a Primary SPZ, including those with permeable or porous surfaces, parking lot islands shall be completely planted with shrubs or groundcovers; the use of turfgrass is prohibited.

D. Trees within parking areas.
(1) All trees required for parking areas and vehicular use areas shall be shade trees, unless required otherwise by provisions in this section.
(2) All parking lot islands, including terminal parking lot islands, shall contain one shade tree unless site lighting fixtures are proposed in said island. Double parking lot islands (where double-loaded parking bays are proposed) shall contain two shade trees.
(3) In parking lot islands with site lighting fixtures, an arrangement of one or two accent/ornamental trees shall be installed depending on the size and configuration of the island.
(4) Parking lot islands with control signage may contain other tree (or palm) species, in lieu of shade trees, which will not conflict with the visibility of such signage.

E. Each row of parking spaces shall be terminated by a landscaped island.

F. Divider medians may be used to meet parking area landscape requirements.(1)The minimum width of a divider median shall be eight feet.(2)One shade tree shall be provided per 50 lineal feet of divider median.

G. To offset heat gain from paved surfaces, shade trees as required in Section 6.7.4 should be located to provide as much shade as possible on such surfaces.

H. Parking lot screening must be achieved regardless of other landscaping requirements in this article. Shade trees as required in Section 6.7.4 may be integrated into the parking area landscaping.

I. All landscaping in parking areas and street frontages shall be placed so that it will not obstruct any sight triangle

Sec. 6.8.8. - Building landscaping.

A. Landscape plantings shall be provided along the public view sides of all proposed structures to reduce the monotony of large blank walls, reduce heat gain and glare, and enhance the aesthetic appearance of the building.

B. Landscape areas shall be provided adjacent to or within 25 feet from the building walls and shall extend along 60 percent of the total length of the wall, excluding those areas required for access to the building.

C. Landscape areas shall be a minimum of five feet wide allowing for a minimum distance of two feet from the façade to the innermost plants.

D. Large trees shall not be located within 20 feet of a building. Accent/ornamental trees shall be located sufficiently to allow for healthy growth and to minimize the need for pruning.

Sec. 6.8.10. - General planting requirements.

A. All trees, palms, shrubs, and groundcovers shall be nursery grown and Florida No. 1 quality or better, as established by Grades and Standards for Nursery Plants, Department of Agriculture, State of Florida, including latest updates, as amended.

B. Plant palettes shall be appropriate for the development site and provide the highest level of diversity as practicable.

C. Planting specifications are listed as follows:
(1) Native plant requirements:
(a) Within the UGB, a minimum of 25 percent of all proposed plant quantities, excluding turfgrass, shall be Florida native species suitable for use in Marion County.
(b) Outside of the UGB a minimum of 35 percent of all proposed plant quantities, excluding turfgrass, shall be Florida native species suitable for use in Marion County.
(c) A minimum of 50 percent of the required shade trees shall be Florida native species suitable for use in Marion County.
(d) To promote biological diversity, no more than 50 percent of the required shade trees for a development shall be of one species.
(2) The use of Invasive plant species is based on the UF/IFAS Assessment of Non-native Plants (Central Zone) as updated.
(a) Plant species listed as "Prohibited" are not permitted for use in any proposed development.
(b) Plant species listed as "Invasive - Not Recommended" are not permitted for use in any development outside of the UGB. This group of plants may be used within the UGB with subject to approval by the County Landscape Architect.
(c) Plant species listed as "Caution" may be used provided specific management strategies and monitoring are inducted in the project's BMP manual./
3) Trees.(a)Shade trees shall have a minimum caliper of 3.5 inches.(b)Accent or ornamental (understory) trees shall have a minimum overal height of six feet and a minimum spread of 42 inches upon installation.
(1) Palms.
(a) Not more than 25 percent of all required trees shall be palm trees unless a higher percentage is authorized as stated in Section 6.7.9.
(b) Additional palms may be provided in excess of the 25 percent threshold when three palms are used to substitute one required tree. Where specimen palms are specified, substitution may be a one-to-one ratio.
(c) Palm tree shall not be substituted for required shade trees.
(d) Palms shall have a clear trunk height of 10 feet minimum.
(2) Shrubs shall be a minimum height of 18 inches spaced appropriately for the species and the required screening and maintenance height.
(3) Groundcovers shall be those species of plants with a mature growing height of 24 inches maximum and spaced up to 2' - 3' on-center.
(4) Vining groundcovers shall have a minimum of three runners per plant, Vines may be spaced accordingly for the proposed use.
(5) Turfgrass may be of any variety which is adapted and suitable for use in Marion County. The use of rolled turf is prohibited on property with public access unless the supportive netting is removed and the integrity of the turf is not jeopardized during installation.D.Mulch types shall be of a renewable resource or a recycled product. The use of cypress mulch is discouraged.

Sec. 6.8.11. - Landscape installation.

A. Any person providing landscape installation services for hire shall meet the licensing and certification requirements under Section 6.8.15.

B. All plantings shall be installed according to current best management practices.

C. Trees and palms shall be properly planted and guyed or staked.

D. All plantings shall be properly watered during installation and through the establishment period for healthy growth as recommended by UF/IFAS.

E. Installation shall mean survival in perpetuity, and replacement if necessary, of all materials. Dead and/or dying plant material shall be replaced by the owner within 30 days of notification by the County.

Sec. 6.8.12. - Landscape completion inspection requirements.

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

BUFFERS:

A-1 TO A-1 NO BUFFERS REQUIRED EXCEPT AS LISTED PER ZONING RESOLUTION

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FAX (239) 337-4494
252 W. Marion Ave. #1121
Punta Gorda, Florida 33950
PHONE: (941) 233-2217
L.A. LICENSE: LC COOOO63

PROJECT INFORMATION:
PANAGIA VLAHERNON GREEK ORTHODOX MONASTERY
12600 WEST HWY 318, WILLISTON, FL 32696

PREPARED FOR:
LIS-
Architecture - Engineering - Land Surveying
Southwest Florida Location:
21430 Palm Beach Blvd. Alva, FL 33920
Tel: (239) 693-0244 Fax: (239) 693-0628

CONSULTANT:

DESIGN PROFESSIONAL:
GREGORY A. DISERIO, R.L.A.
R.L.A NO.:840 DATE:
STATE OF FLORIDA

PROJECT NO.	219075
PROJECT MGR.	GREG DISERIO
FILE NAME:	GREEK MONASTERY LS
DESIGNER:	GJD
CAD TECH:	GJD
CHECKED BY:	GJD
ISSUED FOR:	SITE PERMIT

ISSUED DATE: APRIL 2, 2020
REVISIONS:
JUNE 22, 2022 RAI RESPONSE
3/3/23 RAI RESPONSE & PLANT SPEC

SHEET TITLE:
LANDSCAPE CALCULATIONS

SHEET NUMBER:
L-1

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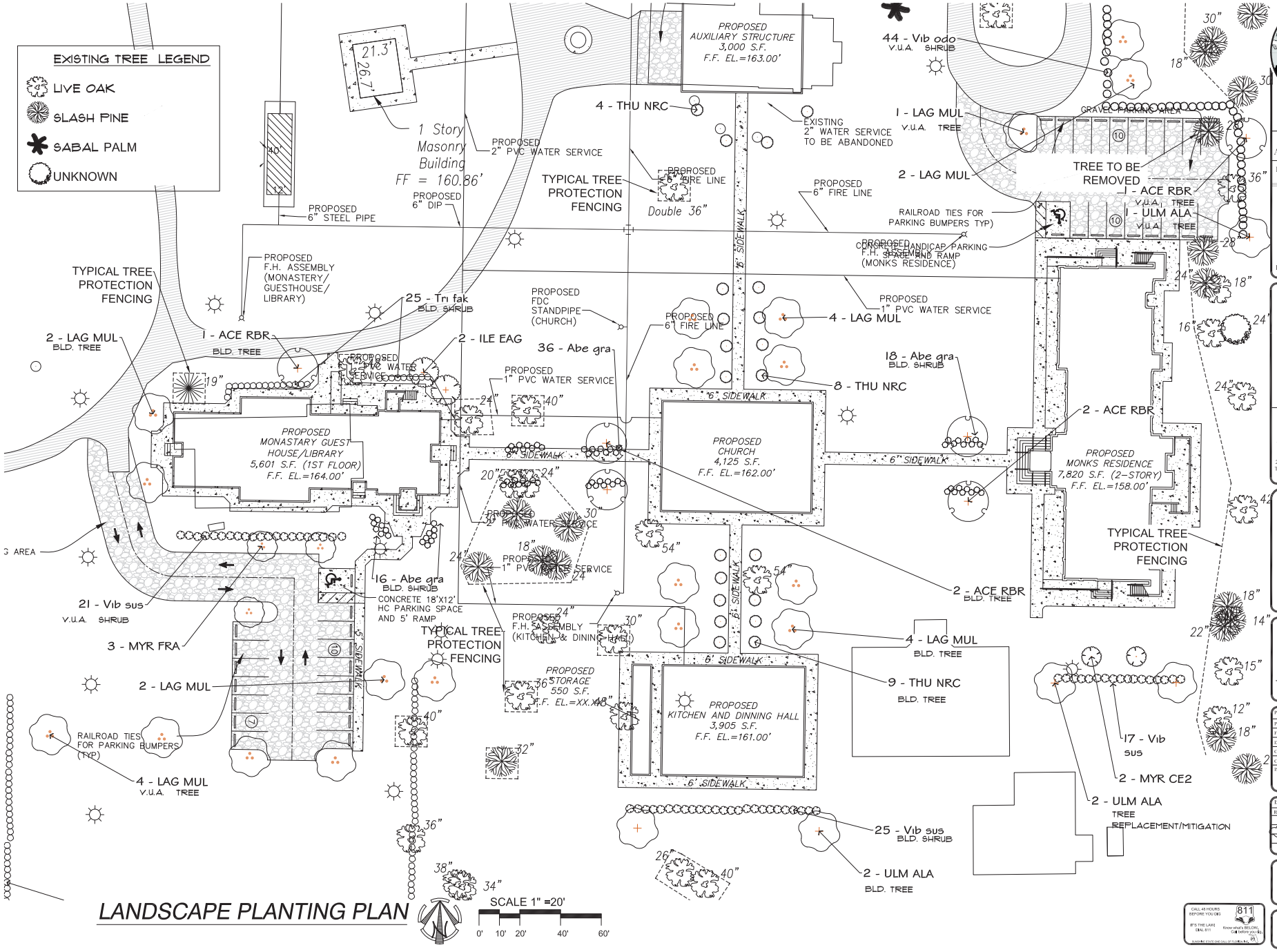

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CONSULTANT:

DESIGN PROFESSIONAL:
GREGORY J. DISERIO, RLA
RLA NO. 845 DATE:
STATE OF FLORIDA

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PROJECT MGR.	GREG DISERIO
FILE NAME:	GREEK MONASTERY LS
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ISSUED FOR:	SITE PERMIT

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3/3/23 RAI RESPONSE & PLANT SPEC

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L-2

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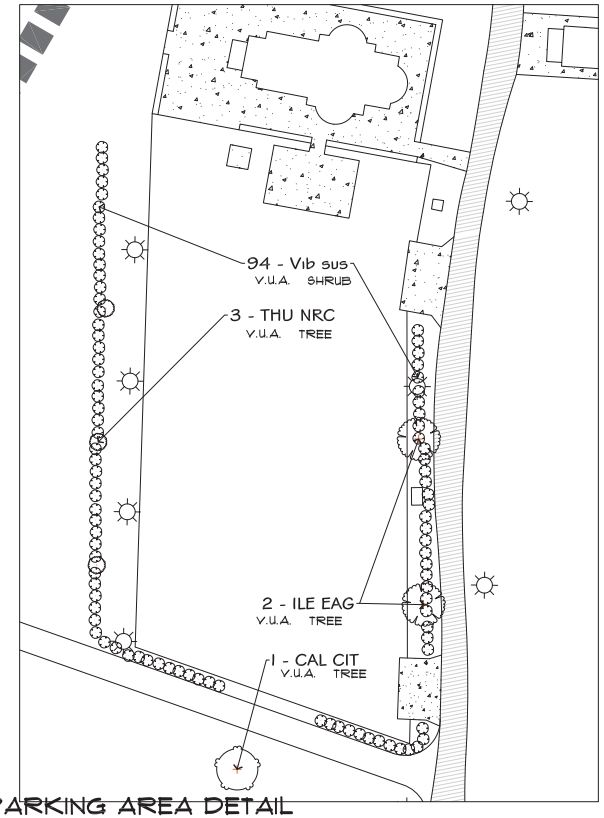


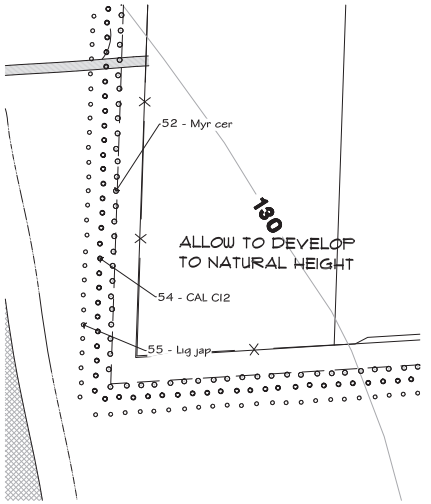
PARKING AREA DETAIL

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE		REMARKS
	ACE RBR	6	Acer rubrum	Red Maple	14` ht, 3.5" cal, 6` spr		
	CAL CIT	1	Callistemon citrinus	Lemon Bottlebrush	6`-10` HTS		
	ILE EAG	4	Ilex x attenuata `Eagleston`	Eagleston Holly	6` - 8` Ht.		
	LAG MUL	23	Lagerstroemia x `Muskogee`	Lavender Crape Myrtle Multi-Trunk	6` - 8` Ht.		
	MYR FRA	3	Myrcianthes fragrans	Simpson`s Stopper	6`-8` ht multi stem		NATIVE
	MYR CE2	2	Myrica cerifera	Wax Myrtle	4` Ht.		
	THU NRC	24	Thuja occidentalis 'American Pillar'	American Pillar Arborvitae	6` - 8` Ht.		
	ULM ALA	8	Ulmus alata	Winged Elm	14` ht, 3.5" cal, 6` spr		
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE		REMARKS
	Abe gra	70	Abelia x grandiflora	Glossy Abelia	3 gal., 18"-24" ht		
	CAL CI2	54	Callistemon citrinus	Lemon Bottlebrush	3 gal. 18"-24" ht		
	Lig jap	55	Ligustrum japonicum	Japanese Privet	3 gal. 18"-24" ht		
	Myr cer	142	Myrica cerifera	Wax Myrtle	3 gal., 18"-24" ht		NATIVE
	Tri fak	201	Tripsacum dactyloides	Fakahatchee Grass	3 gal., 18"-24" ht		NATIVE
	Vib odo	44	Viburnum odoratissimum	Sweet Viburnum	3 gal., 18"-24" ht		
	Vib sus	157	Viburnum suspensum	Sandankwa Viburnum	3 gal., 24" ht		

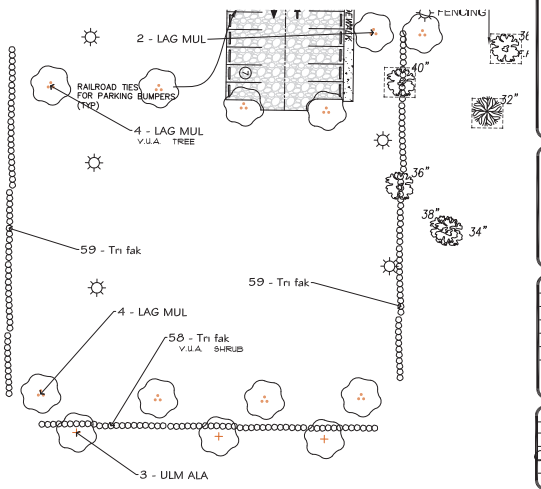
NOTES:

* ALL PLANTINGS SHALL BE HAND WATERED BY THE OWNER TO PROVIDE FOR ESTABLISHMENT.
* PLANTINGS SHALL BE MAINTAINED IN PERPETUITY
* DISTURBED AREAS OF THE SITE SHALL BE SEEDED OR SODDED WITH BAHIA SOD.
* CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF QUANTITIES INCLUDING MULCH AND SOD



EAST BUFFER PLAN

SCALE 1" =60'



S.W. DETAIL

SCALE 1" =30'

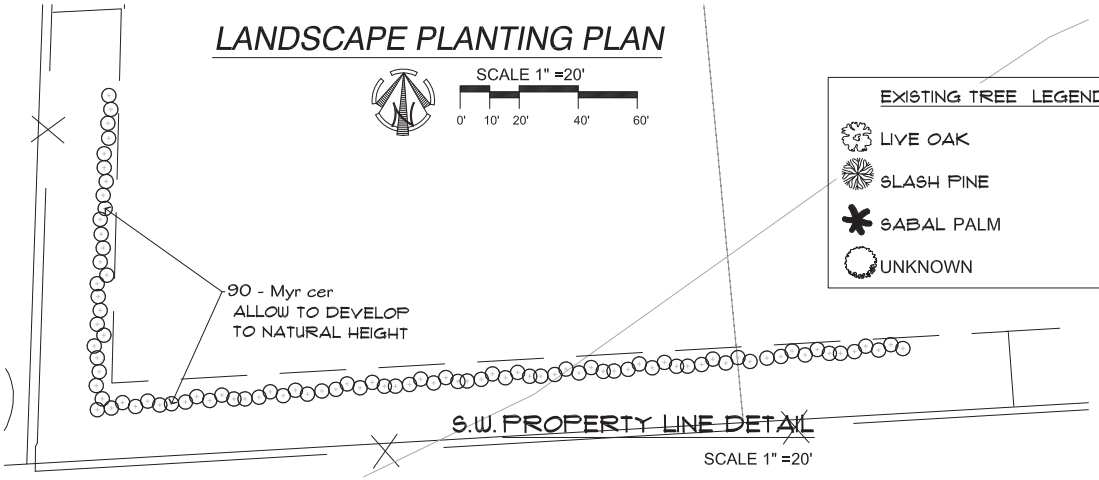
LANDSCAPE PLANTING PLAN

SCALE 1" =20'

0' 10' 20' 40' 60'

EXISTING TREE LEGEND

- LIVE OAK
- SLASH PINE
- SABAL PALM
- UNKNOWN



S.W. PROPERTY LINE DETAIL

SCALE 1" =20'

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CONSULTANT:

DESIGN PROFESSIONAL:

GREGORY J. DISERIO, RLA
RLA NO. 840 DATE:
STATE OF FLORIDA

PROJECT NO.	219075
PROJECT MGR.	GREG DISERIO
FILE NAME:	GREEK MONASTERY LS
DESIGNER:	GJD
CAD TECH:	GJD
CHECKED BY:	GJD
ISSUED FOR:	SITE PERMIT

ISSUED DATE: APRIL 2, 2020

REVISIONS
JUNE 22, 2022 RAI RESPONSE
3/3/23 RAI RESPONSE & PLAN SPD

SHEET TITLE:
LANDSCAPE PLAN & PLANT LIST

SHEET NUMBER:
L-3

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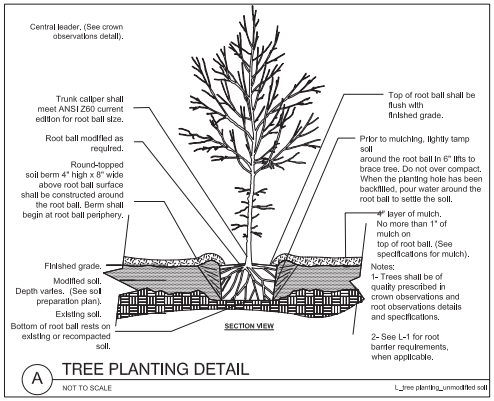

A TREE PLANTING DETAIL
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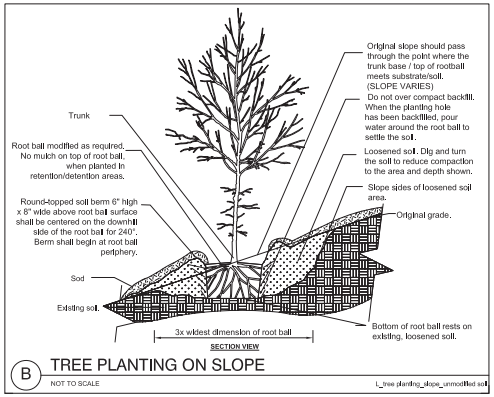

B TREE PLANTING ON SLOPE
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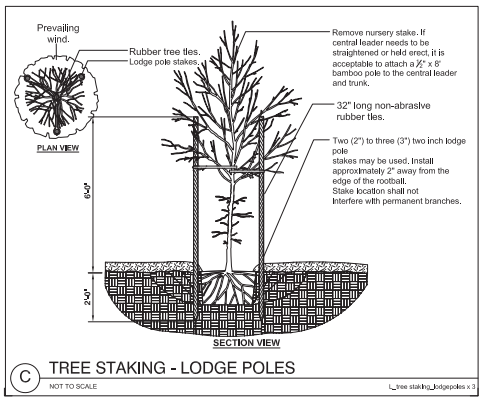

C TREE STAKING - LODGE POLES
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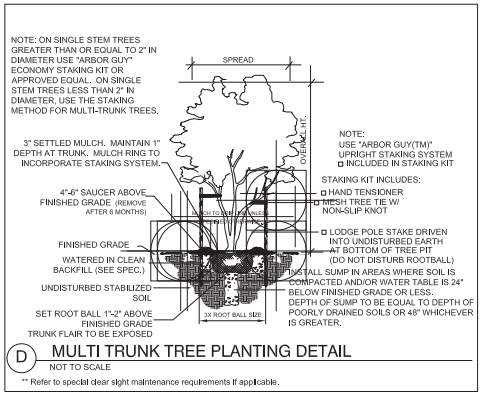

D MULTI TRUNK TREE PLANTING DETAIL
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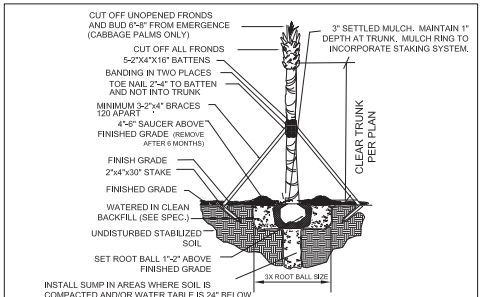
** Refer to special clear sight maintenance requirements if applicable.



E PALMATE PALM DETAIL: CIGAR CUT
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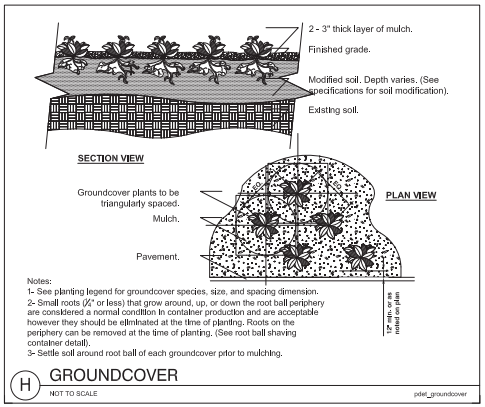

H GROUNDCOVER
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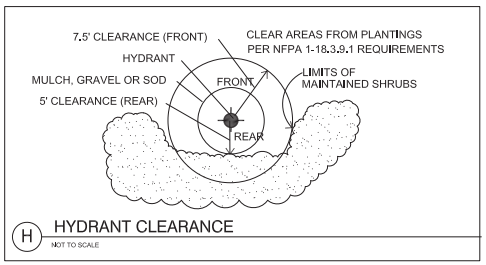
GENERAL LANDSCAPE NOTES

1. THE QUALITY OF ALL PLANT MATERIAL WILL MEET THE STANDARDS FOR FLORIDA GRADE NO.1 (or better), AS GOVERNED IN "GRADES AND STANDARDS FOR NURSERY PLANTS".
2. ALL PLANTED TREES AND PALMS WILL HAVE A 3" DEEP SAUCER CONSTRUCTED FROM THE TRUNK OF THE TREE OR PALM. MINIMUM OF 4' DIAMETER.
3. ALL PLANTING BEDS SHALL BE COVERED WITH A 3" MINIMUM DEPTH OF MULCH AND SHALL BE WEED FREE. MULCH SHALL BE GRADE B OR BETTER. CONTRACTOR SHALL REMOVE ANY VEGETATIVE GROWTH AND APPLY A PRE-EMERGENT WEED KILLER PER SPECIFICATIONS PRIOR TO MULCHING.
4. CODE PLANTINGS SHALL BE REPLACED AT THE OPTION AND COST OF DEVELOPER SHOULD FUTURE UTILITY WORK REQUIRE REMOVAL.
5. ANY AND ALL EXOTIC VEGETATION INCLUDING: EARLEAF ACACIA, WOMAN'S TONGUE, BISHOPWOOD, AUSTRALIAN PINE, CARROTWOOD, ROSEWOOD, AIR POTATO, MURRAY RED GUM, WEEPING FIG, CUBAN LAUREL FIG, JAPANESE CLIMBING FERN, OLD WORD CLIMBING FERN, MELALEUCA, DOWNY ROSE MYRTLE, CHINESE TALLOW, BRAZILLIAN PEPPER, FLORIDA HOLLY, TROPICAL SODA APPLE, JAVA PLUM, ROSE APPLE, CORK TREE AND WEDELIA, ON THE PROPERTY SHALL BE COMPLETELY REMOVED AND DISPOSED OF OFF SITE BY THE CONTRACTOR. THE SITE SHALL BE MAINTAINED FREE OF INVASIVE EXOTIC VEGETATION IN PERPETUITY.
6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE LOCATIONS OF ALL UTILITIES AND ALL SITE CONDITIONS PRIOR TO THE START OF LANDSCAPE INSTALLATION.
7. FERTILIZER SHALL BE IN ACCORDANCE DIVISION 5 6.8.14.
8. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINE GRADE ALL PLANTING AND SODDING AREAS PRIOR TO PLANT OR SOD INSTALLATION. CONTRACTOR SHALL OBTAIN OWNER APPROVAL OF FINAL GRADES.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE TAKEOFFS. PLANT LIST IS PROVIDED FOR REFERENCE ONLY.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE UNTIL FINAL ACCEPTANCE AND IN COMPLIANCE WITH SPECIFICATIONS.
11. CONTRACTOR SHALL REMOVE ALL TAGS, TAPE AND SUPPORTS (EXCEPT STAKING GUYS) FROM ALL PLANTINGS PRIOR TO FINAL ACCEPTANCE.
12. ALL AREAS OF THE SITE NOT PLANTED SHALL BE SODDED OR SEEDED IN ACCORDANCE WITH PLANS. REFER TO ENGINEERING PLANS FOR ADDITIONAL SPECIFICATIONS.
13. ALL BASE ROCK SHALL BE REMOVED FROM LANDSCAPE PARKING ISLANDS.
14. PRIOR TO CERTIFICATE OF COMPLIANCE NO TREES SHALL BE PLANTED WHERE THEY INTERFERE WITH BUILDINGS, UTILITIES, SITE DRAINAGE, VIEWS, SIGNS, OR WHERE THEY WILL REQUIRE FREQUENT PRUNING TO AVOID POWER LINES AT MATURE HEIGHTS IN PERPETUITY.



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SHEET TITLE:
LANDSCAPE DETAILS

SHEET NUMBER:
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Marion County

Development Review Committee

Agenda Item

File No.: 2025-21047 **Agenda Date:** 10/20/2025 **Agenda No.:** 6.4.

SUBJECT:
Alien Engineered Products Shop Expansion - Waiver to Major Site Plan in Review
9655 NE 21st Ave Anthony
Project #2025050081 #32920
Parcel #14221-000-00 & 14138-000-00
Guerra Development Corp.

LDC 6.12.12.D - Sidewalks
CODE states At the discretion of the Development Review Committee, in lieu of construction along external streets, the developer may pay a sidewalk fee to the County in an amount necessary to complete construction. This amount shall be determined by the project engineer and approved by the County with payment required prior to final plan approval. The County may use these funds toward the construction of sidewalks throughout the County based on priorities established by the Board. APPLICANT requests a waiver to the construction of the sidewalk is being requested and payment to be made into the general sidewalk fund.

LDC 6.13.2.B(6) - Freeboard
CODE states A minimum freeboard of six inches shall be provided for all retention/detention areas. APPLICANT requests a waiver for the 6” of freeboard to the top of bank. The previously approved design and code requirements do not appear to have considered freeboard in 2000. Proposed design increases capacity such that freeboard is increased from 0" to 5.6" (86% of today's code) to the top of DRA. Existing conditions create additional burden for full compliance and design will greatly improve system capacity.

LDC 6.8.6.K(2)(3) - Buffering
CODE states - (2) B-Type buffer shall consist of a 20-foot wide landscape strip with a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer. (3)C-Type buffer shall consist of a 15-foot wide landscape strip without a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer and form a layered landscape screen with a minimum height of three feet achieved within one year.
APPLICANT requests waiver to buffer requirements for the south boundary and most of the east boundary. (1) South boundary (Type B) requesting to be postponed and evaluated with future phase improvements (building, parking), and waiver for DRA side area to remain vacant/DRA, the expansion is on far north side with no line of sight to south properties; (2) East boundary (Type C) requesting reduction as this side has access to railroad for business operations which needs line of sight for access, safety, and security.

October 10, 2025

PROJECT NAME: ALIEN ENGINEERED PRODUCTS SHOP EXPANSION
PROJECT NUMBER: 2025050081
APPLICATION: MAJOR SITE PLAN #32920

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

2 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(8) - Calculation & Plan Consistency
STATUS OF REVIEW: INFO
REMARKS: This criteria to be reviewed with resubmittal.

3 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.

4 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.

5 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.

6 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, their conditions, and the date of approval
STATUS OF REVIEW: INFO
REMARKS: 6/3/25-add waivers if requested in future

7 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.

8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public water service area/provider
STATUS OF REVIEW: INFO
REMARKS: Marion County Utility service area, outside connection distance to water. Nearest MCU water main is 3+ miles away.

9 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public sewer service area/provider
STATUS OF REVIEW: INFO
REMARKS: Marion County Utility service area, outside connection distance to sewer. Nearest MCU sewer force main is 4+ miles away.

10 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.3.B - Springs Protection Zone
STATUS OF REVIEW: INFO
REMARKS: Located within the Silver Springs Primary Protection Zone. Additional requirements may be enforced for septic system, Defer to Department of Health,

11 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: 2.12.6 - Location of septic systems & wells
STATUS OF REVIEW: INFO
REMARKS: Well must be 100' from septic system not 75'. Please correct setback on site plan.

12 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Protect existing well during all phases of demolition and construction. Well will need to be permitted as a limited use water system through the Department of Health in Marion County. You may email EHInfoMarion@flhealth.gov for more information.
The septic system will likely require an existing modification for the proposed building. You will need to reach out to the Department of Environmental Protection to ensure your septic system meets the requirements.

13 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(5)/5.2 - [Applicable ESOZ/FPOZ Status Listed?]
STATUS OF REVIEW: INFO
REMARKS: No flood or ESOZ.

14 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?
STATUS OF REVIEW: INFO
REMARKS: If listed species present, preservation and/or mitigation efforts may be required per FWC.

15 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.32 - Show 100yr flood zone
STATUS OF REVIEW: INFO
REMARKS:
Parcel is in flood zone X.

16 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.4.4 -Sign (provisions for advertising signage), if it is a multi occupancy complex like

shopping centers they must submit a master sign plan.
STATUS OF REVIEW: INFO
REMARKS: Indicate if sign(s) is proposed on site. If so, show proposed sign's location and design.

17 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.27 - Show location of outside storage areas
STATUS OF REVIEW: INFO
REMARKS: Provide a statement indicating any outside storage area is proposed. If applicable, show location of outside storage areas on plan.

18 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Checked Sunbiz & project list. 6-4-25 HR
IF APPLICABLE:
Sec. 2.18.1.I - Show connections to other phases.
Sec.2.19.2.H – Legal Documents
Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.
Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)
For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."
Sec. 6.3.1.B.2 – Required Right of Way Dedication
For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."
Sec. 6.3.1.D.3 - Cross Access Easements
For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."
Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)
"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."
Sec. 6.3.1.C.2 – Utility Easements
"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."
Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:
1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."
2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."
3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."
Sec.6.3.1.D(f) –
If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners

of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."

19 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.8 - Topographical Contours
STATUS OF REVIEW: NO
REMARKS: LDC requires that one-foot contours extend 100 feet beyond the project boundary. The southern boundary does not appear to comply with this requirement.

20 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.38 - Stormwater Maintenance Entity
STATUS OF REVIEW: NO
REMARKS: Please add the name of the individual who will sign the Owner's Certification to the signature line. The individual signing the certification needs to be an agent or member of the entity that will own and maintain the stormwater system, or an authorized signatory of that entity. If signatory is not an agent or member, a letter authorizing a different individual needs to be submitted with the signed documents. The authorization letter must be signed by and agent/officer of owner. Sunbiz will be used to verify agents and/or officers.

21 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.3 - Type of Stormwater Facility Criteria
STATUS OF REVIEW: NO
REMARKS: Retention/detention areas serving commercial lots shall be designed with a minimum berm width of 5 feet stabilized at a maximum of six percent grade maximum around the entire perimeter of the facility.

22 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(6) - Freeboard
STATUS OF REVIEW: NO
REMARKS: (1) DRAs are required to maintain 6" of freeboard during the design storm. The top of DRA appears to be 80. Peak stage of the 100-year 24-hour storm appears to be 79.57. Adequate freeboard does not appear to be provided. (2) DRA stage during design storm will spread to adjacent CSX property. Please provide written approval for this design from CSX.

23 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.6 - Stormwater Quality Criteria
STATUS OF REVIEW: NO
REMARKS: DRAs greater that 4' deep require the bottom to be sodded in addition to the side slopes.

24 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 7.1.3 - Drainage Construction Specifications
STATUS OF REVIEW: NO
REMARKS: Please add the following note to the cover page: "No change to the work as shown on the approved plans shall be made without notification to and approval by the office of the County Engineer."

25 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.12 - Operation and Maintenance
STATUS OF REVIEW: NO
REMARKS: Please provide an signed and complete O&M manual. An owner's certification is required on the O&M manual. Certification to state “I hereby certify that I, my successor, and assigns shall perpetually operate and maintain the stormwater management and associated elements in accordance with the specifications shown herein and on the approved plan.” The individual signing the certification needs to be

an agent or member of the entity that will own and maintain the stormwater system, or an authorized signatory of that entity. If signatory is not an agent or member, a letter authorizing a different individual needs to be submitted with the signed documents. The authorization letter must be signed by and agent/officer of owner. Please have the person signing also print their name for verification. Sunbiz will be used to verify agents and/or officers. Please contact reviewer if you need examples of O&M manuals accepted in the past.

26 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis.
STATUS OF REVIEW: NO
REMARKS: After all stormwater comments are resolved, please upload a digitally signed and sealed report. A hard copy signed and sealed report can be submitted if desired.

27 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.4.B - Cross access
STATUS OF REVIEW: NO
REMARKS: 6/16/25 - Access to southern parcel must be achieved through cross-access from northern parcel unless a formal driveway and any required related deviations are approved.

28 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.5 - Driveway access
STATUS OF REVIEW: NO
REMARKS: 6/16/25 - Un-permitted driveway for southern parcel at the gate shown on the survey must be removed and right-of-way sod restored unless a formal driveway apron is proposed and approved through site plan.

29 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.12 - Sidewalks
STATUS OF REVIEW: NO
REMARKS: 6/16/25 - Sidewalks (or a related waiver) are required along NE 97th Street Road and along one side of NE 21st Avenue to the extent the boundaries of the properties adjoin the right-of-way.

30 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.3 - Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions
STATUS OF REVIEW: NO
REMARKS: 6/3/25-Title block on ALL sheets denoting type of application; project name, location, county, and state; and date of original and all revisions

31 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Operating Permit Required
STATUS OF REVIEW: NO
REMARKS: Limited Use Water System Permit required for well if not regulated by DEP. You will need to apply for the permit through the Department of Health in Marion County and submit water testing. Well equipment will have to be reviewed to ensure proper sizing for proposed use.

32 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.16/6.5 - [EALS or EALS-ER provided?]
STATUS OF REVIEW: NO
REMARKS: Please provide environmental assessment or exemption.

33 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected?
STATUS OF REVIEW: NO
REMARKS: Please include note regarding approval or deferral of concurrency on cover page.

34 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: Additional 911 comments
STATUS OF REVIEW: NO
REMARKS: Sheet LA-1 has an incorrect parcel number of 14224-000-00 that needs to be removed under Site Data. That parcel is not part of this project.

35 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.7.B(2) - Horizontal control points shall be monumented and referenced to the Florida State Plane Coordinate System
STATUS OF REVIEW: NO
REMARKS: Please provide.

36 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.7.B(4) - Provide a statement or table detailing horizontal datum, adjustment, and coordinate values
STATUS OF REVIEW: NO
REMARKS: Please provide.

37 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 2.12.11 - Provide an aerial map of the site with a layout of the development
STATUS OF REVIEW: NO
REMARKS: Please provide.

38 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.7.4 - Shade tree requirements
STATUS OF REVIEW: NO
REMARKS: All shade trees required for Phase I shall be installed on site unless waiver is approved

39 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.4 - Landscape area requirements for non-residential development
STATUS OF REVIEW: NO
REMARKS: Provide landscape area calculations showing 20% minimum is met

40 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.6 - Buffers
STATUS OF REVIEW: NO
REMARKS: 1. Crape Myrtles do not meet the intent of year round screening, evergreens should be used for the majority of buffering 2. Dwarf viburnum may not reach the 3' ht in 1 year, recommend other native hedge material 3. Shrubs shall be 18" ht at installation, no exceptions 4. Understory trees shall be 6' ht x 42" spr minimum at installation, no exceptions 5. Please provide calculations showing 50% shrubs and Groundcovers coverage in buffers is met 6.

41 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.8 - Building landscaping
STATUS OF REVIEW: NO
REMARKS: 1. Landscape areas shall be provided adjacent to or within 25 feet from the building walls and shall extend along 60 percent of the total length of the wall, excluding those areas required for access to the

building. Landscape areas shall be a minimum of five feet wide allowing for a minimum distance of two feet from the façade to the innermost plants.

42 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.9 - Service and equipment areas
STATUS OF REVIEW: NO
REMARKS: will there be a dumpster? if so, please show screening

43 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.19.3 - Outdoor lighting plan requirements
STATUS OF REVIEW: NO
REMARKS: Will there be outdoor lighting? if so a signed and sealed photometric plan is required

44 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: Additional Landscape comments
STATUS OF REVIEW: NO
REMARKS: Landscape and Irrigation plans shall be signed and sealed at submittal (6.2.1 & 6.9.2)

45 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.24 - Landscape requirements/6.8.6 - Buffering
STATUS OF REVIEW: NO
REMARKS: Proposed buffers are missing/incorrect. Please provide all required descriptions and illustrations for each proposed buffer. Type-B buffer consisting of 20-foot-wide landscape strip and a buffer wall required for portions of the parcel abutting residential properties.

46 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.32 - Modified Environmental Assessment for Listed Species (LDC 6.5.4) -OR- EALS Exemption Application (LDC 6.5.3) submitted (including habitat assessment as necessary per LDC 6.6.4)
STATUS OF REVIEW: NO
REMARKS: Provide Environmental Assessment of Listed Species (EALS) or submit an Exemption per LDC Sec. 6.5.

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

32920

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 10/7/25 Parcel Number(s): 14221-000-00;14138-000-00 Permit Number: App# 32920

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Alien Engineered Products - Shop Expansion Commercial ☑ Residential ☐
Subdivision Name (if applicable): N/A
Unit N/A Block N/A Lot N/A Tract N/A

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): GironJ LLC; Juan Giron
Signature:
Mailing Address: 4716 SE 31 Street City: Ocala
State: FL Zip Code: 34480 Phone # 352-304-4960
Email address: jgiron@alienep.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): GDC Contact Name: Paul Wildman
Mailing Address: 2817 NE 3rd Street City: Ocala
State: FL Zip Code: 34470 Phone # 352-629-8060
Email address: GDC@GuerraCorp.net

D. WAIVER INFORMATION:
Section & Title of Code (be specific): 6.12.12 - Sidewalks
Reason/Justification for Request (be specific): A Waiver to the construction of the sidewalk is being requested and payment to be made into the general sidewalk fund.

DEVELOPMENT REVIEW USE:
Received By: email 10/9/25 Date Processed: 10/10/25 kah Project # 2025050081 AR # 32920

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

Marion County
Board of County Commissioners

Office of the County Engineer

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

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Section & Title of Code (be specific) 6.13.2.B(6) - Freeboard 6.13.2.B(6) - Freeboard
Reason/Justification for Request (be specific): 1) A Waiver is being requested for the 6" of freeboard to the top of bank. The previously approved design and code requirements do not appear to have considered freeboard in 2000.
Proposed design increases capacity such that freeboard is increased from 0" to 5.6" (86% of today's code) to the top of DRA.
Existing conditions creates additional burden for full compliance and design will greatly improve system capacity.

Section & Title of Code (be specific) 2.12.24 - Landscape requirements/6.8.6 - Buffering 2.12.24 - Landscape requirements/6.8.6 - Buffering
Reason/Justification for Request (be specific): Requesting waiver to buffer requirements for the south boundary and most of the east boundary. (1) South boundary (Type B) requesting to be postponed and evaluated with future phase improvements (building, parking), and waiver for DRA side,area to remain vacant/DRA, the expansion is on far north side with no line of sight to south properties; (2) East boundary (Type C) requesting reduction as this side has access to railroad for business operations which needs line of sight for access, safety, and security.

