Marion County
Development Review Committee
Meeting Agenda

Monday, June 15, 2026 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. June 8, 2026

4. PUBLIC COMMENT

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

5.1. Calesa Township - Tobiano - Preliminary Plat
Parcel #: 35300-000-14 #33591
Kimley-Horn and Associates

5.2. Canopy Oaks Phase II Replat 3 - Final Plat
Parcel #: 3530-1001-18 #32941
JCH Consulting Group

5.3. Oak Villas IV Major Site Plan
Parcel #: 8003-0335-02 #33517
Enviro-Tech, Inc.

6. SCHEDULED ITEMS:

6.1. Atlas Tranquility Park - Preliminary Plat - 000634 Waiver to Preliminary Plat in Review
Parcel #: 39279-026-00 #WaiverPlR-000860-2026
Tillman & Associates Engineering, LLC

LDC 6.12.9 - Subdivision Roads and Related Infrastructure
CODE states A. In residential subdivisions, the road system shall be designed to serve the needs of the neighborhood and to discourage use by truck traffic and through traffic and still provide access to adjacent neighborhoods for emergency services. The use of neighborhood traffic calming devices such as traffic circles, cul-de-sac, etc. are encouraged in residential areas. B. Major local roads shall be identified on plans. C. All roads and related infrastructure within the proposed subdivision shall be designed, constructed, and paved to County specifications provided herein. D. The developer shall be required to design, construct, and pave to County specifications, one road from the subdivision to the nearest paved, public roadway with legal access, if such a road does not already exist. E. Roads and stormwater facilities within a subdivision shall be dedicated as either public or private. F. Public dedications shall be pre-approved by the Development Review Committee. If a MSBU is established as the maintenance and operation entity, roads and stormwater facilities can be platted as public. G. Cul-de-sac diameters to the right-of-way line shall not be less than 120 feet with a pavement radius of 40 feet for residential subdivisions and shall not be less than 120 feet to the right-of-way line with a pavement radius of 45 feet for commercial or industrial subdivisions. Refer to details in Section 7.3.1. A grassed island no greater than 50 feet in diameter may be constructed in the center of a cul-de-sac. H. Dead end roads shall not exceed 1,500 feet and shall have a cul-de-sac at the terminal end. Refer to details in Section 7.3.1. Dead end roads intended to provide future access to adjacent unplatted areas may be permitted without a cul-de-sac provided that no lots front thereon, the length does not exceed 1,500 feet, and appropriate temporary end-of-road markers are provided. I. The total perimeter of a block shall not exceed 4,500 feet. Larger block perimeters will be permitted for blocks surrounding or adjacent to natural or artificial features such as lakes, rivers, and golf courses where limiting block lengths are not feasible and impractical. J. Corner radii at the intersection of the two rights-of-way shall be not less than 25 feet. Minimum pavement radii shall be 40 feet for residential subdivisions and 50 feet for commercial or industrial subdivisions. K. Centerline radii shall be designed to accommodate the minimum design speed of 30 mph for subdivision local and minor local roads, 40 mph for major local and collector roads, and 45 mph for arterial roads in accordance with FDOT and AASHTO Standards. L. Evacuation routes for developments shall be indicated on the improvement plans.
APPLICANT - Requests a waiver for the roadway centerlines not meeting centerline radii for 30 mph design speed. Proposed curves warranting lower design speeds will have proper signage.

6.2. 441 Modular Home Dealership - Major Site Plan - 000672 - Waiver to Major Site Plan in Review
Parcel #: 36943-000-00 # WaiverPIR-000896-2026
Tillman & Associates Engineering, LLC

LDC 2.18.4.C - Construction, completion, and close out
CODE states All subdivision improvements shall be constructed in accordance with approved plans and shall conform to regulations and specifications in effect on the date of approval of the improvement plans.
APPLICANT requests to commence construction prior to plan approval and approve early site work permit (earthwork only) at the Developer's risk. All existing permitted trees to be preserved until tree preservation plan approval.

6.3. Belleview Circle K - Major Site Plan - 33483 - Waiver to Major Site Plan in Review
Parcel #: 45415-000-00, 45415-002-00 #WaiverPIR-000872-2026
Cadjazz Engineering

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 using Marion County lidar contours along with latest survey within the areas in proximity of this parcel, we find no offsite impacts in the pre/post development conditions.

LDC 6.13.7.B(1) Geotechnical criteria
CODE states Depth. Soil test borings shall be performed to a minimum depth of 10 feet below the proposed finished grade of the bottom of all retention/detention areas or the permanent pool elevation and once the data has been obtained the hole shall be backfilled and compacted.
APPLICANT request to waive the 10-foot depth because we have one boring at 10 feet below and one boring at 7 feet below.

LDC 6.12.12.A Sidewalks
CODE states Sidewalks shall be provided in the Urban Area, Rural Activity Centers, and Specialized Commerce Districts along arterial, collector, and major local streets where these streets adjoin the project and minimally along one side of the internal streets. Sidewalks shall be constructed with all-weather surfaces and shall meet Americans with Disabilities Act, Florida Building Code, and FDOT Design Standards.
APPLICANT requests to contribute to Marion County Sidewalk Fund in lieu of construction.

LDC 2.12.16 Environmental Assessment
CODE states An Environmental Assessment for listed species and vegetative communities.
APPLICANT - requests a waiver to the Environmental Assessment. Existing development included a number of residential and commercial buildings located throughout the site including a number of wells and utility corridors. This is a developed site.

6.4. Tractor Supply - Major Site Plan # 33488 - Waiver to Major Site Plan in Review
Parcel #: 48405-001-00 #WaiverPIR-000873-2026
Cadjazz Engineering

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, F.A.C. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.
APPLICANT - request to waive the Current Boundary and Topographic Survey. No current boundary and topo survey are required because the previous survey, along with the as-built survey from the self-storage facility that constructed the master drainage pond provides the required information.

LDC 6.13.7.B(1) Geotechnical criteria
CODE states Depth. Soil test borings shall be performed to a minimum depth of 10 feet below the proposed finished grade of the bottom of all retention/detention areas or the permanent pool elevation and once the data has been obtained the hole shall be backfilled and compacted.
APPLICANT - request to waive soil test borings due to the fact that soil borings were completed for master pond by self-storage project. That data should be consistent with current design because there is no substantial change from initial permitted plans.

LDC 6.12.12.A Sidewalks
CODE states Sidewalks shall be provided in the Urban Area, Rural Activity Centers, and Specialized Commerce Districts along arterial, collector, and major local streets where these streets adjoin the project and minimally along one side of the internal streets. Sidewalks shall be constructed with all-weather surfaces and shall meet Americans with Disabilities Act, Florida Building Code, and FDOT Design Standards.
APPLICANT requests to contribute to Marion County Sidewalk Fund in lieu of construction.

6.5. Almeida, Felippe Family Division - Family Division Waiver Request
Parcel #: 50099-009-00 # Fam Div -000766-2026
Felippe Almeida

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 tracts 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 tracts 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, stepparent, adopted parent, sibling, child, stepchild, 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 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 - One family division into two lots. Lot 1 for myself, and lot 2 for my sister. Requesting a waiver for the road frontage requirement to allow a family division of parcel 50099-009-00. The property currently possesses 20 feet of frontage on SE 180th Street. We propose to satisfy safety and access requirements by recording a 40-foot stated access easement as shown in the attached aerial sketch providing sufficient access for emergency vehicles and residents for both lots.

7. CONCEPTUAL REVIEW ITEMS:

8. DISCUSSION ITEMS:

9. OTHER ITEMS:

10. ADJOURN:

Marion County

Development Review Committee

Agenda Item

File No.: 2026-23336 **Agenda Date:** 6/15/2026 **Agenda No.:** 3.1.

SUBJECT:
June 8, 2026

Marion County

Development Review Committee

Meeting Minutes

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

Monday, June 8, 2026 **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**

MEMBERS PRESENT:
Ken McCann, Vice Chairman (Fire Marshal)
John Pearson (Building Safety)
Steven Cohoon (County Engineer)
Chuck Varadin (Growth Services Director)
Tony Cunningham (Utilities Director)

OTHERS PRESENT:
Chris Rison (Planning/Zoning)
Liz Madeloni (Planning/Zoning)
Jared Rivera (Planning/Zoning)
Michelle Sanders (911 Management)
Susan Heyen (Landscape/Parks)
Linda Blackburn (Legal)
Alex Turnipseed (Office of the County Engineer)
Chris Zeigler (Office of the County Engineer)
Aaron Pool (Office of the County Engineer)
Kelly Hathaway (Office of the County Engineer)
Kelsey Giesing (Office of the County Engineer)

2. **PLEDGE OF ALLEGIANCE**

3. **ADOPT THE FOLLOWING MINUTES:**

3.1. June 1, 2026

Motion by Tony Cunningham to approve the minutes, seconded by John Pearson
Motion carried 5-0

4. PUBLIC COMMENT

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

5.1. Seasure, LLC - Waiver Request to Preliminary Plat
Parcel #: 2003-101-000 #WaiverSTA-000709-2026
JCH Consulting

Requested at 6/1/26 DRC meeting to be placed on 6/8/26 Consent with a corrected agenda description.

LDC Sec. 2.17.1. - Applicability
CODE states Preliminary Plats shall be submitted for each development where platting is required in this Code or by Florida Statute.
APPLICANT request - This waiver request is for a Preliminary Plat waiver to accompany the Final Plat submittal. A separate Preliminary Plat is not being submitted with this application

5.2. Sheik Hafeez Rahaman- Waiver Request to Preliminary Plat
Parcel #9024-0000-02 #WaiverSTA- 000706-2026
JCH Consulting Group Inc.

Requested at 6/1/26 DRC meeting to be placed on 6/8/26 Consent with a corrected agenda description.

LDC 2.17.1. - Applicability
CODE states Preliminary Plats shall be submitted for each development where platting is required in this Code or by Florida Statute.
APPLICANT - This waiver request is for a Preliminary Plat waiver to accompany the Final Plat submittal. A separate Preliminary Plat is not being submitted with this application.

5.3. Watson Realty Parking Expansion - Major Site Plan
Parcel #: 3137-001-001 # MajorSite-000266-2026
EDA Consultants, Inc.

5.4. Buc-ee's Travel Center - Major Site Plan
Parcel #13462-001-00 # 31121
Kimley-Horn and Associates

5.5. BLCCDD Warehouse - Major Site Plan
Parcel # 35300-400001 # MajorSite-000431-2026
Kimley-Horn and Associates

5.6. Diamond A Shopping Center - Major Site Plan
Parcel #: 41200-056-04 #33554
Tillman & Associates Engineering, LLC

Motion by Steven Cohoon to approve the consent agenda, seconded by Tony Cunningham
Motion carried 5-0

6. SCHEDULED ITEMS:

6.1. Ocala Crossings South Phase 4 - Improvement Plan 33207 - Waiver to Improvement Plan in Review
Parcel #: 35623-005-00 #WaiverPIR-000795-2026
Mastroserio Engineering, Inc.

LDC 6.11.8.B(2)(3) - Parking Requirements
CODE states (2) A one-car garage or carport and driveway combination shall count as two off-street parking spaces provided the driveway measures a minimum of 25 feet in length between the face of the garage or carport door and the sidewalk, or 30 feet to the curb line. (3) A two-car garage or carport and driveway combination shall count as four off-street parking spaces, provided the minimum width of the driveway is 20 feet and its minimum length is as specified above for a one-car garage or carport.
APPLICANT - A waiver is requested to reduce the parking depth from 25 ft to 20 ft from the two-car garage to the back of sidewalk for lots with sidewalk frontage. The lots with no sidewalk comply with this section of code, depth being 33 ft from the back curb to the face of the garage. The basis for the waiver request is that this is the final phase of a 5-phase development, and the master PUD plan was approved with 20 ft front building setbacks. This matter should have been addressed with the PUD process and not at this final stage of development. The home builders have constructed the majority of homes with the garage set at the 20 ft front setback. Based on discussion with staff, a waiver is requested for the parking depth to keep consistent with the existing PUD. Furthermore, code parking spaces require 18 feet depth, and we have 20 feet to the sidewalk.

Motion by Chuck Varadin to approve, seconded by John Pearson
Motion carried 5-0

6.2. Exalt Health Summerfield - Major Site Plan #000600 - Waiver to Major Site Plan in Review
Parcel #: 47696-000-00 #WaiverPIR-000824-2026
Kimley-Horn and Associates

LDC 6.8.7 - Parking areas and vehicular use areas
CODE states 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.
APPLICANT requests a waiver from landscape requirement behind perimeter parking on north side of the site where a retaining wall is proposed. There is additional landscaping proposed beyond the wall and the adjacent parcel is commercial. This section of perimeter parking faces the back of adjacent property building.

Motion by Chuck Varadin to approve, seconded by Tony Cunningham
Motion carried 5-0

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 pay fee in-lieu of sidewalk construction along US 441. There are no existing sidewalks adjacent to the project boundary.

Motion by Steven Cohoon to approve, seconded by Tony Cunningham
Motion carried 5-0

LDC 6.13.7.B. - Geotechnical Criteria
CODE states Minimum requirements. (1) Depth. Soil test borings shall be performed to a minimum depth of 10 feet below the proposed finished grade of the bottom of all retention/detention areas or the permanent pool elevation and once the data has been obtained the hole shall be backfilled and compacted. (2) Number of tests. At least two tests shall be performed within the boundary of each proposed retention/detention area. For each half acre of pond bottom area and for each lineal retention/detention area of 250 feet, an additional test shall be conducted. The County Engineer or his designee, may require additional tests if the initial tests indicate the need for them. (3) Infiltration/permeability tests. For retention/detention areas utilizing percolation or infiltration in the design model, there shall be a minimum of two infiltration rate tests for each retention/detention area. Data used for soil permeability testing or infiltration analyses for the retention/detention areas shall be signed and sealed by a professional engineer or professional geologist for both data and procedural accuracy. (4) Aquifer parameters. The estimated seasonal high ground water elevation and confining layer shall be clearly identified.
APPLICANT requests waiver to have the second Auger location count towards the minimum requirements (two infiltration tests for each retention/detention area), despite being slightly outside the dry retention area footprint (< 30 LF). The borings are consistent and show good quality sand down to 12'. The pond is only proposed to be 6' in depth. The auger location is sufficient in determining the soil for the pond area.