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

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

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

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

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

MAJOR SITE PLAN
ALIEN ENGINEERED PRODUCTS
SHOP EXPANSION

GDC PROJECT NUMBER 23-05

MARION COUNTY, FLORIDA
MAY 28, 2025

SITE DATA

OWNER:	JUAN GIRON GIRONJ LLC 4716 SE 315T STREET OCALA, FL 34480 352-304-4960
PID#:	14221-000-00 ; 14138-000-00
GENERAL STATEMENT:	MAJOR SITE PLAN IS INTENDED FOR THE REDEVELOPMENT OF THE SITE TO SERVE THE EXISTING METAL FABRICATION USE, EXPANSION OF THE SAME USE, AND PLANNING FOR FUTURE IMPROVEMENTS.
FUTURE LAND USE:	COMMERCIAL
DEV. AGREEMENT:	NONE FOUND
ZONING:	B-5 & R-1
VARIANCE:	NONE FOUND
PREVIOUS SITE PLAN APPROVED:	SSC ANTHONY +/- SEPTEMBER 6, 2000
SPECIAL USE PERMITS:	NONE FOUND
OVERLAY ZONES:	PRIMARY SPRINGS PROTECTION ZONE;OCKLAWAHA BMAP
LOT AREA:	3.67 AC WIDTH: +/-519 FEET
SETBACKS:	FRONT: 40 FT REAR:25 FT SIDE:10 FT HT: LESS THAN 50'
FAR:	(992 SF + 7985 SF + 3600 SF + 15,000SF) / 159,865 = 0.17
WATER & SEWER:	ON-SITE WELL/SEPTIC

EXISTING CONDITIONS

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

PROPOSED CONDITIONS

USE:	MANUFACTURING, METAL FABRICATION & WELDING SHOP EXPANSION		
BUILDING #1 OFFICE:	992 SF	(TO REMAIN)	
BUILDING #2 WAREHOUSE:	7985 SF	(TO REMAIN)	
BUILDING #2 SHOP EXP.:	3600 SF	(PROPOSED)	
SITE IMPERVIOUS:	19,439 SF	(PROPOSED)	
POND IMPERVIOUS :	36,431 SF	(PROPOSED)	
SUB-TOTAL SITE IMPERV AREA:	68,447 SF	(PROPOSED)	
SUB-TOTAL SITE IMPERV AREA:	32,109 SF	(FUTURE)	
TOTAL SITE IMPERVIOUS AREA:	100,556 SF	(2.30 AC)	(62.9%)
OPEN SPACE:	59,309 SF	(1.36 AC)	(37.0%)

PARKING REQUIREMENTS

BUILDING #1 & #2

992 SF*(2.5SP/1000SF):	2.48 SPACES OFFICE EXISTING
3993 SF*(1 SP/675SF):	5.92 SPACES MANUFACTURE EXISTING
3992 SF*(1SP/3000SF):	1.33 SPACES WAREHOUSE EXISTING
3600 SF*(1SP/675SF):	5.33 SPACES MANUFACTURE PROPOSED
ADA SPACE (1SP/25SPACES):	1
TOTAL REQUIRED :	16.06 SPACES
TOTAL PROVIDED :	18.00 SPACES

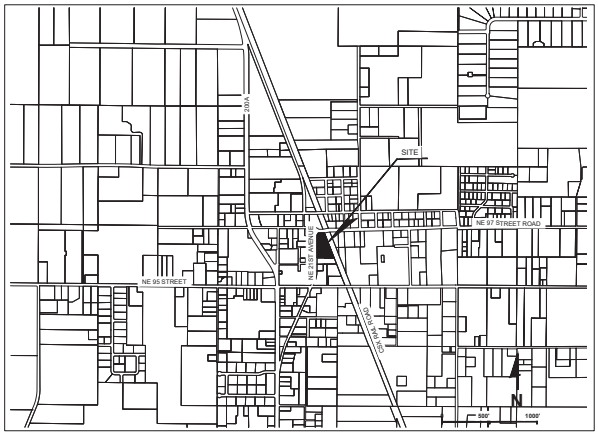
TRIP GENERATION - 7TH EDITION

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

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

IMPORTANT NOTES FOR CONTRACTOR

1. A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED ON-SITE WITH OWNER, CONTRACTOR, COUNTY INSPECTOR TO CONFIRM WORK APPROACH, TESTING REQUIREMENTS, AND THAT ALL PERMITS HAVE BEEN OBTAINED.



SECTION 09 TOWNSHIP 14S. RANGE 22E.

LOCATION MAP

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

OWNER'S CERTIFICATION

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

_____
OWNER/APPLICANT SIGNATURE
DATE:_____

INDEX OF SHEETS

COVER SHEET	C001
GENERAL NOTES	C002
DEMOLITION PLAN	C003
SITE LAYOUT PLAN	C004
PAVING, GRADING, & DRAINAGE PLAN	C005
DRA CROSS SECTION SHEET	C006
UTILITY PLAN	C007
STORMWATER POLLUTION PREVENTION PLAN	C008
GENERAL DETAILS	C009-C010
LANDSCAPING & IRRIGATION PLAN (BY OTHERS)	
BOUNDARY & TOPO SURVEY (BY OTHERS)	

UTILITY PROVIDERS

ELECTRIC	DUKE ENERGY	YANI MIKEDIS	352-694-8811
COMMUNICATIONS	LUMEN	OWEN HURLEY	352-431-2217
COMMUNICATIONS	OCALA FIBER	BILLY WEAKLAND	352-401-6959
SEWER	ON-SITE SEPTIC	DOH	352-622-7744
WATER	ON-SITE WELL	DOH	352-622-7744

MARION COUNTY LIST OF APPROVED WAIVERS

WAIVER TBD	CONDITIONS	DATE

LEGAL DESCRIPTION

PARCEL 1:
COMMENCE AT THE SOUTHWEST CORNER OF THE RAILROAD DEPOT GROUNDS, ANTHONY, FLORIDA AND RUN THENCE NORTH 88°07'24" EAST, A DISTANCE OF 58.75 FEET TO A POINT ON THE EAST MAINTAINED RIGHT OF WAY OF MAIN STREET SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 00°32'22" WEST, ALONG THE EAST MAINTAINED RIGHT OF WAY OF MAIN STREET A DISTANCE OF 291.08 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 70.00 FEET, A CENTRAL ANGLE OF 89°17'10", A TANGENT LENGTH OF 69.13 FEET, A CHORD BEARING OF NORTH 44°06'12" EAST AND A CHORD LENGTH OF 98.38 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 109.08 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 88°44'47" EAST ALONG SAID SOUTHERLY RIGHT OF WAY A DISTANCE OF 91.04 FEET TO THE WESTERLY RIGHT OF WAY OF THE SEABOARD COASTLINE RAILROAD; THENCE SOUTH 21°43'57" EAST, A DISTANCE OF 385.43 FEET; THENCE SOUTH 21°43'57" EAST, A DISTANCE OF 256.44 FEET; THENCE SOUTH 88°54'32" WEST, A DISTANCE OF 222.98 FEET; THENCE NORTH 00°46'40" WEST A DISTANCE OF 240.36 FEET; THENCE SOUTH 89°17'20" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 00°46'40" EAST, A DISTANCE OF 110.47 FEET; THENCE SOUTH 88°50'53" WEST, A DISTANCE OF 149.24 FEET TO SAID EAST RIGHT OF WAY OF MAIN STREET; THENCE NORTH 00°15'32" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 110.17 FEET TO THE POINT OF BEGINNING, MARION COUNTY, FLORIDA.

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

PARCEL 3:
COMMENCE AT THE SOUTHWEST CORNER OF THE R.R. DEPOT GROUNDS, ANTHONY FLORIDA AND RUN N 89°00'58" E 227 FEET TO THE POINT OF BEGINNING; THENCE RUN S 00°47' 26" E 240.00 FEET; THENCE RUN S 89°00'58" W 20.00 FEET; THENCE E RUN N 00°47'26" W 240.00 FEET; THENCE RUN N 89°00'58" E 20.00 FEET TO THE POINT OF BEGINNING LYING AND BEING IN SECTION 9, TOWNSHIP 14 SOUTH RANGE 22 EAST , MARION COUNTY, FLORIDA

ENGINEER'S CERTIFICATION

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

_____
PAUL WILDMAN, P.E.
FL. REG. NO. 78924
DATE_____

VALID ONLY WITH SEAL

GENERAL NOTES

1. THIS SET OF PLANS IS NOT TO BE USED FOR ANY PURPOSE UNLESS ALL SHEETS LISTED IN THE INDEX ARE INCLUDED IN THE SET, SECURELY BOUND AND EACH SHEET PROPERLY CERTIFIED.

2. ALL CONSTRUCTION COVERED BY THESE PLANS MUST CONFORM WITH THE LATEST MATERIAL AND PROCEDURE REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE LATEST MARION COUNTY LAND DEVELOPMENT REGULATIONS.

3. ANY DEVIATION FROM THESE PLANS REQUIRES PRIOR WRITTEN APPROVAL FROM THE PROFESSIONAL ENGINEER OF RECORD AND, IF APPLICABLE, FROM MARION COUNTY AND SJRWMD.

4. THE GENERAL CONTRACTOR FOR THE PROJECT IS HEREBY REQUIRED, AS PART OF THE CONTRACT, TO REVIEW EACH SHEET OF THE SET AND STUDY THEIR CORRELATION PRIOR TO BIDDING & CONSTRUCTION. THIS REVIEW ALSO INCLUDES ALL REPORTS (GEOTECHNICAL, STRUCTURAL, STORM WATER) AND PERMITS FOR SPECIAL CONDITIONS. CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES FOUND ON THE PLANS, REPORTS, OR PERMITS.

5. THE GENERAL CONTRACTOR IS HEREBY REQUIRED TO IMPLEMENT JOB SAFETY AT ALL TIMES THROUGHOUT THE DURATION OF THE PROJECT. JOB SAFETY PRACTICES, MEASURES, ETC., SHALL BE IN ACCORDANCE WITH OSHA AND ANY OTHER APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

6. THE GENERAL CONTRACTOR IS HEREBY REQUIRED TO CONTACT ALL PERTINENT UTILITY COMPANIES, FIELD VERIFY THE LOCATION, BOTH HORIZONTAL AND VERTICAL, OF THE UTILITIES WITHIN THE PROJECT SHOWN ON THE PLANS PRIOR TO STARTING CONSTRUCTION. SHOWN UTILITIES ARE APPROXIMATE.

8. ALL SIGN AND MARKING MATERIAL SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND SAFE PRACTICES FOR STREET AND HIGHWAYS AND UTILITY OPERATIONS.

9. THIS PROJECT FALLS WITHIN THE JURISDICTION OF THE FOLLOWING REGULATORY/MUNICIPAL AGENCIES. CONSTRUCTION MAY COMMENCE ONLY AFTER APPROVAL OF ALL APPLICABLE PERMITS.

   - MARION COUNTY- SITE PLAN
   - ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT- ERP PERMIT
   - FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION- NPDES PERMIT

10. THE GENERAL CONTRACTOR IS HEREBY REQUIRED TO INSTALL AND MAINTAIN BEST MANAGEMENT PRACTICES PRIOR TO STARTING EARTHWORK AND DURING CONSTRUCTION AS PER THE FLORIDA STORMWATER EROSION CONTROL INSPECTOR'S MANUAL.

11. THE GENERAL CONTRACTOR IS HEREBY REQUIRED TO NOTIFY PROPERTY OWNERS PRIOR TO WORKING IN THEIR PROPERTY. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR COORDINATION OF WORK AND ASSOCIATED IMPACTS WITH PROPERTY OWNERS .

12. ALL AREAS DISTURBED BY THE CONSTRUCTION OF THIS PROJECT WHICH ARE NOT OTHERWISE PAVED SHALL BE IMMEDIATELY SODDED FOLLOWING FINAL GRADING. ALLOW FOR THICKNESS OF SOD WITH A 2-INCH UNDERCUT. SOD SHALL BE BAHIA, AND SHALL BE REGULARLY WATERED BY THE CONTRACTOR UNTIL ESTABLISHED.

13. DATUM:
   - ELEVATIONS ARE BASED ON N.G.S. BENCH MARK V 79 (AR0867) ELEVATION 83.64 DATUM = NAVD 88
   - THE BEARINGS SHOWN HEREON, ARE BASED ON FLORIDA STATE PLANE COORDINATES WEST ZONE, BASED ON THE FDOT FPRN NETWORK, NAD 1983, 2011 ADJUSTMENT, AND REFERENCED TO THE EAST LINE OF THE SUBJECT PROPERTY BEING: S21°16'39"E PREVIOUSLY DESCRIBED AS S21°43.57"E.

14. ALL OVERHEAD UTILITIES SHALL BE RELOCATED TO MEET A MINIMUM VERTICAL CLEARANCE OF 18 FEET. TREES TO REMAIN SHALL BE TRIMMED TO COMPLY WITH THE MINIMUM VERTICAL CLEARANCE.

15. THE DESIGN CONSULTANT SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGES OR DELAYS ATTRIBUTED TO THE LOCATION OR DISPOSITION OF ANY UTILITIES. ANY DAMAGE RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

25. THE GENERAL CONTRACTOR IS HEREBY MADE RESPONSIBLE AS PART OF THIS CONTRACT, FOR ALL CONSTRUCTION LAYOUT, BOTH VERTICAL AND HORIZONTAL. THE LAYOUT SHALL BE MADE BY A PROFESSIONAL LAND SURVEYOR, LICENSED FOR PRACTICE IN THE STATE OF FLORIDA.

26. OWNER SHALL ENTER INTO A CONTRACT WITH A TESTING LABORATORY FOR THE PURPOSE OF QUALITY CONTROL IF SELECTED TO DO SO. OWNER SHALL BEAR ALL COSTS ASSOCIATED WITH TESTING. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXPENSES INCURRED TO RE-TEST IMPROVEMENTS IN THE EVENT OF "FAILED" TESTS. THE GENERAL CONTRACTOR IS HEREBY MADE RESPONSIBLE TO COORDINATE WITH THE TESTING LABORATORY FOR SCHEDULING OF SAMPLING AND TESTING.

PAVING, GRADING, AND DRAINAGE GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL PRACTICES DURING CONSTRUCTION TO MINIMIZE ON-SITE EROSION/SEDIMENTATION AND TO PROTECT AGAINST DAMAGE TO OFF SITE PROPERTY. THE FOLLOWING PRACTICES SHALL BE EMPLOYED.

   A. EROSION AND SEDIMENTATION CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. A SILT BARRIER SHALL SPECIFICALLY BE REQUIRED, CONSTRUCTED, AND MAINTAINED AS INDICATED. TEMPORARY SEED AND MULCH SHOULD BE USED TO CONTROL ON-SITE EROSION WHEN IT IS NOT PRACTICAL TO ESTABLISH PERMANENT VEGETATION. SOD SHALL BE PLACED AS EARLY AS POSSIBLE ON ALL SLOPES STEEPER THAN 5 (FT) HORIZONTAL TO 1 (FT) VERTICAL. SOD SHALL BE PINNED AS REQUIRED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED IN WORKING ORDER THROUGHOUT THE CONSTRUCTION PHASE. THE CONTRACTOR SHALL INSPECT AND REPAIR AS NECESSARY THE EROSION/SEDIMENTATION PROTECTION AT THE END OF EACH WORKING DAY.

   B. ALL INLET STRUCTURES AND PIPE SHALL BE PROTECTED FROM SILTATION BY CONSTRUCTION INLET PROTECTION AS DEFINED BY THESE PLANS OR IN THE FDOT STANDARDS. IF SILTATION OCCURS, THE CONTRACTOR IS RESPONSIBLE TO REMOVE SILTATION AS PART OF THE BASE CONTRACT AT NO ADDITIONAL COST TO THE OWNER.

   C. EXCAVATED STORMWATER FACILITIES SHALL BE CONSTRUCTED AS PART OF THE INITIAL CONSTRUCTION. THE FACILITIES SHALL BE ROUGH GRADED TO THE DESIGN ELEVATIONS AFTER THE CONTRIBUTING DRAINAGE AREA IS STABILIZED. EXCESS AND UNSUITABLE SOILS SHALL BE REMOVED FROM THE BASIN (REMOVE ALL ACCUMULATED SILTS, CLAYS, ORGANIC, AND DEBRIS). FINALLY, SCARIFY AND RAKE BOTTOM AND VEGETATE.

   D. PERMANENT VEGETATIVE STABILIZATION SHALL BE APPLIED ON FINE GRADED SITES AS SOON AS PRACTICAL. TEMPORARY SEEDING SHOULD BE EMPLOYED TO PREVENT EXPOSURE OF BARREN SOILS UNTIL PERMANENT VEGETATION CAN BE APPLIES.

   E. ALL SLOPES 3:1 OR STEEPER REQUIRE LAPPED OR PEGGED SOD.

   F. EROSION, SEDIMENT, AND TURBIDITY CONTROL ARE THE RESPONSIBILITY OF THE CONTRACTOR. THESE DELINEATED MEASURES ARE THE MINIMUM REQUIRED, WITH ADDITIONAL CONTROLS TO BE UTILIZED AS NEEDED, DEPENDENT UPON ACTUAL SITE CONDITIONS AND CONSTRUCTION OPERATION.

   G. ALL SYNTHETIC BALES, SILT FENCE, AND OTHER EROSION CONTROL MEASURES SHALL BE REMOVED AT THE COMPLETION OF THE PROJECT.

2. THE CONTRACTOR SHALL MAINTAIN IN HIS POSSESSION A COPY OF THE WATER MANAGEMENT DISTRICT CONSTRUCTION PERMIT. HE SHALL BE RESPONSIBLE FOR ADHERENCE TO ALL CONDITIONS CONTAINED IN THE PERMIT.

3. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.

4. CONTRACTOR SHALL SUBMIT FOR REVIEW TO THE ENGINEER OF RECORD SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO BE USED ON THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. ENGINEER'S APPROVAL OF A SHOP DRAWING DOES NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR THE PERFORMANCE OF THE ITEM.

5. GENERAL CONTRACTOR SHALL CONTACT ENGINEER OF RECORD AND THE OWNER REPRESENTATIVE 48 HOURS IN ADVANCE PRIOR TO BACKFILLING TRENCHES FOR FIELD INSPECTION AND PRIOR TO LAYING ASPHALT FOR FIELD INSPECTIONS.

6. CONTRACTOR IS TO SUBMIT FDOT APPROVED ASPHALT DESIGN MIXES TO THE ENGINEER OF RECORD BEFORE ANY WORK IS TO COMMENCE ON PROJECT. THE MIXTURE AT THE PLANT OR ON THE ROAD SHALL NOT EXCEED 335 DEGREES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AND PROVIDE TEMPERATURE READINGS PRIOR TO LAYING ASPHALT.

7. PROVIDE LEVEL PLATFORM IN FRONT OF ALL EGRESS DOORS. THE FLOOR SURFACE ON BOTH SIDES OF A DOOR SHALL BE AT THE SAME ELEVATION. THE FLOOR SURFACE ON LANDING ON EACH SIDE OF THE DOOR SHALL EXTEND FROM THE DOOR IN THE CLOSED POSITION A DISTANCE EQUAL TO THE DOOR WIDTH AND SHALL COMPLY WITH SECTION 4.13.6 MANEUVERING CLEARANCES AT DOORS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION.

8. RAMPS SHALL HAVE LEVEL LANDINGS AT THE BOTTOM AND TOP OF EACH RAMP RUN. CURB RAMPS ARE NOT REQUIRED TO HAVE LANDINGS. LANDINGS SHALL HAVE THE FOLLOWING FEATURES.

   A. THE LANDING SHALL BE AT LEAST AS WIDE AS THE RAMP RUN LEADING TO IT.

   B. ALL LANDINGS ON RAMPS SHALL BE NOT LESS THAN 60" CLEAR, AND THE BOTTOM OF EACH RAMP SHALL HAVE NOT LESS THAN 72" OF STRAIGHT AND LEVEL CLEARANCE.

   C. IF RAMPS CHANGE DIRECTION AT LANDINGS, THE MINIMUM LANDING SIZE SHALL BE 60"X60", IF A RAMP RUN HAS HANDRAILS ON BOTH SIDES. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS. HANDRAILS SHALL BE SHOWN ON THE SITE PLAN.

9. THE CONTRACTOR SHALL STOCKPILE TOPSOIL AND CONSTRUCTION MATERIALS IN AREAS DESIGNATED BY ENGINEER OF RECORD AND PROPERTY OWNER.

10. ALL CONCRETE USED SHALL BE A MINIMUM OF 3,000 PSI.

11. ALL WELLS, CLEANOUTS, MANHOLE TOPS, PULL BOX COVERS AND OTHER UTILITY APPURTENANCES IN THE AREA OF REDEVELOPMENT SHALL BE PROTECTED AND TOPS ADJUSTED TO MATCH PROPOSED GRADES.

12. CONTRACTOR SHALL SAW CUT, TACK, AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS ANY EXISTING PAVEMENT.

13. SOD SHALL BE PLACED AROUND ALL STRUCTURES AS DIRECTED BY THE FDOT INDEX NO. 281. ALL OTHER DISTURBED AREAS SHALL BE SEEDED AND MULCHED UNLESS OTHERWISE SPECIFIED ON THE PLANS

14. ALL STORM SEWER, CURB, AND DITCH BOTTOM INLETS SHALL CONFORM TO THE APPLICABLE FDOT INDEX. ALL DRAINAGE STRUCTURES WITH GRATES THAT ARE LOCATED IN GRASSED AREAS SHALL HAVE THE GRATE CHAINED TO THE STRUCTURE USING AND EYE BOLT AND CHAIN.

15. ALL CONCRETE STRUCTURES SHALL HAVE ALL EXPOSED EDGES CHAMFERED ¾" AND CLASS I SURFACE FINISH.

OWNERS OPERATION AND MAINTENANCE NOTES FOR STORMWATER

GENERAL

1. ALL DRAINAGE FACILITIES WITHIN THE SITE FOR THIS PROJECT SHALL BE MAINTAINED BY THE OWNER. THE STORM DRAINAGE SYSTEM SHALL BE MAINTAINED AS FOLLOWS.
2. DURING CONSTRUCTION, INSTALL EROSION CONTROL BARRIERS (SILTATION FENCES OR STRAW BALES) AS SPECIFIED BY THE PLANS, AS A MINIMUM, AND AT LOCATIONS NOT SPECIFIED WHICH SHOW SIGNS OF OVERFLOW AND EROSION.

SWALES AND DITCHES

3. MAINTAIN SOD OR GRASS IN ALL SWALES WITHIN THIS SITE AND IN THE RIGHT-OF-WAY DIRECTLY IN-FRONT OF THE SITE. MOWING SHALL BE PERFORMED REGULARLY TO PRESERVE THE QUALITY OF COVER. SWALES SHALL BE KEPT UNOBSTRUCTED IN ORDER FOR RUNOFF TO FLOW FREELY TO ITS INTENDED DESTINATION. OPERATION OF HEAVY EQUIPMENT OVER FINISHED SWALES SHALL BE AVOIDED TO PROTECT THE GRADES, VEGETATIVE COVER AND INFILTRATION POTENTIAL.

RETENTION PONDS (DRAS)

4. SIDE SLOPES SHALL BE KEPT COVERED WITH SOD OR GRASS AS SPECIFIED ON THE PLANS AND MOWED REGULARLY. YEARLY MAINTENANCE SHALL REPAIR ANY EROSION, ESPECIALLY IN THE AREAS AROUND HEADWALLS, SPILLWAYS AND SPLASH PADS, IF APPLICABLE. REMOVE ACCUMULATED OILS, GREASE AND SILTS, IF ANY.
5. VERIFY THAT THE SPILLWAYS, SPLASH PADS, PIPES AND OUTLETS REMAIN UNOBSTRUCTED TO PREVENT OVERTOPPING AND SUBSEQUENT EROSION.
6. DURING CONSTRUCTION, ESPECIALLY IN AREAS WHERE EROSION HAS A POTENTIALLY DAMAGING EFFECT SUCH AS SWALES, WHICH ARE NOT STABILIZED, WITH SLOPES GREATER THAN 1%, DITCH BLOCKS SHALL BE INSTALLED (I.E. HAY BALES) TO PREVENT SOIL MIGRATION UNTIL SODDING AND OTHER IMPROVEMENTS HAVE BEEN PLACED.
7. DOWNSTREAM PORTIONS OF THE SYSTEM SHALL BE CONSTRUCTED FIRST, IN ORDER TO ACCOMMODATE THE INCREASING FLOW AS THE PROJECT DEVELOPS.

INLETS, PIPES, AND CONTROL STRUCTURES

8. VERIFY BI-ANNUALLY THAT PIPES, INLETS, GRATES AND SLOTS ARE NOT CLOGGED. CLEAN AS NECESSARY.

AS-BUILT

1. AS-BUILT/RECORD SURVEY SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND ONCE APPROVED PROVIDED TO THE OFFICE OF THE COUNTY ENGINEER AND OTHER AGENCYS AS NECESSARY AS A RECORD OF COMPLETED CONSTRUCTION. INFORMATION SHOWN ON THIS SURVEY SHALL BE AN ACTUAL RECORD OF THE HORIZONTAL AND VERTICAL LOCATION OF FEATURES AS CONSTRUCTED AND SHALL BE ARCHIVED WITH THE OFFICE OF THE COUNTY ENGINEER. AS-BUILT/RECORD SURVEY SHALL MEET REQUIREMENTS AS SET FORTH IN CH. 5J-17.52(1) FAC. THE SURVEY SHALL BE SIGNED, SEALED, AND DATED BY A PROFESSIONAL SURVEYOR AND MAPPER LICENSED IN THE STATE OF FLORIDA WITH THE DATES OF FIELD SURVEY SHOWN.
2. INSPECTION AND MATERIAL TESTING OF ALL IMPROVEMENTS SHALL BE SUBMITTED IN ONE REPORT WITH THE AS-BUILT/RECORD SURVEY.
3. PRIOR TO THE FINAL ENGINEERING INSPECTION AND CERTIFICATION,ALL PROPERTY CORNERS SHALL BE STAKED AND IF DISTURBED, RE-ESTABLISHED BY A PROFESSIONAL LAND SURVEYOR.

LEGEND

- ■ = FOUND CONCRETE MARKER (4"x4",NUMBER AS NOTED)
- ◆ = FOUND 1/2" IRON ROD AND CAP (UNLESS NOTED OTHERWISE)
- = SIGN
- = TREE LINES
- = FENCE
- = OVERHEAD WIRES
- = LIGHT POLE
- = POWER POLE
- = POWER POLE ANCHOR
- = TELEPHONE CLOSURE BOX
- = ELECTRICAL BOX
- = DESCRIBED MEASUREMENT
- = FIELD MEASUREMENT
- = CENTER LINE
- = SQUARE
- = FEET
- = IRON ROD
- = CORNER
- = MARION COUNTY RECORDS
- = CONCRETE

SHEET TITLE	GENERAL NOTES
PROJECT	A.L.EN ENGINEERED PRODUCTS
DESIGNED BY:	PRW
DRAWN BY:	PRW
CHECKED BY:	PRW
APPROVED BY:	PRW
DATE:	03/14/2025

JOB NO	25.00
CAD DWG NAME	Cover_1.dwg
SCALE	AS NOTED
SHEET NO.	C0.02
OF	47 SHEETS

DATE	BY	DESCRIPTION

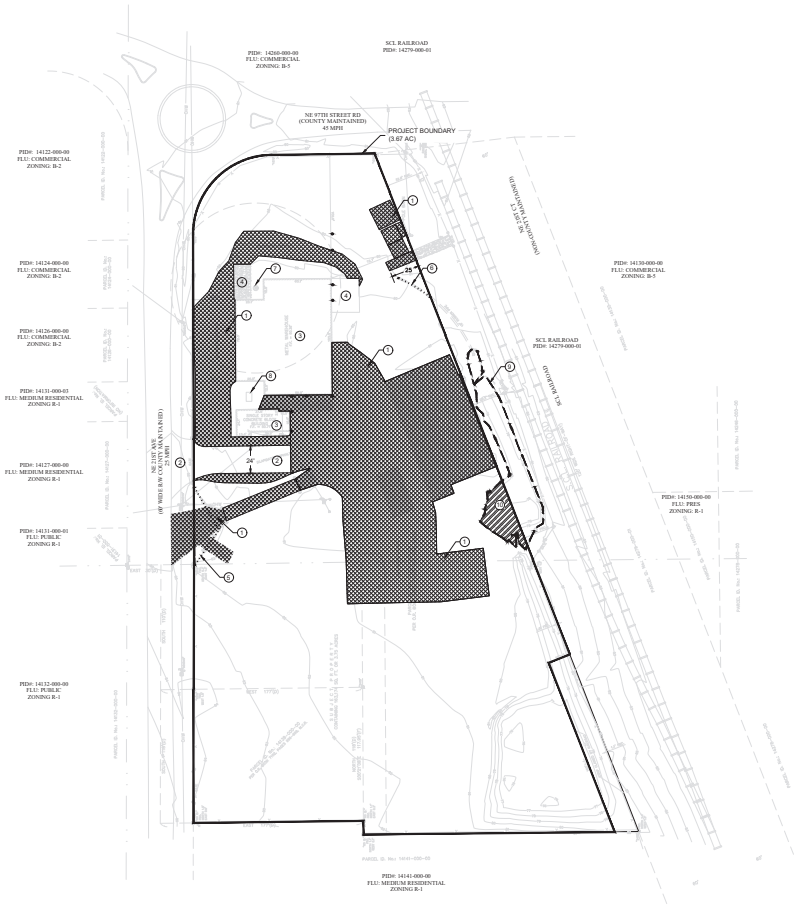
REVISIONS

SEAL:

Peter Wildman, P.E.
Fla. Reg. # 0079324
Date:

Guerra Development Corp.
Consulting Engineering
8181 SW 60th Avenue, Ocala, Florida 34476
(352) 629-4910 Phone
COA #30747
State of Florida Certificate of Authorization #4954

ENGINEER OF RECORD



DEMOLITION PLAN

1. DEMOLISH EXISTING IMPROVEMENTS AND FOUNDATIONS, SAWCUT PAVEMENT AND CONCRETE AS NECESSARY TO PREPARE FOR REDEVELOPMENT LAYOUT AND PROPOSED IMPROVEMENTS. REMOVE SOUTH DRIVEWAY. HAUL DEBRIS OFF-SITE TO A PROPER DISPOSAL SITE AND IN ACCORDANCE WITH GOVERNING REGULATIONS.
2. EXISTING NORTH DRIVEWAY APRON AND A PORTION OF THE EXISTING DRIVE ISLE TO REMAIN.
3. EXISTING BUILDINGS TO REMAIN. EXISTING METAL AWNING, INCLUDING THE COLUMNS, IN BETWEEN THE BUILDINGS TO BE REMOVED.
4. EXISTING CONCRETE PADS TO REMAIN.
5. REMOVE +\- 82 LF OF EXISTING CHAIN LINK FENCE W/BARB WIRE WITH GATES AND REINSTALL APPROXIMATELY 68 LF OF CHAIN LINK FENCE W/BARB WIRE WITHIN THE SAME WORK DAY TO MAINTAIN SECURITY TO THE PROPERTY.
6. REMOVE EXISTING RUBBER STORM PIPE.
7. EXISTING WELL TO REMAIN.
8. EXISTING SEPTIC TANK TO REMAIN.
9. *OTHER SURFACE WATER" (EXISTING DRAINAGE RETENTION AREA) APPROXIMATELY 0.008 ACRES.
10. *OTHER SURFACE WATER" ON-SITE AREA TO BE IMPACTED = 0.027 ACRES. SEE PAVING, GRADING, AND DRAINAGE PLAN FOR MODIFICATIONS.

DEMOLITION NOTES

1. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AT LEAST 7 DAYS PRIOR TO STARTING WORK AND DEVELOP A WORK PLAN THAT WILL COORDINATE CONSTRUCTION TIMING WITH THE OWNERS BUSINESS OPERATION TO MINIMIZE DISRUPTION OF EACH OTHERS WORK.
2. PRIOR TO BEGINNING THE WORK THE CONTRACTOR SHALL VERIFY THE EXISTING LOCATION OF ALL EXISTING UTILITIES BOTH OVERHEAD AND UNDERGROUND AND ENDEAVOR TO SAFEGUARD AGAINST THE INTERRUPTION OF SERVICES TO THE PUBLIC AND THE OWNER. UPON CONFIRMATION OF UTILITY LINE LOCATIONS ANY CONFLICTS SHALL BE SAFELY RESOLVED AND COORDINATED BETWEEN THE CONTRACTOR, THE UTILITY PROVIDER AND IF NECESSARY A LICENSED CONTRACTOR TO PERFORM SUCH WORK AS APPLICABLE TO THAT UTILITY (I.E. ELECTRICIAN TO ADDRESS POWER CONFLICTS). CONTACT SUNSHINE811.COM | 811 OR (800) 432-4770.
3. OWNER HAS FIRST RIGHT OF REFUSAL OF ALL SALVAGEABLE ITEMS.
4. DEMOLITION SHALL FOLLOW FDOT SPECIFICATIONS SECTION 110 UNDER CLEARING AND GRUBBING.
5. DEMOLITION WORK SHALL BE PERFORMED IN A SAFE AND ORDERLY MANNER AS TO PROTECT THE EXISTING BUILDINGS AND PEOPLE THAT MAY BE WORKING AT THE TIME OF REMOVAL.

Sunshine811

SHEET TITLE:	DEMOLITION PLAN
PROJECT:	ALIEN ENGINEERED PRODUCTS
DESIGNED BY:	PRW
DRAWN BY:	PRW
CHECKED BY:	PRW
APPROVED BY:	PRW
DATE:	

JOB NO:	23-06
SCALE:	AS SHOWN
DOC LONG NAME:	23-06_Plan
CLIENT:	JUAN ARON
SHEET NO:	C500 of C510

REVISIONS		
DATE	BY	DESCRIPTION

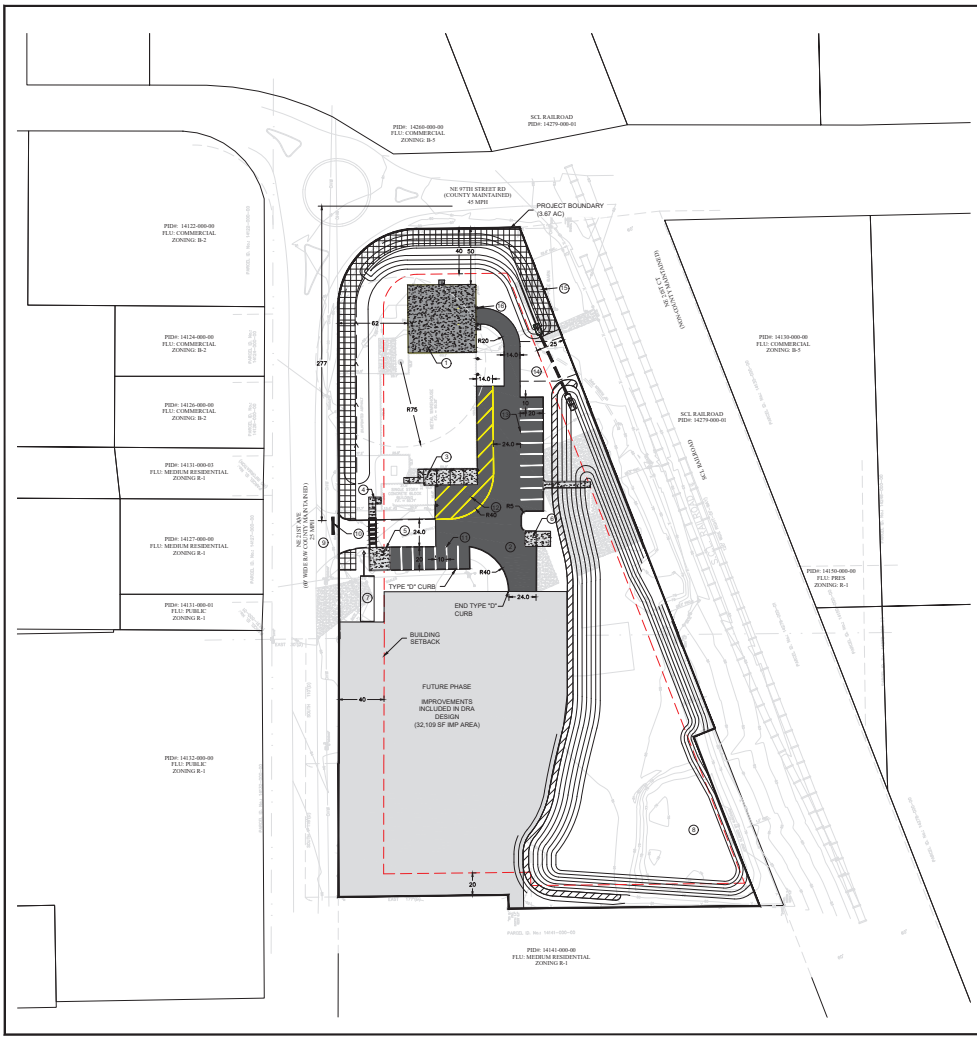
GRAPHIC SCALE: 1" = 40'
1 INCH = 40 FEET
0' 20' 40' 80'

SEAL:

Peter Wilderman, P.E.
File #No. # 84730124
Date:

Guerra Development Corp.
Civil and Environmental Engineering
3917 Hi-Crest St. Ocala, Florida 34470
(352) 854-4880 Phone
CDC@GuerraEngineering.com
State of Florida Certificate of Authorization #30504

THERMOMETER OF RECYCLING



SITE PLAN

1. PROPOSED 3600 SF METAL BUILDING. SEE BUILDING PLANS BY OTHERS.
2. HEAVY DUTY ASPHALT SECTION - INSTALL PER DETAIL 1/C009. CONTRACTOR TO TEST AND DEFINE LIMITS OF EXISTING BASE AND SUBGRADE TO DETERMINE IF EXISTING MATERIAL CAN REMAIN OR IF IT WILL NEED TO BE REPLACED. AS AN ALTERNATIVE WITHIN THE PARKING SPACE AREAS, LIGHT DUTY ASPHALT MAY BE USED AT THE OWNERS DISCRETION AS SHOWN IN DETAIL 2/C009. INSTALL FDOT TYPE "D" CURB AROUND PERIMETER AS SHOWN PER DETAIL 3/C009.
3. CONCRETE PAVEMENT SECTION - INSTALL PER DETAIL 4/C009. USE CARE IN REMOVING THE EXISTING CONCRETE AND PROTECT EXISTING BUILDINGS AND UTILITIES. SEE JOINT LOCATIONS AND DETAILS ON SHEET C009. CONSTRUCT SIDEWALK PER DETAIL 7/C009.
4. CONCRETE SIDEWALK SECTION - INSTALL 6' WIDE CONCRETE SIDEWALK PER DETAIL 7/C009. INSTALL DETECTABLE WARNINGS PER FDOT INDEX 522-002.
5. CONCRETE PARKING SECTION - INSTALL PER DETAIL 8/C009 WITH HANDICAP STRIPING PER DETAIL 8/C009 AND A SPECIAL EMPHASIS CROSS WALK PER FDOT INDEX 711-001 SHEET 9 OF 13.
6. CONCRETE DUMPSTER PAD -INSTALL PER DETAIL 9/C009.
7. PROPOSED UNDERGROUND FIRE PROTECTION TANK DESIGN BY OTHERS.
8. EXISTING DRAINAGE RETENTION AREA TO BE EXPANDED.
9. EXISTING ASPHALT DRIVEWAY TO REMAIN.
10. INSTALL 24" WHITE STOP BAR ; EXISTING STOP SIGN TO REMAIN.
11. INSTALL 6" WHITE STRIPE FOR SEVEN (7) 10' X 20' PARKING SPACES.
12. INSTALL 6" YELLOW STRIPE FOR LOADING ZONE.
13. INSTALL 6" WHITE STRIPE FOR TEN (10) 10' X 20' PARKING SPACES.
14. OPEN SPACE ACCESS TO REMAIN FOR RAIL CONNECTION.
15. PROPOSED LANDSCAPE BUFFER - SEE LANDSCAPE PLAN BY OTHERS.
16. INSTALL (9) NINE BOLLARDS PER DETAIL 10/C009.

SITE PLAN NOTES

1. PRIOR TO WORK BEING PERFORMED WITHIN THE RIGHT-OF-WAY THE CONTRACTOR(S) SHALL PREPARE AND PROVIDE A MAINTENANCE OF TRAFFIC CONTROL PLAN, AS APPLICABLE, PER FDOT INDEX #102 SERIES FOR COUNTY REVIEW AND APPROVAL. NO DETOURS OR ROAD CLOSURES ARE AUTHORIZED WITH THIS PROJECT.