Motion by Steven Cohoon to approve, seconded by Tony Cunningham
Motion carried 5-0

6.3. Melody Preserve - Standalone Waiver Request to Buffers
Parcel #: 35300-000-15 # WaiverSTA-000807-2026
Kimley-Horn and Associates

LDC 6.8.6.K(5) Buffers
CODE states E-Type buffer shall consist of a five-foot wide landscape strip without a buffer wall. The buffer shall contain at least four shade trees for every 100 lineal feet or fractional part thereof. Shrubs shall be planted in a double-staggered row and be capable of reaching a maintained height of six feet within three years. Groundcovers and/or turfgrass shall not be used in this buffer.
APPLICANT - We are requesting a waiver to allow for the Type 'E' buffer along the north property boundary to utilize a fence in lieu of vegetation. The buffer will remain 20' width. The existing vegetation along the north property boundary within the adjacent Liberty Village residential subdivision is mature and will not allow for the buffer to adequately grow as intended. Additionally, we request the fence to continue within the Type 'A' buffer on the property line. The adjacent storage facility currently utilizes a fence on their property boundary so the landscaping will not be a benefit to that parcel.

Motion by Chuck Varadin to deny with support to the Board of County Commissioners, but with questions regarding maintenance, seconded by John Pearson
Motion carried 5-0

6.4. Pardee Maricamp Storage - Major Site Plan 000555 - Waiver to Major Site Plan in Review
Parcel #: 31385-000-00 # WaiverPIR-000861-2026
Kimley-Horn and Associates

LDC 2.12.8 Current boundary and topographic survey
CODE 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 We request waiver for survey age. Field work was completed following FDOT improvements to Maricamp and the site has remained undeveloped since.

LDC 2.12.8 Topographical contours
CODE 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 Waiver request for 100’ contour adjacent to site. Lidar was previously utilized to determine offsite flows and historical drainage patterns which affected the project area.

Motion by Steven Cohoon to approve waiver for both LDC 2.12.8. requests, seconded by Tony Cunningham
Motion carried 5-0

6.5. Oak Shores Estates - Preliminary Plat 000713 - Waiver to Preliminary Plat in Review
Parcel #: 9064-0000-02 #WaiverPIR-000837-2026
Tillman & Associates Engineering, LLC

LDC 6.12.2 (A) - Right-of-way
CODE states (A) Right-of-way shall be platted or dedicated, meeting the minimum right-of-way width established in Table 6.12-1, to provide for the necessary access and other needed infrastructure improvements supporting the proposed development. Right-of-way can be provided by easement if approved by DRC.
APPLICANT - Request a waiver to allow for a 40' right of way with 10' utility easements.

Motion by Steven Cohoon to approve contingent on the utility easement on the south side of road or side with the pedestrian facilities being written in such a way that pedestrians are able to use that area, seconded by Tony Cunningham
Motion carried 5-0

LDC 6.12.9 (H) - Subdivision roads and related infrastructure
CODE states (H) Dead end roads shall not exceed 1,500 feet and shall have a cul-de-sac at the terminal end. Refer to details in Section 7.3.1. Dead end roads intended to provide future access to adjacent unplatted areas may be permitted without a cul-de-sac provided that no lots front thereon, the length does not exceed 1,500 feet, and appropriate temporary end-of-road markers are provided.
APPLICANT - Request a waiver to allow for the use of a hammerhead style intersection on dead end road. The proposed dead-end segments will be less than 150' in length.

Motion by John Pearson to approve, seconded by Ken McCann
Motion carried 5-0

6.6. Oak Shores Estates - Improvement Plan 000742 - Waiver to Improvement Plan in Review
Parcel #: 9064-0000-02 #WaiverPIR-000840-2026
Tillman & Associates Engineering, LLC

LDC 6.11.9 (A) - Traffic control devices
CODE states A. Traffic Signals. (1) The installation of a traffic signal requires a signal warrant analysis to be performed. The County's Traffic Engineer shall determine if the signal warrant analysis justifies the need for a traffic signal. Traffic signals warranted due to the development shall be installed and paid for by the developer. (2) Justification must be provided for the left turn treatment, phases, deceleration lane lengths and timings proposed. (3) In addition to the plan requirements listed below, shop drawings with FDOT approved materials and a maintenance agreement must be provided and approved. (4) Illuminated Street

Name signs shall be required at all signalized intersections. (5) A box-span configuration is required if strain poles are used. (6) Traffic signal plans shall be 11 inches by 17 inches and shall include the following. (a) A Key sheet including the name of the intersecting roads, an index, a location map, a list of the utility companies that exist in the location of the signal, and the posted speeds of the approaching roadways. (b) A Tabulation of Quantities sheet that lists the item numbers, description and quantity of materials and equipment, listed in numerical order. Pay item notes and general notes that refer to item numbers shall be shown on this sheet. (c) A General Notes sheet including all general notes, related to the specific signal, as required by the Traffic Section of the Marion County Office of the County Engineer. Contact the Office of the County Engineer for the current required general notes. (d) A Plan sheet at a scale large enough to show all details clearly and legibly. The recommended scale is 1 inch = 40 feet or 1 inch = 50 feet. The plan sheet shall include existing and proposed: 1. Edge of pavement 2. Street names 3. Drainage structures including curb and gutter and drainage inlets 4. Sidewalks and right-of-way lines 5. Pavement markings 6. Signal heads with directional arrows and movements (movement 2 and 6 shall be the major streets)7. Detection devices such as video detection with detection field or loop detection with conduit locations 8. Pull boxes 9. Control cabinet location 10. Signal poles and span wire 11. ATMS Equipment (if applicable) 12. Nortarrow and scale13.Phasing Diagram 14. Controller timings using calculated optimum timings and clearance intervals meeting FDOT requirements 15. Sign detail with dimensions of letters and sign 16. Signal head details 17. Pedestrian head details 18. FDOT pay item numbers for all equipment (e) A structural analysis with soil boring data signed and sealed by an Engineer.
APPLICANT Request a waiver to allow for the approval of the Improvement Plan prior to approval of the offsite improvements

Motion by Steven Cohoon to approve contingent on CO hold until such a time that offsite improvement plans are completed, seconded by Tony Cunningham
Motion carried 5-0

LDC 6.12.11 - Turn lanes
CODE states Turn lanes shall be required as warranted by the project's Traffic Impact Analysis and in accordance with FDOT or as approved by the County Engineer. In addition, turn lanes shall be considered any time an unsafe condition exists or will be created. The cost of construction of such lanes shall be the responsibility of the developer. Additional right-of-way may be required and shall be dedicated by the developer and shown on the Improvement Plans and Final Plat. Any off-site improvement designs shall be submitted as an Improvement Plan application.
APPLICANT Request a waiver to allow for the approval of the Improvement Plan prior to approval of the offsite improvements

Motion by Steven Cohoon to approve contingent on CO hold until such a time that offsite improvement plans are completed, seconded by Tony Cunningham
Motion carried 5-0

LDC 6.12.2 (A)- Right-of-way
CODE states (A) Right-of-way shall be platted or dedicated, meeting the minimum

right-of-way width established in Table 6.12-1, to provide for the necessary access and other needed infrastructure improvements supporting the proposed development. Right-of-way can be provided by easement if approved by DRC.
APPLICANT Request a waiver to allow for a 40’ right of way with 10’ utility easements

Motion by Tony Cunningham to approve the waiver to allow for 40 foot right-of-way and 10 foot utility easmemts and as well pedestrian easements where applicable , seconded by John Pearson
Motion carried 5-0

LDC 6.12.9. (H) - Subdivision roads and related infrastructure
CODE states (H) Dead end roads shall not exceed 1,500 feet and shall have a cul-de-sac at the terminal end. Refer to details in Section 7.3.1. Dead end roads intended to provide future access to adjacent unplatted areas may be permitted without a cul-de-sac provided that no lots front thereon, the length does not exceed 1,500 feet, and appropriate temporary end-of-road markers are provided.
APPLICANT Request a waiver to use of a hammerhead style intersection on dead end roads. The proposed dead-end segments will be less than 150' in length.

Motion by Tony Cunningham to approve the waiver for hammer-head style intersection on dead-end roads, seconded by Ken McCann
Motion carried 5-0

6.7. Oak Shores Estates - Master Plan 000673 - Waiver to Master Plan in Review
Parcel #: 9064-0000-02 # WaiverPIR-000838-2026
Tillman & Associates Engineering, LLC

6.12.9. H - Subdivision roads
CODE states Dead end roads shall not exceed 1,500 feet and shall have a cul-de-sac at the terminal end. Refer to details in Section 7.3.1. Dead end roads intended to provide future access to adjacent unplatted areas may be permitted without a cul-de-sac provided that no lots front thereon, the length does not exceed 1,500 feet, and appropriate temporary end-of-road markers are provided.
APPLICANT Request a waiver to use the alternative provided. Dead end road without cul-de-sac. A hammerhead with dead end segments less than 150' in length have been provided as an alternative turn around.

Motion by Tony Cunningham to approve, seconded by Ken McCann
Motion carried 5-0

6.12.2.A - Right-of-way
CODE states Right-of-way shall be platted or dedicated, meeting the minimum right-of-way width established in Table 6.12-1, to provide for the necessary access and other needed infrastructure improvements supporting the proposed development. Right-of-way can be provided by easement if approved by DRC.
APPLICANT Request a waiver as roadways will remain private & ROW width will be

40 feet wide with a 10 feet drainage and utility easement for a total width of 60 feet.

Motion by Tony Cunningham to approve with pedestrian access in the easement, seconded by John Pearson
Motion carried 5-0

6.8. Heatherwood - Preliminary Plat 000680 - Waiver to Preliminary Plat in Review
Parcel #: 36640-004-00 # WaiverPIR-000845-2026
Tillman & Associates Engineering, LLC

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 Request a waiver to allow for the use of the current boundary and topographic survey which is more than 12 months old will be submitted to DRC for consideration.

Motion by Steven Cohoon to approve, seconded by Tony Cunningham
Motion carried 5-0

LDC 6.12.9 (H) - Subdivision roads and related infrastructure
CODE states (H) Dead end roads shall not exceed 1,500 feet and shall have a cul-de-sac at the terminal end. Refer to details in Section 7.3.1. Dead end roads intended to provide future access to adjacent unplatted areas may be permitted without a cul-de-sac provided that no lots front thereon, the length does not exceed 1,500 feet, and appropriate temporary end-of-road markers are provided.
APPLICANT Request a waiver to allow for the use of a hammerhead style intersection on dead end road. The proposed dead-end segments will be less than 150' in length.

Motion by John Pearson to approve, seconded by Tony Cunningham
Motion carried 5-0

6.9. Heatherwood - Improvement Plan 000674 - Waiver to Improvement Plan in Review
Parcel #: 36640-004-00 # WaiverPIR-000846-2026
Tillman & Associates Engineering, LLC

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 Request a waiver to allow for the use of the current boundary and

topographic survey which is more than 12 months old will be submitted to DRC for consideration.

Motion by Steven Cohoon to approve, seconded by John Pearson
Motion carried 5-0

LDC 6.12.9- Subdivision roads and related infrastructure
CODE states A. In residential subdivisions, the road system shall be designed to serve the needs of the neighborhood and to discourage use by truck traffic and through traffic and still provide access to adjacent neighborhoods for emergency services. The use of neighborhood traffic calming devices such as traffic circles, cul-de-sac, etc. are encouraged in residential areas. B. Major local roads shall be identified on plans. C. All roads and related infrastructure within the proposed subdivision shall be designed, constructed, and paved to County specifications provided herein. D. The developer shall be required to design, construct, and pave to County specifications, one road from the subdivision to the nearest paved, public roadway with legal access, if such a road does not already exist. E. Roads and stormwater facilities within a subdivision shall be dedicated as either public or private. F. Public dedications shall be pre-approved by the Development Review Committee. If a MSBU is established as the maintenance and operation entity, roads and stormwater facilities can be platted as public. G. Cul-de-sac diameters to the right-of-way line shall not be less than 120 feet with a pavement radius of 40 feet for residential subdivisions and shall not be less than 120 feet to the right-of-way line with a pavement radius of 45 feet for commercial or industrial subdivisions. Refer to details in Section 7.3.1. A grassed island no greater than 50 feet in diameter may be constructed in the center of a cul-de-sac. H. Dead end roads shall not exceed 1,500 feet and shall have a cul-de-sac at the terminal end. Refer to details in Section 7.3.1. Dead end roads intended to provide future access to adjacent unplatted areas may be permitted without a cul-de-sac provided that no lots front thereon, the length does not exceed 1,500 feet, and appropriate temporary end-of-road markers are provided. I. The total perimeter of a block shall not exceed 4,500 feet. Larger block perimeters will be permitted for blocks surrounding or adjacent to natural or artificial features such as lakes, rivers, and golf courses where limiting block lengths are not feasible and impractical. J. Corner radii at the intersection of the two rights-of-way shall be not less than 25 feet. Minimum pavement radii shall be 40 feet for residential subdivisions and 50 feet for commercial or industrial subdivisions. K. Centerline radii shall be designed to accommodate the minimum design speed of 30 mph for subdivision local and minor local roads, 40 mph for major local and collector roads, and 45 mph for arterial roads in accordance with FDOT and AASHTO Standards. L. Evacuation routes for developments shall be indicated on the improvement plans. **APPLICANT** Request a waiver to allow for the proposed design and posted speed will be submitted for consideration. Curve warning signage per FDOT Greenbook criteria is proposed as shown on Sheet 8.0.

Motion by Steven Cohoon to approve, seconded by Ken McCann
Motion carried 5-0

LDC 6.12.9 (H) - Subdivision roads and related infrastructure
CODE states (H) Dead end roads shall not exceed 1,500 feet and shall have a

cul-de-sac at the terminal end. Refer to details in Section 7.3.1. Dead end roads intended to provide future access to adjacent unplatted areas may be permitted without a cul-de-sac provided that no lots front thereon, the length does not exceed 1,500 feet, and appropriate temporary end-of-road markers are provided. **APPLICANT** Requests a waiver to allow for the use of a hammerhead style intersection on dead end roads will be submitted to DRC for consideration. The proposed dead-end segments will be less than 150' in length.

Motion by Ken McCann to approve, seconded by Tony Cunningham
Motion carried 5-0

LDC 6.13.7(B)(2) - Geotechnical criteria
CODE states B. Minimum requirements. (2) Number of tests. At least two tests shall be performed within the boundary of each proposed retention/detention area. For each half acre of pond bottom area and for each lineal retention/detention area of 250 feet, an additional test shall be conducted. The County Engineer or his designee, may require additional tests if the initial tests indicate the need for them. **APPLICANT** Requests a waiver to reduce the required number of borings from nine to seven for DRA-1. The provided soil borings stratification represents consistently the subsurface soils and groundwater conditions across the area and provide sufficient information for design.