JOB NO: 21-005

SHEET TITLE: SITE PLAN
PROJECT: ALBA ENGINEERED PRODUCTS
DESIGNED BY: PRW
DRAWN BY: PRW
CHECKED BY: PRW
APPROVED BY: PRW
DATE: MAY 26,2021

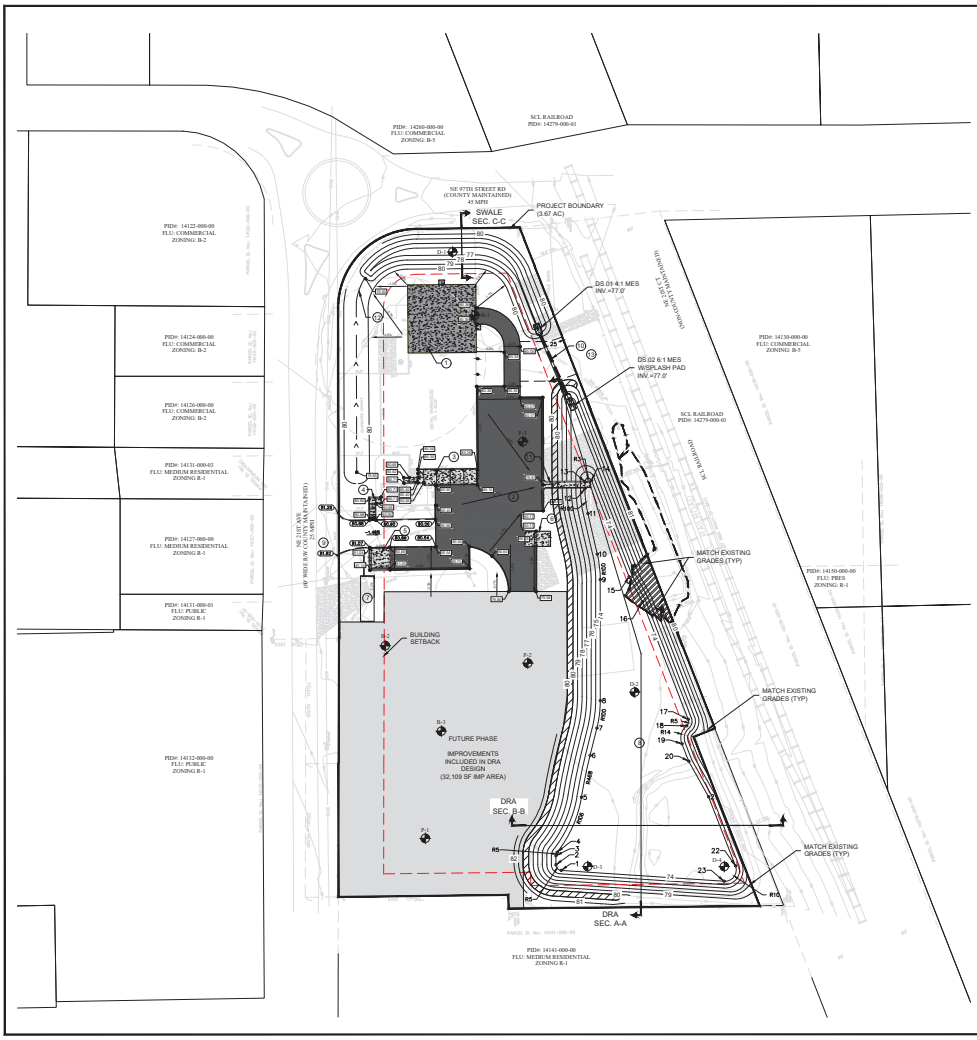
COC LDN NAME: 21-05_Plan
CLIENT: JUAN URDA
SHEET NO: C004 of C010

REVISIONS

DATE	BY	DESCRIPTION

SEAL:
Peter Wilderman, P.E.
File #No. 81070224
Date:

Guerra Development Corp.
Civil Engineering
3917 Hilliard St, Cocoa, Florida 32927
(321) 639-4646 Phone
COA No. EC13001973
State of Florida Certificate of Authorization #4564



PAVING, GRADING, AND DRAINAGE PLAN

1. PROPOSED 3600 SF METAL BUILDING. FINISH FLOOR ELEVATION TO MATCH EXISTING ADJACENT ELEVATION OF 80.36'.
2. HEAVY DUTY ASPHALT SECTION ; GRADE TO SHEET FLOW TO DRA AS SHOWN.
3. CONCRETE PAVEMENT SECTION ; USE CARE IN REMOVING THE EXISTING CONCRETE ; RETROFIT AREA; GRADE TO CREATE POSITIVE FLOW AWAY FROM BUILDINGS AS SHOWN AND INTO THE NEW PROPOSED DRAINAGE SYSTEM.
4. CONCRETE SIDEWALK SECTION ; NEW SIDEWALK TO MATCH INTO EXISTING DRIVE ISLE AND MATCH EXISTING BUILDING ELEVATION TO CREATE A SMOOTH TRANSITION; ALL TO BE ADA COMPLIANT.
5. CONCRETE ADA PARKING SECTION - SEE SHEET C009.
6. CONCRETE DUMPSTER PAD - SEE SHEET C009.
7. PROPOSED UNDERGROUND FIRE PROTECTION TANK.
8. EXISTING DRAINAGE RETENTION AREA TO BE EXPANDED. SEE DRA CROSS SECTIONS; NOTE THAT THIS SITE HAS SOME RETROFIT CONDITIONS THAT WILL NEED TO BE CONSIDERED FOR DESIGN.
9. EXISTING ASPHALT DRIVEWAY TO REMAIN.
10. PROPOSED 75 LF OF 24" RCP STORM PIPE AT 0.0% SLOPE.
11. PROPOSED 5 FT WIDE CONCRETE FLUME AND A SPLASH PAD.
12. PROPOSED 173 LF OF SODDED SWALE AT 0.5% SEE PLAN FOR ELEVATIONS.
13. OPEN SPACE ACCESS TO REMAIN FOR RAIL CONNECTION.

PAVING, GRADING, AND DRAINAGE NOTES

1. SEE DRAINAGE CALCULATIONS FOR PRE-DEVELOPMENT AND POST-DEVELOPMENT BASINS.
2. THE PROJECT IS LOCATED IN A FLOOD ZONE "X" AS SHOWN UNDER FEMA FIRM 12083C0340D EFFECTIVE 8/28/2008.
3. IN AREAS WHERE EXISTING PAVEMENT IS TO REMAIN, CONTRACTOR SHALL SAWCUT, AND MATCH PROPOSED GRADES TO EXISTING AND PROVIDE A SMOOTH TRANSITION.

DRA POINT TABLE

Point #	Elevation	Northing	Easting
1	74.00	1801829.39	621660.74
2	74.00	1801834.38	621656.07
3	74.00	1801842.38	621656.07
4	74.00	1801845.48	621657.15
5	74.00	1801893.93	621678.59
6	74.00	1801930.87	621686.23
7	74.00	1801954.96	621692.23
8	74.00	1801979.19	621695.20
9	74.00	1802085.96	621695.14
10	74.00	1802108.44	621692.56
11	74.00	1802144.30	621684.27
12	74.00	1802166.31	621681.70
13	74.00	1802172.38	621681.67
14	74.00	1802173.49	621687.46
15	74.00	1802088.41	621720.60
16	74.00	1802066.38	621732.40
17	74.00	1801962.64	621772.81
18	74.00	1801956.97	621771.34
19	74.00	1801941.13	621767.23
20	74.00	1801925.81	621773.19

STORMWATER SYSTEM OPERATION AND MAINTENANCE NOTES TO OWNER

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

SHEET TITLE:	PAVING, GRADING, AND DRAINAGE PLAN
PROJECT:	ALBA ENGINEERED PRODUCTS
DESIGNED BY:	PRW
DRAWN BY:	PRW
CHECKED BY:	PRW
APPROVED BY:	PRW
DATE:	
CAD ID:	23-06_Plan
CLIENT:	JUAN ARON
SHEET NO:	C005 of C010
REV: 09.2025	
JOB NO: 23-06	

REVISIONS		
DATE	BY	DESCRIPTION

GRAPHIC SCALE: 1" = 40'
1 INCH = 40 FEET
0 20 40 80

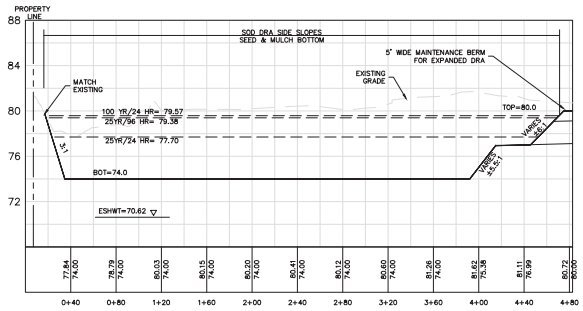
SEAL:
Peter Wilkerson, P.E.
Fla. Reg. # 0070224
Date:

Guerra Development Corp.
Civil Engineering Consultants
3917 NE 2nd St, Ocala, Florida 34470
(352) 854-4810 Phone
COA: EC13013111 Florida Certificate of Authorization #6564

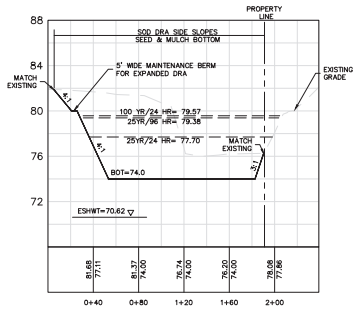
THERMOMETER OF ADVOCARE

State of Florida Certificate of Authorization #6564

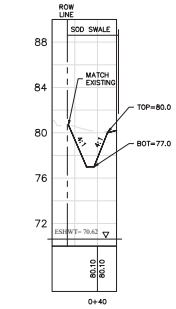
DRA SECTION CUT A–A



DRA SECTION CUT B–B



SWALE SECTION CUT C–C



SHEET TITLE: DRA CROSS SECTION SHEET
PROJECT: ALBA ENGINEERED PRODUCTS
DESIGNED BY: PRW
DRAWN BY: PRW
CHECKED BY: PRW
APPROVED BY: PRW
DATE:
JOB NO: 2136
CAD DWG NAME: 2136 Plan
CLIENT: JUAN ARON
SHEET NO: C09 of C010
REV: 09.2020

REVISIONS
DATE | BY | DESCRIPTION

SEAL:
Peter Wilderman, PE
File No. 84010024
Date:

Gulena Development Corp.
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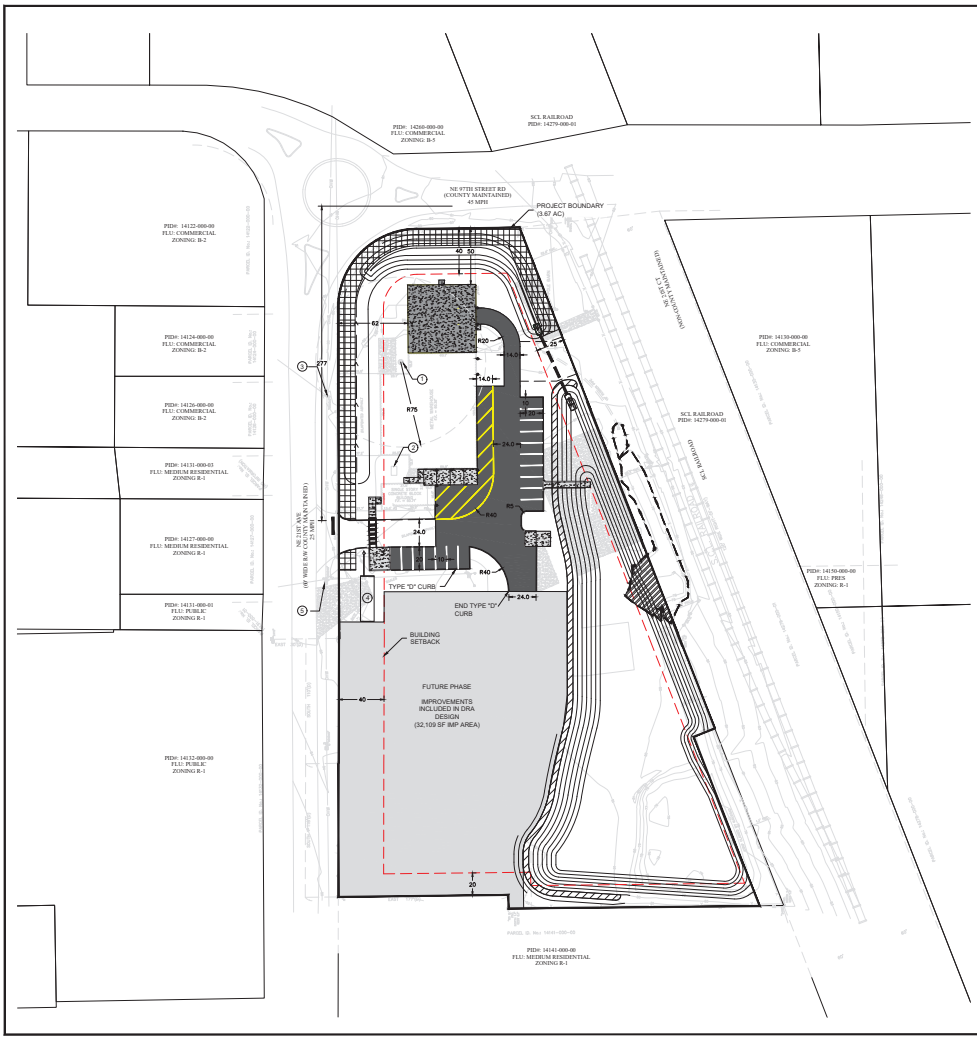
State of Florida Certificate of Authorization #6504



UTILITY PLAN

1. EXISTING ON-SITE WELL TO REMAIN TO SERVICE THE EXISTING AND PROPOSED USE.
2. EXISTING ON-SITE SEPTIC TANK & DRAINFIELD TO REMAIN TO SERVICE THE EXISTING AND PROPOSED USE.
3. EXISTING POWER PROVIDED BY DUKE ENERGY. CONTRACTOR TO COORDINATE WITH OWNER AND DUKE ENERGY FOR SERVICE TO SHOP EXPANSION.
4. FIRE FLOW TO BE PROVIDED TO EXPANDED SHOP THROUGH THE INSTALLATION OF A NEW UNDERGROUND 20,000 GAL FIRE TANK. INSTALLATION SHALL BE BASED ON MANUFACTURE'S RECOMMENDATIONS AND GUIDANCE FROM MARION COUNTY FIRE RESCUE. TANK MUST HAVE THE ABILITY FOR FUTURE EXPANSION.
5. EXISTING COMMUNICATION PROVIDED BY OCALA FIBER. CONTRACTOR TO COORDINATE WITH OWNER AND OCALA FIBER FOR SERVICE TO SHOP EXPANSION.

UTILITY NOTES

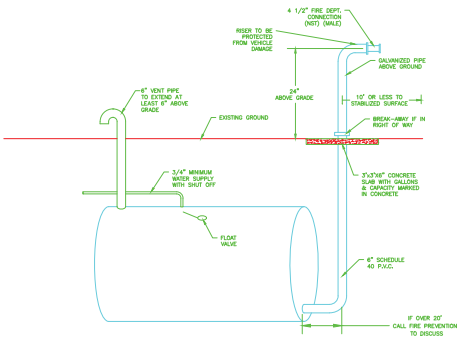
1. CONTRACTOR SHALL INCLUDE ALL UTILITY ADJUSTMENTS TO TOPS, VALVES, METERS, ETC. AS TO PROVIDE A SMOOTH SURFACE FOR MATCHING PROPOSED GRADES.
2. NO EXTERIOR LIGHTING IS PROPOSED AS A PART OF THE CIVIL SITE WORK.

ESTIMATED WATER & SEWER DEMAND (CHAPTER 62-6 FAC)

DESCRIPTION	NO UNITS	UNIT	FLOW RATE (GPD)	AVERAGE DAILY FLOW (GPD)
METAL SHOP WAREHOUSE				
EMPLOYEES	13	EA	15	195
LOADING BAY	3	EA	100	300
			SUB-Total	495
OFFICE				
OFFICE	9	1000 SF	15	149
EMPLOYEES	2	EA	15	30
			GREATER	149
			SEWER DEMAND	644
			WATER DEMAND	805

ESTIMATED FIRE FLOW DEMAND (NFPA 1142)

DESCRIPTION	AREA (SF)	HT (AVG) FT	VOL (CF)	OCCUPANCY CLASS (OHC)	CONSTRUCTION CLASS (CON)	EXPOSURE	WATER SUPPLY MIN. (GAL)
BASED ON PROPOSED SHOP EXPANSION							
METAL SHOP	3600	18.2	65120	3	Type II (0.75)	YES	15052
						TANK SIZE PROVIDED	20000



- IF MULTIPLE TANKS ARE REQUIRED, THEY MUST BE MANIFOLDED TOGETHER INTO A SINGLE RISER.
- RISER SHALL BE A MINIMUM OF 1.5 X BUILDING HEIGHT AWAY FROM BUILDING HOWEVER, IT IS OFTEN AN ADVANTAGE FOR PROPERTY OWNERS AND THE FIRE DEPARTMENT TO HAVE RISER INSTALLED A SIGNIFICANT DISTANCE AWAY FROM BUILDING (UP TO 100').
- TO DETERMINE THE BEST LOCATION OF THE FIRE DEPARTMENT CONNECTION YOU MUST CONTACT MARION COUNTY FIRE RESCUE.

TYPICAL OF SINGLE TANK SYSTEM
IT IS THE RESPONSIBILITY OF THE SYSTEM DESIGNER TO ENSURE FUNCTIONALITY, AND OWNERS RESPONSIBILITY TO MAINTAIN.

JOB NO: 21-049

SHEET TITLE: UTILITY PLAN

PROJECT: ALIEN ENGINEERED PRODUCTS

DESIGNED BY: PRW
DRAWN BY: PRW
CHECKED BY: PRW
APPROVED BY: PRW

DOC LONG NAME: 21-49_Plan
CLIENT: JUAN LARSON
REV: 09.2025
SHEET NO: C201
CERT #: C201

REVISIONS

DATE	BY	DESCRIPTION

SEAL:
Peter Wilderman, P.E.
File #: 89010224
Date:

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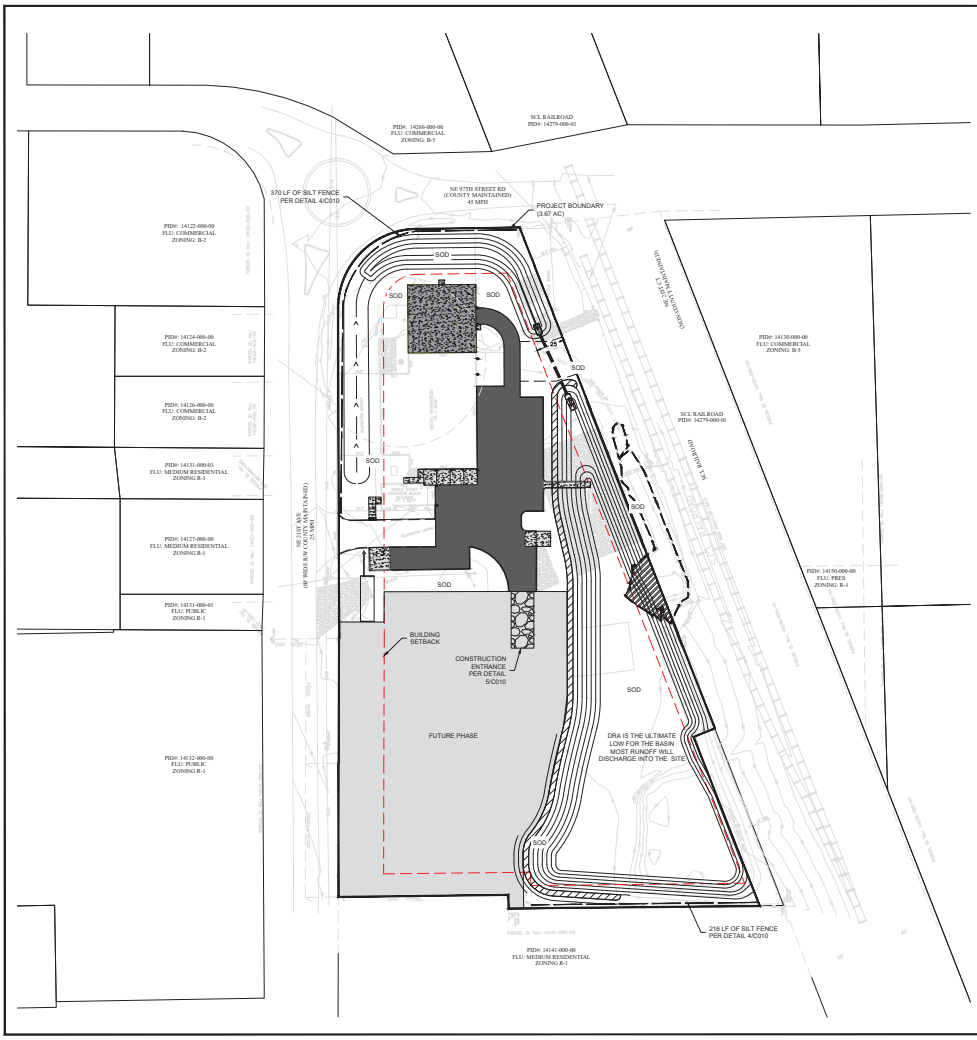
Civil Engineering
2617 NE 2nd St, Ocala, Florida 34470
(352) 732-8181 Phone
COA: EB-0013777
State of Florida Certificate of Authorization #6564

THE MARK OF EXCELLENCE



NARRATIVE DESCRIPTION

THE FOLLOWING NARRATIVE OF THE STORM WATER POLLUTION PREVENTION PLAN IS INTENDED TO SHOW THE GENERAL CONDITIONS AND MINIMUM CONTROLS REQUIRED TO PROTECT DOWNSTREAM PROPERTIES AND PREVENT THE TRANSPORT OF SEDIMENTATION DURING CONSTRUCTION OPERATIONS IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REGARDING STORM WATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES.

AS CONDITIONS AND METHODS OF CONSTRUCTION CHANGE FROM TIME TO TIME THE CONTRACTOR SHALL PREPARE A STORM WATER POLLUTION PREVENTION PLAN. IMPLEMENT CONTROLS AND BEST MANAGEMENT PRACTICES FROM THE FOLLOWING SOURCES:

1. FDOT SPECIFICATIONS SECTION 104- PREVENTION, CONTROL, AND ABATEMENT OF EROSION AND WATER POLLUTION.
2. FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL.

SITE DESCRIPTION

COUNTY:	MARION COUNTY, FL
SEC, TWN, RG:	SECTIONS 09 TOWNSHIP 14S, RANGE 22E
STREET ADDRESS:	9655 NE 21ST AVE
PROJECT AREA:	3.67 ACRES
SITE LOCATION MAP:	SEE COVER SHEET OF CONSTRUCTION PLANS

CONSTRUCTION ACTIVITY

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

SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES

REQUIREMENTS SET FORTH IN THESE DRAWINGS SHALL BE CONSIDERED AS A MINIMUM PERFORMANCE REQUIREMENT, TO BE IN EFFECT DURING THE LIFE OF THE CONSTRUCTION CONTRACT.

PRIOR TO START OF CONSTRUCTION ACTIVITIES, EROSION AND SEDIMENTATION FENCING SHALL BE INSTALLED AT LOCATIONS SHOWN ON THESE DRAWINGS. THE OWNER MAY CHOOSE, THROUGH THE ENGINEER OF RECORD (ENGINEER) OR THE CONTRACTOR, TO MAKE ADDITIONS OR DELETIONS TO THE SCOPE OF THESE PLANS AS NECESSARY TO MEET THE SITE CONDITIONS.

TO MINIMIZE THE POTENTIAL FOR ADVERSE FLOODING TO ADJOINING PROPERTIES, THE STORM WATER SYSTEM SHALL BE CONSTRUCTED IN THE FOLLOWING SEQUENCE:

1.1. CLEARING AND GRUBBING

1.2. EARTHWORK FOR DRAINAGE RETENTION AREAS, CONSTRUCTED IN FULL. PARTIAL CONSTRUCTION IS ACCEPTABLE SO LONG AS ADVERSE FLOODING TO ADJOINING PROPERTIES IS CONTROLLED.

1.3. EARTHWORK FOR DOWNSTREAM PORTIONS OF SWALES AND STORMWATER PIPES.

1.4. EARTHWORK FOR REMAINDER OF THE SITE .

AREA ESTIMATES

TOTAL PROJECT SITE AREA:	3.67 ACRES
TOTAL SITE AREA TO BE DISTURBED:	+/- 2.11 ACRES
TOTAL IMPERVIOUS AREA :	1.57 ACRES

RUNOFF DATA

RUNOFF COEFFICIENTS VARY UPON LOCATION:

BEFORE C.0.10 TO 0.95
DURING C.0.10 TO 0.95
AFTER C.0.10 TO 0.95

THE SOIL TEST BORINGS GENERALLY ENCOUNTERED LOOSE TO VERY LOOSE SAND TO SILTY SAND (SP/SP/SM/TO DEPTHS OF 5.5 TO 13.5 FEET, FOLLOWED BY SILTY CLAYEY SANDS TO SANDY CLAY (SM/SC/SC/CH) TO THE MAXIMUM BORING TERMINATION DEPTHS OF 20 FEET BELOW SURFACE, AS ANEXCEPTION, SOIL BORING D-3 ENCOUNTERED LIMESTONE AT A DEPTH OF 18.5 FEET TO THE BORING TERMINATION DEPTH OF 20 FEET. THE GROUNDWATER LEVEL WAS NOT ENCOUNTERED IN ANY OF THE SOIL TEST BORINGS UPON WORK COMPLETION.

OUTFALL INFORMATION

THERE IS ONE DRAINAGE RETENTION AREA OF STORMWATER STORAGE PROPOSED AS FOLLOWS:

1. DRA 1 - NO DISCHARGE UP TO 100 YR 24 HR EVENT
   LOCATION: LATITUDE 29.229° LONGITUDE 82.1°
   BASIN SIZE 13.38 ACRES
   RECEIVING WATER: N/A

SITE MAP

THE CONSTRUCTION PLANS ARE BEING USED AS THE SITE MAP.

EROSION AND SEDIMENT CONTROLS

CLEARING AND GRUBBING
INSTALL SILT FENCE AS THE PERIMETER CONTROL DURING CLEARING AND GRUBBING ACTIVITIES. INSTALLATION SHALL BE PERFORMED IN A TIMELY MANNER AS TO MINIMIZE THE OPPORTUNITY FOR SEDIMENT AND EROSION TO OCCUR DOWNSTREAM.

EARTHWORK FOR DRA CONSTRUCTION
AFTER PERIMETER CONTROLS ARE INSTALLED CLEAR AND GRUB THE POND SITE. PRIOR TO EARTHWORK INSTALL A CONSTRUCTION ENTRANCE TO MINIMIZE SOIL TRACKING ONTO THE ROADS. PERFORM EXCAVATION AND EMBANKMENT ACTIVITIES TO CONSTRUCT THE POND TO THE GRADES AND ELEVATIONS SHOWN ON THE PLANS. ALL SIDE SLOPES TO BE SODDED AS SOON AS PRACTICAL AFTER FINISH GRADING. POND BOTTOMS SHALL BE SODDED. STABILIZE ALL OTHER DISTURBED AREAS WITH SOD IF SLOPES ARE 6:1 OR STEEPER, SEED AND MULCH SLOPES LESS THAN 6:1 OR FLATTER.

EARTHWORK FOR SWALES AND STORMWATER PIPES AND INLETS
STORMWATER CONVEYANCE SWALES AND PIPES SHALL BE INSTALLED FROM DOWNSTREAM TO UPSTREAM. ALL SWALES SHALL BE STABILIZED WITH SOD AS SOON AS PRACTICAL AFTER FINISH GRADING. SEDIMENTATION BARRIERS SHALL BE USED AROUND STORM INLETS. MITERED END SECTIONS, AND OTHER STORMWATER SYSTEM COMPONENTS TO PREVENT SILTATION OF PIPES AND DRA'S. THE PIPE CONVEYANCE SYSTEM SHALL BE FLUSHED FREE AND THE SPOIL SEDIMENTATION REMOVED.

STORMWATER MANAGEMENT

AS METHODS OF CONSTRUCTION CHANGE CONTRACTOR SHALL PROVIDE FOR STORMWATER MANAGEMENT, AS NEEDED, INCLUDING BUT NOT LIMITED TO THE BEST MANAGEMENT PRACTICES FOUND IN FDOT SPECIFICATION 104 AND THE FLORIDA STORMWATER EROSION AND SEDIMENTATION INSPECTOR'S MANUAL.

STABILIZATION PRACTICES

STABILIZATION MEASURES SHALL BE IMPLEMENTED AS SOON AS PRACTICAL BUT IN NO CASE MORE THAN 7 CALENDAR DAYS AFTER CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. THE STABILIZATION TYPES SHALL INCLUDE THE FOLLOWING UNLESS OTHERWISE APPROVED BY THE COUNTY AND ENGINEER OF RECORD:

1. TEMPORARY SOD
2. PERMANENT SOD
3. CONCRETE SURFACE
4. ASPHALT SURFACE
5. ARTIFICIAL COVERINGS

STRUCTURAL PRACTICES

ALL STRUCTURAL CONTROLS SHALL BE PLACED BEFORE DISTURBING SOIL UPSTREAM OF THE CONTROL. AT A MINIMUM THESE CONTROLS SHALL INCLUDE THE FOLLOWING:

TEMPORARY
SEDIMENT BARRIERS -SILT FENCE, TURBIDITY BARRIERS
INLET PROTECTION
CONSTRUCTION ENTRANCE

PERMANENT
PONDS
SOD

OTHER CONTROLS

WASTE DISPOSAL
PROVIDE LITTER CONTROL AND COLLECTION WITH THE PROJECT DURING CONSTRUCTION ACTIVITIES DISPOSING OF ALL FERTILIZER OR OTHER CHEMICAL CONTAINERS ACCORDING TO EPA'S STANDARD PRACTICE AS DETAILED BY THE MANUFACTURE. ALL SOLID WASTE MATERIALS SHALL BE PROPERLY DISPOSED OF OFF-SITE AND NOT IN A SURFACE WATER OR WETLAND.

OFF-SITE VEHICLE TRACKING & DUST CONTROL
PROVIDE FOR A STABILIZED CONSTRUCTION ENTRANCE AND USE ROADWAY SWEEPERS TO REMOVE SEDIMENT FROM ROADS DAILY DURING SOIL MOVING ACTIVITIES. LOADED HAUL TRUCKS SHALL BE COVERED WITH TARPAULINS.

STATE AND LOCAL REGULATIONS FOR WASTE DISPOSAL, SANITARY SEWER, OR SEPTIC TANK REGULATIONS
PROVIDE PORTABLE TOILETS AND SERVICE TO THEM DURING CONSTRUCTION.

FERTILIZER & PESTICIDES
ALL PROCEDURES SHALL COMPLY WITH FDOT SPECIFICATION 982 FOR THE APPLICATION OF FERTILIZER AND THE MARION COUNTY LAND DEVELOPMENT CODE FOR PESTICIDE APPLICATIONS.

TOXIC SUBSTANCES
PROVIDE A LIST OF TOXIC SUBSTANCES THAT ARE LIKELY TO BE USED ON THE PROJECT AND PROVIDE A PLAN ADDRESSING THE GENERATION, APPLICATION, MIGRATION, STORAGE, AND DISPOSAL OF THESE SUBSTANCES.

MAINTENANCE

ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL PERMANENT ACCEPTABLE SURFACES ARE COMPLETE. MAINTENANCE MAY INCLUDE BUT IS NOT LIMITED TO: REPLACEMENT OF PERIMETER BARRIERS, ADDITIONAL BARRIERS, REMOVAL OF SEDIMENT FROM THE STORMWATER SYSTEM OR ROADWAY, REMOVAL AND REPLACEMENT OF SOD, ETC.

INSPECTIONS

QUALIFIED PERSONNEL SHALL INSPECT THE PROJECT SITE AT LEAST ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A RAIN EVENT THAT GENERATES 0.50 INCHES OF RAINFALL OR GREATER.

CONTRACTOR SHALL ADDRESS ANY IDENTIFIED DEFICIENCY WITHIN 24 HOURS OF THE INSPECTION, INCLUDING THE NEED FOR ADDITIONAL MEASURES AS APPLICABLE AND AS APPROVED BY THE ENGINEER.

SHEET TITLE:	STORMWATER POLLUTION PREVENTION PLAN	JOB NO: 21-06
PROJECT:	ALERI ENGINEERED PRODUCTS	DOC CRAD NAME: 2106_Plan
DESIGNED BY:	PRW	DOC CRAD NAME: 2106_Plan
DRAWN BY:	PRW	CLIENT: JUAN ARON
CHECKED BY:	PRW	SHEET NO: C000 of C010
APPROVED BY:	PRW	MKT: 09.2005
DATE:		

DATE	BY	REVISIONS DESCRIPTION

Guerra Development Corp.
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3917 NE 2nd St, Ocala, Florida 34470
(352) 854-4991 Phone
CA 29838 Certificate of Authorization

SEAL:
Paul Wilkerson, P.E.
Fla. Reg. # 0070224
Date:

THERE IS A PLAN ON THIS SHEET

2.0" MIN SP9.5 FINE MIX
8" MIN LIMEROCK (LBR 100) 98% MOD PROCTOR MAX DRY DENSITY PER AASHTO T-180
12" MIN SUBGRADE (LBR 40) TYPE "B" STABLIZATION 98% MOD PROCTOR MAX DRY DENSITY PER AASHTO T-180

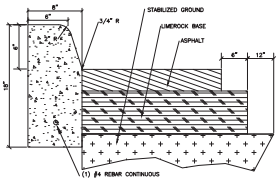
MATERIALS, INSTALLATION, AND TESTING SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT #2117994 BY UNIVERSAL ENGINEERING, INC.

HEAVY PAVEMENT SECTION (1 / C009) NO SCALE

1.5" MIN SP9.5 FINE MIX
6" MIN LIMEROCK (LBR 100) 98% MOD PROCTOR MAX DRY DENSITY PER AASHTO T-180
12" MIN SUBGRADE (LBR 40) TYPE "B" STABLIZATION 98% MOD PROCTOR MAX DRY DENSITY PER AASHTO T-180

MATERIALS, INSTALLATION, AND TESTING SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT #2117994 BY UNIVERSAL ENGINEERING, INC.

LIGHT PAVEMENT SECTION (2 / C009) NO SCALE



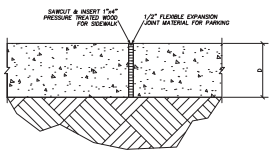
REFER TO PROJECT NOTES FOR TYPICAL SECTION SPECIFICATIONS.

FDOT TYPE "D" CONCRETE CURB SECTION (3 / C009) NO SCALE

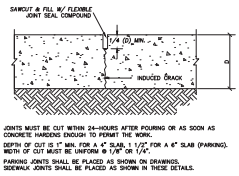
6" MIN 4000 PSI CONCRETE MIX W/1.4 XW1.4 10 GA FLAT SHEETS - NO ROLL MAX JOINT SPACING = 12'X12' SAWCUT DEPTH = 2 IN
12" MIN SUBGRADE (LBR 40) 95% MOD PROCTOR MAX DRY DENSITY PER AASHTO T-180

MATERIALS, INSTALLATION, AND TESTING SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT #2117994 BY UNIVERSAL ENGINEERING, INC.

CONCRETE PAVEMENT SECTION (4 / C009) NO SCALE



EXPANSION JOINT DETAIL (5 / C009) NO SCALE



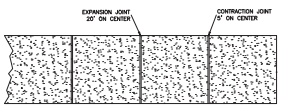
JOINTS MUST BE CUT WITHIN 24-HOURS AFTER POURING OR AS SOON AS CONCRETE HARDENS ENOUGH TO PERMIT THE WORK.

DEPTH OF CUT IS 1" MIN. FOR A 4" SLAB, 1 1/2" FOR A 6" SLAB (PARKING). WIDTH OF CUT MUST BE UNIFORM @ 1/8" OR 1/4".

PARKING JOINTS SHALL BE PLACED AS SHOWN ON DRAWINGS. SIDEWALK JOINTS SHALL BE PLACED AS SHOWN IN THESE DETAILS.

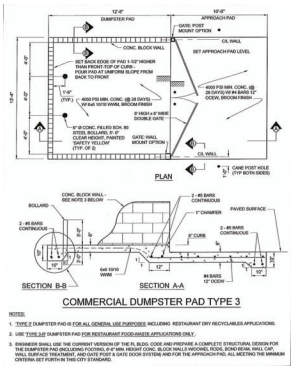
CONTRACTION JOINT DETAIL (6 / C009) NO SCALE

CONSTRUCT SIDEWALK IN ACCORDANCE WITH FDOT INDEX #522-001



SIDEWALK JOINT LOCATIONS (7 / C009) NO SCALE

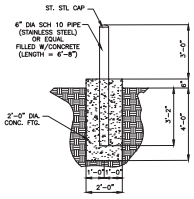
1. ALL LETTERS ARE 1" SERIES "C".
2. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND & BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND & BORDER



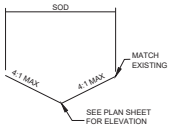
COMMERCIAL DUMPSTER PAD TYPE 3

NOTES:
1. TYPE 2 DUMPSTER PAD IS FOR ALL GENERAL USE PURPOSES INCLUDING RESTAURANT DRY RECYCLABLES APPLICATIONS.
2. USE TYPE 3 OF DUMPSTER PAD FOR RESTAURANT FOOD WASTE APPLICATIONS ONLY.
3. ENGINEER SHALL USE THE CURRENT VERSION OF THE FL BLDG. CODE AND PREPARE A COMPLETE STRUCTURAL DESIGN FOR THE DUMPSTER PAD (INCLUDING FOOTING, 8'-0" MIN. HEIGHT CONC. BLOCK WALLS W/CONCL. RODS, BOND BEAM, WALL CAP, ETC.) FOR THE DUMPSTER ENCLOSURE, DUMPSTER & GATE DOOR SYSTEMS AND FOR THE APPROACH PAD, ALL MEETING THE MINIMUM CRITERIA SET FORTH IN THIS CITY STANDARD.

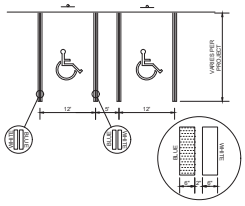
CONCRETE DUMPSTER PAD (8 / C009) NO SCALE



BOLLARD (10 / C009) NO SCALE



SWALE (11 / C009) NO SCALE



HANDICAP PARKING (9 / C009) NO SCALE

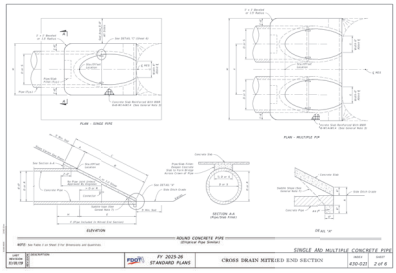
SHEET TITLE: GENERAL DETAILS
PROJECT: AURA ENGINEERED PRODUCTS
DESIGNED BY: PRW
DRAWN BY: PRW
CHECKED BY: PRW
APPROVED BY: PRW
DATE: MAY 29,2025
JOB NO: 25-06
DOC.DWG NAME: Cover_Notes
CLIENT: JUAN GIRON
SHEET NO: 09/09 of C000

REVISIONS
DATE | BY | DESCRIPTION

SEAL
Eric Wilkinson, P.E.
Fla. Reg. # 67824
Date:

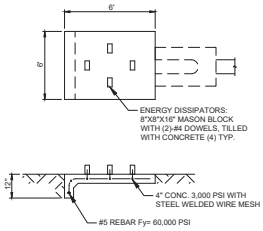
Cuerra Development Corp.
Contact: Juan Giron
2307 NE 3 St. Ocala, Florida 34470
(352) 812-1000
CDC@CuerraCorp.net
State of Florida Certificate of Authorization #4824

BAR MEASURES ONE INCH ON ORIGINAL DRAWING



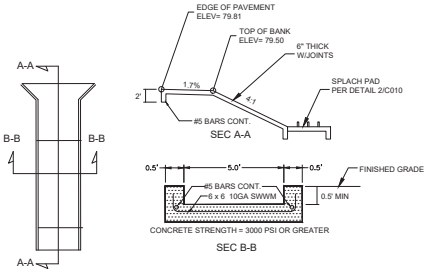
CONCRETE MITERED END SECTION

NO SCALE (1 C010)



SPLASH PAD

NO SCALE (2 C010)



CONCRETE FLUME

NO SCALE (3 C010)

11. When used to control sediments from a steep slope, silt fences should be placed away from the toe of the slope for increased holding capacity (see ***Figure 3.4d***).

12. Silt fence shall be removed when they have served their useful purpose, but not before the upslope area has been permanently stabilized.