Motion by Steven Cohoon to approve contingent on staff support of uniformity in Geotechnical report, seconded by Tony Cunningham
Motion carried 5-0

6.10. West Mini Farms - Improvement Plan 33241 - Waiver to Improvement Plan in Review
Parcel #: 34979-000-00 # WaiverPIR-000858-2026
Tillman & Associates Engineering, LLC

LDC 6.12.12. - Sidewalks
CODE states A. Sidewalks shall be provided in the Urban Area, Rural Activity Centers, and Specialized Commerce Districts along arterial, collector, and major local streets where these streets adjoin the project and minimally along one side of the internal streets. Sidewalks shall be constructed with all-weather surfaces and shall meet Americans with Disabilities Act, Florida Building Code, and FDOT Design Standards. B. Sidewalks outside the right-of-way and independent of the street system are encouraged as an alternative to sidewalks parallel to a roadway, provided equivalent pedestrian needs are met. C. The sidewalk system shall provide connectivity between existing and proposed developments. D. 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 Request a waiver to not provide sidewalk alongside of road. This is an agricultural subdivision in a rural area. There are no existing sidewalks in the subdivision or nearby vicinity.

Motion by Steven Cohoon to approve not constructing and not paying fee-in-lieu of, seconded by John Pearson
Motion carried 5-0

LDC 6.13.7 Geotechnical criteria
CODE states A. Methodology. The pattern and type of test borings shall be determined by the project engineer, geotechnical engineer, or geologist based on the project size, type, and complexity.(1)Infiltration/permeability rate tests shall follow methods acceptable to the governing State agency and shall be performed at the depth and location which will provide representative test results for use in the design of the retention/detention area. Soil identifications shall refer to the AASHTO Soil Classification System conforming to AASHTO Designation M 145-91. (2) Where visual reconnaissance, available published data, and/or initial borings suggest high karst sensitivity or lithologic variability, additional borings may be required if deemed necessary by the County Engineer or his designee. B. Minimum requirements. (1) Depth. Soil test borings shall be performed to a minimum depth of 10 feet below the proposed finished grade of the bottom of all retention/detention areas or the permanent pool elevation and once the data has been obtained the hole shall be backfilled and compacted. (2) Number of tests. At least two tests shall be performed within the boundary of each proposed retention/detention area. For each half acre of pond bottom area and for each lineal retention/detention area of 250 feet, an additional test shall be conducted. The County Engineer or his designee, may require additional tests if the initial tests indicate the need for them. (3) Infiltration/permeability tests. For retention/detention areas utilizing percolation or infiltration in the design model, there shall be a minimum of two infiltration rate tests for each retention/detention area. Data used for soil permeability testing or infiltration analyses for the retention/detention areas shall be signed and sealed by a professional engineer or professional geologist for both data and procedural accuracy. (4) Aquifer parameters. The estimated seasonal high ground water elevation and confining layer shall be clearly identified. C. Design considerations. (1) The estimated seasonal high water elevation and the confining layer shall be set no lower than the bottom of the boring for the purposes of stormwater system modeling. (2) The pond bottom elevation of a stormwater facility shall be designed a minimum of 1 foot above the estimated seasonal high water elevation. When the pond bottom is within 1 foot of the estimated seasonal high water elevation, a 50 percent reduction factor shall be used for percolation or ground water mounding analysis shall be included.
APPLICANT A waiver is requested for the number of borings in the drainage retention areas. We have provided 1 boring per acre rather than 1 boring for every 0.5 acre. The underlying soils are generally consistent, and the provided number of borings is sufficient to determine stormwater modeling parameters. SWFWMD has reviewed and approved a permit for the project.

Motion by Steven Cohoon to approve, seconded by Tony Cunningham
Motion carried 5-0

6.11. West Mini Farms - Preliminary Plat 33240 -Waiver to Preliminary Plat in Review
Parcel #: 34979-000-00 # WaiverPIR-000857-2026
Tillman & Associates Engineering, LLC

LDC 6.12.12. - Sidewalks
CODE states A. Sidewalks shall be provided in the Urban Area, Rural Activity Centers, and Specialized Commerce Districts along arterial, collector, and major local streets where these streets adjoin the project and minimally along one side of the internal streets. Sidewalks shall be constructed with all-weather surfaces and shall meet Americans with Disabilities Act, Florida Building Code, and FDOT Design Standards. B. Sidewalks outside the right-of-way and independent of the street system are encouraged as an alternative to sidewalks parallel to a roadway, provided equivalent pedestrian needs are met. C. The sidewalk system shall provide connectivity between existing and proposed developments. D. 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 Request a waiver to not provide sidewalk alongside of road. This is an agricultural subdivision in a rural area. There are no existing sidewalks in the subdivision or nearby vicinity.

Motion by Steven Cohoon to approve, seconded by Tony Cunningham
Motion carried 5-0

6.12. Atlas Tranquility Park - Improvement Plan 000635 - Waiver to Improvement Plan in Review
Parcel #: 39279-026-00 # WaiverPIR-000859-2026
Tillman & Associates Engineering, LLC

LDC 6.12.9 (H) - Subdivision roads and related infrastructure
CODE states (H) Dead end roads shall not exceed 1,500 feet and shall have a cul-de-sac at the terminal end. Refer to details in Section 7.3.1. Dead end roads intended to provide future access to adjacent unplatted areas may be permitted without a cul-de-sac provided that no lots front thereon, the length does not exceed 1,500 feet, and appropriate temporary end-of-road markers are provided.
APPLICANT Request a waiver for dead end road without cul-de-sac. A hammerhead with dead end segments less than 150' in length have been provided as an alternative turn around.

Motion by John Pearson to approve, seconded by Steven Cohoon
Motion carried 5-0

LDC 6.12.9 - Subdivision roads and related infrastructure

CODE states A. In residential subdivisions, the road system shall be designed to serve the needs of the neighborhood and to discourage use by truck traffic and through traffic and still provide access to adjacent neighborhoods for emergency services. The use of neighborhood traffic calming devices such as traffic circles, cul-de-sac, etc. are encouraged in residential areas. B. Major local roads shall be identified on plans. C. All roads and related infrastructure within the proposed subdivision shall be designed, constructed, and paved to County specifications provided herein. D. The developer shall be required to design, construct, and pave to County specifications, one road from the subdivision to the nearest paved, public roadway with legal access, if such a road does not already exist. E. Roads and stormwater facilities within a subdivision shall be dedicated as either public or private. F. Public dedications shall be pre-approved by the Development Review Committee. If a MSBU is established as the maintenance and operation entity, roads and stormwater facilities can be platted as public. G. Cul-de-sac diameters to the right-of-way line shall not be less than 120 feet with a pavement radius of 40 feet for residential subdivisions and shall not be less than 120 feet to the right-of-way line with a pavement radius of 45 feet for commercial or industrial subdivisions. Refer to details in Section 7.3.1. A grassed island no greater than 50 feet in diameter may be constructed in the center of a cul-de-sac. H. Dead end roads shall not exceed 1,500 feet and shall have a cul-de-sac at the terminal end. Refer to details in Section 7.3.1. Dead end roads intended to provide future access to adjacent unplatted areas may be permitted without a cul-de-sac provided that no lots front thereon, the length does not exceed 1,500 feet, and appropriate temporary end-of-road markers are provided. I. The total perimeter of a block shall not exceed 4,500 feet. Larger block perimeters will be permitted for blocks surrounding or adjacent to natural or artificial features such as lakes, rivers, and golf courses where limiting block lengths are not feasible and impractical. J. Corner radii at the intersection of the two rights-of-way shall be not less than 25 feet. Minimum pavement radii shall be 40 feet for residential subdivisions and 50 feet for commercial or industrial subdivisions. K. Centerline radii shall be designed to accommodate the minimum design speed of 30 mph for subdivision local and minor local roads, 40 mph for major local and collector roads, and 45 mph for arterial roads in accordance with FDOT and AASHTO Standards. L. Evacuation routes for developments shall be indicated on the improvement plans.
APPLICANT Request a waiver for the roadway centerlines not meeting centerline radii for 30 mph design speed. Proposed curves warranting lower design speeds will have proper signage.

Motion by Steven Cohoon to approve, seconded by Tony Cunningham
Motion carried 5-0

LDC 6.13.7 - Geotechnical criteria
CODE states A. Methodology. The pattern and type of test borings shall be determined by the project engineer, geotechnical engineer, or geologist based on the project size, type, and complexity. (1) Infiltration/permeability rate tests shall follow methods acceptable to the governing State agency and shall be performed at the depth and location which will provide representative test results for use in the design of the retention/detention area. Soil identifications shall refer to the AASHTO Soil Classification System conforming to AASHTO Designation M 145-91. (2) Where visual reconnaissance, available published data, and/or initial borings suggest high

karst sensitivity or lithologic variability, additional borings may be required if deemed necessary by the County Engineer or his designee. B. Minimum requirements. (1) Depth. Soil test borings shall be performed to a minimum depth of 10 feet below the proposed finished grade of the bottom of all retention/detention areas or the permanent pool elevation and once the data has been obtained the hole shall be backfilled and compacted. (2) Number of tests. At least two tests shall be performed within the boundary of each proposed retention/detention area. For each half acre of pond bottom area and for each lineal retention/detention area of 250 feet, an additional test shall be conducted. The County Engineer or his designee, may require additional tests if the initial tests indicate the need for them. (3) Infiltration/permeability tests. For retention/detention areas utilizing percolation or infiltration in the design model, there shall be a minimum of two infiltration rate tests for each retention/detention area. Data used for soil permeability testing or infiltration analyses for the retention/detention areas shall be signed and sealed by a professional engineer or professional geologist for both data and procedural accuracy. (4) Aquifer parameters. The estimated seasonal high ground water elevation and confining layer shall be clearly identified. C. Design considerations. (1) The estimated seasonal high water elevation and the confining layer shall be set no lower than the bottom of the boring for the purposes of stormwater system modeling. (2) The pond bottom elevation of a stormwater facility shall be designed a minimum of 1 foot above the estimated seasonal high water elevation. When the pond bottom is within 1 foot of the estimated seasonal high water elevation, a 50 percent reduction factor shall be used for percolation or ground water mounding analysis shall be included.
APPLICANT Waiver requested to providing an additional soil boring in DRA 5. The provided soil borings are all consistent.

Motion by Steven Cohoon to approve, seconded by Tony Cunningham
Motion carried 5-0

6.13. Atlas Tranquility Park - Preliminary Plat 000634 - Waiver to Preliminary Plat in Review
Parcel #: 39279-026-00 # WaiverPIR-000860-2026
Tillman & Associates Engineering, LLC

LDC 6.12.9 (H) - Subdivision roads and related infrastructure
CODE states (H) Dead end roads shall not exceed 1,500 feet and shall have a cul-de-sac at the terminal end. Refer to details in Section 7.3.1. Dead end roads intended to provide future access to adjacent unplatted areas may be permitted without a cul-de-sac provided that no lots front thereon, the length does not exceed 1,500 feet, and appropriate temporary end-of-road markers are provided.
APPLICANT Request a waiver to use of a hammerhead style intersection on dead end roads. The proposed dead-end segments will be less than 150' in length.

Motion by John Pearson to approve, seconded by Ken McCann
Motion carried 5-0

LDC 6.12.2 - Right-of-way
CODE states A. Right-of-way shall be platted or dedicated, meeting the minimum

right-of-way width established in Table 6.12-1, to provide for the necessary access and other needed infrastructure improvements supporting the proposed development. Right-of-way can be provided by easement if approved by DRC. B. Along adjacent arterial and collector roadways to the proposed development, as established in the adopted Comprehensive Plan Functional Classifications Map, the existing pavement centerline of the adjacent road shall be the reference line used to determine the needed right-of-way on each side of said centerline. C. When right-of-way is provided and is not directly related to mitigating impacts caused by the proposed development, the developer may be compensated in a manner acceptable to both the developer and the County consistent with one or more of the following, subject to approval by the Board upon review and recommendation by the DRC: (1) The Board may enter into an impact fee credit agreement with the developer based upon the fair market value of the provided right-of-way, (2) The Board may enter into an agreement with the developer establishing that the project property remains eligible for the development of the equivalent densities or intensities calculated based upon the pre right-of-way dedication acreage, (3) The Board may enter into an agreement with the developer reducing the property's typically required right-of-way setback and/or buffer in relation to the provided right-of-way, (4) The Board may enter into an agreement with the developer allowing the provided right-of-way be accepted in lieu of off-site improvements caused by the development.

APPLICANT Requests a waiver to allow a 30' Right-of-Way with 15' easement on each side (60' total).

Motion by Steven Cohoon to approve for DUE (Drainage Utility Easement) for the typical section being updated to DUAE (Drainage Utility Access Easement) and the separation of the pedestrian facilities being separated in the long sections need to be as far away from the road as possible and meet Green Book requirements, seconded by John Pearson

Motion carried 5-0

6.14. Redeemer Christian School - Waiver to Major Site Plan
Parcel # 36762-001-00 #WaiverSTA-000749-2026
Rogers Engineering & Land Surveying LLC

LDC 2.21.1.A Applicability

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 the lesser of 35 percent of the gross site area or 9,000 square feet; (2) The combined driveway trip generation meets or exceeds 50 peak hour vehicle trips; or (3) A 24-inch diameter pipe, its equivalent, or larger is utilized to discharge stormwater runoff from the project area.

APPLICANT requests waiver from Major Site Plan subject to providing a Stormwater Compliance Plan for 5,248 square foot modular building. This will not increase the number of students, as students currently meeting in the gymnasium will occupy it. No trees will be removed, and no additional staff will be required.

Motion by Chuck Varadin to approve contingent on not increasing student body count, setbacks, and staff's three standard 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 hold will be in effect until a sketch of the proposed stormwater controls is provided to Stormwater and approved. 3) A Certification 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 seconded by John Pearson
Motion carried 5-0

7. CONCEPTUAL REVIEW ITEMS:

8. DISCUSSION ITEMS:

9. OTHER ITEMS:

Motion by John Pearson to adjourn, seconded by Chuck Varadin
Motion carried 5-0

10. ADJOURN: 10:27 AM

_____
Ken McCann, Vice-Chairman

Attest:

_____
Kelly Hathaway
Development Review Coordinator

Marion County

Development Review Committee

Agenda Item

File No.: 2026-23337 **Agenda Date:** 6/15/2026 **Agenda No.:** 5.1.

SUBJECT:
Calesa Township - Tobiano - Preliminary Plat
Parcel #: 35300-000-14 #33591
Kimley-Horn and Associates

SUBMITTAL SUMMARY REPORT
33591

PLAN NAME:	Calesa Township Tobiano	**LOCATION:**	5575 SW 67TH AVENUE RD OCALA,
APPLICATION DATE:	11/05/2025	**PARCEL:**	35300-000-14
DESCRIPTION:	TOBIANO GROVE PRELIMINARY PLAT		

CONTACTS	NAME	COMPANY
Applicant	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC
Applicant	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.5	05/28/2026	06/04/2026	06/09/2026	Approved
OCE: Plan Review (DR) v.4	05/14/2026	05/21/2026	05/27/2026	Requires Re-submit
OCE: Plan Review (DR) v.3	04/24/2026	05/01/2026	05/05/2026	Requires Re-submit
OCE: Plan Review (DR) v.2	03/12/2026	03/19/2026	03/26/2026	Requires Re-submit
OCE: Plan Review (DR) v.1	12/17/2025	01/05/2026	01/12/2026	Requires Re-submit

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.5

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Kristie Wright	06/04/2026	05/29/2026	Approved

Corrections 2.12.28 - Road identification (**Resolved**) - **Corrective Action:** Sheet C005 – Added label for SW 50th St. Sheet C006 – Added label for SW 50th Ln, Sheet C009 – Added label for SW 50th Pl. Since there is a change in the road configuration, this road is now being named. Please correct on all applicable sheets on all future submittals. - 2.12.28 - Road identification: All roads shall be identified by quadrant number as assigned by Marion County 911 Management.

Corrections 2.12.3. - Title block. (**Resolved**) - **Corrective Action:** On previous submittals this subdivision was titled as Tobiano Grove not Tobiano. Has the subdivision name changed? - Title block shall be shown on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions.

Corrections Additional 911 Comments (**Resolved**) - **Corrective Action:** The only sheet that is correct is the cover sheet for Calesa Township - Tobiano Grove. The remainder of the sheets are for Calesa Township Sabino. - Additional Comments:

Corrections 2.12.28 - Road identification (**Resolved**) - **Corrective Action:** Sheets C002, C008, C009 – SW 67th Avenue Rd is incorrectly labeled as SW 67th Ave, Sheet C005 - Labeled SW 73rd Court Rd, SW 48th St, SW 73rd Ter, SW 49th Ln, SW 73rd Ave, SW 72nd Ter, SW 72nd Ave, and SW 50th St, Sheet 6 - Labeled roads SW 49th Ln, SW 72nd Ter, SW 72nd Ave, SW 50th St, SW 71st Ct, SW 49th Pl, SW 71st Ave, and SW 50th Ln. Sheet 9 – Please remove the duplicate label for SW 50th Ln, as this will be an access road only. Please label roads accordingly on all future submittals. - 2.12.28 - Road identification: All roads shall be identified by quadrant number as assigned by Marion County 911 Management.

Corrections 2.12.28 - Road identification (**Resolved**) - **Corrective Action:** Please correct according to the markups shown on 911 Road Name Assignment Sheet for Developer - Uploaded PDF titled as 911 Road Name Assignment Sheet for Developer with the newly assigned road names. Sheets C002, C007, C008 and L.01 have SW 67th Avenue Rd incorrectly labeled as SW 67th Ave. Combined GIS Sheet has SW 49th Lane Rd incorrectly labeled as SW 48th Lane Rd. Please label all road names on all future submittals.

Environmental Health (Plans) (Environmental Health)	Evan Searcy	06/04/2026	05/29/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	06/04/2026	05/28/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Jared Rivera	06/04/2026	05/29/2026	Informational

Corrections 2.12/4.2 - Building height (**Resolved**) - [3/18/26; INFO] 40' 2-story buildings indicated on cover sheet. Please note PUD allows max of 50' for residential (see attached PUD 200607Z approval letter, Condition 5). [INITIAL] See attached PUD plan (Table 1, Pg 6 of 27). Was not able to locate reference to 40' max building height standard. Please clarify

Corrections 4.4 - Show proposed signs to meet LDC Sec 4.4 (**Resolved**) - [4/28/26; INFO] Confirmed by applicant. Please note that such changes should be reflected in submitted Master Plan update for clarity. [3/19/26] Sign design (two at each entrance side) consistent with attached PUD master plan. PUD sign plan (Sheet 11 of PUD master plan) seems to indicate all signs along road to west of project and no signs along SW 52th St. Is the intention to "transfer" one of the signs as indicated along the western road in the PUD master plan to the entrance at SW 52th St? Please confirm/clarify. [INITIAL] Indicate if sign(s) is proposed on site. If so, show proposed sign's location/design consistent with approved PUD Master Plan.

Corrections 2.12.23 - Building lot typicals (**Resolved**) - [3/19/26] Lot typicals provided seem to be based on Plan - 2A (Page 13 of attached PUD master plan) [INITIAL] Please update lot typicals to reflect minimum lot dimensions as required by approved PUD plan. Please provide lot typical for end units (townhomes). See comments in other comments for additional information.

Corrections 2.12.4 - Lot area & lot width (**Resolved**) - [3/19/26] Corrected to 40' x 100'. [INITIAL] See attached PUD master plan for 200607Z. Was not able to find references to 20'/35' lot widths or 75' min lot depth as shown on lot typicals. Please clarify/correct provided lot typicals and pre-plat sheets.

SUBMITTAL SUMMARY REPORT (33591)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Jared Rivera	06/04/2026	05/29/2026	Informational
Corrections	2.12.16/6.5 - EALS or Exemption provided? (**Resolved**) - [3/18/26] Applicant has requested to defer EALS for project within CSW Vested DRI project at applicant's own risk, which--in tandem with adjacent OTOW DRI project--has historic conservation easement and mitigation plan with state FWC. Should conditions have changed (i.e. arrival of listed species), applicant should continue to pursue resolution/updating of their current plans/permits with the State FWC, including any updated documentation from that agency as part of their obtained approval information to be submitted in with their other construction related documents (e.g., water management district permits, etc.). [INITIAL] Provide Environmental Assessment of Listed Species (EALS) or submit an Exemption Request per LDC Sec. 6.5.			
Corrections	2.12 - Land Use Designation-adjacent properties (**Resolved**) - [INFO] PUD Case No. 200607Z (see attachments for files); Surrounding zoning/FLU for project is PUD/Circle Square Woods VDRI respectively			
Corrections	2.12.4.L & Article 5 - Overlay zones (**Resolved**) - [INFO] (1) FEMA Flood Zone X; (2) Secondary Springs Protection Zone; (3) No ESOZ			
Comments	Please see Resolved comments for informational planning/zoning comments. For any any questions related to this Planning/Zoning review, please contact jared.rivera@marionfl.org or 352-438-2687.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	06/04/2026	05/29/2026	Approved
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	06/04/2026	06/02/2026	Approved
Recommendations	Please review LDC 2.12, page numbering, type of submission			
OCE Property Management (Plans) (Office of the County Engineer)		06/04/2026	06/04/2026	Informational
Comments	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]." - DR 6/4/26			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	06/04/2026	06/01/2026	Approved
Recommendations	2.12.20 □ Stormwater Infrastructure Supports Phasing - Phasing implications to be reviewed with the improvement/site plan.			
Recommendations	2.12.9/10 □ Proposed Drainage Right□of□Way/Easements - (1) The preliminary plat includes a lot typical detail that depicts typical drainage easements. Approval of the preliminary plat with this typical detail does not constitute approval of these easement widths in all locations for the development. Individual easement widths will be evaluated in conjunction with the proposed infrastructure at the improvement/site plan and/or final plat submittals. (2) The necessary drainage easements will be reviewed with the improvement/site plan and/or final plat submittal.			
Recommendations	2.12.19 - Proposed Drainage Improvements - Improvement Plans and Final plat shall reflect the location of the proposed infrastructure with proper easements/tracts.			
Recommendations	2.12.9/10 □ Existing Drainage Right□of□Way/Easements - Review of the survey as it relates to existing drainage easements and ROW will be performed with the improvement/site plan review.			

SUBMITTAL SUMMARY REPORT (33591)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	06/04/2026	06/01/2026	Approved
Recommendations	2.12.32 - Stormwater Analysis Map - Pre- and post-development drainage maps will be required and reviewed with the improvement/site plan.			
Recommendations	Additional Stormwater comments - If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.			
Recommendations	6.13 - Stormwater Management - Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plans/Major Site Plans. Stormwater staff has a checklist of items that we can send as guidance for your improvement/site development plan. If you would like a copy, please contact the reviewer.			
Recommendations	6.10 □ Karst Topography and High Recharge Areas - Please provide a signed and sealed Karst Analysis with the improvement/site plan.			
Recommendations	2.12.19 - Existing Drainage Improvements - Any existing infrastructure and the impact of the proposed development will be reviewed with the improvement/site plan.			
Recommendations	2.12.22 - Stormwater Tract/Right-of-Way - Improvement Plans and Final plat shall reflect the location of the proposed infrastructure with proper tracts/ROW.			
Recommendations	2.12.8 □ Topographical Contours - Review of the survey will be performed with the improvement/site plan review.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	06/04/2026	05/28/2026	Approved
Corrections	2.12.8 - Current boundary and topographic survey (**Resolved**) - **Corrective Action:** Please provide - 2.12.8 - Current boundary and topographic survey: 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.			
Corrections	6.4.3 - Preliminary Plat Requirements (**Resolved**) - 6.4.3 - Preliminary Plat Requirements: All plats and surveys shall adhere to the minimum plan requirements in Division 2 and the requirements listed in Section 6.4.3.A. through M. of the LDC.			
Corrections	Additional Survey Comments (**Resolved**) - Additional Survey Comments			
Corrections	6.2.1.F - North Arrow (**Resolved**) - 6.2.1.F - North Arrow: Provide north arrow and graphic drawing and written scale			
Corrections	6.2.1.E - Drawing legend (**Resolved**) - 6.2.1.E - Drawing legend: Provide a drawing legend as needed.			
Corrections	6.2.1.A. - Licensed Professional (**Resolved**) - 6.2.1.A. - Licensed Professional: Plans shall be prepared by a professional licensed by the State of Florida. The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet. The same shall be provided on the cover page of any supporting documents and calculations.			
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	06/04/2026	05/28/2026	Approved
Corrections	6.12.2 - Right-of-way (**Resolved**) - **Corrective Action:** The label right-of-way widths on the plan do not match the approved cross sections in the PUD. The PUD provides two subdivision street cross sections. One has a right-of-way width of 50' with 10' easements on each side. The other has a right-of-way width of 40' with 5' easements on each side. Provide a typical cross section showing the approved right-of-way and easement widths and relabel the right-of-way on the plan to reflect the correct cross section. - 6.12.2 - Right-of-way: Show the right-of-way width.			
Corrections	6.12.9 - Subdivision roads (**Resolved**) - **Corrective Action:** Several streets are dead ends including but not limited to SW 72nd Court, SW 71st Ter, SW 71st Ct, SW 70th Court, SW 69th Court. The Land Development Code requires all dead-end streets have a cul-de-sac. Staff supports a waiver subject to providing a hammerhead turnaround instead. - 6.12.9 - Subdivision roads : Subdivision roads must meet the design requirements in Section 6.12.9.			
Corrections	6.11.5.D - Residential driveway requirements (**Resolved**) - **Corrective Action:** Provide a detail showing the driveway restrictions at corner lots. - 6.11.5.D - Residential driveway requirements: Show the residential driveway requirements			
Corrections	Additional Traffic Comments (**Resolved**) - **Corrective Action:** The cover sheet states that this is part of Circle Square Woods DRI. This area is not apart of that DRI. Please correct this. - Additional Traffic Comments			
Corrections	2.17.2.I - Road geometrics (**Resolved**) - **Corrective Action:** Show the centerline and provide centerline curve data. - 2.17.2.I - Road geometrics : Show bearings, distances, curve data, length of tangents, radii, arcs, chords and central angles for all rights-of-way, and centerline curves on streets.			
Corrections	6.12.10 - Intersection layout (**Resolved**) - **Corrective Action:** The intersections of Street E with Street B and Street D and Street D with Street G do not meet the requirement to intersect a approximate right angles. - 6.12.10 - Intersection layout: Intersections shall be laid out in accordance with Section 6.12.10, the FDOT Access Management Guidebook, and the details in Section 7.3.1.			
Utilities (OCE Plans) (Utilities)	Carrie Hyde	06/04/2026	05/29/2026	Approved
Comments	Bay Laurel Service Utility Provider - MCU review not required; no fee			

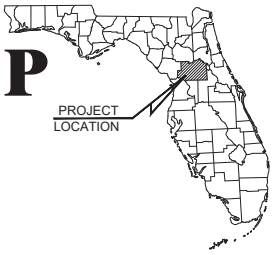
PRELIMINARY PLAT FOR

CALESA TOWNSHIP TOBIANO

MARION COUNTY, FLORIDA

SECTION 31, TOWNSHIP 15 SOUTH, RANGE 21 EAST
AND
SECTION 32, TOWNSHIP 15 SOUTH, RANGE 21 EAST

APRIL 2026



GENERAL NOTES

LAND USE DEVELOPMENT DATA

PARCEL IDENTIFICATION NUMBER: 35300-000-14

PRESENT ZONING: PUD (CASE NUMBER 2006072Z APPROVED 7/21/2020)

ABUTTING ZONING: NORTH- PUD
EAST- PUD
SOUTH- PUD
WEST- PUD

LAND USE: CIRCLE SQUARE WOODS VDRI

CALESA TOWNSHIP TOBIANO AREA: 93.87 ACRES

PROPOSED ROAD LENGTH: 3.06 MILES

PROPOSED LOTS: 278 LOTS

EXISTING IMPERVIOUS AREA: 0% (0.00 ACRES)

PROPOSED IMPERVIOUS AREA: 41% (38.35 ACRES)

OFFSITE DRAINAGE AREA: 2.26 AC

OPEN SPACE REQUIRED: 817,795 SF 18.77 AC 20.0%

OPEN SPACE PROPOSED: 890,659 SF 20.45 AC 21.8%

BUFFERS REQUIRED: NONE (PER PUD CASE NUMBER: 2006072)

LOT WIDTH: 40' MIN.

LOT AREA: 4,000 SF MIN.