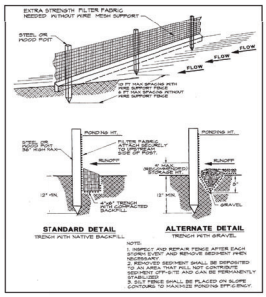


Figure 3.4a. Silt fence

Source: Erosion Draw

SILT FENCE

NO SCALE (4 C010)

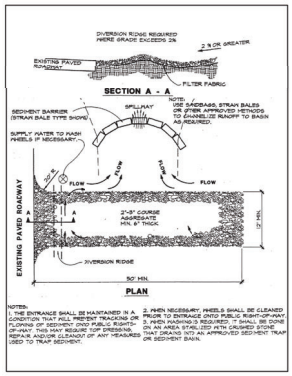
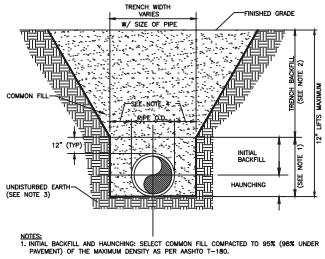


Figure 3.3a. Temporary gravel construction entrance

Source: Erosion Draw

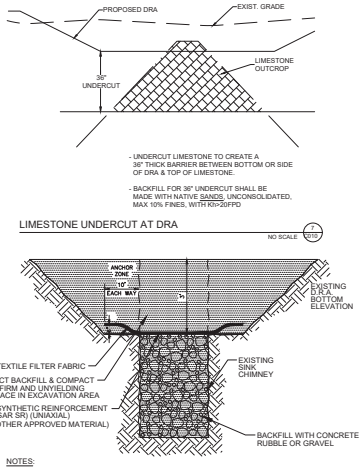
CONSTRUCTION ENTRANCE

NO SCALE (5 C010)



TYPE "B" BED TRENCH (UT 103)

NO SCALE (6 C010)



NOTES:

1. IF LIMESTONE IS ENCOUNTERED OR A SINKHOLE OR SOLUTION PIPE FORMS DURING CONSTRUCTION, CONSTRUCTION OF THE BASIN MUST BE HALTED AND THE PROJECT GEOTECHNICAL ENGINEER MUST BE NOTIFIED IMMEDIATELY.

2. THE SINKHOLE OR SOLUTION PIPE MUST BE REPAIRED WITHIN 10 DAYS OF THE DISCOVERY USING A DISTRICT APPROVED METHOD.

3. THE STORMWATER SYSTEM MUST BE INSPECTED MONTHLY FOR THE OCCURANCE OF SINKHOLES OR SOLUTION PIPES.

STANDARD SINKHOLE CHIMNEY REPAIR DETAIL

NO SCALE (8 C010)

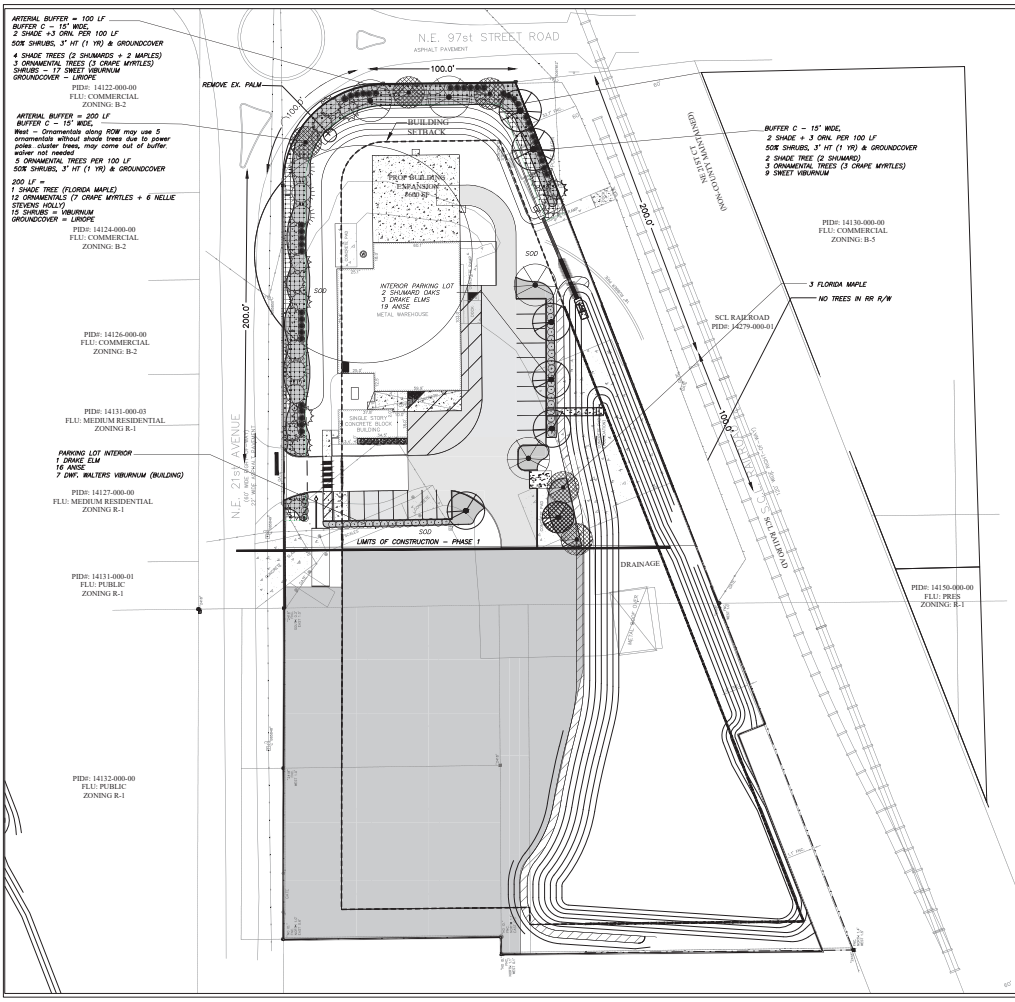
SHEET TITLE: GENERAL DETAILS
PROJECT: AURN ENGINEERED PRODUCTS
DESIGNED BY: PRW
DRAWN BY: PRW
CHECKED BY: PRW
APPROVED BY: PRW
DATE: MAY 29,2025
JOB NO: 25-00
DOC.DWG NAME: Cover_Notes
CLIENT: JUAN GIRON
SHEET NO: C010 of C010

REVISIONS
DESCRIPTION
DATE
BY

SEAL
Eric Williamson, P.E.
Fla. Reg. # 0078924
Date

Cuero Development Corp.
Consulting Engineers
2307 NE 2nd St. Ocala, Florida 34470
(352) 732-8181
CDC@CueroCorp.net
State of Florida Certificate of Authorization #5824

BAR MEASURES 1" ON ORIGINAL DRAWING



SITE DATA:

OWNER: JUAN GIRON, GIRON J LLC

PARCEL: 14224-000-00; 14138-000-00; 14121-000-00
ZONING: B-5 & R-1
LAND USE: COMMERCIAL
SETBACKS: 40 FT FRONT, 25 FT SIDE, 10 FT REAR

SITE AREA: PHASE 1 = 69,771 SF (1.6 AC) TOTAL 163,174 S.F. (3.75 ACRES)

BUFFERS

ARTERIAL/COLLECTOR

West – Ornamentals along ROW may use 5 ornamentals without shade trees due to power poles. cluster trees, may come out of buffer. waiver not needed

C-Type buffer shall consist of a 15-foot wide landscape strip without a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 linear feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer and form a layered landscape screen with a minimum height of three feet achieved within one year.

PARKING

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

TREE PRESERVATION–PHASE 1

LANDSCAPE KEY– PHASE 1

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE AND SPECIFICATIONS	NATIVE
SHADE TREES					
	6	QUERCUS SHUMARDII	SHUMARD OAK	MIN. 14' HT., 5" CAL. MIN.,	Y
	4	ULMUS PARVIFOLIA	DRAKE ELM	MIN. 14' HT., 5" CAL. MIN., 30" O.C.	N
	6	ACER FLORIDANUM	FLORIDA MAPLE	MIN. 14' HT., 5" CAL. MIN., 30" O.C.	Y
UNDERSTORY					
	13	LAGERSTROEMIA INDICA' CRAPE MYRTLE SDW–DWARF VARIETY 'DELTA JAZZ' (8–10'HT x 4–6' W) OR EARLY BIRD SERIES (5–8' H x 3–4' W)		11' HT., 2–1/2" MIN. CAL. MULTI–TRUNK	N
	6	ILEX X NELLIE R. STEVENS	NELLIE STEVENS HOLLY	11' HT., 2–1/2" MIN. CAL.	N
SHRUBS					
	35	ILLICIUM PARVIFLORUM	OCALA ANISE	3 GAL., 3' O.C. 24" HT, MIN.	Y
	41	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	3 GAL., 3' O.C. 24" HT, MIN.	N
	7	VIBURNUM OBOVATUM	DWARF WALTERS VIBURNUM MRS. SCHILLERS	3 GAL., 2' OC, 12" HT.	Y
GROUNDCOVER					
	350	LIRIOPE MUSCARI	BIG BLUE LIROPE	1 GAL., FULL	N
		MULCH	TYPE B PINE BARK (4" DEPTH= 900 SY)		
		SOD	ARGENTINE BAHIA		

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

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

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

DRAFT

APPROVALS

DATED: 10/29/24
DRAWN BY: ELIZABETH C. HOUCK
CHECKED BY: ELIZABETH C. HOUCK
DRAWING NO. L4–1 OF 3

ELIZABETH C HOUCK
LANDSCAPE ARCHITECTURE, LLC
9171 S.W. 72 AVENUE ROAD OCALA, FLORIDA 34481 (352) 873-0811 (CELL)

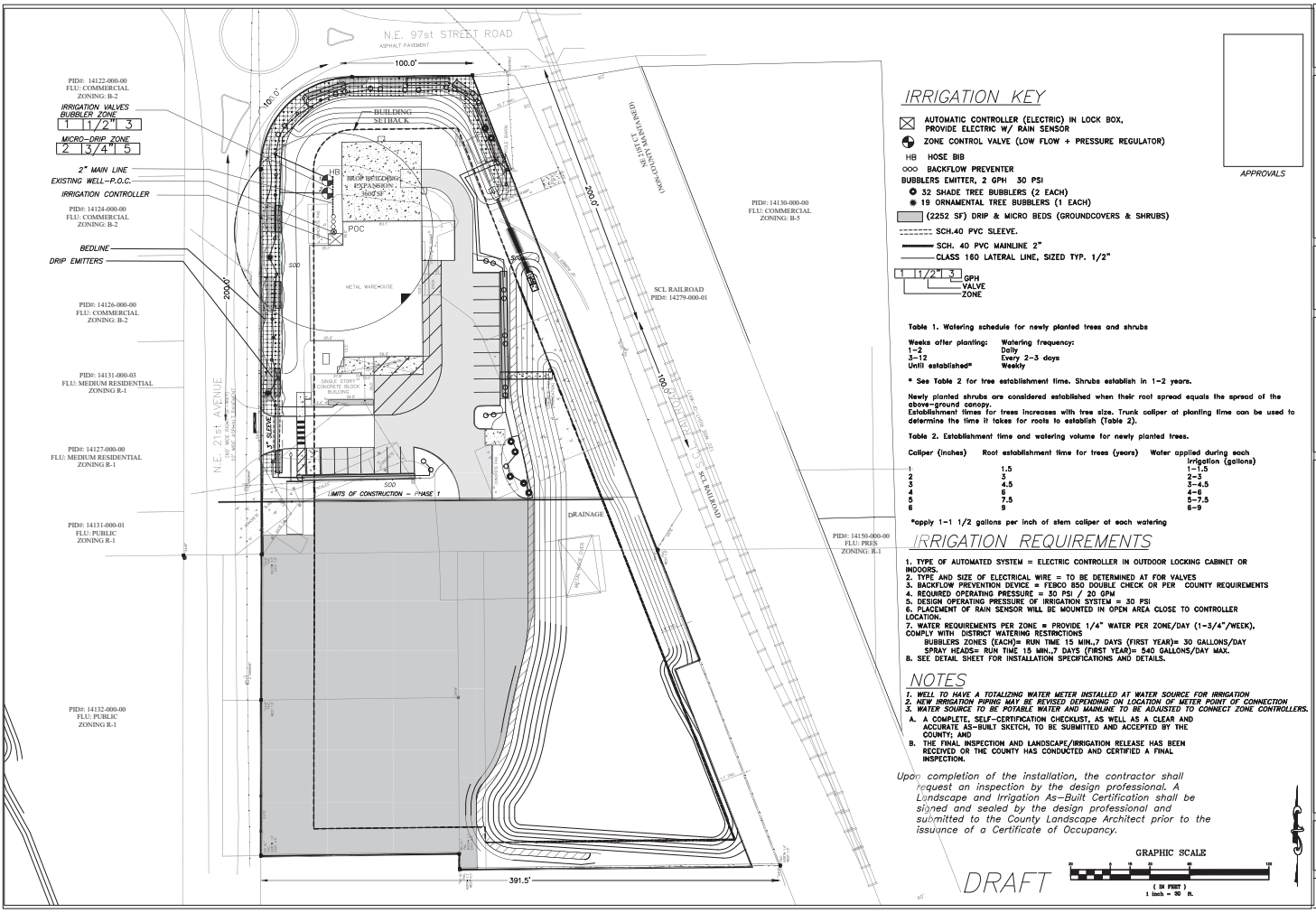
REVISIONS
12/02/24 – phase 1 per Owner
6/26/25 – phase 1 permit submittal

NOT VALID UNLESS SIGNED AND SEALED BELOW

ELIZABETH C. HOUCK, R.L.A. #LA.0001579 – DATE
LA # 0001579 – FLORIDA

LANDSCAPE PLAN
ALIEN ENGINEERED PRODUCTS
N.E. 21st AVENUE
TAX PARCEL NO. 14224–000–00; 14138–000–00; 14121–000–00
OCALA, FLORIDA

SHEET
LA–1 OF 3



IRRIGATION KEY

- AUTOMATIC CONTROLLER (ELECTRIC) IN LOCK BOX, PROVIDE ELECTRIC W/ RAIN SENSOR
- ZONE CONTROL VALVE (LOW FLOW + PRESSURE REGULATOR)
- HB HOSE BIB
- BACKFLOW PREVENTER

BUBBLERS EMITTER, 2 GPH 30 PSI

- 32 SHADE TREE BUBBLERS (2 EACH)
- 19 ORNAMENTAL TREE BUBBLERS (1 EACH)
- (2252 SF) DRIP & MICRO BEDS (GROUNDCOVERS & SHRUBS)
- SCH.40 PVC SLEEVE.
- SCH. 40 PVC MAINLINE 2"
- CLASS 160 LATERAL LINE, SIZED TYP. 1/2"

1 | 1/2" | 3 — GPH / VALVE / ZONE

APPROVALS

Table 1. Watering schedule for newly planted trees and shrubs

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

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

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

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

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

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

IRRIGATION REQUIREMENTS

1. TYPE OF AUTOMATED SYSTEM = ELECTRIC CONTROLLER IN OUTDOOR LOCKING CABINET OR INDOORS.
2. TYPE AND SIZE OF ELECTRICAL WIRE = TO BE DETERMINED AT FOR VALVES
3. BACKFLOW PREVENTION DEVICE = FEBCO 850 DOUBLE CHECK OR PER COUNTY REQUIREMENTS
4. REQUIRED OPERATING PRESSURE = 30 PSI / 20 GPM
5. DESIGN OPERATING PRESSURE OF IRRIGATION SYSTEM = 30 PSI
6. PLACEMENT OF RAIN SENSOR WILL BE MOUNTED IN OPEN AREA CLOSE TO CONTROLLER LOCATION.
7. WATER REQUIREMENTS PER ZONE = PROVIDE 1/4" WATER PER ZONE/DAY (1-3/4"/WEEK), COMPLY WITH DISTRICT WATERING RESTRICTIONS
   BUBBLERS ZONES (EACH)= RUN TIME 15 MIN.,7 DAYS (FIRST YEAR)= 30 GALLONS/DAY
   SPRAY HEADS= RUN TIME 15 MIN.,7 DAYS (FIRST YEAR)= 540 GALLONS/DAY MAX.
8. SEE DETAIL SHEET FOR INSTALLATION SPECIFICATIONS AND DETAILS.

NOTES

1. WELL TO HAVE A TOTALIZING WATER METER INSTALLED AT WATER SOURCE FOR IRRIGATION
2. NEW IRRIGATION PIPING MAY BE REVISED DEPENDING ON LOCATION OF METER POINT OF CONNECTION
3. WATER SOURCE TO BE POTABLE WATER AND MAINLINE TO BE ADJUSTED TO CONNECT ZONE CONTROLLERS.

A. A COMPLETE, SELF-CERTIFICATION CHECKLIST, AS WELL AS A CLEAR AND ACCURATE AS-BUILT SKETCH, TO BE SUBMITTED AND ACCEPTED BY THE COUNTY; AND

B. THE FINAL INSPECTION AND LANDSCAPE/IRRIGATION RELEASE HAS BEEN RECEIVED OR THE COUNTY HAS CONDUCTED AND CERTIFIED A FINAL INSPECTION.

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

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

DRAFT

DATED: 12/26/24
DRAWN BY: E. HOUCK
CHECKED BY: ELIZABETH C. HOUCK
FILE NO. 24-159

ELIZABETH C. HOUCK
LANDSCAPE ARCHITECTURE LLC
815 PLANT CONSULTATION / CERTIFICATION DRIVE
(321) 917-5871 (CELL)

REVISIONS:
12/26/24 - phase 1
2/3/25 - phase 1
3/24/25 - phase 1
Boundary adjustment

NOT VALID UNLESS SIGNED AND SEALED BELOW

ELIZABETH C. HOUCK, R.L.A., A.S.L.A. - DATE
LA # 6000174 - FLORIDA

IRRIGATION PLAN

ALIEN ENGINEERED PRODUCTS

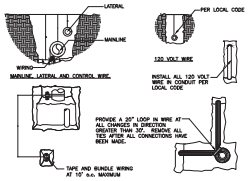
4141 NE 97th STREET
OCALA, FLORIDA

TAX PARCEL NO. 14224-000-00; 14138-000-00; 14121-000-00

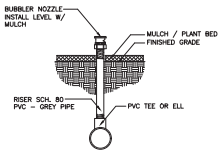
SHEET
LA-2 OF 3

IRRIGATION NOTES

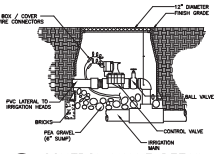
1. This schematic irrigation plan serves primarily as a guide. The Contractor shall be entirely responsible for proper coverage and operation of the systems, including changes from the plan as necessary to adjust for actual site conditions.
2. The Contractor shall be responsible for providing all labor, materials, and accessories required for complete irrigation systems meeting the performance requirements outlined herein.
3. All work shall be installed in accordance with the regulations of the local, county, or other governing authorities. Fees for all permits, inspections, and impact fees required shall be included as work required.
4. The water source shall be well water. Design data shall be verified by the Contractor prior to installation.
5. A rain sensor device, Mini-Clik II, or approved equal, shall be installed for each controller installed.
6. All remote control valves, gate valves, ball valves, hose bibs and wire splices shall be installed in a suitable Ametek-type valve box of proper size as required for easy access to the valve. Valve boxes shall have a sump of 1 cf gravel. Valve boxes shall be set flush and sloped with the surrounding grade.
7. All PVC pipe in the system greater or equal to 2" O.D. and fittings shall be Schedule 40, Type 1, NSF approved conforming to the ASTM-D2466 requirements.
8. All PVC pipe in the system less than 2" O.D. except risers, shall be Class 160 PSI Polyvinyl Chloride solvent weld pipe conforming to the ASTM-D2466, Type 1, requirements, NSF approved.
9. All wiring, if required, shall be U.L. U.F. wiring. A separate power wire shall be installed from the controller to each individual valve. Wiring shall be installed with main lines where possible; when not, it shall be installed in conduit. Waterproof wire connectors shall be used for controller wiring. Provide pressure compensating devices as necessary to reduce misting.
10. Verify the presence of all sleeving before commencing work. Where piping must pass under existing concrete or pavement, it shall be jacked or jetted where possible. Only if impossible to get in place without cutting pavement, permission will be given by the Owner to cut paving. If this is necessary, all cutting and replacing of the paving to match the existing shall be included under this section of the specifications.
11. All PVC piping and wiring shall be installed in the trenches with a minimum of 12" of cover and a maximum depth of 24", except where specific permission is obtained from the Landscape Architect and/or Owner for less cover due to existing conditions. Where necessary because of landscaping, cover shall be as deep as required.
12. All flex pipe shall be buried to a depth of at least 4" (or covered with 3" of mulch) except where the tubing daylights over newly planted rootballs.
13. All emitters and flood bubblers shall be installed at the rootball and be minimally visable above the mulch.
14. The Contractor shall warrant the installation workmanship for a period of one year from date of job completion and retainage release. The Contractor shall further see to the fulfillment of all manufacturer's warranties and shall provide an Owner's Manuals. A reproducible as-built copied from the original showing all dimensioned system components shall be required for final job acceptance.
15. Irrigation System to include backflow device. Rainsensor to be installed at controller.



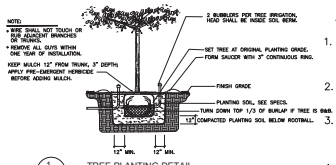
1 IRR PIPING/WIRING DETAIL
SCALE: NOT TO SCALE



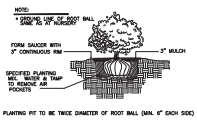
2 IR BUBBLER HEAD DETAIL
SCALE: NOT TO SCALE



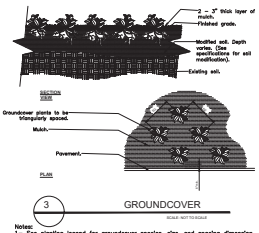
3 IRR CONTROL VALVE DETAIL
SCALE: NOT TO SCALE



1 TREE PLANTING DETAIL
SCALE: NOT TO SCALE



2 SHRUB PLANTING
SCALE: NOT TO SCALE



3 GROUNDCOVER
SCALE: NOT TO SCALE

Notes:
1– See planting legend for groundcover species, size, and spacing dimension.
2– Small roots (¼" or less) that grow around, up, or down the root ball periphery are considered a normal condition in container production and are acceptable however they should be eliminated at the time of planting. Roots on the periperhy can be removed at the time of planting.
3– Settle soil around root ball of each groundcover prior to mulching.

LANDSCAPE NOTES

1. All plants shall be Florida No. 1 or better, as outlined under Grades and Standards for Nursery Plants, Division of Plant Industries, State of Florida, latest edition.
2. All work shall be performed in accordance with standard and accepted nursery practices in a workmanlike manner.
3. The Landscape Contractor shall be responsible for finish grading all areas of the site. Rough grade will be within 2" of finish grade. The Landscape Contractor shall be responsible for any grade disturbed by his work.
4. The Landscape Contractor shall be responsible for the thorough removal of existing weeds and grass in the areas to be planted, including application(s) of appropriate herbicides before and after plant installation.
5. Soil used for planting shall consist of two parts of the existing soil and one part domestic peat moss (or sandy fill in heavy soils), mixed with two lbs. fertilizer per cubic yard. Fertilizer shall be SLOW RELEASE for new plantings.
6. Terra-Sorb, or approved equal, shall be incorporated into the planting soil of all trees in sandy soils only at the following rates:

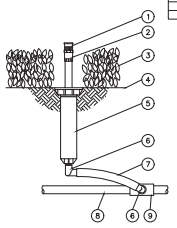
   15 gallon containers = one (3 oz.) Handy Pac
   30 gallon containers = two (3 oz.) Handy Pacs
   Up to 3" caliper = one (3 oz.) Handy Pac
   4" to 5" caliper = two (3 oz.) Handy Pacs
   Broadcast 1/2 throughout the planting pit; mix 1/2 with backfill.

   All plant beds shall be top-dressed with 4" of pine bark nuggets.
7. The Landscape Architect reserves the right to field locate or review flagged locations of any or all plant material.
8. All balled and burlapped trees shall be hardened-off at the supplier's for a minimum of 30 days prior to shipping. All suppliers must be approved by the Landscape Architect prior to delivery and installation of the trees; any tree which shows signs of stress shall be replaced immediately at no charge to the Owner.
9. All trees will be staked per detail sheet or by another method approved by the Landscape Architect. Mulched tree rings shall encompass guys.
10. No substitutions shall be permitted without prior approval from the Landscape Architect.
11. Maintain minimum 12 inches mulch clearance from trunk of trees.
12. Guaranty (from time of job completion and retainage release):

    Trees and shrubs = 1 year

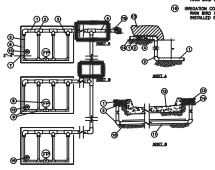
APPROVALS

XFS-CV Dripline Maximum Lateral Lengths (Feet)				
	12" Spacing		18" Spacing	
Inlet Pressure psi	Nominal Flow (gph)		Nominal Flow (gph)	
	0.6	0.9	0.6	0.9
20	192	136	254	210
30	289	205	402	337
40	350	248	498	416
50	397	281	573	477
60	436	309	637	529



1. PRESSURE COMPENSATING FULL-CIRCLE BUBBLER: RAIN BIRD 1400
2. PLASTIC ADAPTER: RAIN BIRD MODEL PA-80
3. PLANT MATERIAL
4. FINISH GRADE/TOP OF MULCH
5. POP-UP SPRAY SPRINKLER: RAIN BIRD 1804
6. 1/2-INCH MALE NPT x .490-INCH BARB ELBOW: RAIN BIRD MODEL SBE-050
7. SWING PIPE, 12-INCH LENGTH: RAIN BIRD MODEL SP-100
8. PVC LATERAL PIPE
9. PVC SCH 40 TEE OR ELL

4 IRR PRESSURE COMPENSATING BUBBLER
SCALE: NOT TO SCALE



1. PVC SUPPLY HEADER
2. PVC SCH 40 TEE OR EL (TYPICAL)
3. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
4. PVC DRIP MANIFOLD FROM RAIN BIRD CONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
5. SUB-SURFACE/ON-SURFACE DRIPLINE: RAIN BIRD XFS-CV SERIES DRIPLINE (TYPICAL) NON-POTABLE: XFS-CVP DRIPLINE
6. PERIMETER OF AREA
7. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
8. FLUSH POINT (TYPICAL) - SEE RAIN BIRD XFD DETAILS FOR FLUSH POINT INSTALLATION
9. BARB X BARB INSERT TEE OR ELL: RAIN BIRD XFF-TEE OR XFF-ELBOW
10. PVC SUPPLY HEADER
11. PVC SCH 40 SLEEVE PIPE SIZED TWICE THE SIZE OF SHAFFLED PIPE SIZE
12. PAVEMENT AND CURB
13. 3" - 4" DEPTH OF MULCH
14. FINISH GRADE
15. OPERATION INDICATOR: RAIN BIRD MODEL SPRING
16. IRRIGATION CONTROL VALVE: RAIN BIRD ESP-LXD CONTROL ZONE KIT INSTALLED IN VALVE BOX

NOTES:
1. FOR ALL XFS-CV AND POLY CONNECTIONS INSTALL XFF ANG/OR XFD FITTINGS
2. DISTANCE BETWEEN LATERAL RUNS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON THIS SHEET AND THE MANUFACTURER'S RECOMMENDATIONS FOR SUGGESTED SPACING.
3. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
4. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY SOILS.
5. AT FITTINGS MAKING THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
6. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

5 IRR SUBSURFACE DRIP LAYOUT
SCALE: NOT TO SCALE

DRAFT

ELIZABETH C. HOUCK
LANDSCAPE ARCHITECTURE, LLC
3151 E. SILVER SPRINGS BLVD. OCALA, FL 34470 (352) 351-8971 (cell)

ISSUED: 12/09/24
DRAWN BY: E. HOUCK
CHECKED BY: E. HOUCK
ELIZABETH C. HOUCK
LICENSE NO. 24-1102

REVISIONS:
12/09/24 - phase 1
2/6/25 revised
5/6/25 phase 1 Boundary adjustment

NOT VALID UNLESS SIGNED AND SEALED BELOW

ELIZABETH C. HOUCK, R.L.A. #LA.L. - DATE
LA # 0000734 - FLORIDA

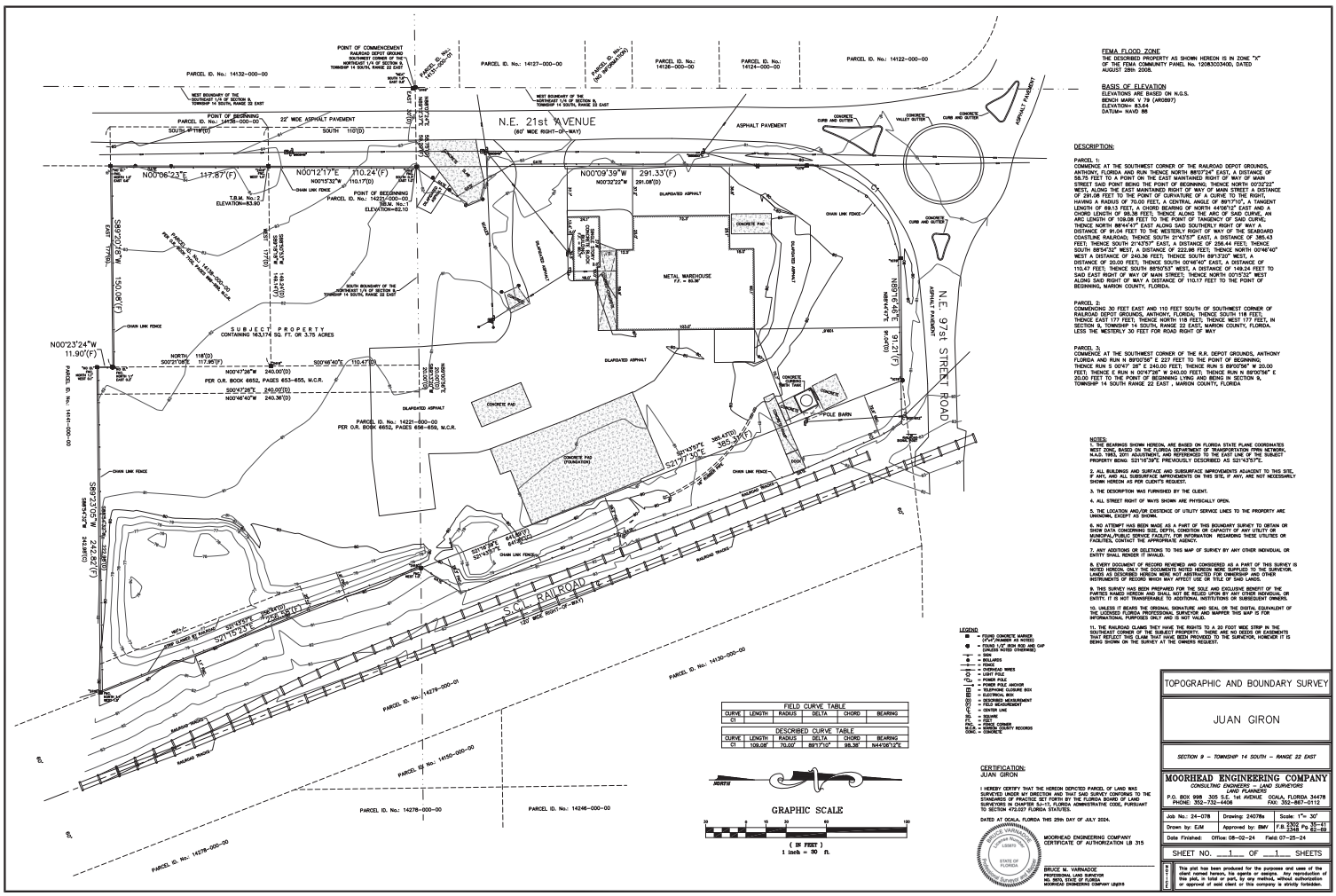
DETAILS PLAN

ALIEN ENGINEERED PRODUCTS

TAX PARCEL NO. 14424-000-00; 14138-000-00; 14121-000-00

OCALA, FLORIDA

SHEET LA-3 OF 3



FEMA FLOOD ZONE
THE DESCRIBED PROPERTY AS SHOWN HEREON IS IN ZONE "X" OF THE FEMA COMMUNITY PANEL No. 12083C0340D, DATED AUGUST 28th 2008.

BASIS OF ELEVATION
ELEVATIONS ARE BASED ON N.G.S.
BENCH MARK V 79 (AR0897)
ELEVATION= 83.64
DATUM= NAVD 88

DESCRIPTION:

PARCEL 1:
COMMENCE AT THE SOUTHWEST CORNER OF THE RAILROAD DEPOT GROUNDS, ANTHONY, FLORIDA AND RUN THENCE NORTH 89°07'24" EAST, A DISTANCE OF 58.75 FEET TO A POINT ON THE EAST MAINTAINED RIGHT OF WAY OF MAIN STREET SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 00°32'22" WEST, ALONG THE EAST MAINTAINED RIGHT OF WAY OF MAIN STREET A DISTANCE OF 291.08 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 70.00 FEET, A CENTRAL ANGLE OF 89°17'10", A TANGENT LENGTH OF 69.13 FEET, A CHORD BEARING OF NORTH 44°06'12" EAST AND A CHORD LENGTH OF 98.36 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 109.09 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 89°44'47" EAST, ALONG THE SOUTH RIGHT OF WAY OF N.E. 21ST AVENUE A DISTANCE OF 91.04 FEET TO THE WESTERLY RIGHT OF WAY OF THE SEABOARD COASTLINE RAILROAD; THENCE SOUTH 21°43'57" EAST, A DISTANCE OF 385.43 FEET; THENCE SOUTH 21°43'57" EAST, A DISTANCE OF 268.44 FEET; THENCE SOUTH 89°54'33" WEST, A DISTANCE OF 222.88 FEET; THENCE NORTH 00°46'40" WEST A DISTANCE OF 240.36 FEET; THENCE SOUTH 89°13'20" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 00°46'40" EAST, A DISTANCE OF 110.47 FEET; THENCE SOUTH 89°52'53" WEST, A DISTANCE OF 149.24 FEET TO SAID EAST RIGHT OF WAY OF MAIN STREET; THENCE NORTH 00°13'32" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 110.17 FEET TO THE POINT OF BEGINNING, MARION COUNTY, FLORIDA.

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

PARCEL 3:
COMMENCE AT THE SOUTHWEST CORNER OF THE R.R. DEPOT GROUNDS, ANTHONY FLORIDA AND RUN N 89°07'56" E 227 FEET TO THE POINT OF BEGINNING; THENCE RUN S 00°47' 28" E 240.00 FEET; THENCE RUN S 89°07'56" W 20.00 FEET; THENCE E RUN N 00°47'28" W 240.00 FEET; THENCE RUN N 89°07'56" E 20.00 FEET TO THE POINT OF BEGINNING LYING AND BEING IN SECTION 9, TOWNSHIP 14 SOUTH RANGE 22 EAST , MARION COUNTY, FLORIDA

NOTES:
1. THE BEARINGS SHOWN HEREON, ARE BASED ON FLORIDA STATE PLANE COORDINATES WEST ZONE, BASED ON NE FLORIDA CONTINUOUS GPS REFERENCE NETWORK, NAD 83/90 (2011 ADJUSTMENT) AND REFERENCED TO THE EASTERN LINE OF THE SUBJECT PROPERTY BEING S21°16'39"E PREVIOUSLY DESCRIBED AS S21°43'57"E.

2. ALL BUILDINGS AND SURFACE AND SUBSURFACE IMPROVEMENTS ADJACENT TO THIS SITE, IF ANY, AND ALL SUBSURFACE IMPROVEMENTS ON THIS SITE, IF ANY, ARE NOT NECESSARILY SHOWN HEREON AS PER CLIENT'S REQUEST.

3. THE DESCRIPTION WAS FURNISHED BY THE CLIENT.

4. ALL STREET RIGHT OF WAYS SHOWN ARE PHYSICALLY OPEN.

5. THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY ARE UNKNOWN, EXCEPT AS SHOWN.

6. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, DEPTH, CONDITION OR CAPACITY OF ANY UTILITY OR PUBLIC/PRIVATE SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, CONTACT THE APPROPRIATE AGENCY.

7. ANY ADDITIONS OR DELETIONS TO THIS MAP OF SURVEY BY ANY OTHER INDIVIDUAL OR ENTITY SHALL RENDER IT INVALID.

8. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. LANDS AS DESCRIBED HEREON WERE NOT ABSTRACTED FOR OWNERSHIP AND OTHER INSTRUMENTS OF RECORD WHICH MAY AFFECT USE OR TITLE OF SAID LANDS.

9. THIS SURVEY HAS BEEN PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES NAMED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

10. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OR THE DIGITAL EQUIVALENT OF THE LICENSED FLORIDA PROFESSIONAL SURVEYOR AND MAPPER THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

11. THE RAILROAD CLAIMS THEY HAVE THE RIGHTS TO A 30 FOOT WIDE STRIP IN THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY. THERE ARE NO DEEDS OR EASEMENTS THAT REFLECT THIS CLAIM THAT HAVE BEEN PROVIDED TO THE SURVEYOR, HOWEVER IT IS BEING SHOWN ON THE SURVEY AT THE OWNERS REQUEST.

LEGEND:
- ■ = FOUND CONCRETE MARKER (4"x4"UNLESS NOTED)
- ● = FOUND I/C (IDN.5522 AND CAP (UNLESS NOTED OTHERWISE)
- BM = BENCH MARK
- BOL = BOLLARD
- FENCE = FENCE
- OHW = OVERHEAD WIRES
- LP = LIGHT POLE
- PP = POWER POLE
- GUY = GUY WIRE POLE ANCHOR
- TC = TELEPHONE CLOSURE BOX
- EB = ELECTRICAL BOX
- (D) = DESCRIBED MEASUREMENT
- (F) = FIELD MEASUREMENT
- CL = CENTER LINE
- WM = WATER METER
- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING
- ORB = OFFICIAL RECORDS BOOK
- CONC. = CONCRETE

FIELD CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1					

DESCRIBED CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	109.09'	70.00'	89°17'10"	98.36'	N44°06'12"E

CERTIFICATION:
JUAN GIRON

I HEREBY CERTIFY THAT THE HEREON DEPICTED PARCEL OF LAND WAS SURVEYED UNDER MY DIRECTION AND THAT SAID SURVEY CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

DATED AT OCALA, FLORIDA THIS 25th DAY OF JULY 2024.

BRUCE M. VARNADOE
PROFESSIONAL LAND SURVEYOR
NO. 6570, STATE OF FLORIDA
MOORHEAD ENGINEERING COMPANY LB315

MOORHEAD ENGINEERING COMPANY
CERTIFICATE OF AUTHORIZATION LB 315

TOPOGRAPHIC AND BOUNDARY SURVEY

JUAN GIRON

SECTION 9 – TOWNSHIP 14 SOUTH – RANGE 22 EAST

MOORHEAD ENGINEERING COMPANY
CONSULTING ENGINEERS – LAND SURVEYORS
LAND PLANNERS
P.O. BOX 998 326 S.E. 1st AVENUE OCALA, FLORIDA 34478
PHONE: 352-732-4408 FAX: 352-867-0112

Job No.: 24-078	Drawing: 24078s
Scale: 1"= 30'	
Drawn by: EJM	Approved by: BMV
F.B. 2302 Pg. 35-41 2348 Pg. 62-69	
Date Finished:	Office: 08-02-24 Field: 07-25-24

SHEET NO. 1 OF 1 SHEETS

This plat has been produced for the purposes and uses of the client named herein, his agents or assigns. Any reproduction of this plat, in total or part, by any method, without authorization or approval of said client or this company is strictly forbidden.

Marion County

Development Review Committee

Agenda Item

File No.: 2025-21048 **Agenda Date:** 10/20/2025 **Agenda No.:** 6.5.

SUBJECT:
Plat Vacation 37896+000-01 - Plat Vacation
Project #2025100031 #33495 Parcel #37896+000-01
W. James Gooding, III

Applicant is in the process of developing and replatting the property.

October 15, 2025

PROJECT NAME: PLAT VACATION 37896+000-01
PROJECT NUMBER: 2025100031
APPLICATION: PLAT VACATION #33495

1 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: Plat Vacation
STATUS OF REVIEW: INFO
REMARKS: APPROVED

2 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Plat Vacation
STATUS OF REVIEW: INFO
REMARKS: N/A

3 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Plat Vacation
STATUS OF REVIEW: INFO
REMARKS: The applicant is proposing to vacate parcel 37896+000-01 to replat the property as a part of a development. Per MCPA, there appears to be 0 sf existing impervious coverage on the property. There is a Flood Prone Area on the property. A Major Site Plan or Waiver will be required when the existing and proposed impervious coverage exceeds 9,000 SF.

4 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Plat Vacation
STATUS OF REVIEW: INFO
REMARKS:

5 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: Plat Vacation
STATUS OF REVIEW: INFO
REMARKS: N/A

6 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Plat Vacation
STATUS OF REVIEW: INFO
REMARKS: Parcel recently part of an approved PUD rezoning (250605ZP). Parcel acquired from the County by Sandy Clay to be included in the development.

7 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: Plat Vacation
STATUS OF REVIEW: INFO
REMARKS: Parcel recently part of an approved PUD rezoning (250605ZP). Parcel acquired from the County by Sandy Clay to be included in the development. If approved, owner may proceed with development review aligning with order of plan approval (LDC Sec. 2.1.3)

8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Plat Vacation
STATUS OF REVIEW: INFO
REMARKS: Parcel 37896-000-01 is within the City of Belleview Utility Service Area, which has provided a letter of no objection to the plat vacation. Marion County Utilities (MCU) has no comment on the plat vacation.
The parcel is located within both the Urban Growth Boundary and the Primary Springs Protection Zone.

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

Application for Plat Vacation

Chapter 177 F.S. provides that the governing bodies of the counties of the state may adopt resolutions vacating plats in whole or in part of subdivisions in said counties, returning the property covered by such plats either in whole or in part into acreage. Before such resolution of vacating any plat either in whole or in part shall be entered by the governing body of a county, it must be shown that the persons making application for said vacation own the fee simple title to the whole or that part of the tract covered by the plat sought to be vacated, and it must be further shown that the vacation by the governing body of the county will not affect the ownership or right of convenient access of persons owning other parts of the subdivision.