MAXIMUM LOT COVERAGE: 70%

LOT SETBACKS
FRONT = 15'
SIDE STREET = 15'
SIDE = 5'
REAR = 20'

EXISTING BUILDING HEIGHT: N/A

PROPOSED BUILDING HEIGHT: 40 FT (2-STORY)

NUMBER OF REQUIRED PARKING: N/A

PROPOSED PARKING: N/A

PROJECTED DAILY TRIP GENERATION: 1,400

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.

ALL IMPROVEMENTS SHOWN ON THESE PLANS, INCLUDING ALL ROADS AND DRA'S ARE PRIVATELY OWNED AND SHALL BE MAINTAINED BY THE OWNER.

MARION COUNTY SPRINGS PROTECTION ZONE:
SECONDARY ZONE

FEMA DESIGNATION:
THE PROJECT LIES WITHIN FEMA FLOOD ZONE "X", AND AREA WITH REDUCED FLOOD HAZARD, AND ZONE "AE" AN AREA WITHIN THE 100 YEAR FLOOD HAZARD ZONE, AS PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NOS. 12083C0592E, 12083C0701, AND 12083C0692D, EFFECTIVE APRIL 19, 2017.

LOCAL BENCHMARK:
VERTICAL DATUM BASED ON BENCHMARK STAMPED "WOOLPERT TRAVERSE", NGVD 1929. TO CONVERT FROM NGVD 1929 TO NAVD 1988 SUBTRACT 0.978 FEET.

ADDITIONAL NOTES:
- STREETS TO BE PRIVATE WITH RESIDENTIAL USE (DESIGN SPEED 20 MPH, POSTED 20 MPH).
- RESIDENTIAL IRRIGATION IS VIA POTABLE WATER SYSTEM.
- CONTOUR DATA IS BASED ON A TOPOGRAPHIC SURVEY BY JCH CONSULTING GROUP, INC.
- TOPOGRAPHY SHALL BE VERIFIED PRIOR TO CONSTRUCTION.
- NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVED BY THE OFFICE OF THE COUNTY ENGINEER.
- DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS PRELIMINARY PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CIRCLE SQUARE WOODS SUBDIVISION VESTED DRI PURSUANT TO CHAPTER 380.06, FS, AND ITS CORRESPONDING VESTED RIGHTS DETERMINATIONS, AS MAY BE AMENDED FROM TIME TO TIME, INCLUDING PROVISIONS REGARDING THE CONCURRENCY OF PUBLIC FACILITIES AND ELIGIBLE LAND USES.

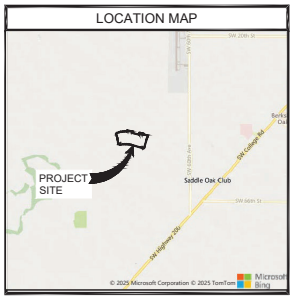
WAIVERS APPROVED FOR ON TOP OF THE WORLD DRI:

6.13.8.B(5) - MINIMUM DRAINAGE EASEMENT	06/09/2025
DETAIL TS-006 - UTILITY LOCATION	06/09/2025
6.12.9.1 - CORNER RADII AT INTERSECTIONS	06/09/2025
6.12.2 TABLE 6.12-1 - PRIVATE ROAD MINIMUM RIGHT OF WAY WIDTH	06/09/2025
6.12.9.E - RIGHT OF WAY DEDICATION	06/09/2025
6.11.4.C.(1) - SECTION/QUARTER SECTION LINE ROADS	06/09/2025
DETAIL TS 031-032 - DECORATIVE POSTS/POSTS FOR REGULATORY AND WARNING SIGNS	06/09/2025
6.12.9(K) - CENTERLINE RADII	06/09/2025
6.12.9(G) - CUL DE SACS AND DEAD ENDS	06/09/2025
6.11.8(B)(1) - OFF STREET PARKING	06/09/2025
6.12.5(A) - CROSS SECTIONS	06/09/2025
6.12.9.E - PRIVATE ROAD STATUS	06/09/2025

WAIVERS APPROVED FOR CALESA TOWNSHIP TOBIANO PLAT:

6.12.9K - SUBDIVISION ROAD DESIGN SPEED	03/24/2026
6.12.9H - CUL-DE-SAC ALTERNATIVE	04/06/2026

LOCATION MAP



UTILITY CONTACT LISTING

ELECTRIC:
DUKE ENERGY FLORIDA, LLC
330 SOUTH US HWY 301
SUMTERVILLE, FL 33585
JERRY BOLDUC
(352) 793-3801 EXT. 1304

WATER & SEWER:
ON TOP OF THE WORLD CDD
8600 SW 84TH COURT, SUITE 400
OCALA, FL 33481
(352) 414-5454, EXT. 4105

PROJECT OWNER AND CONSULTANTS

OWNER / APPLICANT:
COLEN BUILT DEVELOPMENTS, LLC
8445 SW 80TH STREET ROAD
OCALA, FL 33481
(352) 387-7480

CIVIL ENGINEERING CONSULTANT:
KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200
OCALA, FLORIDA 34471
(352) 438-3000

SURVEYOR:
JCH CONSULTING GROUP, INC.
3128 NW BLITCHTON ROAD
OCALA, FLORIDA 34475
(352) 405-1482

GEOTECHNICAL ENGINEER:
TERRACON
1014 SE 3RD AVENUE
OCALA, FLORIDA 34471
(352) 694-7711

ENVIRONMENTAL:
BRIDGEWORK TAXMAN & ASSOCIATES, INC.
330 W. CANTON AVENUE
WINTER PARK, FL 32789
(407) 677-1882

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

KENNETH D. COLEN
PRESIDENT
COLEN BUILT DEVELOPMENT, LLC

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

JESSE BRUNO, LCSFD, P.E.
LICENSED PROFESSIONAL
FLORIDA LICENSE NUMBER 79547
DATE

DRAWING INDEX

C001 - TITLE SHEET
C002 - INDEX OF SHEETS
C003 - TYPICAL SECTIONS
C004 - PRELIMINARY PLAT
C005 - PRELIMINARY PLAT
C006 - PRELIMINARY PLAT
C007 - PRELIMINARY PLAT
C008 - PRELIMINARY PLAT
C009- PRELIMINARY PLAT
C010 - CURVE TABLE
C011 - CURVE TABLE

NO	REVISIONS	DATE	BY
1	NOT FOR CONSTRUCTION	XX-XX-XX	CPH

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PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

KHA PROJECT 241018018
DATE APRIL 2026
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY CPM
CHECKED BY GBL

TITLE SHEET

CALESA TOWNSHIP TOBIANO
PREPARED FOR
COLEN BUILT DEVELOPMENT, LLC
MARION COUNTY FLORIDA

SHEET NUMBER
C001

CALESA TOWNSHIP TOBIANO - PRELIMINARY PLAT

Plotted By: Chris, Michael Saved: Sat, 11 Apr 2026 - 10:57:14am Xrefs: _Xrefs_Out\241018-Calesa Phase 3 Layout.dwg Plotted: Sat, 11 Apr 2026 - 10:57:14am Xrefs: _Xrefs_Out\241018-Calesa Phase 3 Layout.dwg
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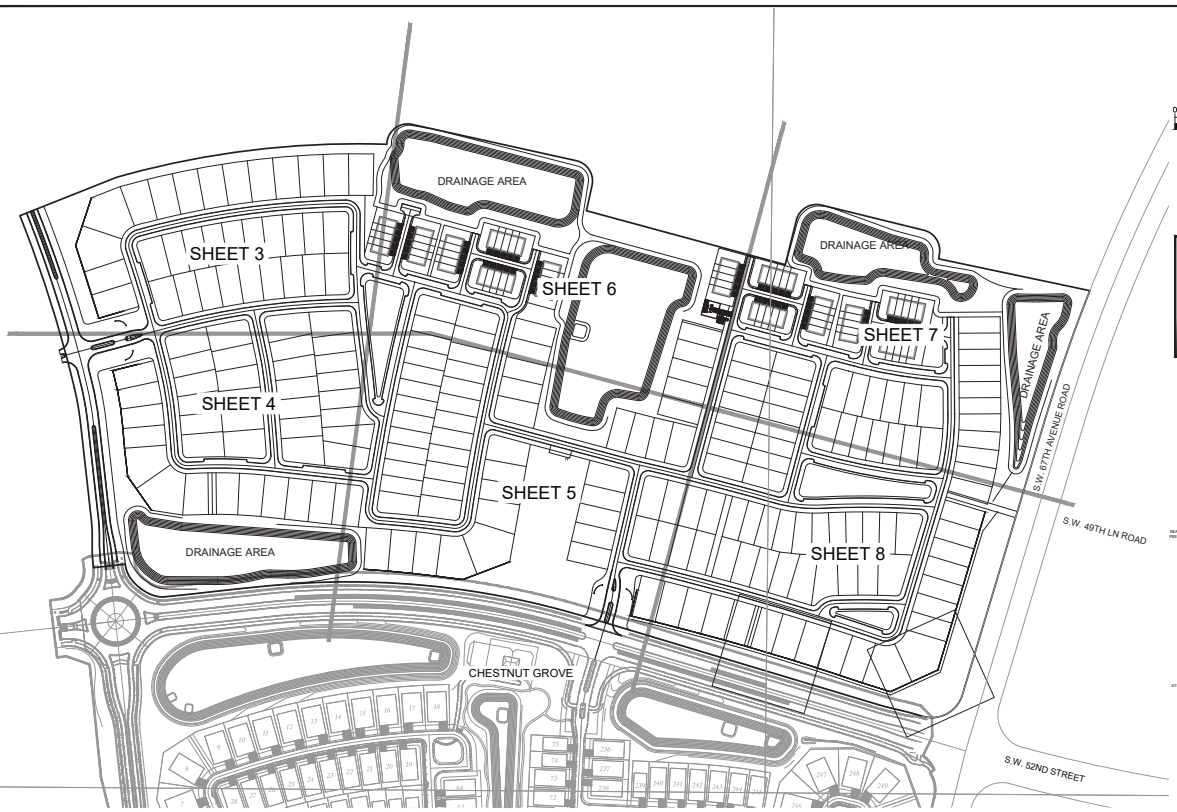

NORTH

GRAPHIC SCALE IN FEET
0 75 150 300

PROHIBITED DRIVEWAY LOCATION DETAIL
CORNER LOTS

NO DRIVEWAY PERMITED WITHIN SHADED AREA

*-DISTANCE SHALL BE THE LESSER OF 1/2 THE LOT WIDTH OR 50'

NOT TO SCALE

TYPICAL CORNER LOT DIMENSIONS & SETBACKS

TOWNHOME TYPICAL LAYOUT

TYPICAL LOT DIMENSIONS & SETBACKS

No.	REVISIONS	DATE	BY

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LICENSED PROFESSIONAL
GENE BRUNO, LGSITO, P.E.
FLORIDA LICENSE NUMBER
79547
DATE

KHA PROJECT
242016018
DATE
APRIL 2026
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY CPM
CHECKED BY GBL

INDEX OF SHEETS

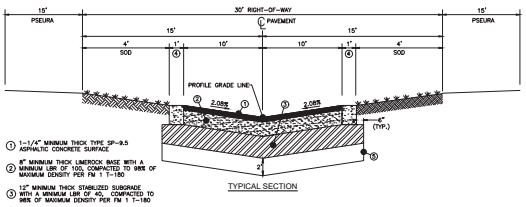
CALESA TOWNSHIP TOBIANO
PREPARED FOR
COLEN BUILT DEVELOPMENT, LLC

MARION COUNTY FLORIDA

SHEET NUMBER
C002

CALESA TOWNSHIP TOBIANO - PRELIMINARY PLAT

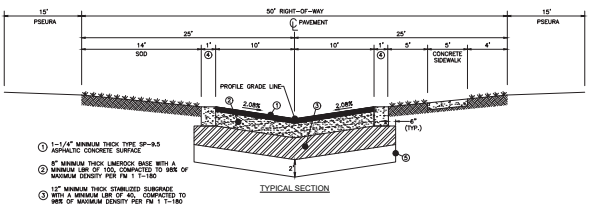
Packet Pg. 30
Item: Calesa Township Tobiano - Phase 1 Preliminary Plat
Attachment: Calesa Township Tobiano - Preliminary Plat Plan Set (2025-0000: Index of Sheets)
Page 1 of 1



① 1-1/4" MINIMUM THICK TYPE SP-9.5 ASPHALTIC CONCRETE SURFACE
② 8" MINIMUM THICK LIMEROCK BASE WITH A MINIMUM LBR OF 100, COMPACTED TO 98% OF MAXIMUM DENSITY PER FM 1 T-180
③ 12" MINIMUM THICK STABILIZED SUBGRADE WITH A MINIMUM LBR OF 40, COMPACTED TO 98% OF MAXIMUM DENSITY PER FM 1 T-180
④ 1' EDGE CURB
⑤ OVER EXCAVATE AND REPLACE UNSUITABLE SOIL WITH CLEAN FILL PER GEOTECHNICAL RECOMMENDATIONS.

TYPICAL SECTION

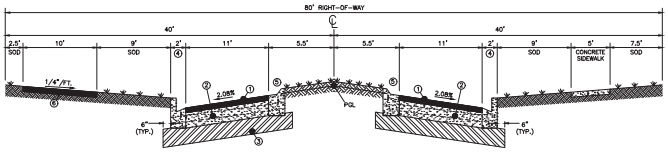
30' R/W LOCAL RESIDENTIAL ALLEY
(TYPICAL SUBDIVISION ALLEY)
MINIMUM DESIGN SPEED = 20 MPH



① 1-1/4" MINIMUM THICK TYPE SP-9.5 ASPHALTIC CONCRETE SURFACE
② 8" MINIMUM THICK LIMEROCK BASE WITH A MINIMUM LBR OF 100, COMPACTED TO 98% OF MAXIMUM DENSITY PER FM 1 T-180
③ 12" MINIMUM THICK STABILIZED SUBGRADE WITH A MINIMUM LBR OF 40, COMPACTED TO 98% OF MAXIMUM DENSITY PER FM 1 T-180
④ 1' EDGE CURB
⑤ OVER EXCAVATE AND REPLACE UNSUITABLE SOIL WITH CLEAN FILL PER GEOTECHNICAL RECOMMENDATIONS.

TYPICAL SECTION

50' R/W LOCAL RESIDENTIAL STREET
(TYPICAL SUBDIVISION STREET)
MINIMUM DESIGN SPEED = 20 MPH



① 1-1/2" MINIMUM THICK SP-9.5 ASPHALTIC CONCRETE SURFACE
② 10" MINIMUM THICK LIMEROCK BASE, LBR 100
③ 12" MINIMUM THICK STABILIZED SUBGRADE, LBR 40
④ STANDARD TYPE "F" CURB
⑤ STANDARD TYPE "A" CURB
⑥ 13' ASPHALT MULTI-PURPOSE PATH

BOULEVARD CROSS SECTION
(SW 73rd COURT ROAD)
MINIMUM DESIGN SPEED = 40 MPH

NO.	REVISIONS	DATE	BY

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PHONE: 352 438 3000
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LICENSED PROFESSIONAL
GENE BRUNO, LGSITO, P.E.
FLORIDA LICENSE NUMBER
79547

KHA PROJECT
242416018
DATE
APRIL 2026
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY CPM
CHECKED BY GBL

TYPICAL SECTIONS

CALESA TOWNSHIP TOBIANO
PREPARED FOR
COLEN BUILT DEVELOPMENT, LLC
MARION COUNTY FLORIDA

SHEET NUMBER
C003

CALESA TOWNSHIP TOBIANO - PRELIMINARY PLAT

Packet Pg 81 - Tobiano - Sheet Set\Tobiano_Sheet Set.dwg 12/3/2025 3:46:06 PM
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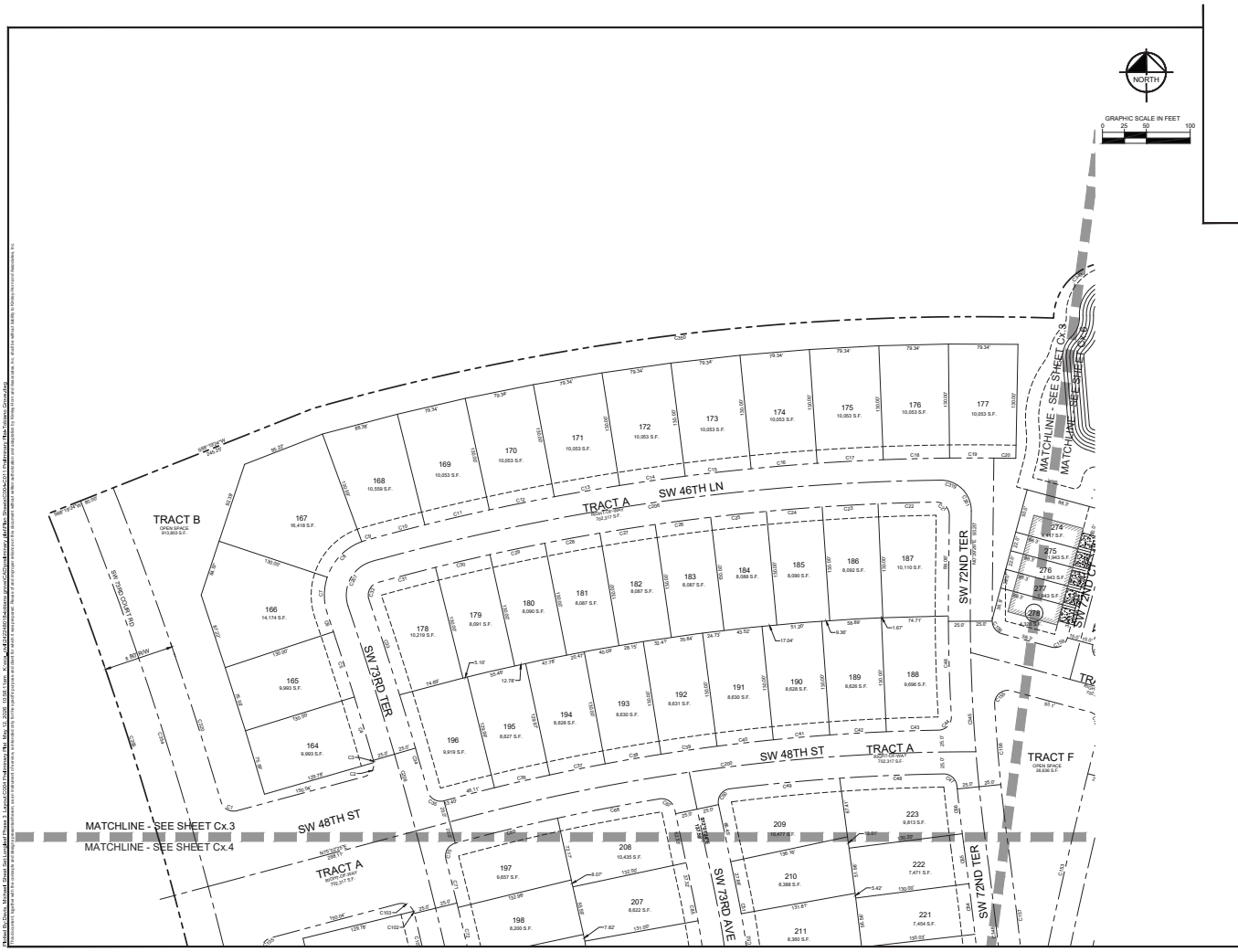

NO.	REVISIONS	DATE	BY
1	NOT FOR CONSTRUCTION	XX-XX-XX	CPM

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LICENSED PROFESSIONAL
GENE BRUNO, LGSITO, P.E.
FLORIDA LICENSE NUMBER
79547
DATE:

KHA PROJECT
142416018
APRIL 2026
SCALE: AS SHOWN
DESIGNED BY: KHA
DRAWN BY: CPM
CHECKED BY: GBL

PRELIMINARY PLAT

CALESA TOWNSHIP TOBIANO
PREPARED FOR
COLEN BUILT DEVELOPMENT, LLC
MARION COUNTY FLORIDA

SHEET NUMBER
C004

CALESA TOWNSHIP TOBIANO - PRELIMINARY PLAT

Plotted By: Chris, Michael | Last Saved By: Michael | Date Last Saved: May 12, 2026 10:03:19am | Xrefs Attached: K:\Ocala_FL\142416018\Civil\Design\Plat\Plat_Sheets\C004-C011 - Preliminary Plat Tobiano Sheets.dwg
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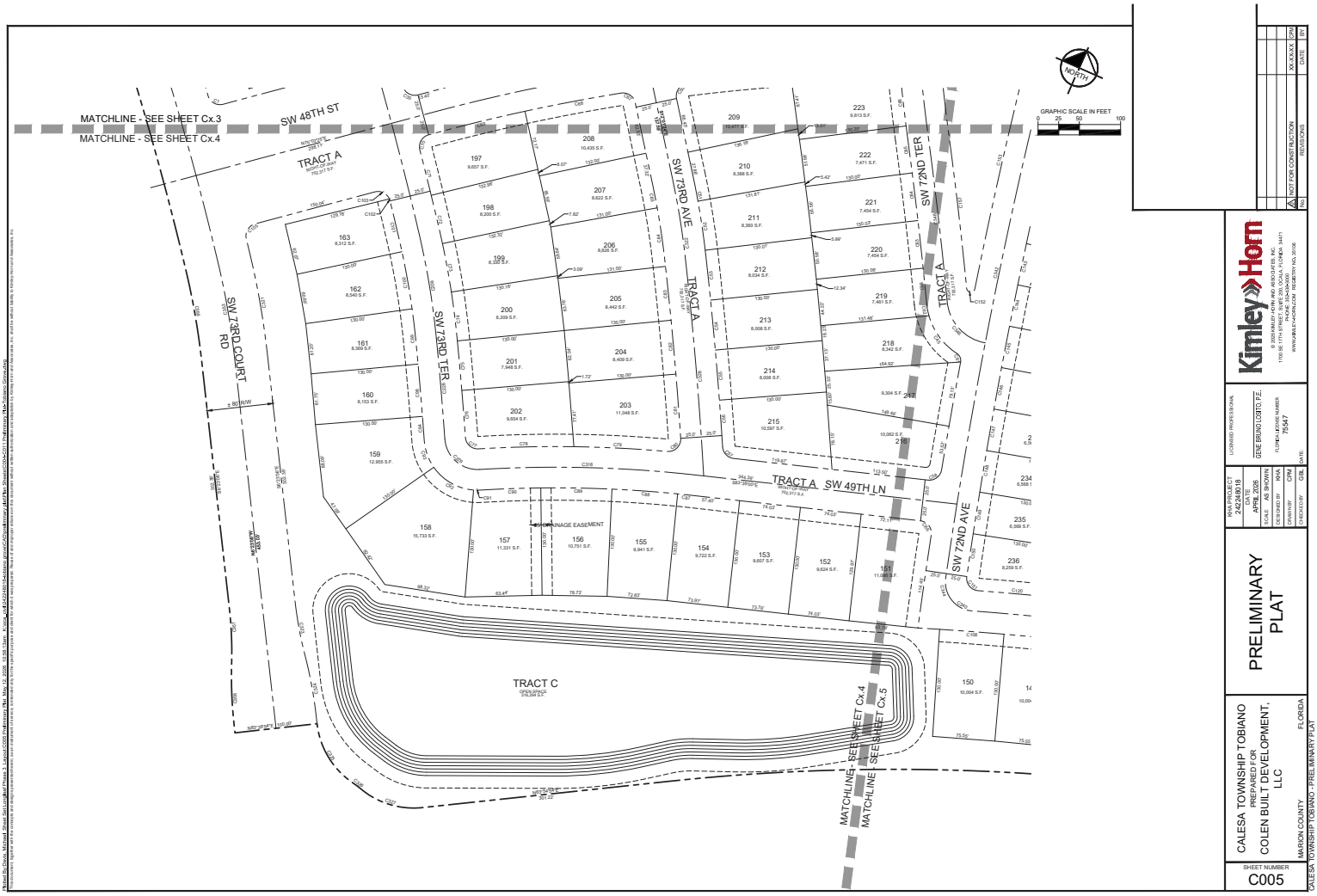

NOT FOR CONSTRUCTION

CALESA TOWNSHIP TOBIANO
PREPARED FOR
COLEN BUILT DEVELOPMENT, LLC

MARION COUNTY FLORIDA

PRELIMINARY PLAT

KHA PROJECT
22-04018
DATE
APRIL 2026
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY CPM
CHECKED BY GBL

LICENSED PROFESSIONAL
GENE BRUNO, LSGITD, P.E.
FLORIDA LICENSE NUMBER
75547

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No.	REVISIONS	DATE	BY
1	NOT FOR CONSTRUCTION	XX-XX-XX	CPM

SHEET NUMBER
C005

CALESA TOWNSHIP TOBIANO - PRELIMINARY PLAT

Plotted By: Chris, Michael Saved As: I:\Kimley-Horn\Projects\Phase 3 Layout\C005 Preliminary Plat.dwg Xrefs: Shared\C3D\Xrefs\Base_grading\Grading_Plan.dwg
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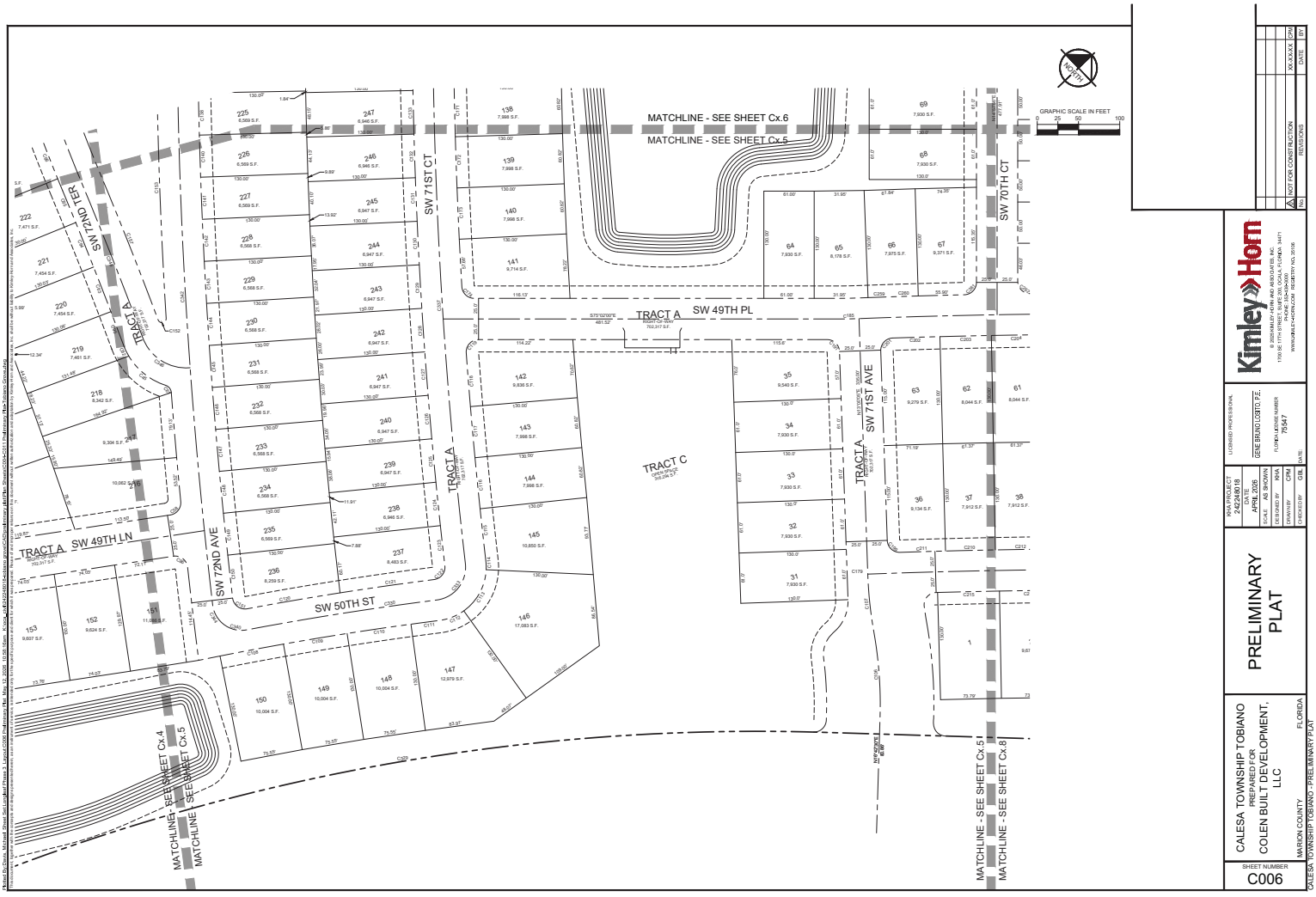