All information must be typed or legibly written

1. APPLICANT INFORMATION: Date: _____

Applicant: Sandy Clay, LLC, a Florida limited liability company

Address: 4349 SE 20th Street, Ocala, FL 34471 City: Ocala State: FL Zip: 34471

Agent / Contact: W. James Gooding III, Esq. of Gooding & Batsel, PLLC

Address: 1531 SE 36th Avenue, Ocala, FL 34471

Phone Number: 352-579-6580 Fax Number: 352-579-1289 Cell: 352-812-6221

E-mail: jgooding@lawyersocala.com

Attach documentation, which establishes applicant as a qualified entity to request vacating tract under provisions of Chapter 177 F.S. A copy of the deed of record may be obtained from the Clerk's website:
http://216.255.240.38/wb_or1/or_sch_1.asp

2. PROPERTY INFORMATION:

Parcel Number(s): 37896+000-01

Subdivision Name: Danbury Unit/Block/Lot: See attached Exhibit A

Parcel Size: 15.52 acres Sec/Twp/Rge: 28,29 / 16 / 23 Plat Bk/Pg 9001 / 3

Attach a plat map and an aerial photo that includes the requested property highlighted and the surrounding area. Aerial photo may be printed from the Marion County website at:
https://maps.marioncountyfl.org/interactivemap/

Are any other applications pending? ☐ Yes ☑ No

☐ Variance ☐ Family Division ☐ Site Plan Approval ☑ Other: Rezoning will be filed soon

3. PURPOSE / REASON FOR REQUEST TO VACATE PLAT – check all that apply and describe below:

☐ Code Violation (attach copy of letter citing violation)

☑ To clear an existing encroachment

☐ Family Division

To allow for construction of:

☐ Pool ☐ Screened Pool/Deck ☐ Building Addition ☐ Other

Applicant is in the process of developing and replatting the property.

Form PV-AP

Marion County Florida - Interactive Map

4/1/2025, 5:20:37 PM

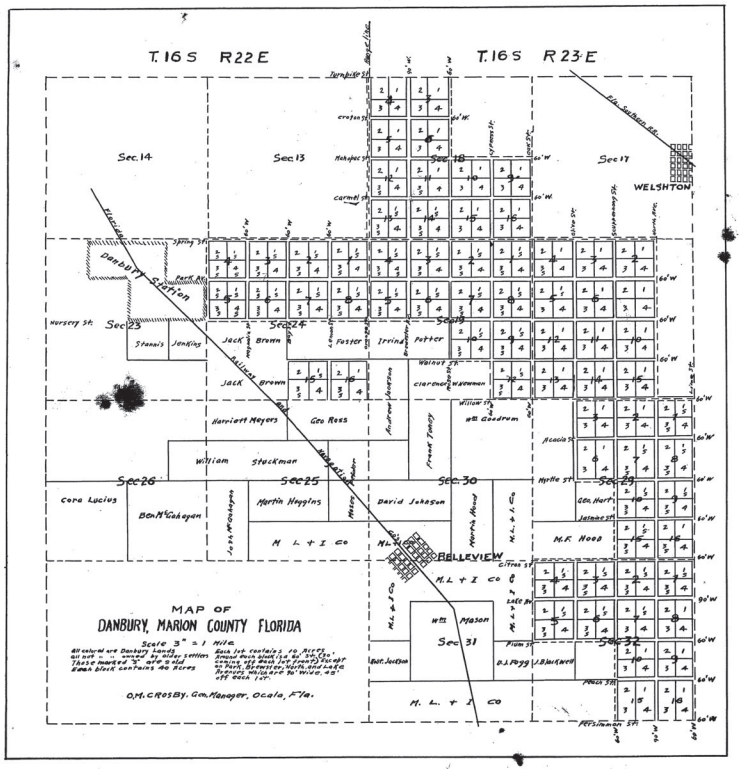
1:9,028

Marion County
Municipalities
Parcels
Streets
Aerial 2024
Red: Band_1
Green: Band_2
Blue: Band_3

0 0.1 0.2 0.4 mi
0 0.15 0.3 0.6 km

Marion County Property Appraiser, Marion County BOCC

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



Filed for Record March 25 1886 and Recorded April 20 1886. A true copy of the Original
Robt Bullock Clerk
By Ed L. Owens, D.C.

ORDINANCE-91-12
ROAD CLOSED
O.R. BOOK 2001 PG. 343

ANNULLED AND/OR VACATED IN PART OR WHOLE BY BOARD OF COUNTY COMMISSION RESOLUTION NUMBER 94-R-216 RECORD IN OFFICIAL RECORD BOOK 2065 PAGE 0317

ANNULLED AND / OR VACATED, IN PART OR WHOLE, BY BOARD OF COUNTY COMMISSION RESOLUTION NUMBER 92-R-442 RECORDED IN OFFICIAL RECORD BOOK 1909 PAGE 1923

ANNULLED AND / OR VACATED, IN PART OR WHOLE, BY BOARD OF COUNTY COMMISSION RESOLUTION NUMBER 81-R-147 RECORDED IN OFFICIAL RECORD BOOK 1081 PAGE 1828

ANNULLED AND/OR VACATED IN PART OR WHOLE BY BOARD OF COUNTY COMMISSION RESOLUTION NUMBER 94-R-216 RECORD IN OFFICIAL RECORD BOOK 2065 PAGE 0317

ANNULLED AND / OR VACATED, IN PART OR WHOLE, BY BOARD OF COUNTY COMMISSION RESOLUTION NUMBER 84-R-240 RECORDED IN OFFICIAL RECORD BOOK 1241 PAGE 0039

NOTICE: There may be additional restrictions that are not recorded on this part that may be found in the public records of this County.

RECORDED'S NOTICE: Legibility of writing, typing or printing unsatisfactory in this document when received.

BOUNDARY SURVEY FOR:

MARION COUNTY

A PORTION OF SECTIONS 28 AND 29 , TOWNSHIP 16 SOUTH, RANGE 23 EAST
MARION COUNTY, FLORIDA

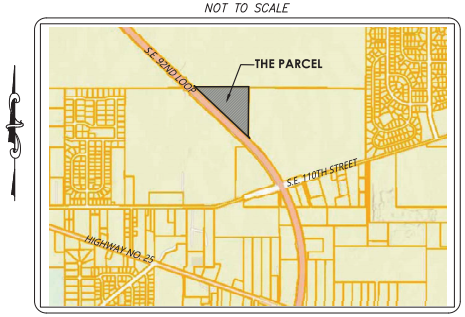
LEGEND AND ABBREVIATIONS:

±	MORE OR LESS
EL.	ELEVATION
LB	LICENSED BUSINESS
NO.	NUMBER
LS	LAND SURVEYOR
I.D.	IDENTIFICATION
ORB	OFFICIAL RECORDS BOOK
℄	CENTERLINE
R	RADIUS
L	ARC LENGTH
Δ	DELTA (CENTRAL ANGLE)
(P)	PLAT MEASURE
(D)	DEED MEASURE
(C)	CALCULATED MEASURE
C.D.	CHORD LENGTH
C.B.	CHORD BEARING
POC	POINT ON CURVE
POL	POINT ON LINE
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PI	POINT OF INTERSECTION
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
DIP	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
HDPE	HIGH DENSITY POLYETHYLENE
NAVD	NORTH AMERICAN VERTICAL DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
PB	PLAT BOOK
ORB	OFFICIAL RECORDS BOOK
PG(S)	PAGE(S)
R/W	RIGHT OF WAY
ESMT	EASEMENT
SEC	SECTION
FND	FOUND
REC	RECOVERED
CCR	CERTIFIED CORNER RECORD
RLS	REGISTERED LAND SURVEYOR
CM	CONCRETE MONUMENT
IRCF	FOUND 5/8" IRON ROD AND CAP
IRCS	SET 5/8" IRON ROD AND CAP
IP	IRON PIPE
CLF	CHAIN LINK FENCE

- FOUND 5/8" IRON ROD & CAP (AS NOTED)
- FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)
- FOUND OCTAGONAL CONCRETE MONUMENT (AS NOTED)
- CONTROL/BENCHMARK AS DESCRIBED
- CURB INLET GRATE
- CATCH BASIN
- STORM MANHOLE
- MITERED END SECTION
- YARD DRAINAGE
- SANITARY MANHOLE
- SANITARY CLEANOUT
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC RISER BOX
- CABLE TELEVISION RISER BOX
- TELEPHONE RISER BOX
- UTILITY RISER
- WELL
- WATER SPIGOT
- IRRIGATION CONTROL VALVE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- BACK FLOW PREVENTER
- AIR CONDITIONER PAD
- GAS VALVE
- GAS METER
- GAS LINE MARKER
- CONCRETE UTILITY POLE
- METAL UTILITY POLE
- WOOD UTILITY POLE
- UTILITY POLE GUY ANCHOR
- LIGHT POLE
- SPOT/GROUND LIGHT
- ELECTRIC TRANSFORMER
- ELECTRIC VAULT
- WETLAND FLAG
- SIGN
- BOLLARD
- FLAG POLE
- MAILBOX
- PEDESTRIAN CROSSING LIGHT
- LINE BREAK
- FENCE LINE AS NOTED
- APPROXIMATE TOP OF BANK
- APPROXIMATE TOE OF SLOPE
- EXISTING CONTOUR
- OVERHEAD UTILITY
- STORM DRAINAGE LINE

VICINITY MAP:

NOT TO SCALE



SHEET 1 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER

SURVEY NOTES:

1. DATE OF FIELD SURVEY: SEPTEMBER 1, 2023.
2. SUBJECT TO RIGHT OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD THAT ARE NOT IN THE PROVIDED COMMITMENT PER AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER:110334634, ISSUING AGENT: FLORIDA FIRST TITLE & TRANSACTION SERVICES, LLC, ISSUING OFFICE FILE NUMBER:24109, BEARING A COMMITMENT DATE OF MAY 21, 2024. RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
3. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.
4. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12083C0735D, EFFECTIVE DATE OF AUGUST 28, 2008. HE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONES "X" AN AREA OF REDUCE FLOOD HAZARD.
5. NORTH–SOUTH AND EAST–WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
6. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
8. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.
9. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
10. EXCEPT AS SHOWN HEREON, THERE IS NO VISIBLE EVIDENCE OF EASEMENTS OR RIGHTS OF WAY ACROSS SUBJECT PROPERTY.
11. RIGHT OF WAY FOR S.E. 92ND LOOP IS BASED ON RIGHT OF WAY MONUMENTATION MAP PROJECT 50556, FILE 50556102, MARION COUNTY, TRANSPORTATION DEPARTMENT.

CERTIFICATIONS:

SANDY CLAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY
MARION COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA
FLORIDA FIRST TITLE & TRANSACTION, SERVICES, LLC
GOODING & BATSEL, PLLC

LEGAL DESCRIPTION: (PARCEL 1 AS SURVEYED)

(PER FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 110334634, ISSUING AGENT: FLORIDA FIRST TITLE & TRANSACTION SERVICES, LLC, ISSUING OFFICE FILE NUMBER:24109, BEARING A COMMITMENT DATE OF MAY 21, 2024)

A PORTION OF BLOCK 9, LINE STREET, AND MYRTLE STREET OF DANBURY, AS PLAT THEREOF RECORDED IN PLAT BOOK A, PAGE 3, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA BEING IN SECTIONS 28 AND 29, TOWNSHIP 16 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED:

COMMENCE AT THE N.W. CORNER OF THE S.W. 1/4 OF SAID SECTION 28, TOWNSHIP 16 SOUTH, RANGE 23 EAST; THENCE ALONG THE NORTH LINE OF SAID S.W. 1/4 OF SECTION 28, N.89°46'58"E., 88.59 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE, ALONG THE EASTERLY BOUNDARY LINE OF S.W. 92 LOOP PER RIGHT OF WAY MONUMENTATION MAP, PROJECT 50556, FILE 50556102, MARION COUNTY, TRANSPORTATION DEPARTMENT, THE FOLLOWING TWO (2) COURSES: (1) S.00°29'02"W., 1,091.34 FEET; (2) THENCE S.32°49'11"E., 62.88 FEET; THENCE DEPARTING SAID EASTERLY BOUNDARY, N.46°41'20"W., 1,713.64 FEET TO THE NORTHERLY BOUNDARY LINE OF THE AFOREMENTIONED S.W. 92 LOOP RIGHT OF WAY; THENCE ALONG SAID NORTHERLY AND EASTERLY RIGHT OF WAY THE FOLLOWING THREE (3) COURSES: (1) S.64°47'54"E., 47.67 FEET; (2) THENCE N.89°53'22"E., 1,178.75 FEET; (3) THENCE S.00°43'22"E., 13.32 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 15.52 ACRES, MORE OR LESS.

NOTES CORRESPONDING TO SCHEDULE B-2 ITEMS:

ABSTRACT INFORMATION WAS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 110334634 ISSUING AGENT: FLORIDA FIRST TITLE & TRANSACTION SERVICES, LLC, ISSUING OFFICE FILE NUMBER:24109, BEARING A COMMITMENT DATE OF MAY 21, 2024. THE FOLLOWING SCHEDULE B–II ITEMS ARE NOTED RELATIVE TO PARCEL:

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ITEM 14: RESOLUTION NO. 24–R–117 AS RECORDED IN BOOK 8298, PAGE 46. AFFECTS THE SUBJECT PARCEL AND IS NOT DEPICTED HEREON.

PROPERTY DATA:

PARCEL ID: 37896+000–01
OWNER: MARION COUNTY
"WATER RETENTION AREA"

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J17.050–.052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CHRISTOPHER J. HOWSON
FLORIDA LICENSED SURVEYOR & MAPPER NO. 6553

3/31/2025
DATE

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

(CERTIFICATE OF AUTHORIZATION NO. LB 8071)

NO.	REVISIONS	BY	DATE

DRAWN: M.A.
REVISED:
REVISED:
CHECKED: C.J.H.
APPROVED: C.J.H.
SCALE: 1" = 60'

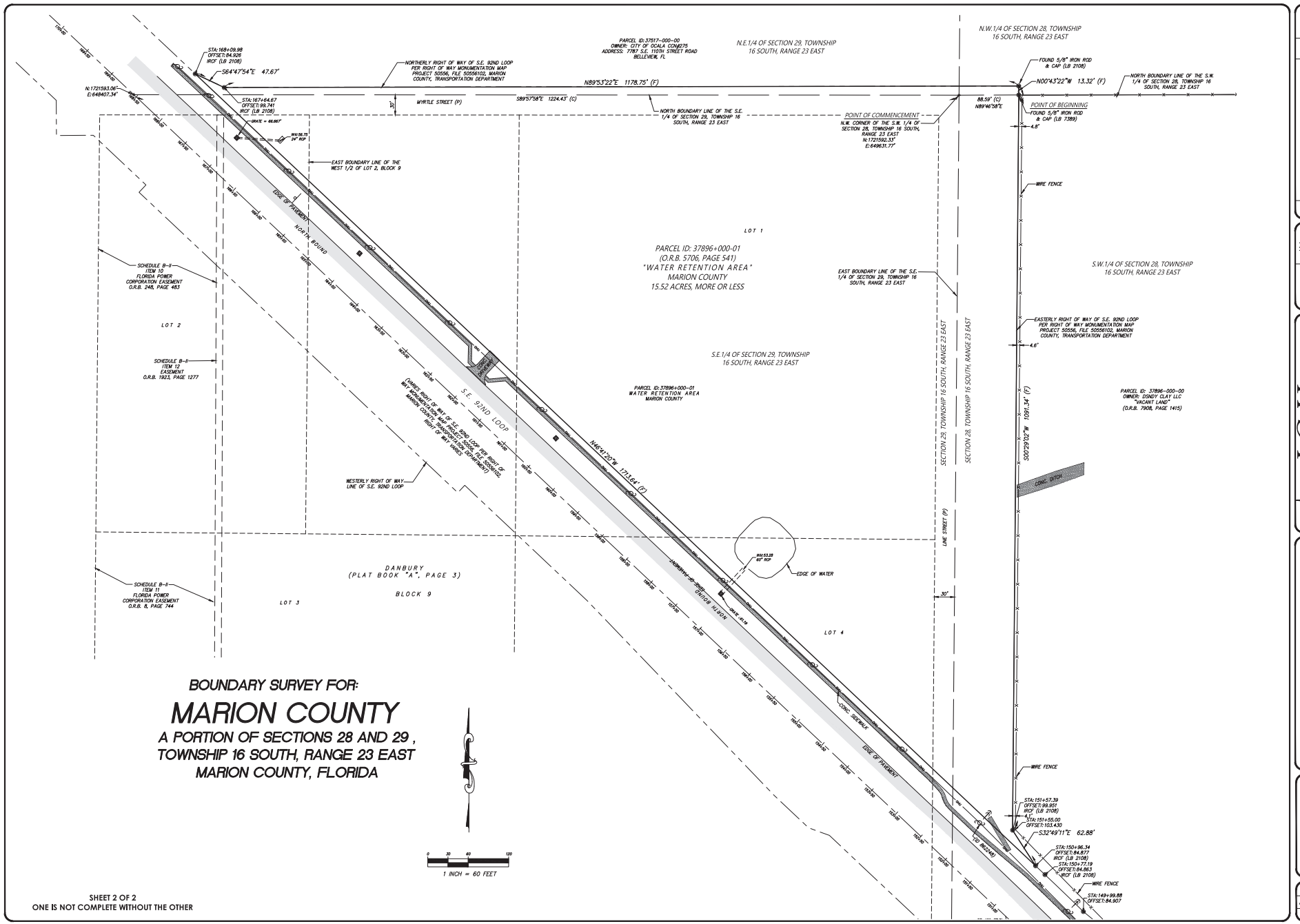
JCH CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 8071
CLERMONT • LAKE COUNTY, FLORIDA
(352) 394-3351 • FAX (352) 394-2469
WWW.JCHCONSULTINGGROUP.COM

PLAT OF BOUNDARY SURVEY
-FOR-
MARION COUNTY

FIELD BOOK/PAGE:
FILE: SANDY CLAY

J.O.# 221730
DWG.# 221730BND PR2
SHT 1 OF 2

Drawing name: Z:\Projects\221730 Sandy Clay, Silver Perry (04 Acres, 37896-000-01)\DWG\Boundary\221730BND (Parcel 2).dwg SHEET 1 Jul 19, 2024 2:10pm bjr Administrator



BOUNDARY SURVEY FOR:

MARION COUNTY

A PORTION OF SECTIONS 28 AND 29 ,
TOWNSHIP 16 SOUTH, RANGE 23 EAST
MARION COUNTY, FLORIDA

SHEET 2 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER

NO.	REVISIONS	BY	DATE

DRAWN: M.A.
REVISED:
REVISED:
CHECKED: C.J.H.
APPROVED: C.J.H.
SCALE: 1" = 60'

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 7389
CLEARWATER • PALM HARBOR • TAMPA • LAKELAND
1630 NE THOMAS STREET, SUITE 203, GAINESVILLE, FLORIDA 32609
PHONE (352) 377-6940 • FAX (352) 377-6991 • WWW.JCHCG.COM

PLAT OF BOUNDARY SURVEY
-FOR-
MARION COUNTY

FIELD BOOK/PAGE:
FILE: SANDY CLAY

J.O.# 221730
DWG.# 221730BND PR2
SHT 2 OF 2

W. JAMES GOODING III
ROBERT W. BATSEL, JR.
ROBERT W. BATSEL
JAMES T. HARTLEY
KENNETH H. MACKAY IV

GOODING & BATSEL
ATTORNEYS AT LAW

1531 SE 36th Avenue
Ocala, Florida 34471
Phone: 352.579.1290
Direct: 352.579.6580
Fax: 352.579.1289
jgooding@lawyersocala.com

October 3, 2025

By Email and Hand Delivery

Ms. Cheryl Weaver, Right of Way Manager
Marion County Board of County Commissioners
412 SE 25th Avenue
Ocala, FL 34471

RE: Plat Vacation of Portion of Danbury

Dear Cheryl:

As you are aware, I represent Sandy Clay, LLC, a Florida limited liability company, which purchased the real property that is the subject of this letter from Marion County.

This is to request Marion County to vacate a portion of the Plat of Danbury as recorded in Plat Book 9001, Page 3, Public Records of Marion County, Florida, which is currently the location of a County DRA.

I have attached to the copy of this letter being hand-delivered, and have uploaded to the Cloud at https://tinyurl.com/4397cxwk [1] the following documents:

1. Letters we have sent to utility companies requesting no objection letters.

2. Copies of responses from all utility companies except for Spectrum, TECO, Cox and Xfinity.

3. Application for Plat Vacation

4. Signed Petition to Vacate a Plat.

5. Exhibit A to include legal description of area proposed to be vacated.

6. Copy of recorded Danbury Plat[2] with portion to be vacated outlined.

7. Title Opinion or Certificate (not more than 20 days old) containing certification that there are no taxes owing on the property.

[1] Long URL is: https://www.dropbox.com/scl/fo/7v7y8pzszi09cia5y2o14/AK4uNlEkEO-Tid0DNgviyeQ?rlkey=uzams32i3qpublr4r0m791l9s&dl=0

[2] In the copy of this letter being hand delivered to you, we are enclosing large copies of this document and of the survey.

8. Marked-up excerpt from a survey of my client's property. We have circled the references to the portions of the Danbury Plat on the survey.

9. Aerial photograph of my client's property so that you can see that the plat was never "active."

10. In the copy of this letter being delivered to you, a check in the amount of $500.00 payable to Marion County, representing the Application fee.

As you recall, vacating this Plat was the responsibility of the County under our agreement but we assumed it. We would, therefore, appreciate the County promptly processing this Application.

Thank you for your anticipated cooperation.

Sincerely,

GOODING & BATSEL, PLLC

/s/ Jimmy Gooding /s/

W. James Gooding III

WJG/ban
Attachments: as stated
cc: Mr. Harvey Vandeven
Mr. Matt Fabian
Mr. Carson Vandeven
(All by email only with attachments)

P:\JG\Vandeven\Sandy Clay\Title\Danbury Vacation\App\Letter to Cheryl Weaver re application.docx

W. JAMES GOODING III
ROBERT W. BATSEL, JR.
ROBERT W. BATSEL
JAMES T. HARTLEY
KENNETH H. MACKAY IV

GOODING & BATSEL
ATTORNEYS AT LAW

1531 SE 36th Avenue
Ocala, Florida 34471
Phone: 352.579.1290
Direct: 352.579.6580
Fax: 352.579.1289
jgooding@lawyersocala.com

April 2, 2025

By Email Only
Utilities on attached Exhibit A

RE: Plat Vacation of Portion of Danbury

Dear Sir:

I represent Sandy Clay, LLC, a Florida limited liability company, which is purchasing the real property that is the subject of this letter.

I have attached digital copies of the following documents:

1. Application for Plat Vacation.

2. Copy of Plat of Danbury as recorded in Plat Book 9001, Page 3, Public Records of Marion County, Florida, with portion of the Plat that we seek to have vacated marked.

3. Survey of the subject property with the portion of it located within the Danbury Subdivision marked.

4. Aerial photograph from County Interactive Map with property delineated.

As you can see, this portion of the Danbury Subdivision has not been developed and is currently the location of a County DRA.

We have attached a proposed Letter of No Objection. We would appreciate your executing it and returning it to us.

Sincerely,

GOODING & BATSEL, PLLC

/s/ Jimmy Gooding /s/

W. James Gooding III

WJG/ban
Attachments: as stated
cc: Mr. Harvey Vandeven
Mr. Matt Fabian
Mr. Carson Vandeven
(All by email only with attachments)

EXHIBIT A
UTILITY PROVIDERS

1. CenturyLink
2. City of Belleview
3. Marion County Utilities
4. Department of Health
5. Duke Energy
6. City of Ocala
7. Spectrum/Charter
8. TECO
9. Cox
10. Xfinity

P:\JG\Vandeven\Sandy Clay\Title\Danbury Vacation\Utility Letters\Letter to County Utilities w Petition 4-2-25.docx

LETTER OF NO OBJECTION

To: City of Ocala - Electric Dept.
Attn: Randy Hahn
rhahn@ocalafl.gov

Date: 4/8/2025

From: W. James Gooding III, Esq.
Gooding & Batsel, PLLC
1531 SE 36th Avenue
Ocala, FL 34471

RE: Plat Vacation Application

Sandy Clay, LLC, a Florida limited liability company intends to petition the Marion County Board of County Commissioners to consider the vacation of a portion of the Plat of Danbury more particularly described as See attached Exhibit A.

Enclosed for your reference and review is a location map highlighting the area to be vacated.

Does City of Ocala (Electric) (Utility Company Name) object to the proposed Plat Vacation? ☐ Yes ☑ No

If yes, please explain below:

Signature

Electric Engineering Manager
Title

Randolph Hahn
Print Name

4/8/2025
Date

Enclosures:
Location Map

Form PV-UL

MARION COUNTY UTILITIES
LETTER OF NO OBJECTION

To: Development Review Officer
Marion County Utilities
11800 SE U.S. Highway 441
Belleview, FL 34420
Utilities@marionfl.org
Phone: 352-307-6168
Fax: 352-307-4623 Heather.Proctor@MarionFL.org

Date: 4/2/25

From: W. James Gooding III, Esq.
Gooding & Batsel, PLLC
1531 SE 36th Avenue
Ocala, FL 34471
BANDE@lawyersocala.com

RE: Plat Vacation Application

Sandy Clay, LLC, a Florida limited liability company intends to petition the Marion County Board of County Commissioners to consider the vacation of a portion of the Plat of Danbury more particularly described as See attached Exhibit A.

Enclosed for your reference and review is a location map highlighting the area to be vacated.

FOR COUNTY USE ONLY

Does Marion County Utilities object to the proposed Plat Vacation? ☐ Yes ☒ No
If yes, please explain below.

Please specify below the Utility Company(s) that Marion County Utilities requires a "No Objection" letter from, if any:

City of Belleview Utilities

Signature

Deputy Director
Title

Joshua Kramer
Print Name

4/3/25
Date

Enclosures: Location Map

Form PV-MCU

5/20/25

Gooding and Batsel, PLLC

P865563
No Reservations/No Objection

SUBJECT: Vacation request for portion of the platted easements within the areas shown on the attached exhibit.

To Whom It May Concern:

LUMEN d/b/a CENTURYLINK ("CenturyLink") has reviewed the request for the subject vacation and has determined that it has no objection to this request; if we can keep the easement area marked with 2 blue lines on page 3 and commented by AB86797 because we do have underground copper in this area. See Item 12. with respect to the areas proposed for vacation as shown and/or described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference.

It is the intent and understanding of CenturyLink that this Vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

This vacation response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the vacated area as described, the Applicant will bear the cost of relocation and repair of said facilities. If you have any questions, please contact Tyler Bays at tyler.bays@lumen.com or nre.easement@lumen.com.

Sincerely yours,

Tyler Bays
Network Infrastructure Services
Lumen
P865563

BOUNDARY SURVEY FOR:

MARION COUNTY

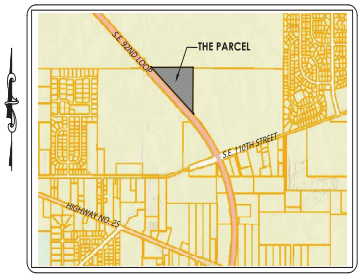
A PORTION OF SECTIONS 28 AND 29 , TOWNSHIP 16 SOUTH, RANGE 23 EAST
MARION COUNTY, FLORIDA

LEGEND AND ABBREVIATIONS:

±	MORE OR LESS
EL.	ELEVATION
LB	LICENSED BUSINESS
NO.	NUMBER
LS	LAND SURVEYOR
I.D.	IDENTIFICATION
ORB	OFFICIAL RECORDS BOOK
℄	CENTERLINE
R	RADIUS
L	ARC LENGTH
Δ	DELTA (CENTRAL ANGLE)
(P)	PLAT MEASURE
(D)	DEED MEASURE
(C)	CALCULATED MEASURE
C.D.	CHORD LENGTH
C.B.	CHORD BEARING
POC	POINT ON CURVE
POL	POINT ON LINE
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PI	POINT OF INTERSECTION
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
DIP	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
HDPE	HIGH DENSITY POLYETHYLENE
NAVD	NORTH AMERICAN VERTICAL DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
PB	PLAT BOOK
ORB	OFFICIAL RECORDS BOOK
PG(S)	PAGE(S)
R/W	RIGHT OF WAY
ESMT.	EASEMENT
SEC	SECTION
FND	FOUND
REC	RECOVERED
CCR	CERTIFIED CORNER RECORD
RLS	REGISTERED LAND SURVEYOR
CM	CONCRETE MONUMENT
IRCF	FOUND 5/8" IRON ROD AND CAP
IRCS	SET 5/8" IRON ROD AND CAP
IP	IRON PIPE
CLF	CHAIN LINK FENCE
●	FOUND 5/8" IRON ROD & CAP (AS NOTED)
⊡	FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)
⊙	FOUND OCTAGONAL CONCRETE MONUMENT (AS NOTED)
⊕	CONTROL/BENCHMARK AS DESCRIBED
▥	CURB INLET GRATE
⊕▥	CATCH BASIN
Ⓜ	STORM MANHOLE
⌧	MITERED END SECTION
▩	YARD DRAINAGE
Ⓢ	SANITARY MANHOLE
Ⓒ	SANITARY CLEANOUT
Ⓔ	ELECTRIC MANHOLE
⊛	ELECTRIC METER
■	ELECTRIC RISER BOX
■	CABLE TELEVISION RISER BOX
■	TELEPHONE RISER BOX
■	UTILITY RISER
⊛	WELL
⊻	WATER SPIGOT
⋈	IRRIGATION CONTROL VALVE
■	WATER METER
⋈	WATER VALVE
♢	FIRE HYDRANT
⟹	BACK FLOW PREVENTER
❄	AIR CONDITIONER PAD
⋈	GAS VALVE
■	GAS METER
◬	GAS LINE MARKER
⊹	CONCRETE UTILITY POLE
⊹	METAL UTILITY POLE
⊹	WOOD UTILITY POLE
←	UTILITY POLE GUY ANCHOR
☼	LIGHT POLE
◀	SPOT/GROUND LIGHT
▣	ELECTRIC TRANSFORMER
▣	ELECTRIC VAULT
⚑	WETLAND FLAG
⊣	SIGN
●	BOLLARD
⚐	FLAG POLE
◘	MAILBOX
Ⓟ	PEDESTRIAN CROSSING LIGHT
——\———	LINE BREAK
—x—x—	FENCE LINE AS NOTED
——T/B———	APPROXIMATE TOP OF BANK
——T/B———	APPROXIMATE TOE OF SLOPE
——100———	EXISTING CONTOUR
——OHU———	OVERHEAD UTILITY
==========	STORM DRAINAGE LINE

VICINITY MAP:

NOT TO SCALE



SHEET 1 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER

SURVEY NOTES:

1. DATE OF FIELD SURVEY: SEPTEMBER 1, 2023.
2. SUBJECT TO RIGHT OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD THAT ARE NOT IN THE PROVIDED COMMITMENT PER AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER:11033346.54, ISSUING AGENT: FLORIDA FIRST TITLE & TRANSACTION SERVICES, LLC, ISSUING OFFICE FILE NUMBER: 24109, BEARING A COMMITMENT DATE OF MAY 21, 2024. RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
3. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.
4. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12083C0735D, EFFECTIVE DATE OF AUGUST 28, 2008. HE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONES "X" AN AREA OF REDUCE FLOOD HAZARD.
5. NORTH–SOUTH AND EAST–WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
6. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
8. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.
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FIRST AMERICAN TITLE INSURANCE COMPANY
MARION COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA
FLORIDA FIRST TITLE & TRANSACTION, SERVICES, LLC
GOODING & BATSEL, PLLC

LEGAL DESCRIPTION: (PARCEL 1 AS SURVEYED)

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NOTES CORRESPONDING TO SCHEDULE B-2 ITEMS:

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PROPERTY DATA:

PARCEL ID: 37896+000–01
OWNER: MARION COUNTY
"WATER RETENTION AREA"

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J17.050–.052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CHRISTOPHER J. HOWSON — 3/31/2025
FLORIDA LICENSED SURVEYOR & MAPPER NO. 6553 — DATE

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

(CERTIFICATE OF AUTHORIZATION NO. LB 8071)

NO.	REVISIONS	BY	DATE

DRAWN: M.A.
REVISED:
REVISED:
CHECKED: C.J.H.
APPROVED: C.J.H.
SCALE: 1" = 60'

JCH CONSULTING GROUP, INC.
LAND DEVELOPMENT & SURVEYING & MAPPING
PLANNING & ENGINEERING
CERTIFICATE OF AUTHORIZATION NO. 27 FL
10440 SW 80TH PLACE, OCALA, FLORIDA 34481
(352) 854-4675 WWW.JCHCONSULTINGGROUP.COM

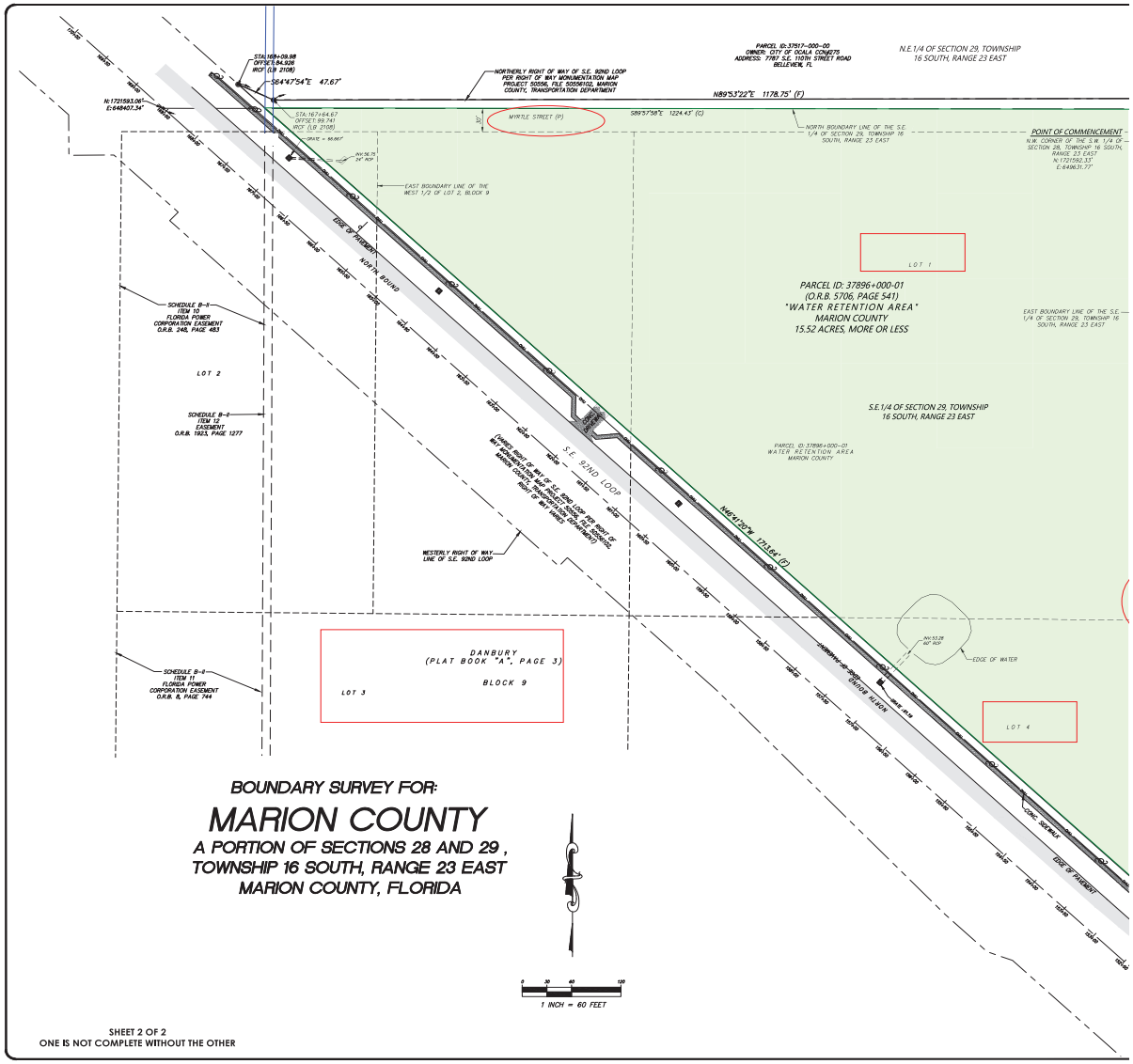
PLAT OF BOUNDARY SURVEY
-FOR-
MARION COUNTY

FIELD BOOK/PAGE:
FILE: SANDY CLAY

J.C.H. # 221730
DWG # 221730BND PR2
SHT 1 OF 2

Drawing name: S:\Projects\221730 Sandy Clay, Baker Perry Rd Acres, 37896-000-01\SURVEY\Boundary\221730BND (Parcel 1).dwg SHEET 1 Jul 19, 2024 2:18pm by: AshleyKistler

(Exhibit A)



SHEET 2 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER

LETTER OF NO OBJECTION

To: Duke Energy
vacate@duke-energy.com

Date: April 4, 2025

From: W. James Gooding III, Esq.
Gooding & Batsel, PLLC
1531 SE 36th Avenue
Ocala, FL 34471

RE: Plat Vacation Application

Sandy Clay, LLC, a Florida limited liability company intends to petition the Marion County Board of County Commissioners to consider the vacation of a portion of the Plat of Danbury more particularly described as
See attached Survey prepared by JCH Consulting Group, Inc., J.O.# 221730, attached hereto and by this reference made a part hereof.

Enclosed for your reference and review is a location map highlighting the area to be vacated.

Does Duke Energy (Utility Company Name) object to the proposed Plat Vacation? ☐ Yes ☑ No

If yes, please explain below:

Irma Cuadra
Signature

Sr. Research Specialist
Title

Irma Cuadra
Print Name

April 4, 2025
Date

Enclosures:
Location Map

Form PV-UL

BOUNDARY SURVEY FOR:

MARION COUNTY

A PORTION OF SECTIONS 28 AND 29 , TOWNSHIP 16 SOUTH, RANGE 23 EAST
MARION COUNTY, FLORIDA

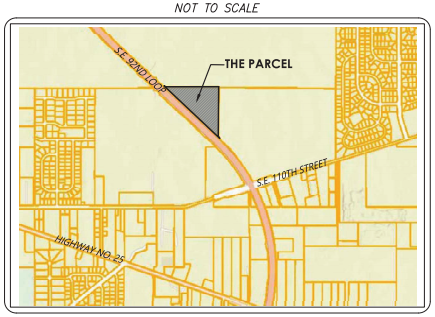
LEGEND AND ABBREVIATIONS:

±	MORE OR LESS
EL.	ELEVATION
LB	LICENSED BUSINESS
NO.	NUMBER
L.S	LAND SURVEYOR
I.D.	IDENTIFICATION
ORB	OFFICIAL RECORDS BOOK
℄	CENTERLINE
R	RADIUS
L	ARC LENGTH
Δ	DELTA (CENTRAL ANGLE)
(P)	PLAT MEASURE
(D)	DEED MEASURE
(C)	CALCULATED MEASURE
C.D.	CHORD LENGTH
C.B.	CHORD BEARING
POC	POINT ON CURVE
POL	POINT ON LINE
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PI	POINT OF INTERSECTION
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
DIP	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
HDPE	HIGH DENSITY POLYETHYLENE
NAVD	NORTH AMERICAN VERTICAL DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
PB	PLAT BOOK
ORB	OFFICIAL RECORDS BOOK
PG(S)	PAGE(S)
R/W	RIGHT OF WAY
ESMT	EASEMENT
SEC	SECTION
FND	FOUND
REC	RECOVERED
CCR	CERTIFIED CORNER RECORD
RLS	REGISTERED LAND SURVEYOR
CM	CONCRETE MONUMENT
IRCF	FOUND 5/8" IRON ROD AND CAP
IRCS	SET 5/8" IRON ROD AND CAP
IP	IRON PIPE
CLF	CHAIN LINK FENCE

- FOUND 5/8" IRON ROD & CAP (AS NOTED)
- FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)
- FOUND OCTAGONAL CONCRETE MONUMENT (AS NOTED)
- CONTROL/BENCHMARK AS DESCRIBED
- CURB INLET GRATE
- CATCH BASIN
- STORM MANHOLE
- MITERED END SECTION
- YARD DRAINAGE
- SANITARY MANHOLE
- SANITARY CLEANOUT
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC RISER BOX
- CABLE TELEVISION RISER BOX
- TELEPHONE RISER BOX
- UTILITY RISER
- WELL
- WATER SPIGOT
- IRRIGATION CONTROL VALVE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- BACK FLOW PREVENTER
- AIR CONDITIONER PAD
- GAS VALVE
- GAS METER
- GAS LINE MARKER
- CONCRETE UTILITY POLE
- METAL UTILITY POLE
- WOOD UTILITY POLE
- UTILITY POLE GUY ANCHOR
- LIGHT POLE
- SPOT/GROUND LIGHT
- ELECTRIC TRANSFORMER
- ELECTRIC VAULT
- WETLAND FLAG
- SIGN
- BOLLARD
- FLAG POLE
- MAILBOX
- PEDESTRIAN CROSSING LIGHT
- LINE BREAK
- FENCE LINE AS NOTED
- APPROXIMATE TOP OF BANK
- APPROXIMATE TOE OF SLOPE
- EXISTING CONTOUR
- OVERHEAD UTILITY
- STORM DRAINAGE LINE

VICINITY MAP:

NOT TO SCALE



SHEET 1 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER

SURVEY NOTES:

1. DATE OF FIELD SURVEY: SEPTEMBER 1, 2023.
2. SUBJECT TO RIGHT OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD THAT ARE NOT IN THE PROVIDED COMMITMENT PER AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER:110334634, ISSUING AGENT: FLORIDA FIRST TITLE & TRANSACTION SERVICES, LLC, ISSUING OFFICE FILE NUMBER:24109, BEARING A COMMITMENT DATE OF MAY 21, 2024. RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
3. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.
4. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12083C0735D, EFFECTIVE DATE OF AUGUST 28, 2008. HE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONES "X" AN AREA OF REDUCE FLOOD HAZARD.
5. NORTH–SOUTH AND EAST–WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
6. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
8. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.
9. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
10. EXCEPT AS SHOWN HEREON, THERE IS NO VISIBLE EVIDENCE OF EASEMENTS OR RIGHTS OF WAY ACROSS SUBJECT PROPERTY.
11. RIGHT OF WAY FOR S.E. 92ND LOOP IS BASED ON RIGHT OF WAY MONUMENTATION MAP PROJECT 50556, FILE 50556102, MARION COUNTY, TRANSPORTATION DEPARTMENT.