No.	REVISIONS	DATE	BY
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GENE BRUNO, LGSITO, P.E.
FLORIDA LICENSE NUMBER
75547
DATE:

KHA PROJECT
242416018
APRIL 2026
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY CPM
CHECKED BY GBL

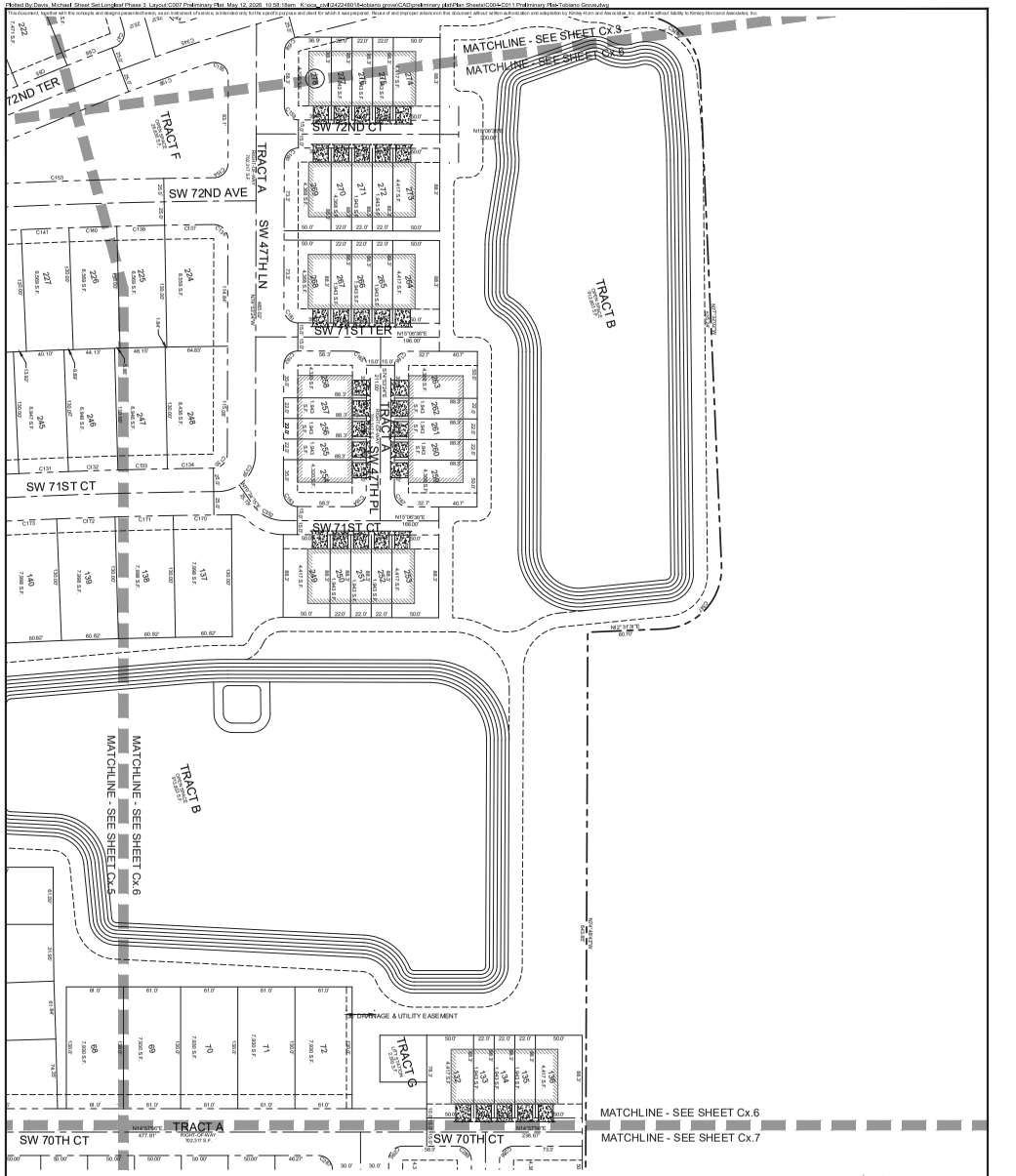
PRELIMINARY PLAT

CALESA TOWNSHIP TOBIANO
PREPARED FOR
COLEN BUILT DEVELOPMENT, LLC

MARION COUNTY FLORIDA

SHEET NUMBER
C006

CALESA TOWNSHIP TOBIANO - PRELIMINARY PLAT



CALESA TOWNSHIP TOBIANO
PREPARED FOR
COLEN BUILT DEVELOPMENT, LLC
MARION COUNTY FLORIDA

PRELIMINARY PLAT

KHA PROJECT 242248018
DATE APRIL 2026
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY CPM
CHECKED BY GBL DATE:

LICENSED PROFESSIONAL
GENE BRUNO LOSITO, P.E.
FLORIDA LICENSE NUMBER 75547

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No.	REVISIONS	DATE	BY
1	NOT FOR CONSTRUCTION	XX-XX-XX	CPM

SHEET NUMBER C007

Plotted By: Davis, Michael Sheet Set: Longleaf Phase 3 Layout: C008 Preliminary Plat May 12, 2026 10:58:22am K:\ocs_civil\24224018\tobiano grove\CAD\preliminary plat\Plan Sheets\C004-C011 Preliminary Plat-Tobiano Grove.dwg
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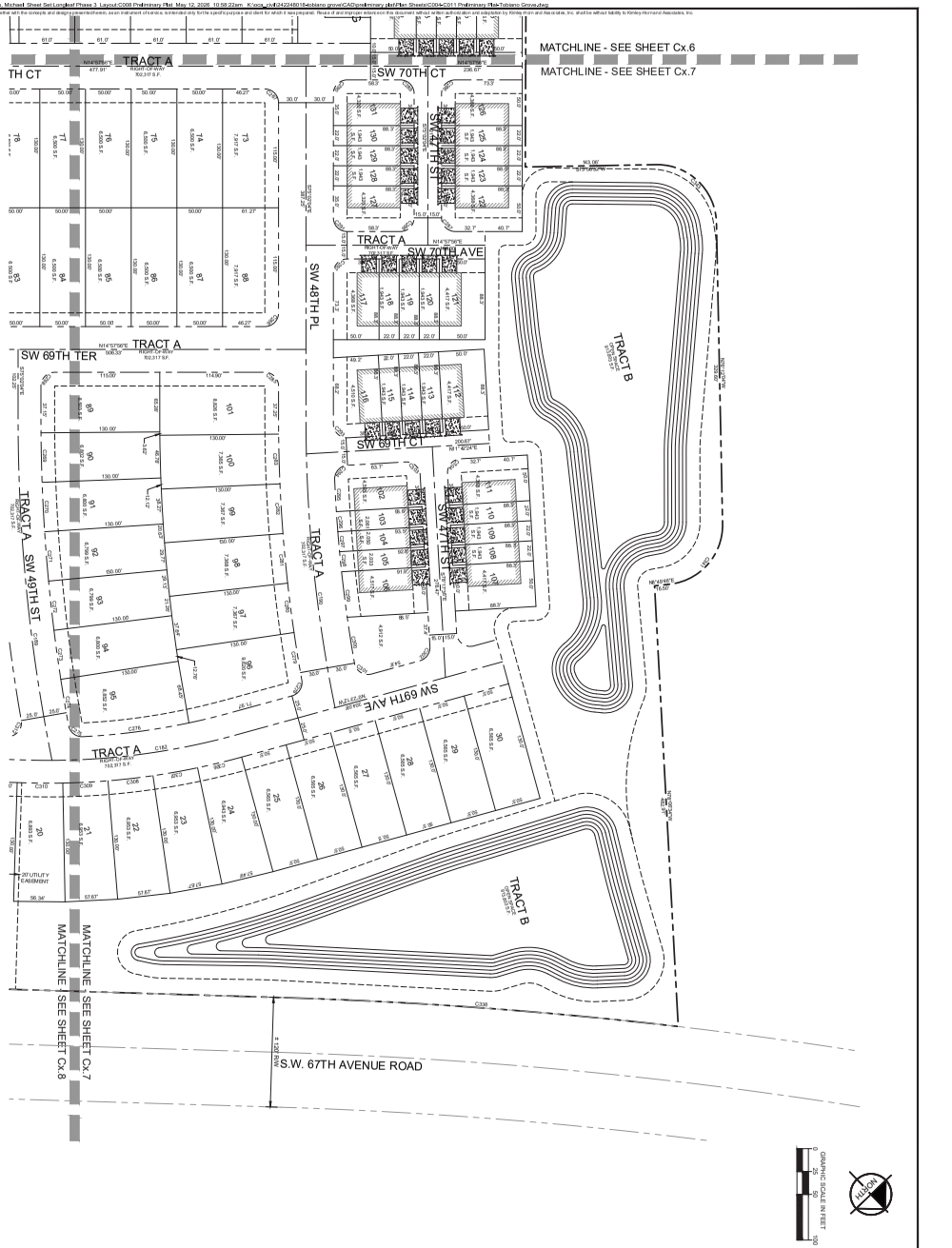

SHEET NUMBER C008	CALESA TOWNSHIP TOBIANO PREPARED FOR COLEN BUILT DEVELOPMENT, LLC MARION COUNTY FLORIDA	PRELIMINARY PLAT	KHA PROJECT 24224018 DATE APRIL 2026 SCALE AS SHOWN DESIGNED BY KHA DRAWN BY CPM CHECKED BY GBL	LICENSED PROFESSIONAL GENE BRUNO LOSITO, P.E. FLORIDA LICENSE NUMBER 75547 DATE:	Kimley»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471 PHONE: 352-438-3000 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

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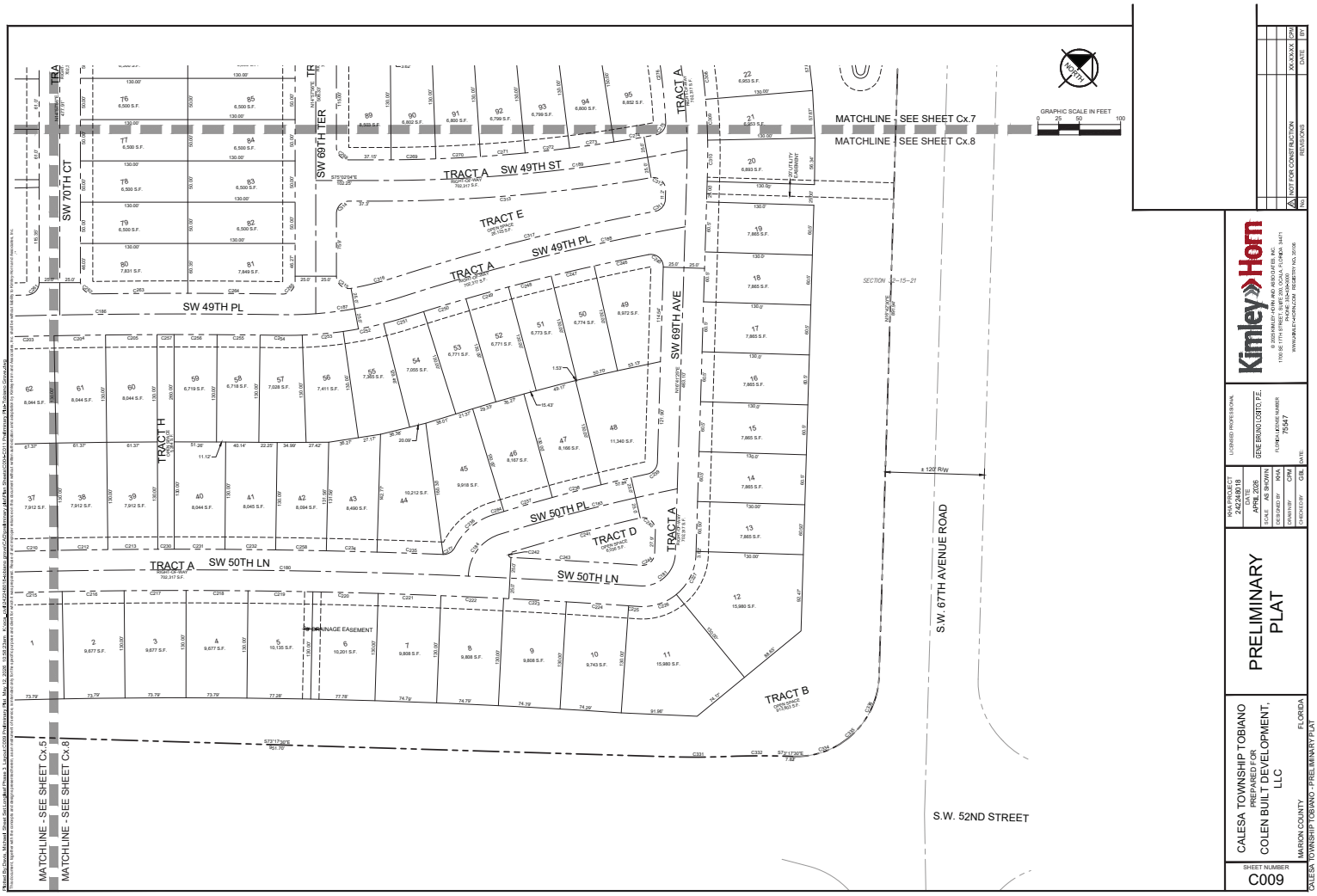

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No.	REVISIONS	DATE	BY
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LICENSED PROFESSIONAL
GENE BRUNO, LGSITO, P.E.
FLORIDA LICENSE NUMBER
76547

KHA PROJECT
242416018
DATE
APRIL 2026
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY CPM
CHECKED BY GBL