CERTIFICATIONS:

SANDY CLAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY
MARION COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA
FLORIDA FIRST TITLE & TRANSACTION, SERVICES, LLC
GOODING & BATSEL, PLLC

LEGAL DESCRIPTION: (PARCEL 1 AS SURVEYED)

(PER FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 110334634, ISSUING AGENT: FLORIDA FIRST TITLE & TRANSACTION SERVICES, LLC, ISSUING OFFICE FILE NUMBER:24109, BEARING A COMMITMENT DATE OF MAY 21, 2024)

A PORTION OF BLOCK 9, LINE STREET, AND MYRTLE STREET OF DANBURY, AS PLAT THEREOF RECORDED IN PLAT BOOK A, PAGE 3, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA BEING IN SECTIONS 28 AND 29, TOWNSHIP 16 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED:

COMMENCE AT THE N.W. CORNER OF THE S.W. 1/4 OF SAID SECTION 28, TOWNSHIP 16 SOUTH, RANGE 23 EAST; THENCE ALONG THE NORTH LINE OF SAID S.W. 1/4 OF SECTION 28, N.89°46'58"E., 88.59 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE, ALONG THE EASTERLY BOUNDARY LINE OF S.W. 92 LOOP PER RIGHT OF WAY MONUMENTATION MAP, PROJECT 50556, FILE 50556102, MARION COUNTY, TRANSPORTATION DEPARTMENT, THE FOLLOWING TWO (2) COURSES: (1) S.00°29'02"W., 1,091.34 FEET; (2) THENCE S.32°49'11"E., 62.88 FEET; THENCE DEPARTING SAID EASTERLY BOUNDARY, N.46°41'20"W., 1,713.64 FEET TO THE NORTHERLY BOUNDARY LINE OF THE AFOREMENTIONED S.W. 92 LOOP RIGHT OF WAY; THENCE ALONG SAID NORTHERLY AND EASTERLY RIGHT OF WAY THE FOLLOWING THREE (3) COURSES: (1) S.64°47'54"E., 47.67 FEET; (2) THENCE N.89°53'22"E., 1,178.75 FEET; (3) THENCE S.00°43'22"E., 13.32 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 15.52 ACRES, MORE OR LESS.

NOTES CORRESPONDING TO SCHEDULE B-2 ITEMS:

ABSTRACT INFORMATION WAS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 110334634 ISSUING AGENT: FLORIDA FIRST TITLE & TRANSACTION SERVICES, LLC, ISSUING OFFICE FILE NUMBER:24109, BEARING A COMMITMENT DATE OF MAY 21, 2024. THE FOLLOWING SCHEDULE B–II ITEMS ARE NOTED RELATIVE TO PARCEL:

ITEM 9: MATTERS APPEARING ON THE PLAT RECORDED IN A, PAGE(S) 3, INCLUDING, BUT NOT LIMITED TO, ANY BUILDING SETBACK LINES AND/OR EASEMENTS LYING WITHIN THE LOT(S) DESCRIBED IN SCHEDULE "A". AFFECTS THE SUBJECT PARCEL AND IS DEPICTED HEREON.

ITEM 10: EASEMENT GRANTED TO FLORIDA POWER CORPORATION BY INSTRUMENT RECORDED IN BOOK 248, PAGE 483. DOES NOT AFFECTS THE SUBJECT PARCEL AND IS DEPICTED HEREON.

ITEM 11: EASEMENT RECORDED IN CIVIL RECORDS BOOK 8, PAGE 744. DOES NOT AFFECTS THE SUBJECT PARCEL AND IS DEPICTED HEREON.

ITEM 12: EASEMENT RECORDED IN BOOK 1923, PAGE 1277. DOES NOT AFFECTS THE SUBJECT PARCEL AND IS DEPICTED HEREON.

ITEM 13: AGREEMENT CONCERNING EXCHANGE OF PARCELS AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 8298, PAGE 28. DOES NOT AFFECTS THE SUBJECT PARCEL AND IS NOT DEPICTED HEREON.

ITEM 14: RESOLUTION NO. 24–R–117 AS RECORDED IN BOOK 8298, PAGE 46. AFFECTS THE SUBJECT PARCEL AND IS NOT DEPICTED HEREON.

PROPERTY DATA:

PARCEL ID: 37896+000–01
OWNER: MARION COUNTY
"WATER RETENTION AREA"

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J17.050–.052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CHRISTOPHER J. HOWSON
FLORIDA LICENSED SURVEYOR & MAPPER NO. 6553

3/31/2025
DATE

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

(CERTIFICATE OF AUTHORIZATION NO. LB 8071)

NO.	REVISIONS	BY	DATE

DRAWN: M.A.
REVISED:
REVISED:
CHECKED: C.J.H.
APPROVED: C.J.H.
SCALE: 1" = 60'

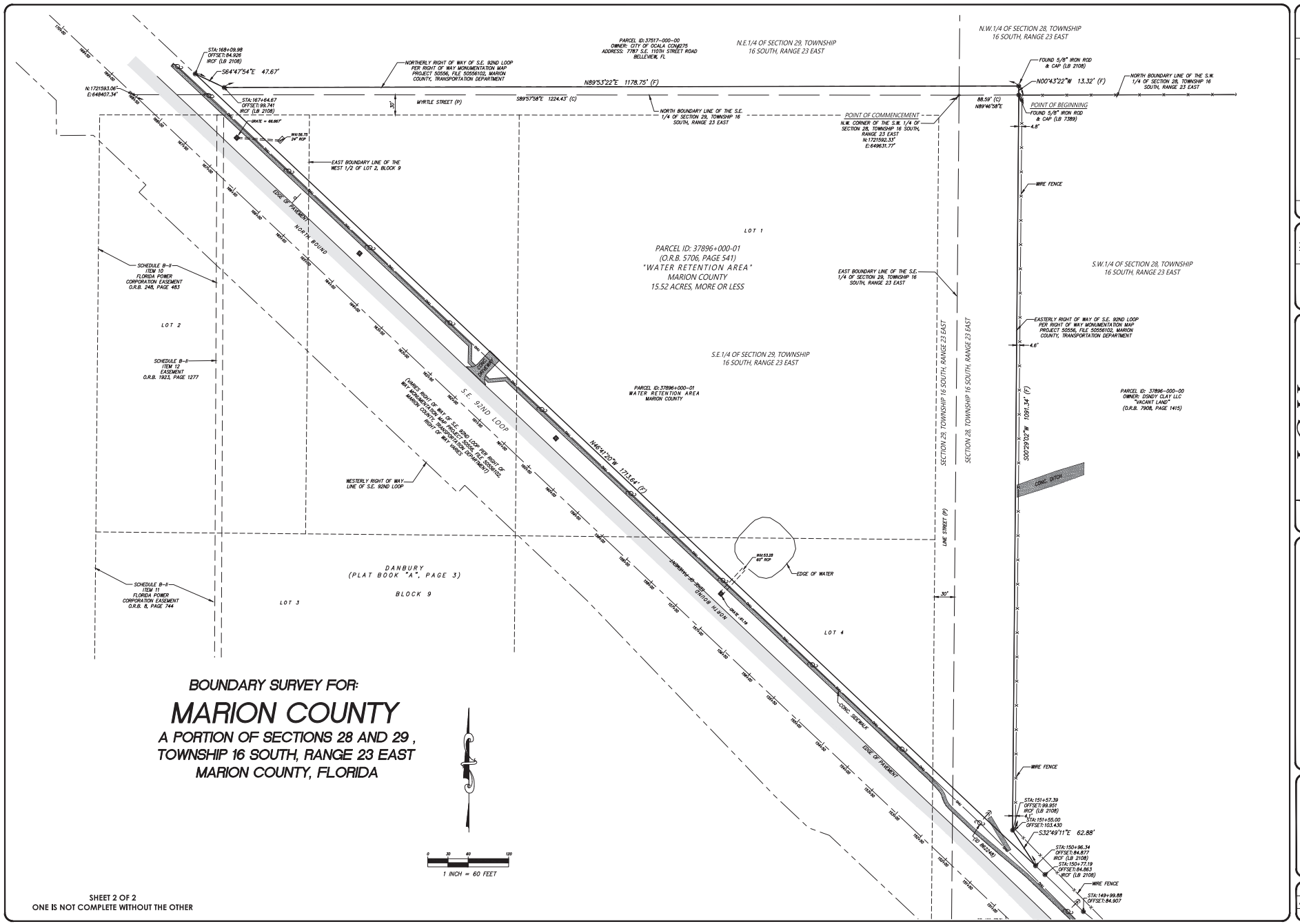
JCH CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 8071
CHRISTOPHER J. HOWSON, P.S.M.
LICENSED FLORIDA SURVEYOR & MAPPER NO. 6553
10140 NW 116TH WAY, SUITE 8, MEDLEY, FL 33178
PHONE: (305) 477-6406 • FAX: (305) 477-6472

PLAT OF BOUNDARY SURVEY
-FOR-
MARION COUNTY

FIELD BOOK/PAGE:
FILE: SANDY CLAY

J.O.# 221730
DWG.# 221730BND PR2
SHT 1 OF 2

Drawing name: Z:\Projects\221730 Sandy Clay, Silver Penny (04 Acres, 37896-000-01)\DWG\Boundary\221730BND (Parcel 2).dwg SHEET 1 Jul 18, 2024 2:10pm bjr Administrator



BOUNDARY SURVEY FOR:

MARION COUNTY

A PORTION OF SECTIONS 28 AND 29 ,
TOWNSHIP 16 SOUTH, RANGE 23 EAST
MARION COUNTY, FLORIDA

SHEET 2 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER

NO.	REVISIONS	BY	DATE

DRAWN: M.A.
REVISED:
REVISED:
CHECKED: C.J.H.
APPROVED: C.J.H.
SCALE: 1" = 60'

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING
FLORIDA & ALABAMA
CERTIFICATE OF AUTHORIZATION NO. LB 7313
10 SW 27TH STREET OCALA, FLORIDA 34471
PHONE (352) 629-8649 FAX (352) 629-8651

PLAT OF BOUNDARY SURVEY
-FOR-
MARION COUNTY

FIELD BOOK/PAGE:
FILE: SANDY CLAY

J.O.# 221730
DWG.# 221730BND PR2
SHT 2 OF 2

DEPARTMENT OF HEALTH
LETTER OF NO OBJECTION

To: **Evan Searcy**
Department of Health
1801 SE 32nd Ave
Ocala, FL 34471
(352) 644-2623
Evan.Searcy@FLHealth.gov

Date: 4/14/2025

From: W. James Gooding III, Esq.
Gooding & Batsel, PLLC
1531 SE 36th Avenue
Ocala, FL 34471

RE: Plat Vacation Application

Sandy Clay, LLC, a Florida limited liability company intends to petition the Marion County Board of County Commissioners to consider the vacation of a portion of the Plat of Danbury more particularly described as See attached Exhibit A.

Enclosed for your reference and review is a location map highlighting the area to be vacated.

FOR COUNTY USE ONLY

Does DOH-Marion (Utility Company Name) object to the proposed Plat Vacation? ☐ Yes ☑ No

If yes, please explain below:

Signature

Environmental **Administrator**
Title

Evan Searcy
Print Name

4/14/2025
Date

Enclosures: Location Map

Form PV-DH

CITY OF BELLEVIEW

City with Small Town Charm
www.belleviewfl.org

Public Works
5525 SE 119th St.
Belleview, FL 34420
Office: 352-245-7021
Fax: 352-307-7708

July 21, 2025

W. James Gooding III, Esq.
c/o Gooding & Batsel, PLLC
1531 SE 36th Avenue
Ocala, FL 34471

RE: Plat Vacation Application - Danbury

To Whom It May Concern:

This letter is in reference to Sandy Clay, LLC a Florida limited liability company and their intention to petition the Marion County Board of Commissions to consider the vacation of a portion of the Plat of Danbury. City of Belleview has no objection to the proposed plat vacation.

If you have any questions or concerns, please call me at 352-233-2115 or email BTitterington@belleviewfl.org.

Thank you,

L.R. "Bob" Titterington
Director, Public Works
City Engineer

LETTER OF NO OBJECTION

To: City of Belleview
Attn: Sage Dick
5525 SE 119th Street
Belleview, FL 34420

Date: 07/21/2025

From: W. James Gooding III, Esq.
Gooding & Batsel, PLLC
1531 SE 36th Avenue
Ocala, FL 34471

RE: Plat Vacation Application

Sandy Clay, LLC, a Florida limited liability company intends to petition the Marion County Board of County Commissioners to consider the vacation of a portion of the Plat of Danbury more particularly described as See attached Exhibit A.

Enclosed for your reference and review is a location map highlighting the area to be vacated.

Does City of Belleview (Utility Company Name) object to the proposed Plat Vacation? ☐ Yes ☑ No

If yes, please explain below:

N/A

Signature

Public Works Director, City Engineer
Title

L.R. Bob Titterington
Print Name

07/21/2025
Date

Enclosures:
Location Map

Form PV-UL

W. JAMES GOODING III
ROBERT W. BATSEL, JR.
ROBERT W. BATSEL
JAMES T. HARTLEY
KENNETH H. MACKAY IV

GOODING & BATSEL
ATTORNEYS AT LAW

1531 SE 36th Avenue
Ocala, Florida 34471
Phone: 352.579.1290
Direct: 352.579.6580
Fax: 352.579.1289
jgooding@lawyersocala.com

October 3, 2025

Marion County Engineering Department
412 SE 25th Avenue
Ocala, Florida 34471

RE: Title Opinion for Partial Vacation of Plat of Danbury

Dear Sir:

This title opinion and certification is submitted pursuant to the "Marion County Plat Vacation Checklist," and concerns the real property described on the attached **Exhibit A**.

It is my opinion, and I hereby certify, as follow:

1. **Ownership**. The owner of the property that is the subject of the plat is Sandy Clay, LLC, a Florida limited liability company.

2. **Mortgages or Liens**. The property is encumbered by the following: None.

3. **Taxes**. The property is being taxed as part of Tax Parcel ID number: 37896+000-01. The property was owned by Marion County until April 2025 and thus, was exempt from taxation; therefore, no taxes are currently owing on the property.

4. **Basis for Opinion**. This opinion and certification is based upon the following:

   4.1. Title Insurance Policy issued by First American Title Insurance Company, Policy #: 50140212-0246430e, with an effective date of April 23, 2025.

   4.2. My search of the public records on the webpage of the Clerk of Circuit Court of Marion County, last performed on October 3, 2025 (records verified through October 2, 2025).

Please let me know if you have any questions.

Sincerely,

GOODING & BATSEL, PLLC

/s/ Jimmy Gooding /s/

W. James Gooding III

WJG/ban

EXHIBIT A
PORTIONS OF PLAT TO BE VACATED

That portion of Lot 1, 2 and 4, and of Lime Street and Myrtle Street, in that portion of Danbury, as per plat thereof recorded in Plat Book 9001, Page 3, public records of Marion County, Florida, located in Section 29, Township 16 South, Range 23 East, Marion County, Florida, lying north and east of the right of way for SE 92nd Loop Road as set forth on the "Southeast 92nd Loop from State Road 500 (US 27/441) to State Road 35 (Baseline Road) Right-of-Way Monumentation Map" as recorded in Road Book 2, page 255, public records of Marion County, Florida.

P:\JG\Vandeven\Sandy Clay\Title\Danbury Vacation\Plat Vacation Title Opinion Letter.docx

EXHIBIT A.

That portion of Lot 1, 2 and 4, and of Lime Street and Myrtle Street, in that portion of Danbury, as per plat thereof recorded in Plat Book 9001, Page 3, public records of Marion County, Florida, located in Section 29, Township 16 South, Range 23 East, Marion County, Florida, lying north and east of the right of way for SE 92nd Loop Road as set forth on the "Southeast 92nd Loop from State Road 500 (US 27/441) to State Road 35 (Baseline Road) Right-of-Way Monumentation Map" as recorded in Road Book 2, page 255, public records of Marion County, Florida.

P:\JG\Vandeven\Sandy Clay\Title\Danbury Vacation\Vacation Description.docx

Marion County

Development Review Committee

Agenda Item

File No.: 2025-21049 **Agenda Date:** 10/20/2025 **Agenda No.:** 6.6.

SUBJECT:
Enclosure - Waiver Request to Major Site Plan
Project #2025090015 #33346 Parcel #3651-006-004
Kristen Wrestling

This item was tabled at the September 22, 2025, DRC Meeting.

LDC 2.21.1.A(1) - Major Site Plan
CODE states a Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds:
(1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet.
APPLCANT requests a waiver for 24 feet by 44 feet patio extension with enclosure.

September 19, 2025

PROJECT NAME: ENCLOSURE
PROJECT NUMBER: 2025090015
APPLICATION: DRC WAIVER REQUEST #33346

1 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Defer to Stormwater.

2 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Defer to Stormwater.

3 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Parcel 3651-006-004 is within the Legendary Trails POA Utility area. Marion County Utilities has no concerns or comments regarding the enclosure expansion, as no additional flows are proposed for the local utility.
The parcel is located within the Primary Springs Protection Zone and outside of the Urban Growth Boundary.

4 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: CONDITIONAL APPROVAL subject to working with Stormwater staff under the following conditions: 1) The applicant must provide stormwater control of the additional runoff from the impervious coverage at the 100-year, 24-hour storm from the total impervious overage on the property. 2) A permit/inspection hold will be in effect until a sketch of the proposed stormwater controls is provided to Stormwater and approved. 3) A Final Hold will be in effect until: a) Stormwater staff conducts a final inspection. Please note that stormwater controls and all disturbed areas must have vegetative cover established at time of final inspection. b) The applicant must provide a final sketch, noting the horizontal extents and volume capacity of the stormwater controls.
The applicant owns a 0.77-acre parcel (PID 3651-006-004) and according to the MCPA, there is approximately 6,657 sf existing impervious area on-site. The applicant is proposing to add 1,056 sf for a patio extension. The total existing and proposed impervious area is 7,713 sf. The site will be approximately 3,113 sf over the allowed 4,600 sf per the LEGENDARY TRAILS Subdivision. There are no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. The HOA/POA has provided a letter of no-objection to the project. Staff recommends approval with conditions.

AR# 33346

Marion County
Board of County Commissioners
Office of the County Engineer
412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Fax: 352-671-8687

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 9/8/2025 Parcel Number(s): 3651-006-004 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Enclosure Commercial ☐ Residential ☑
Subdivision Name (if applicable): _____
Unit _____ Block F Lot 4 Tract _____

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

Name (print): Kristen Westlin
Signature: _____
Mailing Address: 2615 SE 77th street City: Ocala
State: FL Zip Code: 34480 Phone # 201-874-7349
Email address: Kasm649@hotmail.com

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

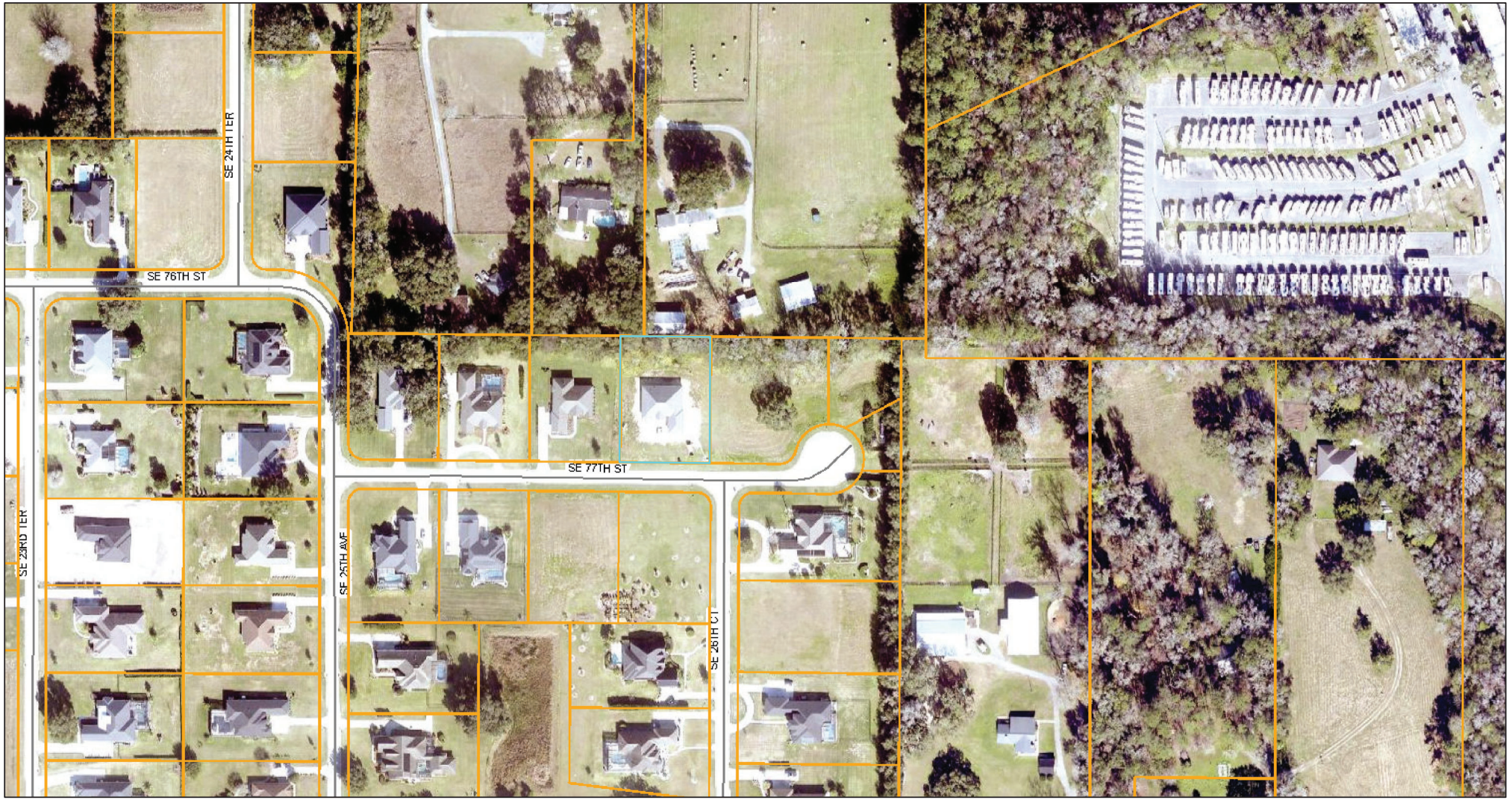
Firm Name (if applicable): _____ Contact Name: Same as above
Mailing Address: _____ City: _____
State: _____ Zip Code: _____ Phone # _____
Email address: _____

D. WAIVER INFORMATION:
Section & Title of Code (be specific): 2.2.1.1.A Major Site Plan
Reason/Justification for Request (be specific): Patio extension with enclosure (24' by 44')

DEVELOPMENT REVIEW USE:
Received By: Kristen Date Processed: 09/08/2025 Project # 2025-09-0015 AR # 33346

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): _____

MCBCC Interactive Map - Internal



9/16/2025, 11:54:03 AM

Parcels
Marion County
Streets
Aerial 2024
Red: Band_1
Green: Band_2
Blue: Band_3

1:2,257

0 0.03 0.05 0.1 mi
0 0.04 0.07 0.15 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Marion County BOCC

MCBCC IT/GIS

FOR INTERNAL COUNTY USE ONLY: MAY CONTAIN CONFIDENTIAL INFORMATION. IMPROPER DISCLOSURE MAY RESULT IN CRIMINAL PENALTIES (F.S.119.10).

Marion County
Board of County Commissioners

Growth Services • Planning and Zoning
710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2600
Fax: 352-438-2601

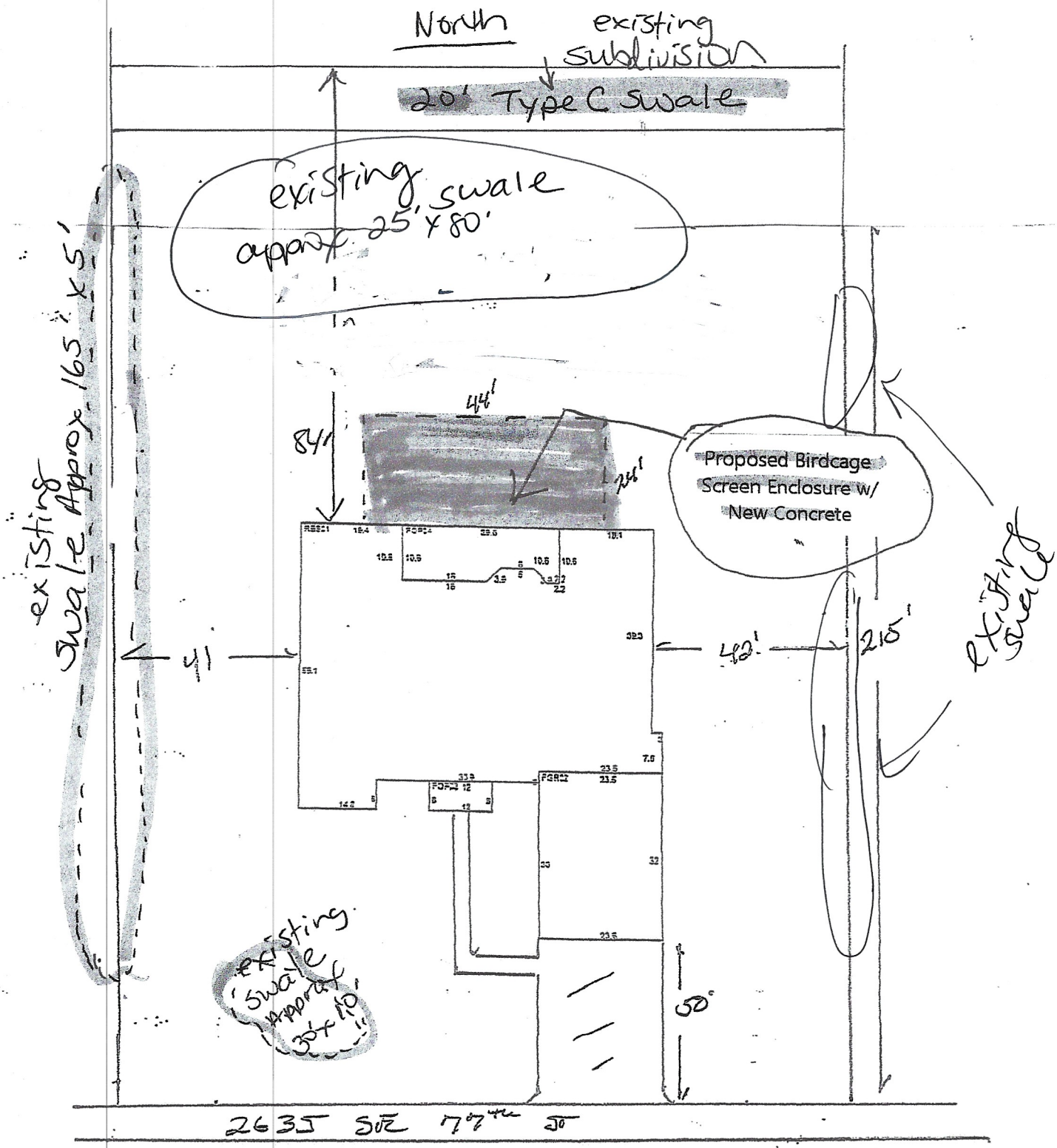
Bird cage screen room
Permit # 2025061972

2635 SE 77th St.

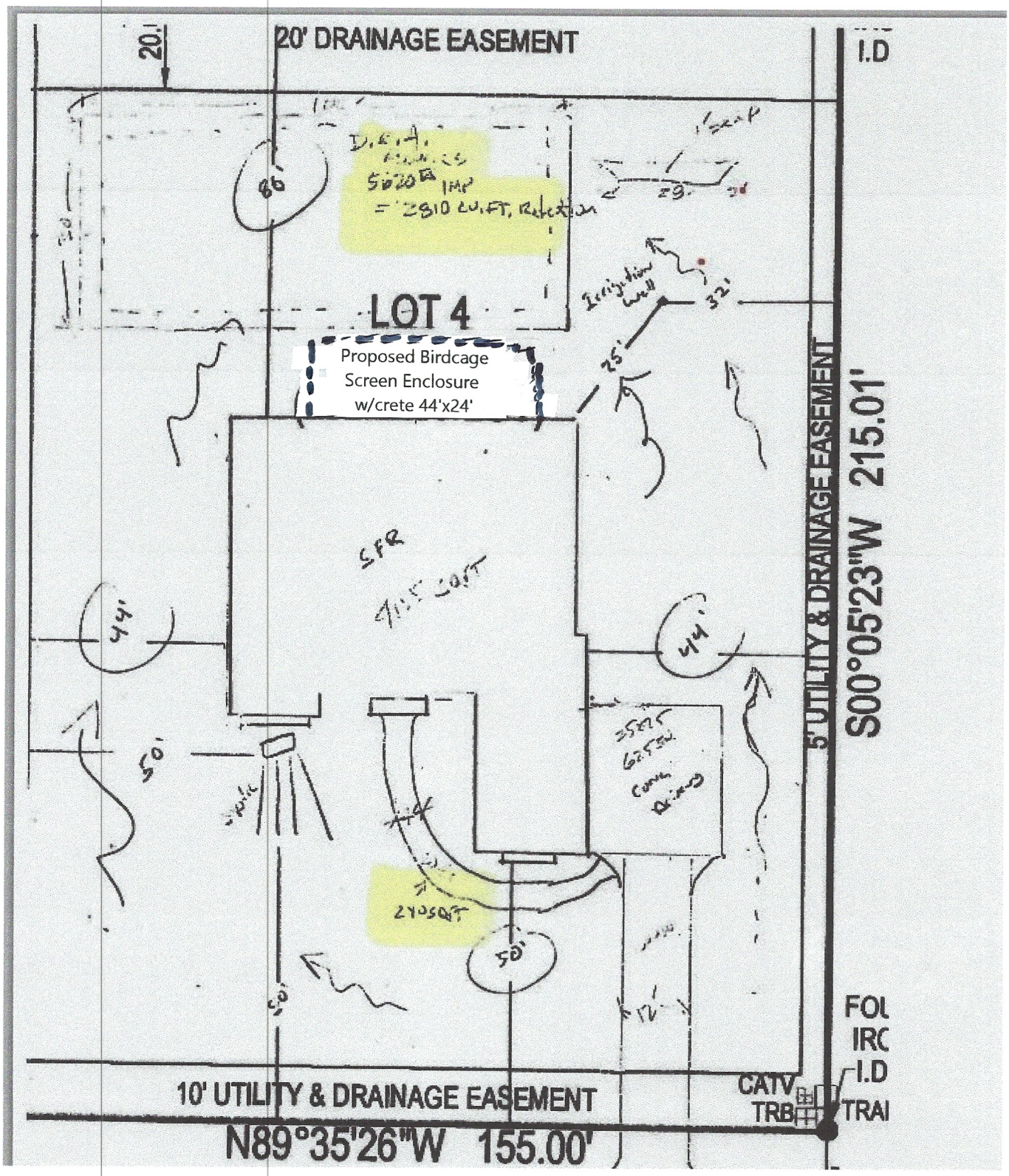
SITE PLAN

State of Florida Department of Health & Marion County Building, Zoning and 9-1-1 Management

Parcel No. 3651-006-004 Scale: NOT TO Scale



Site Plan Submitted By: Aluma-Tec Remodeling Inc Date: 5/12/25


20'
20' DRAINAGE EASEMENT
I.D
LOT 4
Proposed Birdcage
Screen Enclosure
w/crete 44'x24'
SFR
44'
44'
50'
50'
50'
5' UTILITY & DRAINAGE EASEMENT
S00°05'23"W 215.01'
10' UTILITY & DRAINAGE EASEMENT
N89°35'26"W 155.00'
CATV
TRB
FOU
IRC
I.D
TRAI

Applicant Name (Owner): KRISTEN WESTLING

Parcel ID (tax): 3661-4008-4004

Site Address: 2835 SE 77TH ST

Subdivision: Legendary Trails

Marion County Building Permit Application No. (if available): TBD

Waiver Application Request No. (if available): TBD

ACKNOWLEDGEMENT AND ACCEPTANCE OF ADDITIONAL STORMWATER / LETTER OF NO OBJECTION

The above referenced project is within the Legendary Trails subdivision, which has a privately maintained stormwater management system. This stormwater management system is operated and maintained by the LEGENDARY TRAILS POA INC (name of maintenance entity). The subdivision Improvement Plans (AR# 3102) on file at the County show the stormwater facilities to be sufficient to accommodate the stormwater runoff from the 100 year-24 hour storm [▾] based on 4,800 square feet impervious coverage per lot. The above referenced lot currently has 6,657 square feet impervious coverage and the proposed project will add 1056 square feet impervious coverage.

Kristen Westling — Owner Name (Print)

Owner Signature — 6/22/2025 Date

MASTER PERMITEE: PLEASE SELECT ONE OPTION FROM BELOW AND SIGN TO INDICATE YOUR APPROVAL

☐ **By signing below, I affirm that the above referenced project has been duly reviewed and POA [▾] agrees to accept the additional stormwater runoff indicated to the permitted stormwater management system.**

☒ **By signing below, I affirm that the above referenced project has been duly reviewed by the POA [▾] and the POA does not accept the additional stormwater runoff indicated to the permitted stormwater management system. Construction may proceed with NO OBJECTION and it is understood that the Owner will need to construct stormwater controls on-site to address the excess impervious coverage.**

POA Gene Nelson — Representative (Print)

POA — Representative Signature — Date 1 July 2025

HOA/ POA/ DEVELOPER Contact Information:

HOA/ POA/ DEVELOPER Name: Legendary Trails

Address:

Phone:

Email:

Marion County
Board of County Commissioners
Growth Services • Planning and Zoning
710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2600
Fax: 352-438-2601

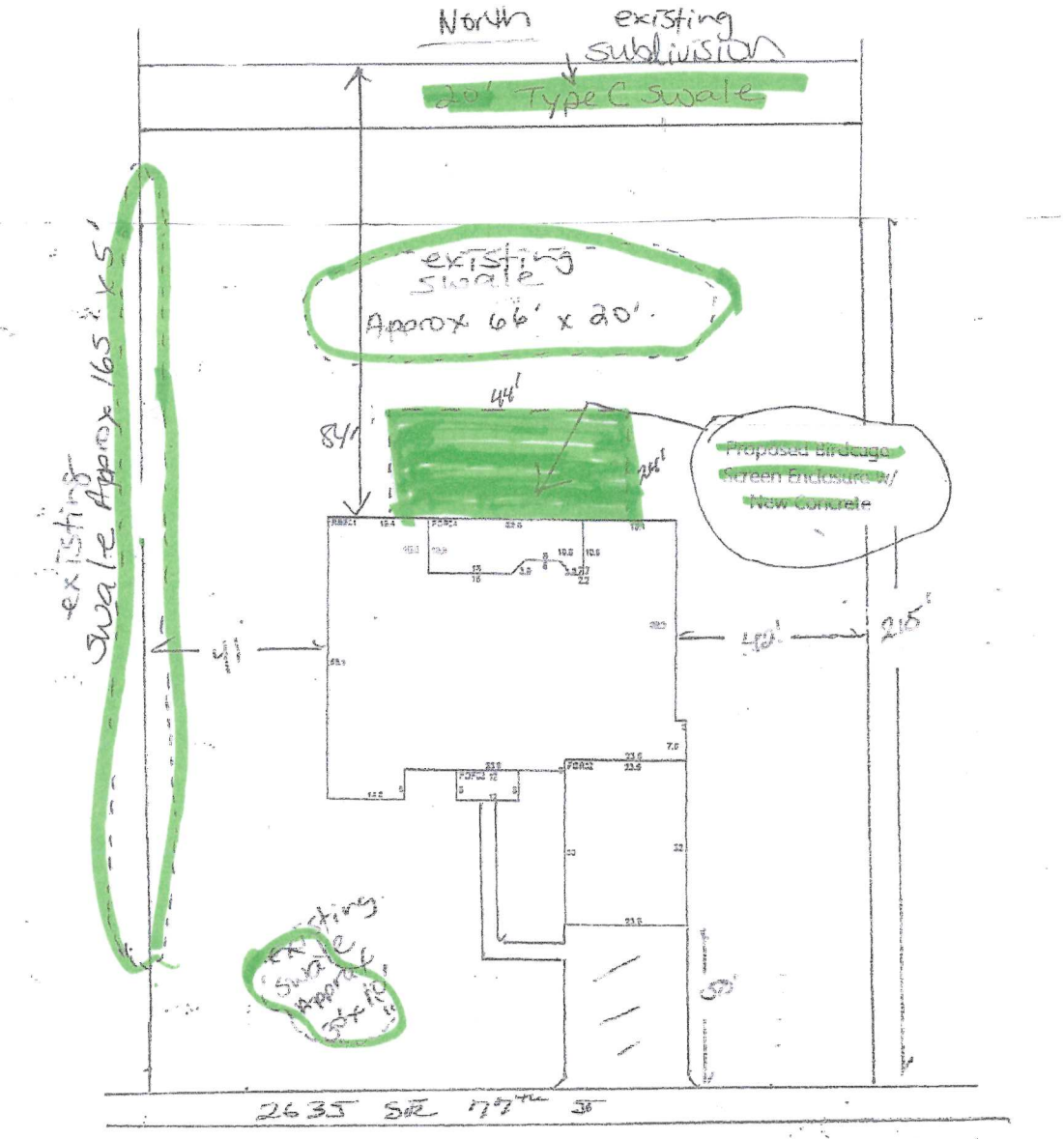
Bird cage Screen room
Permit # 2025061972

2635 SE 77th St.

SITE PLAN

State of Florida Department of Health & Marion County Building, Zoning and 9-1-1 Management

Parcel No. 3651-006-004 Scale: Not To Scale

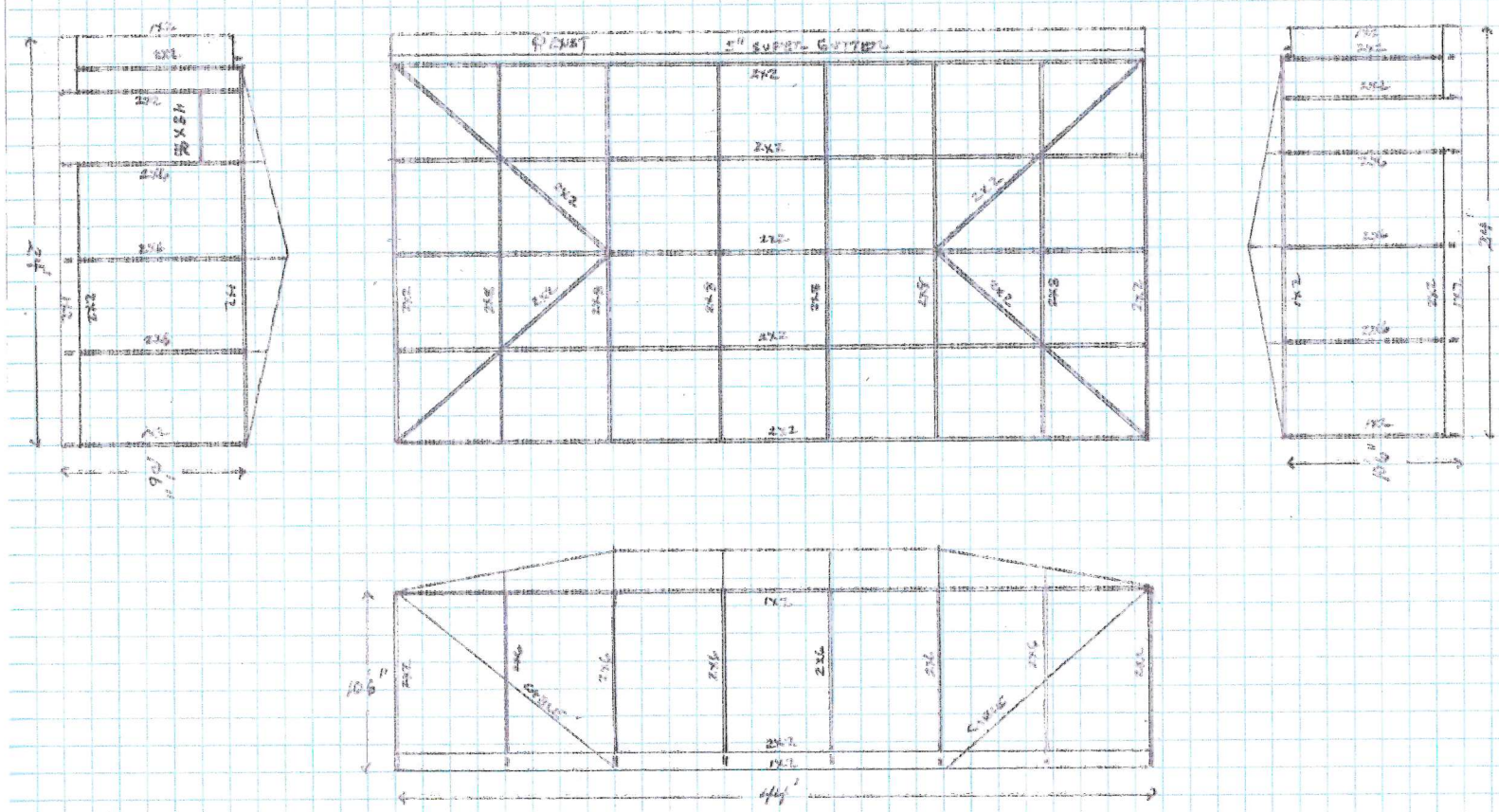


Site Plan Submitted By: Aluma-Tec Remodeling Inc Date: 5/12/25

"Meeting Needs by Exceeding Expectations"

BRIAN + KRISTEN WESTLING
2635 S.E 77th ST.
OCALA, FL 34480
LEGENDARY TRAILS

BIRDCAGE / FOOTERS
SCALE 1/8=1'



Marion County

Development Review Committee

Agenda Item

File No.: 2025-21050 **Agenda Date:** 10/20/2025 **Agenda No.:** 6.7.

SUBJECT:
Water Main Connection (Well Request) - Waiver Request to Major Site Plan
Project #2025100007 #33479 Parcel #05662-007-15
Donald R. Laturell

LDC 6.14.2.B(1)(a) Connection requirements
CODE states (a) New development in the Urban or Rural area shall connect to a centralized water system with available capacity if a water line is within a connection distance of 400 feet times the total number of Equivalent Residential Connections (ERCs).
APPLICANT requests a waiver to connect for the following reasons: Canvassed 10 residents of Buckskin Lake Manor. They are completely dissatisfied with the water quality. Many residents are even concerned about bathing in the MCU supplied water. None will drink the water. I have tasted the water from a well in the area - it is significantly better. For my health and the health of my wife I respectively request a waiver to better manage my potable water.

October 14, 2025

1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: WATER MAIN CONNECTION (WELL REQUEST)
STATUS OF REVIEW: INFO
REMARKS: N/A

2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: WATER MAIN CONNECTION (WELL REQUEST)
STATUS OF REVIEW: INFO
REMARKS: Defer to Marion County Utilities.

3 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: WATER MAIN CONNECTION (WELL REQUEST)
STATUS OF REVIEW: INFO
REMARKS: Waiver request for one property only (PID 05662-007-15), +/- 0.25 acres in size including ROW

Zoning/Land Use Information: (1) Mixed Residential (R-4) zoning; (2) Rural Lands (RL) FLU designation; (3) outside Urban Growth Boundary; (4) Secondary Springs Protection Zone; (5) not within Environmentally Sensitive Overlay Zone (ESOZ); (6) Astatula Sand series

4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: WATER MAIN CONNECTION (WELL REQUEST)
STATUS OF REVIEW: INFO
REMARKS: Parcel 05662-007-15 is located within the Marion County Utility Service Area and is within connection distance to MCU water mains. Water is immediately available to this property.

According to Marion County Land Development Code 6.14.2, new development in the Urban or Rural area shall connect to a centralized water system with available capacity if a water line is within a connection distance of 400 feet multiplied by the total number of Equivalent Residential Connections (ERCs).

Additionally, the parcel is outside both the Urban Growth Boundary and the Springs Protection Zone.

5 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: WATER MAIN CONNECTION (WELL REQUEST)
STATUS OF REVIEW: INFO
REMARKS: Defer to Marion County Utilities.
Note: If the connection to water is required via WM, please ensure Contractor restores the ROW back to existing grade.

Marion County
Board of County Commissioners

Office of the County Engineer

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

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 9/29/25 Parcel Number(s): 05662-007-15 Permit Number: 2025092415

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: water main connection (well request) Commercial ☐ Residential ☑
Subdivision Name (if applicable): Buckskin Lake Manor
Unit -- Block 7 Lot 15-16 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): Donald R Laturell
Signature: Don Laturell Digitally signed by Don Laturell Date: 2025.09.29 18:35:23 -04'00'
Mailing Address: 315 N Gaines St City: Oak Hill
State: FL Zip Code: 32759-9535 Phone # 484-553-4875
Email address:

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

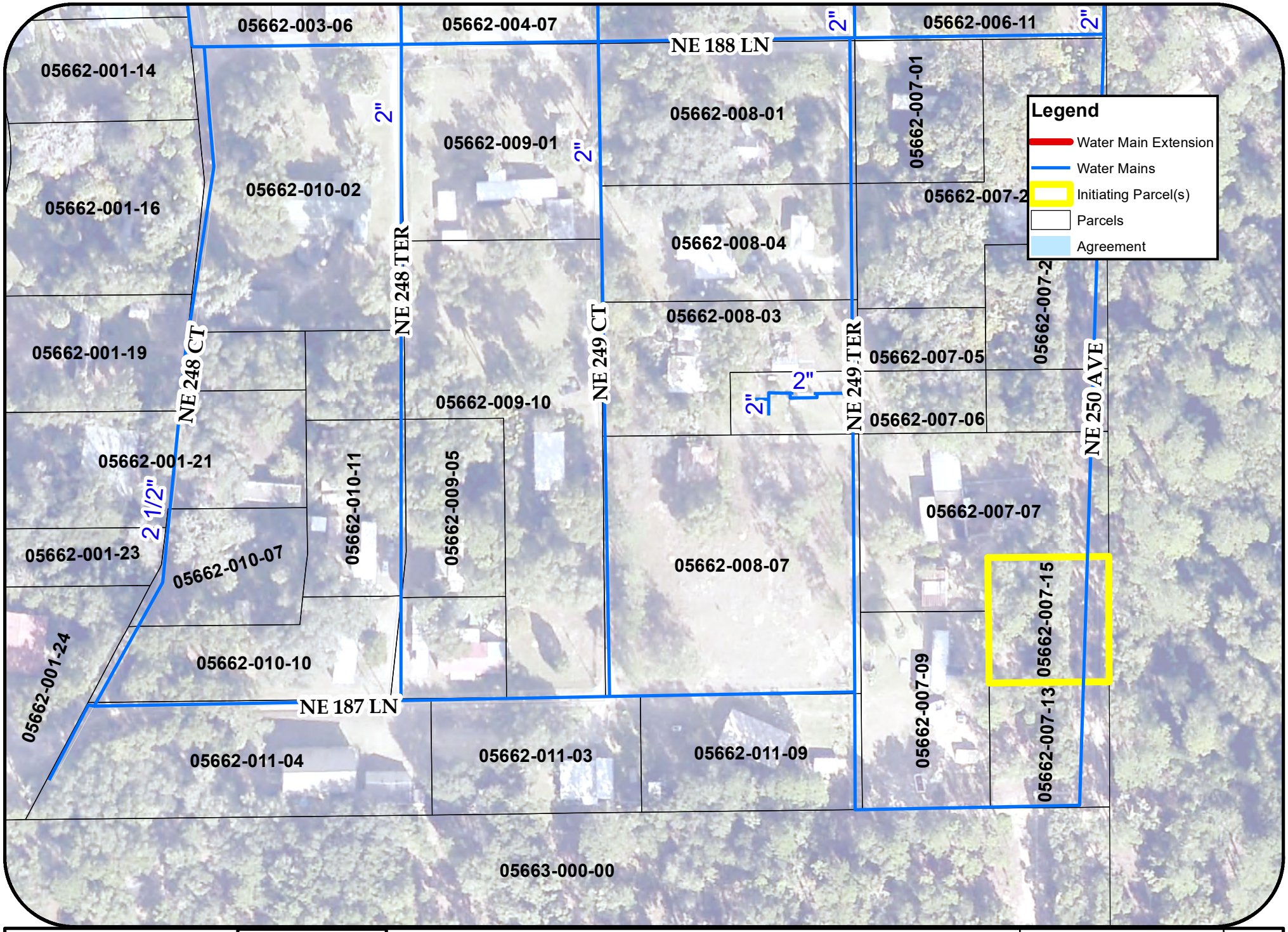
Firm Name (if applicable): Contact Name: Donald R. Laturell
Mailing Address: 315 N Gaines St. City: Oak Hill
State: FL Zip Code: 32759 Phone # 484-553-4875
Email address: LMSELE@earthlink.net

D. WAIVER INFORMATION:
Section & Title of Code (be specific): 6.14.2.B(1)(a) - Water main connection
Reason/Justification for Request (be specific): Canvassed 10 residents of Buckskin Lake Manor. They are completely dissatisfied with the water quality. Many residents are even concerned about bathing in the MCU supplied water. NONE will drink the water. I have tasted the water from a well in the area - it is SIGNIFICANTLY better. For my health and the health of my wife I respectively request a waiver to better manage my potable water.

DEVELOPMENT REVIEW USE:
Received By: Date Processed: Project # AR #

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

Revised 6/2021



Marion County Board of County Commissioners
Utilities Department

User Name: carrie.hyde
Date: 9/29/2025
Reference Scale: 1 " = 105 '

05662-007-15 | Buckskin Lake Manor Laturell

6.14.2.B(1)(a)
Waiver - Water Main Connection

Marion County Utilities Water & Sewer Map

245

Marion County

Development Review Committee

Agenda Item

File No.: 2025-21051 **Agenda Date:** 10/20/2025 **Agenda No.:** 6.8.

SUBJECT:
Water Main Connection For 2nd Structure - Waiver Request to Major Site Plan
Project #2025090086 #33464 Parcel #3582-166-001
James E. Rutherford

LDC 6.14.2.B(1)(A) Connection Requirements
CODE states: New development in the Urban or Rural area shall connect to a centralized water system with available capacity if a water line is within a connection distance of 400 feet times the total number of Equivalent Residential Connections (ERCs).
APPLICANT requests a waiver stating the cost of the connection would be greater than the value of the home. The whole neighborhood has wells. Also, I cannot afford the extra cost of the services needed.

October 15, 2025

PROJECT NAME: WATER MAIN CONNECTION FOR 2ND STRUCTURE
PROJECT NUMBER: 2025090086
APPLICATION: DRC WAIVER REQUEST #33464

1 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: WATER MAIN CONNECTION FOR 2ND STRUCTURE
STATUS OF REVIEW: INFO
REMARKS: Defer to Utilities

2 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: WATER MAIN CONNECTION FOR 2ND STRUCTURE
STATUS OF REVIEW: INFO
REMARKS: Defer to MCU. Parcel is zoned A-1 with an LR FLU, within unrecorded subdivision "SUNNY SKIES LOT 166 FLORIDA ORANGE GROVE"

3 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: WATER MAIN CONNECTION FOR 2ND STRUCTURE
STATUS OF REVIEW: INFO
REMARKS: n/a

4 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: WATER MAIN CONNECTION FOR 2ND STRUCTURE
STATUS OF REVIEW: INFO
REMARKS: N/A

5 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: WATER MAIN CONNECTION FOR 2ND STRUCTURE

STATUS OF REVIEW: INFO
REMARKS: N/A

6 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: WATER MAIN CONNECTION FOR 2ND STRUCTURE
STATUS OF REVIEW: INFO
REMARKS: Defer to Marion County Utilities.
Note: If the connection to water is required via WM, please ensure Contractor restores the ROW back to existing grade.

7 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: WATER MAIN CONNECTION FOR 2ND STRUCTURE
STATUS OF REVIEW: NO
REMARKS: Parcel 3582-166-001 is within the Marion County Utilities (MCU) service area and within connection distance to public water. The nearest public water main is approximately 673 feet from the parcel. Each single-family residence equals 1 ERC with a 400-foot connection distance. The parcel currently has one single-family residence; adding a second residence increases the allowable connection distance to 800 feet (400' × 2 ERCs). Because the nearest main is within this distance, connection to public water is required

pursuant to LDC § 6.14.2(B)(1)(a).

Please note: On September 15, 2025, the applicant initiated an unapproved parcel split. Marion County Zoning has since voided the division; Parcel 3582-166-001 will remain the sole parcel of record. Marion County internal maps and the Property Appraiser's website will reflect this correction upon their next update.

334104

Marion County
Board of County Commissioners
Office of the County Engineer
412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Fax: 352-671-8687

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 9/26/25 Parcel Number(s): 3582-166-001 Permit Number: 2025082638

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: water main connection for 2nd structure 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): James E Rutherford
Signature: James E Rutherford
Mailing Address: 5351 SE 38th Ave City: Ocala
State: FL Zip Code: 34480-7639 Phone # 352-426-6578
Email address: johnsonk0911@yahoo.com

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

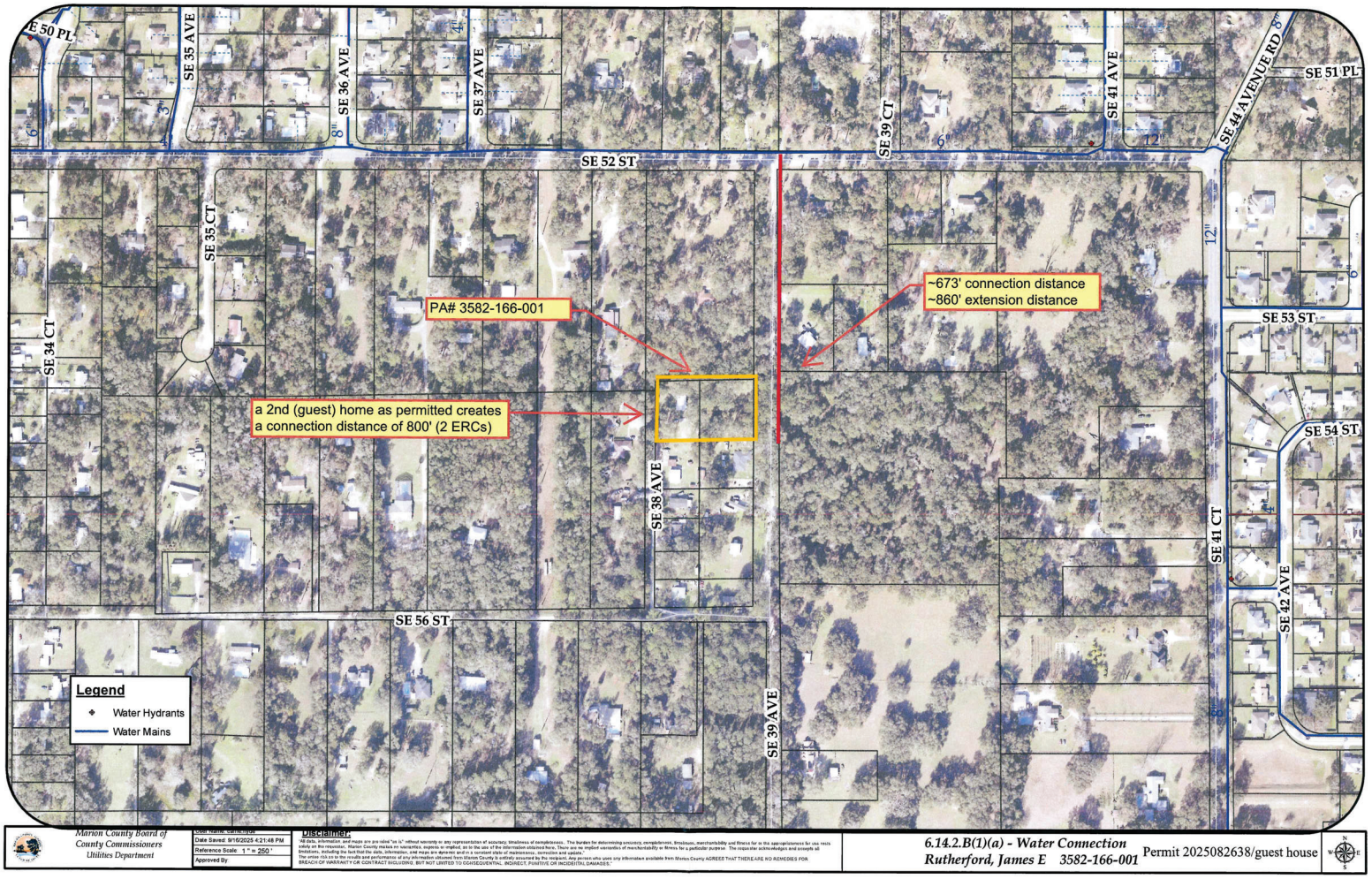
Firm Name (if applicable): same as Owner Contact Name: _____
Mailing Address: _____ City: _____
State: _____ Zip Code: _____ Phone # _____
Email address: _____

D. WAIVER INFORMATION:
Section & Title of Code (be specific): 6.14.2.B(1)(a) - Water main connection
Reason/Justification for Request (be specific): The cost of the connection would be greater than the value of the home. The whole neighborhood is wells. Also I can not afford the extra cost of the services needed.

DEVELOPMENT REVIEW USE:
Received By: 9.26.25 Date Processed: 9.29.25 Project # 2025090081e AR # 334104

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

Revised 6/2021


E 50 PL
SE 35 AVE
SE 36 AVE
SE 37 AVE
SE 39 CT
SE 41 AVE
SE 44 AVENUE RD
SE 51 PL
SE 52 ST
SE 35 CT
SE 34 CT
PA# 3582-166-001
~673' connection distance
~860' extension distance
a 2nd (guest) home as permitted creates
a connection distance of 800' (2 ERCs)
SE 53 ST
SE 54 ST
SE 38 AVE
SE 41 CT
SE 42 AVE
SE 56 ST
SE 39 AVE
Legend
Water Hydrants
Water Mains
Marion County Board of
County Commissioners
Utilities Department
Date Saved: 9/16/2025 4:21:48 PM
Reference Scale: 1" = 250'
Approved By:
Disclaimer:
6.14.2.B(1)(a) - Water Connection
Rutherford, James E 3582-166-001
Permit 2025082638/guest house

Marion County

Development Review Committee

Agenda Item

File No.: 2025-21052 **Agenda Date:** 10/20/2025 **Agenda No.:** 6.9.

SUBJECT:
Cynthia Mays & Christina Hudson - Family Division Waiver Request
Project #2025090089 #33473 Parcel # Permit #35770-045-00
Cynthia Mays & Christina Hudson

Staff are currently evaluating proper format of boundary survey and title work.

LDC 2.16.1.B(10) - Family Division

CODE states a parcel of record as of January 1, 1992 that is not located in a recognized subdivision or an Ag Lot Split. and is located in the Rural Lands may be subdivided for use of immediate family members for their primary residences. Within the Farmland Preservation Area, each of the new tract and the remaining parent tract must be at least three (3) acres in size. Within the Rural Lands. outside of the Farmland Preservation Area each of the new tract and the remaining parent tract must be at least one (1) acre in size. In the Urban Area, only parcels of record as of January 1, 1992 which are Low Residential property exceeding two (2) acres in size may be divided for the use of immediate family members for their primary residences up to the maximum density of one (1) dwelling unit per gross acre. Immediate family is defined as grandparent, parent, step-parent, adopted parent, sibling, child, step-child, adopted child, or grandchild. A parcel of record shall not be divided more than three (3) times as a family division. Minimum access onto a road or street shall be a shared access that is at least forty (40) feet in width and shall be provided by recorded deed or by recorded non-exclusive easement. No subdivision and conveyance to the same family member more than once shall be permitted. No new parcel created by way of family division may be sold or offered for sale within five (5) years of the date of recording the deed transferring ownership of the new parcel to the immediate family member, except in the event of such immediate family member's death. During the five-year holding period, the immediate family member receiving the resulting family division parcel may convey ownership and interest in that resulting family division parcel to their spouse, as tenants in common with rights of survivorship, consistent with the Laws of Florida. Any subdividing of a parcel of record for the purpose of family division shall follow the waiver request process pursuant to Article 2, Division 10 of the Code.

APPLICANT requests a family division of the property, which has already been through probate. The Marion County Legal Department has confirmed that the applicants are eligible to proceed with the family division process to divide the parcel between the two sisters. They also would like to waive the shared 40' easement and have two separate driveways off SW 27th Ave.

October 16, 2025

PROJECT NAME: CYNTHIA MAYS & CHRISTINA HUDSON
PROJECT NUMBER: 2025090089
APPLICATION: FAMILY DIVISION WAIVER REQUEST #33473

1 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: APPROVED

2 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: N/A

3 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: Approved. The applicant is requesting to divide the 19-acre subject parcel (PID 35770-045-00) into two to create a 9-acre parcel and a 10-acre parcel. Adjacent parcels range in size from 1 acre to 384.55 acres.
There appears to be approximately 3,901 sf existing impervious coverage on subject parcel. There are no FEMA Flood Zones or Flood Prone Areas on the property. The applicant should note that a Major Site Plan or a stormwater compliance waiver is required when either parcel is proposed to exceed 9,000 sf impervious site coverage.

4 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: Approved

5 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: CONDITONAL APPROVAL - Subject to the two lots sharing one driveway with a 40' wide easement. SW 27th Avenue is a paved County maintained collector roadway. It is desired to control access to this collector roadway and minimize driveways to maintain safe and efficient operations.

6 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: Conditional Approval is granted pending the applicant’s completion of the Family Division process. The Zoning Department has reviewed and confirmed eligibility to apply for a Family Division. Following DRC approval, the applicant must submit the following documents to the Zoning Department for final processing:
- A recorded survey with updated legal descriptions
- The newly recorded warranty deed
- A signed and notarized affidavit

All required items must be returned to the Zoning Department to complete the process.

7 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: Conditional Approval is granted pending the applicant's completion of the Family Division process. The Zoning Department has reviewed and confirmed eligibility to apply for a Family Division. Following DRC approval, the applicant must submit the following documents to the Zoning Department for final processing:
- A recorded survey with updated legal descriptions
- The newly recorded warranty deed
- A signed and notarized affidavit

All required items must be returned to the Zoning Department to complete the process.

8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: Parcel 35770-045-00 is located within the Marion County Utilities (MCU) service area. With the proposed division, both resulting parcels will have access to public water and sewer infrastructure located within the SW 27th Avenue right-of-way. MCU currently has a sewer force main adjacent to the parcel. Should any use other than a single-family residence be developed on either parcel, connection to the existing sewer force main will be required.
This parcel is located outside of the Urban Growth Boundary and outside of the Primary Springs Protection Zone.

$311.50

254

Marion County
Board of County Commissioners

Office of the County Engineer

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

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 9/13/25 Parcel Number(s): 35770-045-00 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: _____ Commercial ☐ or 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): CHRISTINA L HUDSON; CYNTHIA J. MAYS
Signature: Christina L Hudson
Mailing Address: 5395 SE 146th LN City: Summerfield
State: FL Zip Code: 34491 Phone # 352-598-6098
Email address: chudson74@outlook.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): _____ Contact Name: Christine Hudson
Mailing Address: 5395 SE 146th LN City: Summerfield
State: FL Zip Code: 34491 Phone # 352-598-6098
Email address: chudson74@outlook.com

D. WAIVER INFORMATION:
Section & Title of Code (be specific): 2.16.1.B(10) - Family Division
Reason/Justification for Request (be specific): Inherited property, beneficiaries wish to have the 19 acres property split into two seperate homesteads. Cynthia Mays wishes to have a nine acre parcel on the north portion, with Christina Hudson having a ten acre parcel on the south portion. This will be used as primary Residences. No easement Requested; there are existing driveways. Waive the Shared 40' easement CGarr

DEVELOPMENT REVIEW USE:
Received By: EM Date Processed: 9/30/25 Project # 2025090089 AR # 33473

ZONING USE: Parcel of record: Yes ☒ No ☐ **Eligible to apply for Family Division:** Yes ☒ No ☐
Zoned: A1 ESOZ: NO P.O.M. 166 Land Use: RL **Plat Vacation Required:** Yes ☐ No ☒
Date Reviewed: 9/15/25 Verified by (print & initial): Lynda Sm. LH / CG CGarr 9-30-25

35770-019-16
9 ACRES
DRIVEWAY
CYNTHIA. MAYS
A-3
0708E
SW 27TH AVE
35770-045-00
DRIVEWAY
35770-02
5770-047-00
10 ACRES
CHRISTINA HUDSON
35770-026-04
35770-045-0
8-01
35770-02
35770-026-09
35770-026-02
35770-026-0

Marion County
Board of County Commissioners

County Attorney

601 SE 25th Ave.
Ocala, FL 34471
Phone: 352-438-2330
Fax: 352-438-2331

LRM OUTCOME MEMORANDUM

TO: Cindy Garr

FROM: Dana E. Olesky

DATE: 9/8/2025

SUBJECT: LRM 2025-729

You have asked whether the Parcel 35770-045-00 may be subdivided in equal shares based on a probate order. In short, the answer is no. However, the parcel may qualify for a Family Division for other reasons.

The probate order establishes the heirs' ownership interests in the property, confirming that Ms. Mays and Ms. Hudson each hold a 50% interest. This means they now equally own the parcel; however, the order itself does not authorize a legal division of the property. Because Ms. Mays and Ms. Hudson appear to be siblings, the parcel may qualify for a Family Division. In such a case, both owners could potentially deed the property to themselves or to other qualifying family members. For example, Ms. Mays and Ms. Hudson could deed jointly to Ms. Mays, or jointly to Ms. Hudson.

LEGAL REQUEST MEMORANDUM (LRM)

From: (Name) Garr (Last) Cindy (First) (Dept) Planning - 1700

(Title) Zoning Supervisor (Phone) 352-438-2675

Signature [signature] Date 9/10/25

The Office of the County Attorney is requested to provide legal assistance as detailed in this legal request and supporting documents (attached).

Request for:
- ☐ Draft Document
- ☐ Approve as to Form
- ☐ RESUBMIT LRM No. _____
- ☑ Legal Opinion
- ☐ Other

Description of Request

Parcel 35770-045-00 was done by probate. The probate stated that the two family members who are nieces of the decedent split the parcel 50 percent. The property is 19.00 acres, and each would get 9.5 acres. Would we be allowed to accept this as a judgment? Or would this even be allowed to be done as a family division because nieces are not an immediate family member?

For more information or discussion, contact: ☑ Same as above

(Name) _____ (Last) _____ (First) (Title) _____ (Phone) _____

Agenda Item? ☐ Yes ☑ No Agenda Date: _____

Agenda Deadline Date for **Legal:** _____ Agenda Deadline Date for **Admin:** _____

Note: Please allow a MINIMUM of 5 working days BEFORE deadlines for LRM to be completed.

DO NOT COMPLETE - Office of the County Attorney use ONLY

LRM No. 2025-929

Assigned to:
- ☐ Matthew Guy Minter, County Attorney
- ☒ Dana E. Olesky, Chief Asst. County Attorney
- ☐ Linda Blackburn Asst. County Attorney
- ☐ Thomas Schwartz Asst. County Attorney
- ☐ Valdoston Shealey Asst. County Attorne

Outcome:
- ☐ Approved as to form and legal sufficiency
- ☐ Approved with revisions: ☐ Suggested ☐ Completed
- ☑ Other: see attached memo verBally okayed By Dana Clerr

Date Received:

RECEIVED
By Marion County Attorney-HF at 3:37 pm, Sep 10, 2025

Attorney Signature: [signature] Date 9/12/2025

Staff Signature: [signature] Completed Date: 9/12/25 Returned: ☒ Department ☐ Admin ☐ _____

Rev2 03/19/2025

Filing # 230312462 E-Filed 08/27/2025 09:20:21 AM

IN THE CIRCUIT COURT FOR MARION COUNTY, FLORIDA PROBATE DIVISION
IN RE: ESTATE OF

File No. 2025-CP-195

SUSAN HARMAN ABEND

Division Probate

Deceased.

ORDER DETERMINING PROTECTED HOMESTEAD STATUS OF REAL PROPERTY
(Intestate - heirs, no spouse or lineal descendant - exempt from claims)

On the petition of CYNTHIA J. MAYS for an order determining protected homestead status of real property (the "Property"), all interested persons having been served proper notice of the petition and hearing, or having waived notice thereof, the court finds that:

1. The decedent died intestate and was domiciled in Marion County, Florida;
2. The decedent was not survived by a spouse;
3. The decedent was not survived by a descendant;
4. The decedent was survived by the following heirs at law: nieces, CYNTHIA J. MAYS and CHRISTINA L. HUDSON;
5. At the time of death, the decedent owned the Property described in the petition;
6. The Property was the domicile of the decedent;
7. The Property is located outside a municipality and is less than 160 acres of contiguous land, and protected homestead status is sought for the decedent's nieces, CYNTHIA J. MAYS and CHRISITINA L. HUDSON; it is

ADJUDGED that the following-described Property:

Parcel 1:
The NE 1/4 of SE 1/4 of NE 1/4 of Section 26, Township 16 South, Range 21 East, Marion County, Florida, EXCEPT 1 acre square in the Southeast corner thereof and SUBJECT TO the right-of-way of State Road 475-A,

Parcel 2:
SE 1/4 of NE 1/4 of NE 1/4 of Section 26, Township 16 South, Range 21 East.

Parcel ID: 35770-045-00

Electronically Filed Marion County Case # 25CP000195AX 08/27/2025 09:20:21 AM

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
CFN# 2025114721 BK 8697 Pgs 0079-0081 08/27/2025 09:43:32 AM
REC FEE INDEX

limited to the decedent's nieces, CYNTHIA J. MAYS and CHRISITINA L. HUDSON, constituted the protected homestead of the decedent within the meaning of Section 4 of Article X of the Constitution of the State of Florida. It is

ADJUDGED FURTHER that title to the Property descended, as of the decedent's date of death. and the constitutional exemption from claims of decedent's creditors inured to the following heirs of the decedent:

NAME	ADDRESS	RELATIONSHIP	SHARE	
CYNTHIA J. MAYS	3101 SW 34th Avenue, #905-259 Ocala, FL 34474	Niece	Fifty percent	(50%)
CHRISTINA HUDSON	L..5395 SE 146th Lane Summerfield, FL 34491	Niece	Fifty percent	(50%)

It is ADJUDGED FURTHER that the personal representative is authorized and directed to surrender all of the Property which may be in the possession or control of the personal representative to said heirs. and the personal representative shall have no further responsibility with respect to it.

DONE AND ORDERED in Ocala, Marion County, Florida this Tuesday. August 26, 2025.

000195-CPAM 08/26/2025

Brad King, Circuit Judge

42-2025-CP-000195-CPAM 08/26/2025 07:58:08 PM

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished using the Florida Court's E-Filing E-Portal, via U.S. Mail, and/or Electronic Mail in accordance with corresponding addresses listed therein on Wednesday, August 27, 2025.

COLLEEN M DURIS
service@ocalaelderlaw.com
angie@ocalaelderlaw.com

Krystol L Fanning
court@probaterecovery.com

Yashira Marie Montanez
court@probaterecovery.com

42-2025-CP-000195-CPAM 08/27/2025 09:20:08 AM

Kim Marsh

Kim Marsh, Judicial Assistant
42-2025-CP-000195-CPAM 08/27/2025 09:20:08 AM

GREGORY C HARRELL MARION COUNTY FL
CFN# 2025114721 OR BK 8697 PG 81 Pgs 0079-0081 08/27/2025 09:43:32 AM

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

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

2025 Property Record Card

35770-045-00

GOOGLE Street View

Prime Key: 888761 | MAP IT+ | Current as of 9/10/2025

Property Information

MAYS CYNTHIA J
HUDSON CHRISTINA L
3101 SW 34TH AVE 905-259
OCALA FL 34474-7447

Taxes / Assessments:
Map ID: 166
Millage: 9001 - UNINCORPORATED

M.S.T.U.
PC: 58
Acres: 19.00

Situs: 10150 SW 27TH AVE OCALA

Current Value

Land Just Value	$486,920		
Buildings	$19,042		
Miscellaneous	$7,431	Impact	($440,599)
Total Just Value	$513,393	Land Class Value	$46,321
Total Assessed Value	$72,794	Total Class Value	$72,794
Exemptions	($46,701)	Ex Codes: 08 01 02 38	
Total Taxable	$26,093		
School Taxable	$42,794		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	$486,920	$18,375	$7,613	$512,908	$72,309	$46,034	$26,275
2023	$486,920	$17,397	$7,885	$512,202	$71,664	$45,117	$26,547
2022	$392,920	$16,679	$8,157	$417,756	$43,818	$25,500	$18,318

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8697/0079	08/2025	62 DISTR	0	U	I	$100
8533/1036	02/2025	21 ADMNSTR	0	U	I	$100
8521/1088	01/2025	71 DTH CER	0	U	I	$100
7783/1582	04/2022	71 DTH CER	0	U	I	$100
3619/0918	01/2004	03 LIFE EST	1 LIFE ESTATE	U	I	$100
1797/0688	12/1991	71 DTH CER	0	U	I	$100

Property Description

SEC 26 TWP 16 RGE 21
NE 1/4 OF SE 1/4 OF NE 1/4
EXC 1 SQ ACRE IN SE COR THEREOF
EXC HWY ROW

SE 1/4 OF NE 1/4 OF NE 1/4

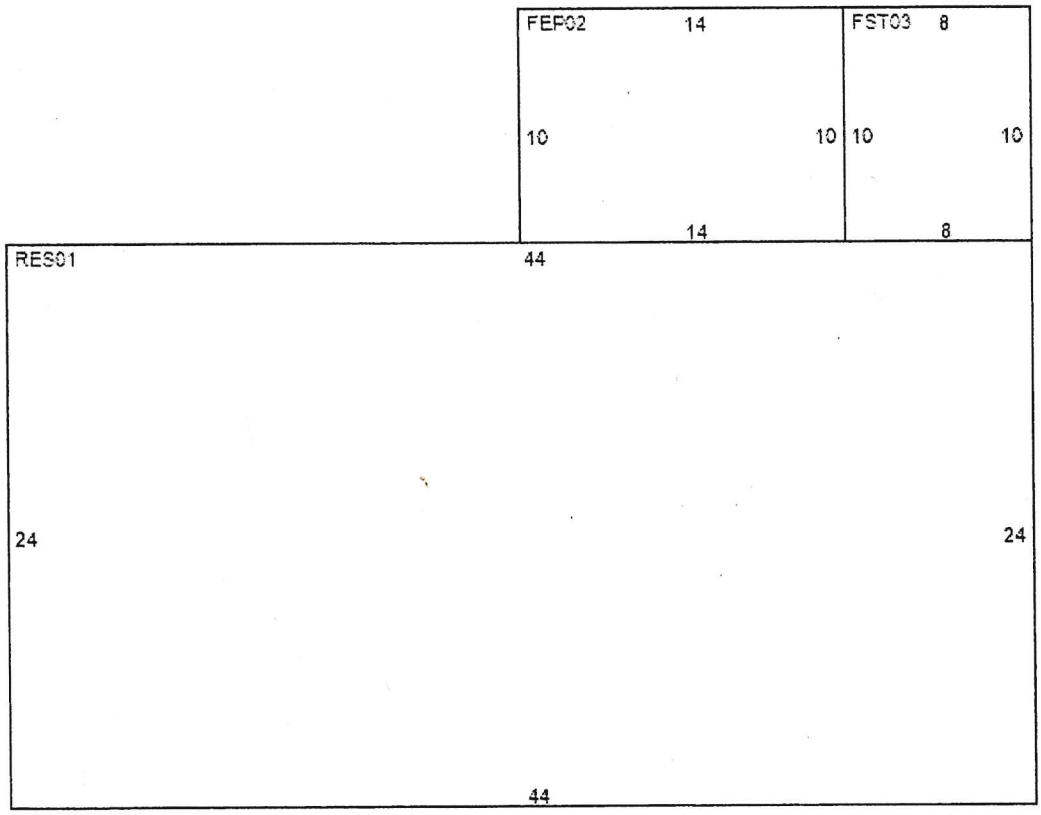
Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		910.0	909.0	A1	1.00	AC	25,900.0000	1.00	1.70	1.00	44,030	44,030
5302		.0	.0	A1	3.00	AC	25,900.0000	1.00	0.95	1.00	816	73,815
5871		.0	.0	A1	10.00	AC	25,900.0000	1.00	0.95	1.00	1,140	246,050
9994		.0	.0	A1	1.00	UT	.0000	1.00	1.00	1.00		
6502		.0	.0	A1	5.00	AC	25,900.0000	1.00	0.95	1.00	335	123,025

Neighborhood 8607 — Total Land - Class $46,321
Mkt: 10 70 — Total Land - Just $486,920

Traverse

Building 1 of 1
RES01=R44D24L44U24.R22
FEP02=U10R14D10L14.R14
FST03=U10R8D10L8.



Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID		**Year Built** 1948
Effective Age	9 - 40-99 YRS		**Physical Deterioration** 0%
Condition	0		**Obsolescence: Functional** 0%
Quality Grade	300 - LOW		**Obsolescence: Locational** 0%
Inspected on	4/13/2023 by 210		**Architecture** 0 - STANDARD SFR
			Base Perimeter 136

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0110 - ASBESTOS SHNGL	1.00	1948	N	0 %	0 %	1,056	1,056
FEP	0238 - WD SIDING-SHTG	1.00	1948	N	0 %	0 %	140	140
FST	0310 - ASBESTOS SHNGL	1.00	1948	N	0 %	0 %	80	80

Section: 1

Roof Style: 10 GABLE
Roof Cover: 16 GALVANIZED MTL
Heat Meth 1: 22 DUCTED FHA
Heat Meth 2: 00
Foundation: 3 PIER
A/C: N

Floor Finish: 28 SOFTWD ON WOOD
Wall Finish: 10 WALLBOARD
Heat Fuel 1: 06 GAS
Heat Fuel 2: 00
Fireplaces: 0

Bedrooms: 2
4 Fixture Baths: 0
3 Fixture Baths: 1
2 Fixture Baths: 0
Extra Fixtures: 2

Blt-In Kitchen: Y
Dishwasher: N
Garbage Disposal: N
Garbage Compactor: N
Intercom: N
Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
256 WELL 1-5 BTH	1.00	UT	99	1963	1	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1963	1	0.0	0.0
045 LEAN TO	276.00	SF	15	1999	1	12.0	23.0
UDU UTILITY-UNFINS	360.00	SF	40	1977	1	15.0	24.0
048 SHED OPEN	805.00	SF	15	1985	1	35.0	23.0
FDU UTILITY-FINISH	864.00	SF	40	2009	1	36.0	24.0
048 SHED OPEN	320.00	SF	15	2011	1	0.0	0.0

Total Value - $7,431

Appraiser Notes

ADDED FDU: OLD PORTABLE NO POWER OR ELECTRIC, USED FOR STORING FARM SUPLLIES
ADU N/A

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description

Cost Summary

Buildings R.C.N.	$71,167	4/19/2023				
Total Depreciation	($53,375)					
Bldg - Just Value	$17,792		**Bldg Nbr**	**RCN**	**Depreciation**	**Depreciated**
Misc - Just Value	$7,431	4/20/2023	1	$71,167	($53,375)	$17,792
Land - Just Value	$486,920	4/20/2023				
Total Just Value	$512,143	.				

Marion County

Development Review Committee

Agenda Item

File No.: 2025-21053 **Agenda Date:** 10/20/2025 **Agenda No.:** 6.10.

SUBJECT:
Rafael Octavio Rivera - Family Division Waiver Request
Project #2025100034 #33498 Parcel #41408-002-01
Rafael Octavio Rivera

Staff are currently evaluating proper format of boundary survey and title work.

LDC 2.16.1.B(10) - Family Division

CODE states a parcel of record as of January 1, 1992 that is not located in a recognized subdivision or an Ag Lot Split. and is located in the Rural Lands may be subdivided for use of immediate family members for their primary residences. Within the Farmland Preservation Area, each of the new tract and the remaining parent tract must be at least three (3) acres in size. Within the Rural Lands. outside of the Farmland Preservation Area each of the new tract and the remaining parent tract must be at least one (1) acre in size. In the Urban Area, only parcels of record as of January 1, 1992 which are Low Residential property exceeding two (2) acres in size may be divided for the use of immediate family members for their primary residences up to the maximum density of one (1) dwelling unit per gross acre. Immediate family is defined as grandparent, parent, step-parent, adopted parent, sibling, child, step-child, adopted child, or grandchild. A parcel of record shall not be divided more than three (3) times as a family division. Minimum access onto a road or street shall be a shared access that is at least forty (40) feet in width and shall be provided by recorded deed or by recorded non-exclusive easement. No subdivision and conveyance to the same family member more than once shall be permitted. No new parcel created by way of family division may be sold or offered for sale within five (5) years of the date of recording the deed transferring ownership of the new parcel to the immediate family member, except in the event of such immediate family member's death. During the five-year holding period, the immediate family member receiving the resulting family division parcel may convey ownership and interest in that resulting family division parcel to their spouse, as tenants in common with rights of survivorship, consistent with the Laws of Florida. Any subdividing of a parcel of record for the purpose of family division shall follow the waiver request process pursuant to Article 2, Division 10 of the Code.

APPLICANT requesting a family division to deed 5 acres to his son. He is also requesting a waiver of the shared 40-foot easement, as they intend to establish separate driveways.

October 14, 2025

PROJECT NAME: RAFAEL OCTAVIO RIVERA
PROJECT NUMBER: 2025100034
APPLICATION: FAMILY DIVISION WAIVER REQUEST #33498

1 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: APPROVED

2 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: N/A

3 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: Conditional Approval. The applicant is requesting to divide the 15.28-acre subject parcel (PID 41408-002-01) into two to create a 5-acre parcel and a 10.28-acre parcel. Adjacent parcels range in size from 4.32 acres to 20.12 acres.
There appears to be approximately 6,616 sf existing impervious coverage on subject parcel. There is a Flood Prone Area on the property which extends offsite and discharges south to an area with documented flood observations. The applicant should note that a Major Site Plan or a stormwater compliance waiver is required when either parcel is additional impervious area or prior to work which impacts the flood prone area occurs.

4 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: Approved

5 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: APPROVED - SE 120th Street is a paved County maintained low-speed local subdivision street. There are no concerns with each parcel having its own driveway.

6 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: Conditional Approval is granted pending the applicant’s completion of the Family Division process. The Zoning Department has reviewed and confirmed eligibility to apply for a Family Division. Following DRC approval, the applicant must submit the following documents to the Zoning Department for final processing:
- A recorded survey with updated legal descriptions
- The newly recorded warranty deed
- A signed and notarized affidavit

All required items must be returned to the Zoning Department to complete the process.
Note: We defer the 2nd driveway request to OCE/Traffic.

7 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: Conditional Approval is granted pending the applicant's completion of the Family Division process. The Zoning Department has reviewed and confirmed eligibility to apply for a Family Division. Following DRC approval, the applicant must submit the following documents to the Zoning Department for final processing:
• A recorded survey with updated legal descriptions
• The newly recorded warranty deed
• A signed and notarized affidavit
All required items must be returned to the Zoning Department to complete the process.
Note: we defer the 2nd driveway request to OCE/Traffic

8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: Parcel 41408-002-01 is located within the City of Belleview Utility Service Area but outside the city limits. Marion County Land Development Code would apply in this case. The parcel has adequate utility access via a 40-foot easement, provided that utilities have ingress and egress rights to install and maintain infrastructure within the easement. The applicant should confirm with the City of Belleview whether utilities are currently available to the parcel. Marion County Permitting will require a utility availability letter or a non-availability letter from the City of Belleview when a site plan is submitted for this parcel.
Additionally, the parcel is within the Urban Growth Boundary and outside the Primary Springs Protection Zone.

9 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: NO
REMARKS: 10/14/25-Defer to Growth: Please provide title work(opinion) with survey

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

$311.50

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 10/7/25 Parcel Number(s): 41408-002-01 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: A! Commercial ☐ or 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): Rafael Octavio Rivera
Signature: _____
Mailing Address: 10428 SE 43rd Ct City: Belleview
State: Florida Zip Code: 34420 Phone # _____
Email address: rafaelredfish@outlook.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): Rafael Octavio Rivera Contact Name: Rafael Octavio Rivera
Mailing Address: 10428 SE 43rd Ct City: Belleview
State: FL Zip Code: 34420 Phone # 352-502-1885
Email address: 225ranch@gmail.com

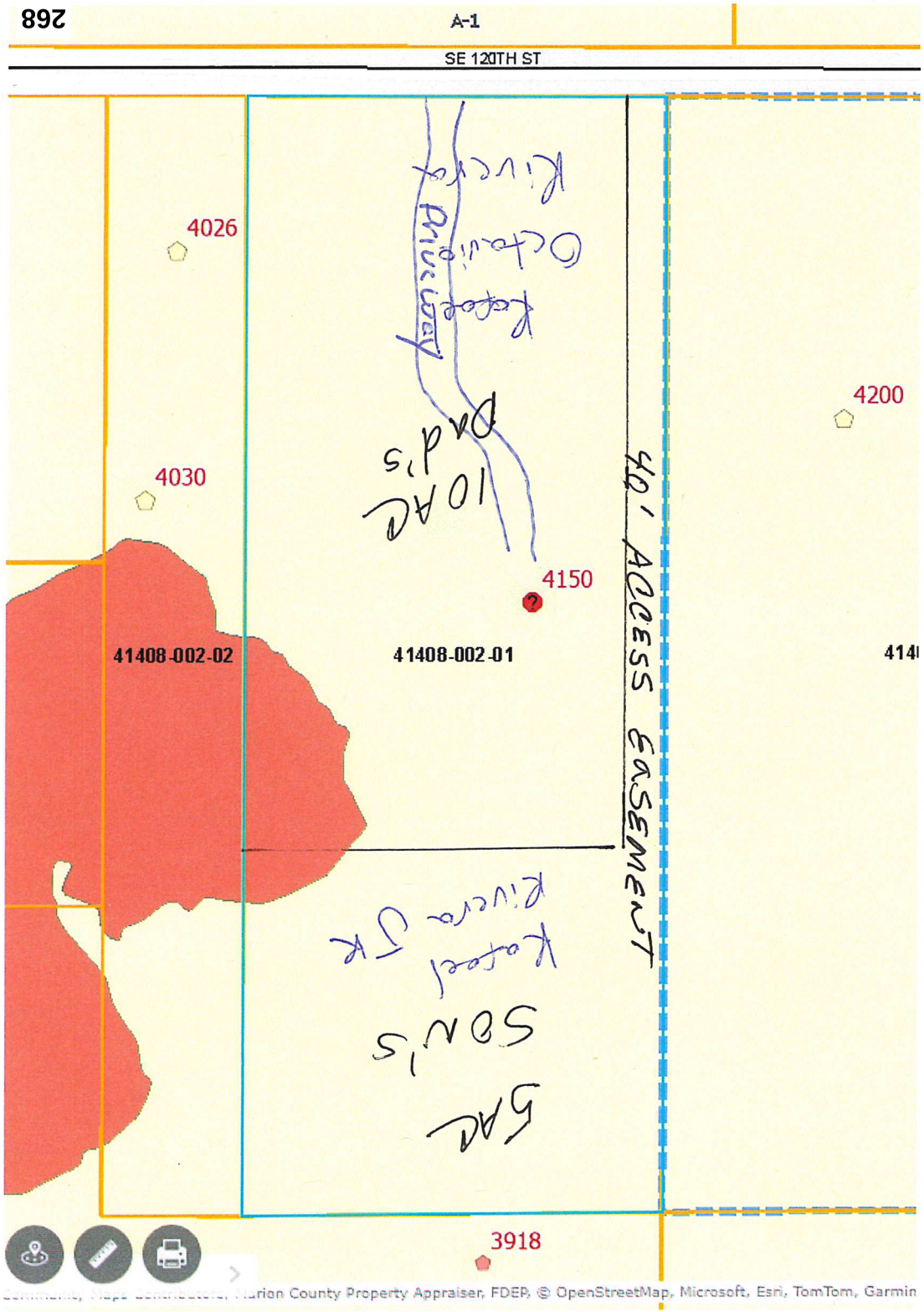
D. WAIVER INFORMATION:
Section & Title of Code (be specific): 2.16.1.B(10) - Family Division
Reason/Justification for Request (be specific): would like to deed 5 acres to son would like to not share access

---

DEVELOPMENT REVIEW USE:
Received By: CM 10/7/25 Date Processed: 10/7/25 Project # 2025 10 0034 AR # 33498

ZONING USE: Parcel of record: Yes ☑ No ☐ **Eligible to apply for Family Division:** Yes ☑ No ☐
Zoned: A-1 ESOZ: NO P.O.M. 218 Land Use: LR **Plat Vacation Required:** Yes ☐ No ☑
Date Reviewed: 10-7-25 Verified by (print & initial): Jeremy D. Craig, JDC

CGarr
10-7-25


268
A-1
SE 120TH ST
4026
4030
4150
4200
41408-002-02
41408-002-01
414
3918
Rafael Octavio Rivera
Driveway
10 AC Dad's
40' ACCESS EASEMENT
Rafael Rivera JR
5 AC SON'S
Marion County Property Appraiser, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin

Parcel Identification No.: **41408-002-01**
This instrument prepared by: Yisselle Bello as TR
1212 NE 1st St
Ocala, FL 34470

THIS SPECIAL WARRANTY DEED, Executed this 10th **Day of JULY, 2025,** by **YISSELLE BELLO AS TRUSTEE FOR THE FLORIDA LAND TRUST DATED 12/2022, WITH FULL POWER AND AUTHORITY TO PROTECT, CONSERVE, SELL, LEASE, ENCUMBER OR OTHERWISE MANAGE AND DISPOSE OF SAID PROPERTY PURSUANT TO FLORIDA STATUTE 689.071,** first party, whose post office address is 1212 NE 1st St, Ocala, Florida 34470, to **RAFAEL OCTAVIO RIVERA, *a married man,*** second party, *whose post office address is: 10428 SE 43rd Ct; Belleview, FL 34420*

(Wherever used herein the terms first party and second party shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the said first party, for and in consideration of $10.00 and other valuable consideration, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said party forever, all the right, title and interest which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Marion, State of Florida, to wit:

THE NORTH 1345 FEET OF THE EAST 495 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 17 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA.
LESS AND EXCEPT ROAD-RIGHT-OF-WAY.

TO HAVE AND TO HOLD forever the same together with all and singular the appurtenances thereunto belonging or in any way appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party.

AND, the grantor hereby covenants with said grantee that except as above noted, at the time of this Special Warranty Deed the premises were free of all encumbrances made by them, and they will warrant and defend the same against the lawful claims of all persons claiming by, through or under grantor.

IN WITNESS WHEREOF, they said first party has signed and sealed these presents the day and year above written.
Signed, sealed and delivered in presence of:

Isabella 1212 NE 1st ST
Urean. Ocala Fl 34470.
Print Witness Name & Address

Yisselle Bello, as Trustee for the
Florida Land Trust Dated 12/2022

Wendy L Grabe
1212 NE 1st ST
Print Witness Name & Address Ocala, FL 34470

STATE OF Florida
COUNTY OF MARION

BEFORE ME, the undersigned authority, duly authorized be law to take acknowledgments, this date personally appeared, by [✓] physical presence [ ] online, Yisselle Bello as Trustee, who is ✓ personally known to me or has produced _____ as identification after first being duly cautioned and sworn states that he/she has read the above and that the above is true and correct to the best of his/her knowledge and belief.

SWORN TO AND SUBSCRIBED before me this 10th Day of July, 2025.

NOTARY PUBLIC STATE OF FLORIDA

MY COMMISSION EXPIRES: 5/15/2026

Notary Public State of Florida
Wendy L Grabe
My Commission
HH 245095
Exp. 5/15/2026

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
CFN# 2025098859 BK 8668 Pg 1996 07/23/2025 04:40:12 PM

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

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

2025 Property Record Card

41408-002-01

GOOGLE Street View

Prime Key: 1027861 MAP IT+ Current as of 9/18/2025

Property Information

RIVERA RAFAEL OCTAVIO
10428 SE 43RD CT
BELLEVIEW FL 34420-2831

Taxes / Assessments:
Map ID: 218
Millage: 9001 - UNINCORPORATED

M.S.T.U.
PC: 62
Acres: 15.28

Situs: 4150 SE 120TH ST BELLEVIEW

Current Value

Land Just Value	$251,326
Buildings	$160,770
Miscellaneous	$17,052
Total Just Value	$429,148
Total Assessed Value	$216,082
Exemptions	$0
Total Taxable	$216,082

Impact	($213,066)
Land Class Value	$38,260
Total Class Value	$216,082
Ex Codes: 08	

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	$251,326	$160,674	$17,052	$429,052	$215,986	$0	$215,986
2023	$251,326	$147,101	$14,746	$413,173	$200,052	$0	$200,052
2022	$251,490	$122,078	$14,746	$388,314	$150,176	$0	$150,176

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8668/1996	07/2025	06 SPECIAL WARRANTY	9 UNVERIFIED	Q	I	$885,000
7950/1844	12/2022	07 WARRANTY	0	U	I	$100
7068/1908	10/2019	07 WARRANTY	9 UNVERIFIED	Q	I	$350,000
6584/0392	05/2017	05 QUIT CLAIM	7 PORTIONUND INT	U	I	$37,246
6470/0922	10/2016	07 WARRANTY	7 PORTIONUND INT	U	I	$37,000
7068/1904	05/2015	71 DTH CER	0	U	I	$100
0987/1767	08/1979	07 WARRANTY	0	U	I	$37,500

Property Description

SEC 02 TWP 17 RGE 22
N 1345 FT OF E 495 FT OF NE 1/4 OF NW 1/4

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		495.0	1,345.0	A1	1.50	AC	16,300.0000	1.00	1.46	1.00	35,697	35,697
6206		.0	.0	A1	13.78	AC	16,300.0000	1.00	0.96	1.00	2,563	215,629

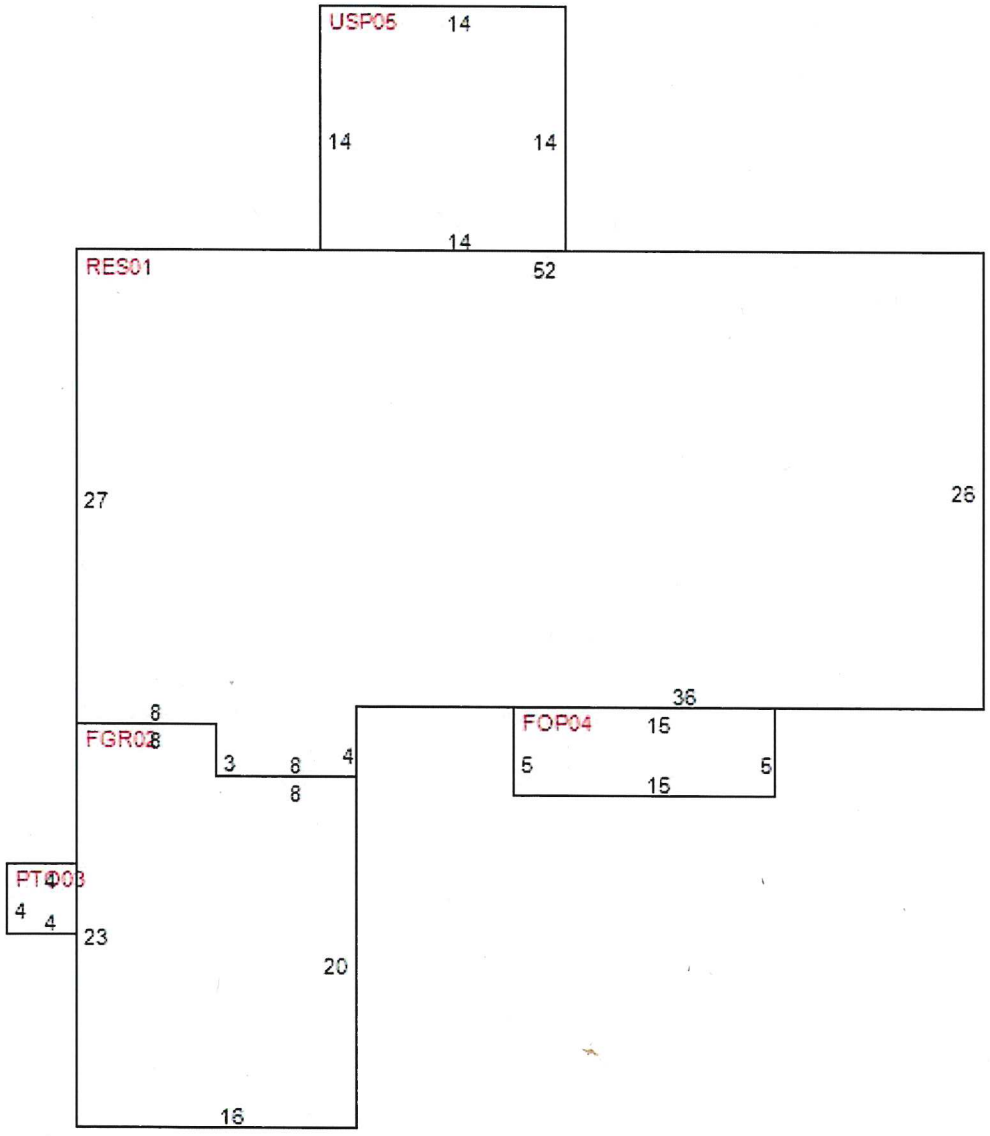
Neighborhood 9497
Mkt: 10 70

Total Land - Class $38,260
Total Land - Just $251,326

Traverse

Building 1 of 1

RES01=U27R52D26L36D4L8U3L8.
FGR02=D23R16U20L8U3L8.D8
PTO03=L4D4R4U4.U8R16U1R9
FOP04=D5R15U5L15.L25U26R14
USP05=U14R14D14L14.



Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID	**Year Built**	1999
Effective Age	3 - 10-14 YRS	**Physical Deterioration**	0%
Condition	1	**Obsolescence: Functional**	0%

Quality Grade 600 - AVERAGE
Inspected on 3/16/2023 by 183

Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 164

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0129 - VINYL SIDING	1.00	1999	N	0 %	0 %	1,392	1,392
FGR	0229 - VINYL SIDING	1.00	1999	N	0 %	0 %	344	344
PTO	0301 - NO EXTERIOR	1.00	1999	N	0 %	0 %	16	16
FOP	0401 - NO EXTERIOR	1.00	1999	N	0 %	0 %	75	75
USP	0501 - NO EXTERIOR	1.00	1999	N	0 %	0 %	196	196

Section: 1

Roof Style: 12 HIP
Roof Cover: 08 FBRGLASS SHNGL
Heat Meth 1: 20 HEAT PUMP
Heat Meth 2: 00
Foundation: 7 BLK PERIMETER
A/C: Y

Floor Finish: 42 CERAMIC/PORCELAIN TILE
Wall Finish: 16 DRYWALL-PAINT
Heat Fuel 1: 10 ELECTRIC
Heat Fuel 2: 00
Fireplaces: 1

Bedrooms: 3
4 Fixture Baths: 0
3 Fixture Baths: 2
2 Fixture Baths: 0
Extra Fixtures: 2

Blt-In Kitchen: Y
Dishwasher: Y
Garbage Disposal: N
Garbage Compactor: N
Intercom: N
Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
114 FENCE BOARD	4,707.00	LF	10	1980	2	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1979	2	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	1979	2	0.0	0.0
009 BARN HORSE	3,168.00	SF	40	1979	1	72.0	44.0
159 PAV CONCRETE	546.00	SF	20	1999	3	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1999	2	0.0	0.0
159 PAV CONCRETE	780.00	SF	20	1996	3	0.0	0.0
UDU UTILITY-UNFINS	99.00	SF	40	1980	1	9.0	11.0
112 FENCE WIRE/BD	1,100.00	LF	10	1980	3	0.0	0.0

Total Value - $17,052

Appraiser Notes

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
0813053	8/1/1998	2/1/1999	RES
0415056	4/1/1996	5/1/1996	SFAD

Cost Summary

Buildings R.C.N.	$161,100	3/29/2023
Total Depreciation	($38,664)	
Bldg - Just Value	$122,436	
Misc - Just Value	$17,052	2/14/2018
Land - Just Value	$251,326	7/19/2024
Total Just Value	$390,814	.

Bldg Nbr	RCN	Depreciation	Depreciated
1	$161,100	($38,664)	$122,436

Marion County

Development Review Committee

Agenda Item

File No.: 2025-21054 **Agenda Date:** 10/20/2025 **Agenda No.:** 7.1.

SUBJECT:
Champion Homes - Conceptual Review
Project #2025090034 #33378 Parcel # 36943-001-00
Clymer Farner Barley, Inc.

October 7, 2025

PROJECT NAME: CHAMPION HOMES
PROJECT NUMBER: 2025090034
APPLICATION: CONCEPTUAL REVIEW #33378

1 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: APPROVED: S US Hwy 441 is incorrectly labeled as US 441/US 301 and SE 92nd Place Road is incorrectly labeled as SE 92nd St in two places. Please correct on future submittals.

2 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 6.2.1.F - North arrow and graphic drawing and written scale
STATUS OF REVIEW: INFO
REMARKS: APPROVED

3 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: Proposed site will require a mobile home park permit through the Department of Health in Marion County. You will need to provide site plan to scale with all lots marked. You will need to provide proof of approved water and sewage for property. We will need application and permit fee.

4 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: The concept plan proposes a manufactured home retail site located on a 6.75 ac parcel (PID 36943-001-00) that is currently zoned B-2 & R-1. The plan currently proposes 1 DRA and a swale/sediment sump. Per the MCPA, the existing impervious coverage is 0 SF. The total proposed impervious area has not been identified. A Major Site Plan submittal will be required for this project. Please review Marion County Land Development Code 6.13 for stormwater management technical standards. There is a County Flood Prone Areas on-site. Please ensure LDC 6.13 is met with the Major Site Plan.

5 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: 1. It is not expected that this development will exceed over 50 peak hour trips. A traffic statement on the cover sheet of the major site plan is the only traffic analysis that will be required.
2. The driveway will need to be reconstructed. It will need to be constructed wide enough and with large enough radii to accommodate a single wide trailer entering and existing the site. A right turn lane may also be required.
3. A 24' wide paved cross access easement parallel to US 441 is required from the northern property line to the driveway as specified in the Land Development Code. A paved cross access easement will not be required parallel to SE 92nd Place due to the railroad.
4. Sidewalk is required along US 441 and SE 92d Place

6 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: Conceptual Plan

STATUS OF REVIEW: INFO
REMARKS:

7 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2 - Connection Requirements
STATUS OF REVIEW: INFO
REMARKS: Parcel 36943-001-00 is located within the City of Belleview utility service area. The Concept Plan (Note #9) states that the City of Belleview has provided distances to water and sewer services. A letter of utility availability and capacity from the City of Belleview will be required by MCU during site plan review

8 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 6.18.2 - Fire Flow/Fire Hydrant
STATUS OF REVIEW: INFO
REMARKS: A site improvement plan shall show fire department water supply within 400 feet from the closest point on the building. The measurement shall be taken by a stabilized roadway from the fire department water supply to the building.

9 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads
STATUS OF REVIEW: INFO
REMARKS: Please ensure the site plan meets the minimum requirements per NFPA 1 Chapter 18 for fire department access. Need to show fire department access road with a minimum of 20 feet in width of a stabilized surface to support the weight of a fire truck within 50 feet of the access door.

10 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 6.18.2.G - Painting and Marking of Fire Hydrants
STATUS OF REVIEW: INFO
REMARKS: Site plans shall note on the plans if a new hydrant is installed shall be installed, tested, and painted per NFPA 291, by a third party contractor and witnessed by a Marion County Fire Inspector.

11 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: B-5 zoning / CD FLU designation / Manufactured home complex
(1) Please indicate subject parcel PID 36943-001-00.
(2) Please indicate PUD zoning of parcel to the north, approved for commercial/industrial/residential uses
(3) Note 6 indicates no permanent building structures but office building is proposed on concept plan?
(4) Please clarify front/side/rear setbacks on site plan. Front setbacks are typically 40'. However, increased setbacks are required if display of items are within 40' front setback. Please specify display area on site plan.
(5) Please indicate required/proposed FAR
(6) Buffers along railway? Please indicate on site and landscaping plan during submittal of major/minor site plan. Any modification of required Type C buffer landscaping will require LDC waiver and BCC approval.
(7) Signs are located within buffer width. Please indicate size of sign. All structures within buffers are prohibited, pursuant to LDC Sec. 6.8.6.G. Signs will require separate permits.
(8) Loading areas on site? Outdoor STORAGE shall be located in side or rear yard areas and shall be screened in such a way to form a complete opaque screen up to 8' in vertical height.
(9) Garbage collection area will require screening reaching a minimum height of 6'.
(10) Environmental Assessment of Listed Species meeting requirements in LDC Sec. 6.5.4, or waiver indicating criteria in LDC Sec. 6.5.3, will need to be provided
(11) Please indicate: FEMA Flood Zone X, Primary Springs Protection Zone (See LDC Sec. 5.4.4), No ESOZ

12 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks
STATUS OF REVIEW: INFO
REMARKS: Reminder to provide dimensions for the following on the site plan:
(1) Total impervious surface area
(2) Parking spaces
(3) Aisle width

13 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: site plan required, Proposed use is permitted, buffering and screening required. Sales complex/lot is permitted, building of manufatured homes is not.

14 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 3.2.3 - NON-RESIDENTIAL - Complies with FAR?
STATUS OF REVIEW: INFO
REMARKS: Limited to 2.0 FAR

15 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(7 & 9) - Tracts Uses/Building Designations Provided for 911/Platt?
STATUS OF REVIEW: INFO
REMARKS: In the site plan, please provide locations of all uses and identify the structures

16 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.16/6.5 - [EALS or EALS-ER provided?]
STATUS OF REVIEW: INFO
REMARKS: Environmental assessment will be required

17 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.5/1.8.2.F - Concurrency Approval vs Deferral Elected?
STATUS OF REVIEW: INFO
REMARKS: In order to obtain subsequent plan approval, Concurrency Certification must also be obtained. In lieu of Concurrency Certification, the applicant/developer may elect for Concurrency Deferral by placing the following note on the plan:
"This proposed project has not been granted concurrency approval and/or granted and/or reserved any public facility capacities. Future rights to develop the property are subject to a deferred concurrency determination, and final approval to develop the property has not been obtained. The completion of concurrency review and/or approval has been deferred to later development review stages, such as, but not limited to, Master Plan, Preliminary Plat, Improvement Plan, Final Plat, Site Plan, or Building Permit review."
Concurrency approval and certification is not required for conceptual/rezoning actions, though an applicant may purse certification if desired. Subsequent development applications, including the Final Master Plan or equivalent, will need to address concurrency certification or elect deferral by providing the following note on the plan(s):
"This proposed project has not been granted concurrency approval and/or granted and/or reserved any public facility capacities. Future rights to develop the property are subject to a deferred concurrency determination, and final approval to develop the property has not been obtained. The completion of concurrency review and/or approval has been deferred to later development review stages, such as, but not limited to, Master Plan, Preliminary Plat, Improvement Plan, Final Plat, Site Plan, or Building Permit review."

18 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: Checked project map and SunBiz -EMW 9.19.25
IF APPLICABLE:
Sec. 2.13.1.C – A conceptual layout of the project.
Sec. 2.13.1.D – Any special details for which the applicant is seeking input from the County.
Sec. 2.18.1.I - Show connections to other phases.
Sec.2.19.2.H – Legal Documents
Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.
Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)
For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."
Sec. 6.3.1.B.2 – Required Right of Way Dedication
For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."
Sec. 6.3.1.D.3 - Cross Access Easements
For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."
Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)
"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."
Sec. 6.3.1.C.2 – Utility Easements
"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."
Sec.6.3.1.D(c)1.2.3) - Stormwater easements and facilities, select as appropriate:
1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."
2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."
3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."
Sec.6.3.1.D(f) –
If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."

Marion County
Board of County Commissioners

Office of the County Engineer

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

33378

DEVELOPMENT REVIEW PLAN APPLICATION

Date: 09/12/2025

A. PROJECT INFORMATION:

Project Name: Champion Homes
Parcel Number(s): 36943-001-00
Section 23 Township 16 Range 22 Land Use CD Zoning Classification B-5
Commercial ☑ Residential ☐ Industrial ☐ Institutional ☐ Mixed Use ☐ Other
Type of Plan: CONCEPTUAL PLAN
Property Acreage 7.184 Number of Lots N/A Miles of Roads N/A
Location of Property with Crossroads NE corner of US Hwy 441 & SE 92nd St Intersection
Additional information regarding this submittal: Proposed development for manufactured home sales.

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

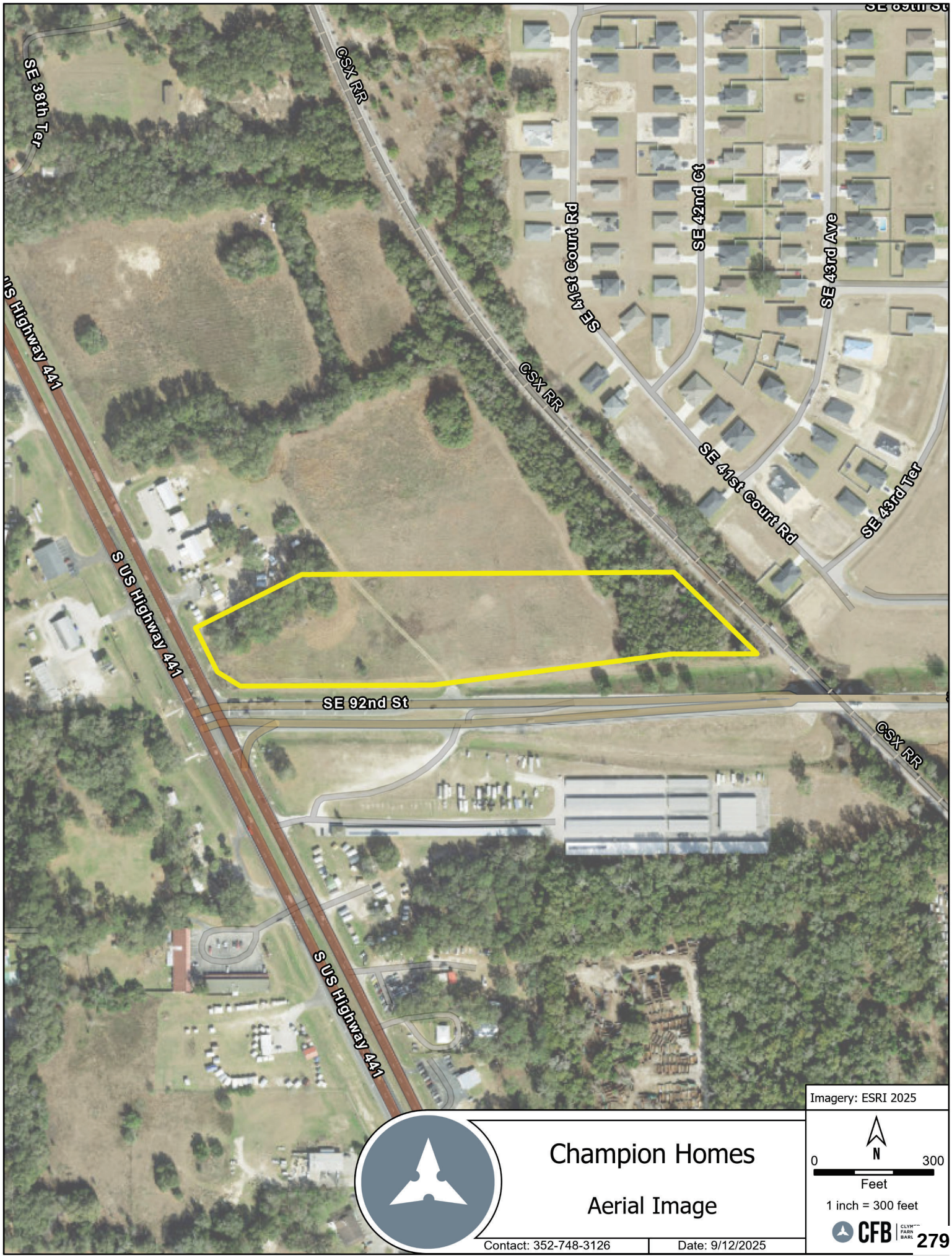
☑ **Engineer:**
Firm Name: Clymer Farner Barley, Inc. Contact Name: Beau Clymer, P.E.
Mailing Address: 406 E Silver Springs Blvd, Suite 200 City: Ocala State: FL Zip Code: 34470
Phone # 352-748-3126 Alternate Phone #
Email(s) for contact via ePlans: permitting@cfb-inc.com & bclymer@cfb-inc.com

☐ **Surveyor:**
Firm Name: Contact Name:
Mailing Address: City: State: Zip Code:
Phone # Alternate Phone #
Email(s) for contact via ePlans:

Property Owner:
Owner: Valencia Miami Partners, LLC. Contact Name: Harvey E. Cohen, Manager
Mailing Address: 751 NW 108th Ave City: Plantation State: FL Zip Code: 33324
Phone # Alternate Phone #
Email address:

Developer:
Developer: Champion Homes Contact Name: Hilorie Johnson
Mailing Address: PO Box 13708 City: Chandler State: AZ Zip Code: 85248
Phone # 480-430-0293 Alternate Phone #
Email address: hijohnson@championhomes.com

Revised 6/2021



Champion Homes

Aerial Image

Imagery: ESRI 2025

N

0 300

Feet

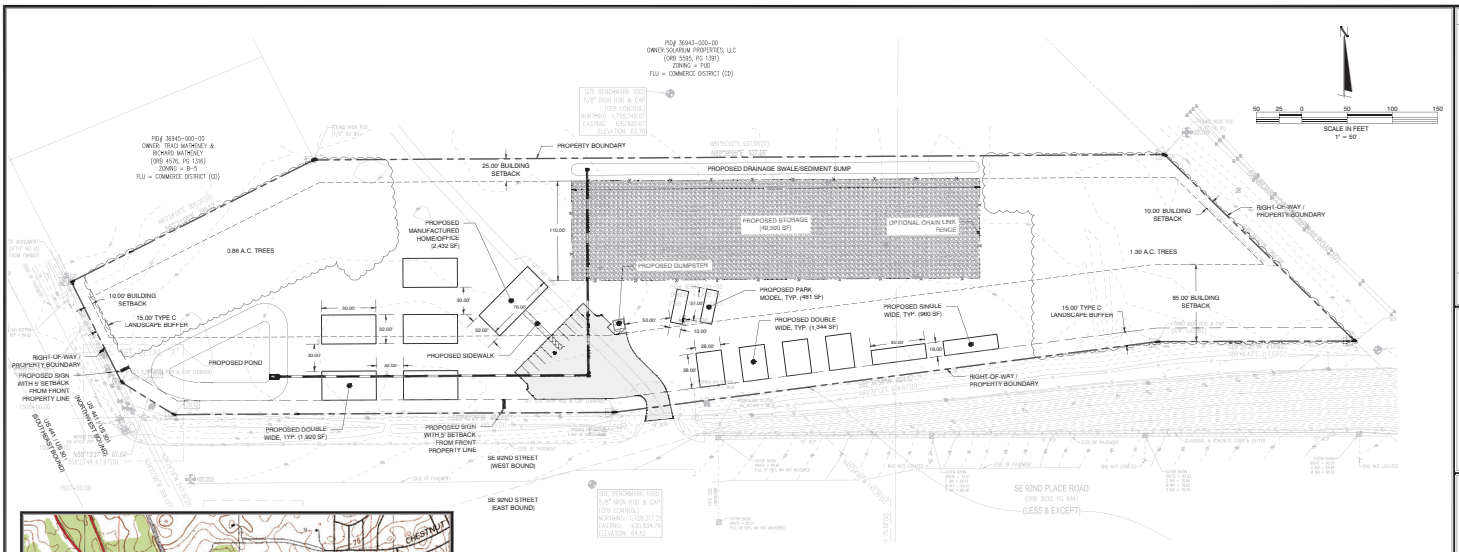
1 inch = 300 feet

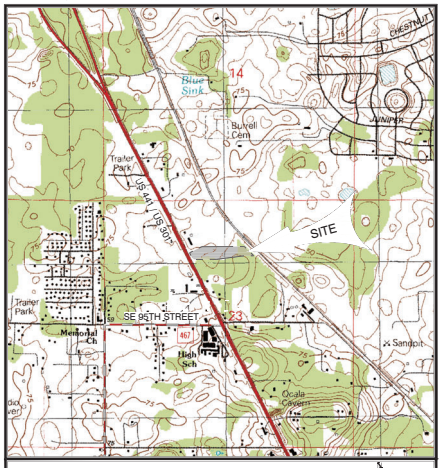
CFB CLYMER FARR BARL

Contact: 352-748-3126

Date: 9/12/2025

SE 38th Ter
CSX RR
SE 41st Court Rd
SE 42nd Ct
SE 43rd Ave
CSX RR
SE 41st Court Rd
SE 43rd Ter
S US Highway 441
12083C0729D
Effective Date
8/28/2008
SE 92nd St
CSX RR
S US Highway 441
S US Highway 441
Flood Zone
AE
Champion Homes
FEMA Flood Map
Contact: 352-748-3126
Date: 9/12/2025
Imagery: ESRI 2025
Floodplains: FEMA 2024
N
0
300
Feet
1 inch = 300 feet
CFB
280





LEGEND

- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED GRAVEL

NOTES:

1. PROJECT AREA = 7.18 A.C. ±
   PROJECT AREA LESS TREES = 5.02 A.C. ±
2. CURRENT ZONING: HEAVY BUSINESS (B-5)
3. FUTURE LAND USE (FLU) = COMMERCE DISTRICT (CD)
4. PROPOSED USE = MANUFACTURED HOME SALES
5. PROJECTED NUMBER OF EMPLOYEES = 5
6. NO PERMANENT BUILDING STRUCTURES PROPOSED ONSITE.
7. REQUIRED PARKING:

   OFFICE:
   2.5 PARKING SPACE (P.S.) PER 1,000 SF GFA
   (2,432/1,000) x 2.5 = 6 SPACES

   TOTAL PARKING REQUIRED = 6 SPACES
   TOTAL HANDICAP REQUIRED = 1 SPACE
8. PROVIDED PARKING

   STANDARD PARKING SPACES (10'x18') = 9
   HANDICAP PARKING SPACES = 1
9. THE CITY OF BELLEVIEW PROVIDED CFB WITH A UTILITY MAP SHOWING CONNECTION DISTANCES TO CITY WATER & SEWER FACILITIES ON SEPTEMBER 11, 2025. THESE CONNECTION DISTANCES ARE LISTED BELOW.

   WATER DISTANCE TO CONNECTION POINT = 12.86 FEET
   TO AN EXISTING 12" WATER MAIN RUNNING PARALLEL WITH THE SOUTHERN BOUNDARY OF THE SUBJECT PARCEL.

   SEWER DISTANCE TO CONNECTION POINT = 390.91 FEET
   TO AN EXISTING GRAVITY SANITARY SEWER SYSTEM LOCATED EAST OF THE SUBJECT PARCEL, AND EAST OF THE RAILROAD TRACKS, LOCATED WITHIN THE SUMMER CREST SUBDIVISION.

   THE PROPOSED MANUFACTURED HOME/OFFICE IS THE ONLY STRUCTURE THAT WILL REQUIRE WATER & SANITARY SEWER. ALL MANUFACTURED HOMES ONSITE WILL REQUIRE ELECTRIC.
10. BOUNDARY & TOPOGRAPHIC INFORMATION SHOWN HEREON IS PER THE "BOUNDARY & TOPOGRAPHIC SURVEY FOR HARVEY COHEN" PREPARED BY CLYMER FARNER BARLEY SURVEYING, LLC, DATED MARCH 20, 2025.
11. BUILDING SETBACK:

    FRONT = 85'
    SIDE = 10'
    REAR = 25'
12. LANDSCAPE BUFFER:

    15' TYPE C LANDSCAPE BUFFER ALONG ADJACENT ROAD RIGHT OF WAY.

    NO LANDSCAPE BUFFER REQUIRED TO THE NORTH ADJOINING PROPERTIES DUE TO SIMILAR ZONING, COMMERCIAL FUTURE LAND USE, AND EXISTING CONDITIONS.

    NO LANDSCAPE BUFFER REQUIRED TO THE EAST DUE TO PROPOSED PRESERVATION OF THE EXISTING HEAVILY WOODED AREA THAT IS ALSO LOCATED ON THE EAST PORTION OF THE SUBJECT PARCEL AND WEST OF THE EXISTING RAILROAD TRACKS. THERE IS ALSO ANOTHER HEAVILY WOODED BUFFER LOCATED ON THE EAST SIDE OF THE EXISTING RAILROAD TRACKS, BETWEEN THE RAILROAD TRACKS AND EXISTING ROW OF SINGLE FAMILY HOMES.
13. NO PREVIOUS OR CURRENT ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PERMITS (SJRWMD) COULD BE FOUND.
14. THE PROPOSED POND SHOWN HEREON HAS NOT BEEN CALCULATED AND IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY.

OWNER
VALENCIA MIAMI PARTNERS, LLC
751 NW 108TH AVE
PLANTATION, FL 33324
HARVEY COHEN, MANAGER

APPLICANT
CHAMPION HOMES
PO BOX 13708
CHANDLER, AZ 85248
HILORIE JOHNSON
(480)430-0263

ENGINEER
CLYMER FARNER BARLEY, Inc.
406 E SILVER SPRINGS BLDG, STE 200
OCALA, FL 34470
BEAU CLYMER, PE
FL. LIC. NO. 99053
(352)748-3126

BY
REVISIONS
DATE

CFB | CLYMER FARNER BARLEY
CLYMER FARNER BARLEY, Inc.
7413 ALFORD AVE, MIDDLETON, FL 32432
(352)732-8181

CHAMPION HOMES CONCEPTUAL PLAN
PARCEL 36943-001-00
MARION COUNTY, FLORIDA

CONCEPT PLAN

SAVE DATE	9/12/2025
DRAWN BY	BCF
CHECKED BY	BJC
PROJECT #	EP2025.03991
FILE NAME	CHAMPION HOMES CONCEPT.DWG

SHEET NUMBER 01

Marion County

Development Review Committee

Agenda Item

File No.: 2025-21055 **Agenda Date:** 10/20/2025 **Agenda No.:** 8.1.

SUBJECT:
Review of October P&Z Case Conditions