PRELIMINARY PLAT

CALESA TOWNSHIP TOBIANO
PREPARED FOR
COLEN BUILT DEVELOPMENT, LLC
MARION COUNTY FLORIDA

SHEET NUMBER
C009

CALESA TOWNSHIP TOBIANO - PRELIMINARY PLAT

Plotted By: Chris, Michael Saad Last Saved By: Michael Saad Plotted On: May 12, 2026 10:59:29am K:\ORL_Civil\242416018-Calesa Ranch\Civil\Plat\Phase 3 Layout\C009 Preliminary Plat.dwg
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CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	15.00'	23.23'	S60°36'16"E	20.97'	88°42'57"	14.67'
C2	15.00'	21.33'	N34°18'43"E	19.57'	81°28'11"	12.92'
C3	15.00'	2.56'	N11°18'29"W	2.56'	9°47'02"	1.28'
C4	4173.09'	75.47'	N16°43'05"W	75.47'	1°02'10"	37.74'
C5	4173.09'	78.02'	N17°46'19"W	78.02'	1°04'16"	39.01'
C6	4173.09'	22.13'	N18°27'33"W	22.13'	0°18'14"	11.06'
C7	65.00'	41.97'	N0°06'43"W	41.25'	36°59'54"	21.75'
C8	65.00'	58.46'	S44°09'10"W	56.51'	51°31'53"	31.37'
C9	2595.67'	69.13'	N75°18'42"E	69.13'	1°31'33"	34.57'
C10	2595.67'	69.13'	N75°18'42"E	69.13'	1°31'33"	34.57'
C11	2595.67'	75.56'	N76°54'31"E	75.56'	1°40'04"	37.78'
C12	2595.67'	75.56'	N76°34'26"E	75.56'	1°40'04"	37.78'
C13	2595.67'	75.56'	N80°14'39"E	75.56'	1°40'04"	37.78'
C14	2595.67'	75.56'	N81°54'44"E	75.56'	1°40'04"	37.78'
C15	2595.67'	75.56'	N83°34'48"E	75.56'	1°40'04"	37.78'
C16	2595.67'	75.56'	N85°14'52"E	75.56'	1°40'04"	37.78'
C17	2595.67'	75.56'	N86°54'57"E	75.56'	1°40'04"	37.78'
C18	2595.67'	75.56'	N88°35'01"E	75.56'	1°40'04"	37.78'
C19	2595.67'	50.51'	N89°58'30"E	50.51'	1°06'54"	25.25'
C20	2595.67'	25.05'	S89°11'28"E	25.05'	0°33'11"	12.53'
C21	15.00'	23.98'	N45°08'34"W	21.51'	91°35'59"	15.42'
C22	2545.67'	66.12'	S88°18'48"W	66.12'	1°29'17"	33.06'
C23	2545.67'	63.82'	S86°51'04"W	63.82'	1°26'11"	31.91'
C24	2545.67'	63.82'	S85°24'53"W	63.82'	1°26'11"	31.91'
C25	2545.67'	63.82'	S83°58'41"W	63.82'	1°26'11"	31.91'
C26	2545.67'	63.82'	S82°32'30"W	63.82'	1°26'11"	31.91'
C27	2545.67'	63.82'	S81°06'19"W	63.82'	1°26'11"	31.91'
C28	2545.67'	63.82'	S79°40'08"W	63.82'	1°26'11"	31.91'
C29	2545.67'	63.82'	S78°13'57"W	63.82'	1°26'11"	31.91'
C30	2545.67'	63.82'	S76°47'46"W	63.82'	1°26'11"	31.91'
C31	2545.67'	67.94'	S75°18'48"W	67.94'	1°31'45"	33.97'
C32	15.00'	24.39'	S27°58'07"W	21.79'	93°09'35"	15.85'
C33	4223.09'	114.30'	S17°50'09"E	114.29'	1°33'03"	57.15'
C34	4223.09'	114.98'	N16°16'50"W	114.97'	1°33'36"	57.49'
C35	15.09'	23.42'	N60°13'49"W	21.11'	89°27'32"	14.86'
C36	2285.67'	64.57'	N77°00'29"E	64.57'	1°37'07"	32.29'
C37	2285.67'	64.57'	N78°37'36"E	64.57'	1°37'07"	32.29'
C38	2285.67'	64.57'	N80°14'44"E	64.57'	1°37'07"	32.29'
C39	2285.67'	64.57'	N81°51'51"E	64.57'	1°37'07"	32.29'
C40	2285.67'	64.57'	N83°28'58"E	64.57'	1°37'07"	32.29'
C41	2285.67'	64.57'	N85°06'06"E	64.57'	1°37'07"	32.29'
C42	2285.67'	64.57'	N86°43'13"E	64.57'	1°37'07"	32.29'
C43	2285.67'	59.54'	N88°16'33"E	59.54'	1°29'33"	29.77'
C44	15.00'	24.19'	N42°49'14"E	21.65'	92°24'10"	15.64'
C45	81.00'	58.18'	N36°34'57"W	56.93'	41°09'04"	30.41'
C46	2000.00'	114.36'	N1°44'33"W	114.34'	3°16'34"	57.20'
C47	15.00'	22.30'	N48°15'18"W	20.30'	85°11'24"	13.79'
C48	2235.67'	118.66'	S87°37'45"W	118.65'	3°02'28"	59.34'
C49	2235.67'	125.85'	S84°29'46"W	125.83'	3°13'31"	62.94'
C50	15.00'	24.95'	S35°14'21"W	22.17'	95°17'20"	16.45'
C51	1000.00'	32.62'	S11°05'20"E	32.62'	1°52'09"	16.31'
C52	1000.00'	60.09'	S8°25'58"E	60.08'	3°26'34"	30.05'
C53	4804.61'	55.64'	S6°05'13"E	55.64'	0°39'48"	27.82'
C54	4804.61'	60.81'	S5°23'33"E	60.81'	0°43'31"	30.41'
C55	4804.61'	60.81'	S4°40'02"E	60.81'	0°43'31"	30.41'
C56	4804.61'	56.88'	S3°57'56"E	56.88'	0°40'42"	28.44'
C57	15.00'	20.95'	S43°38'18"E	19.29'	80°01'25"	12.59'
C58	15.52'	26.31'	N58°44'17"E	23.27'	97°10'02"	17.59'
C61	10.00'	11.83'	N23°16'35"W	11.15'	67°45'48"	6.72'
C62	81.00'	15.33'	N10°35'01"W	15.31'	10°50'47"	7.69'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C63	5064.61'	58.05'	N6°13'36"W	58.05'	0°39'24"	29.03'
C64	5064.61'	58.05'	N6°53'01"W	58.05'	0°39'24"	29.03'
C65	5064.61'	41.81'	N7°26'54"W	41.81'	0°28'23"	20.90'
C66	2000.00'	55.04'	N6°26'54"W	55.04'	1°34'36"	27.52'
C67	15.00'	22.82'	N55°36'16"W	20.68'	87°09'43"	14.27'
C68	2235.67'	118.53'	S79°17'45"W	118.51'	3°02'15"	59.28'
C69	2235.67'	106.79'	S76°24'31"W	106.78'	2°44'12"	53.40'
C70	15.09'	23.42'	S30°18'38"W	21.11'	89°27'33"	14.86'
C71	4223.09'	56.77'	S14°02'02"E	56.77'	0°46'13"	28.38'
C72	4223.09'	43.49'	S13°21'14"E	43.49'	0°35'24"	21.74'
C73	1000.00'	59.59'	S10°24'00"E	59.58'	3°24'52"	29.81'
C74	1000.00'	54.14'	S7°08'31"E	54.13'	3°06'07"	27.08'
C75	4494.61'	60.30'	S5°08'10"E	60.30'	0°46'07"	30.15'
C76	4494.61'	57.02'	S4°23'18"E	57.02'	0°43'37"	28.51'
C77	15.00'	23.51'	S48°55'41"E	21.18'	89°48'22"	14.95'
C78	1550.00'	115.45'	N88°41'17"E	115.42'	4°16'03"	57.75'
C79	1550.00'	113.22'	S87°05'08"E	113.19'	4°11'07"	56.64'
C80	15.00'	25.87'	N45°36'28"E	22.78'	98°47'55"	17.50'
C81	4754.61'	77.94'	N4°15'39"W	77.94'	0°56'21"	38.97'
C82	4754.61'	65.55'	N5°07'32"W	65.55'	0°47'24"	32.78'
C83	4754.61'	65.55'	N5°54'56"W	65.55'	0°47'24"	32.78'
C84	950.00'	62.67'	N8°18'30"W	62.65'	3°46'46"	31.34'
C85	950.00'	30.27'	N11°06'39"W	30.27'	1°49'31"	15.13'
C86	14.99'	24.17'	S37°29'43"E	21.64'	92°21'24"	15.62'
C87	1500.00'	18.14'	N83°59'48"W	18.14'	0°41'35"	9.07'
C88	1500.00'	79.75'	N85°51'58"W	79.74'	3°02'46"	39.88'
C89	1500.00'	86.21'	N89°02'09"W	86.20'	3°17'35"	43.12'
C90	1500.00'	72.44'	S87°56'03"W	72.43'	2°46'01"	36.23'
C91	65.00'	9.06'	N89°27'23"W	9.05'	7°59'08"	4.54'
C92	65.00'	57.29'	N60°12'48"W	55.45'	50°30'02"	30.66'
C93	65.00'	35.10'	N19°29'39"W	34.67'	30°56'17"	17.99'
C94	4444.61'	29.00'	N4°12'43"W	29.00'	0°22'26"	14.50'
C95	3734.71'	42.81'	N5°39'22"W	42.81'	0°39'24"	21.41'
C98	4444.61'	63.61'	N4°48'32"W	63.61'	0°49'12"	31.81'
C99	950.00'	38.46'	N6°45'02"W	38.45'	2°19'10"	19.23'
C100	950.00'	70.33'	N10°01'52"W	70.32'	4°14'31"	35.18'
C101	4173.09'	48.12'	N13°23'21"W	48.12'	0°39'39"	24.06'
C102	15.00'	2.56'	N18°38'41"W	2.56'	9°47'02"	1.28'
C103	15.00'	21.33'	S64°13'54"E	19.57'	81°27'23"	12.91'
C105	15.00'	23.23'	N30°41'01"E	20.97'	88°42'48"	14.67'
C108	3825.04'	78.21'	N85°40'40"W	78.21'	1°10'17"	39.11'
C109	3825.04'	78.21'	N84°30'23"W	78.21'	1°10'17"	39.11'
C110	3825.04'	78.21'	N83°20'06"W	78.21'	1°10'17"	39.11'
C111	3825.04'	34.62'	N82°29'24"W	34.62'	0°31'07"	17.31'
C112	65.00'	32.22'	S83°34'07"W	31.89'	28°24'06"	16.45'
C113	65.00'	58.75'	S43°28'22"W	56.77'	51°47'23"	31.56'
C114	65.00'	10.46'	S12°58'01"W	10.45'	9°13'20"	5.24'
C115	5930.57'	63.88'	S8°39'51"W	63.88'	0°37'02"	31.94'
C116	5930.57'	62.18'	S9°16'24"W	62.18'	0°36'03"	31.09'
C117	5930.57'	62.18'	S9°52'26"W	62.18'	0°36'03"	31.09'
C118	5930.57'	65.38'	S10°29'24"W	65.38'	0°37'54"	32.69'
C119	15.00'	24.65'	S57°53'11"W	21.97'	94°09'39"	16.13'
C120	3875.04'	114.15'	S84°46'39"E	114.15'	1°41'16"	57.08'
C121	3875.04'	115.17'	S83°04'55"E	115.16'	1°42'10"	57.59'
C122	15.00'	23.41'	N53°03'45"E	21.10'	89°24'49"	14.85'
C123	5980.57'	49.09'	N8°35'27"E	49.09'	0°28'13"	24.55'
C124	5980.57'	52.87'	N9°04'45"E	52.87'	0°30'23"	26.43'
C125	5980.57'	52.87'	N9°35'09"E	52.87'	0°30'23"	26.43'
C126	5980.57'	52.87'	N10°05'32"E	52.87'	0°30'23"	26.43'
C127	5980.57'	52.87'	N10°35'55"E	52.87'	0°30'23"	26.43'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C128	5980.57'	52.87'	N11°06'19"E	52.87'	0°30'23"	26.43'
C129	5980.57'	52.87'	N11°36'42"E	52.87'	0°30'23"	26.43'
C130	5980.57'	52.87'	N12°07'05"E	52.87'	0°30'23"	26.43'
C131	5980.57'	52.87'	N12°37'29"E	52.87'	0°30'23"	26.43'
C132	5980.57'	52.87'	N13°07'52"E	52.87'	0°30'23"	26.43'
C133	5980.57'	52.87'	N13°38'16"E	52.87'	0°30'23"	26.43'
C134	5980.57'	49.09'	N14°07'34"E	49.09'	0°28'13"	24.55'
C135	15.09'	23.47'	N30°27'19"W	21.15'	89°37'59"	14.90'
C136	15.00'	23.75'	S59°44'58"W	21.35'	90°43'16"	15.19'
C137	6240.57'	52.36'	S14°08'55"W	52.36'	0°28'51"	26.18'
C138	6240.57'	51.05'	S13°40'25"W	51.05'	0°28'07"	25.53'
C140	6240.57'	51.05'	S13°12'18"W	51.05'	0°28'07"	25.53'
C141	6240.57'	51.05'	S12°44'11"W	51.05'	0°28'07"	25.53'
C142	6240.57'	51.05'	S12°16'03"W	51.05'	0°28'07"	25.53'
C143	6240.57'	51.05'	S11°47'56"W	51.05'	0°28'07"	25.53'
C144	6240.57'	51.05'	S11°19'48"W	51.05'	0°28'07"	25.53'
C145	6240.57'	51.05'	S10°51'41"W	51.05'	0°28'07"	25.53'
C146	6240.57'	51.05'	S10°23'34"W	51.05'	0°28'07"	25.53'
C147	6240.57'	51.05'	S9°55'26"W	51.05'	0°28'07"	25.53'
C148	6240.57'	51.05'	S9°27'19"W	51.05'	0°28'07"	25.53'
C149	6240.57'	51.05'	S8°59'11"W	51.05'	0°28'07"	25.53'
C150	6240.57'	52.36'	S8°30'42"W	52.36'	0°28'51"	26.18'
C151	15.00'	24.58'	S38°40'30"E	21.92'	93°53'34"	16.06'
C152	5.00'	14.23'	S87°04'07"E	9.89'	163°00'36"	33.48'
C153	6290.57'	326.26'	N12°54'44"E	326.22'	2°58'18"	163.16'
C154	15.00'	23.38'	N30°14'46"W	21.08'	89°17'17"	14.81'
C155	15.00'	28.32'	S51°01'24"W	24.30'	108°10'24"	20.71'
C156	1950.00'	157.29'	S5°22'27"E	157.25'	4°37'18"	78.69'
C157	5114.61'	189.37'	S6°37'27"E	189.35'	2°07'17"	94.69'
C158	15.00'	19.53'	S37°35'05"E	18.18'	74°36'38"	11.43'
C159	15.00'	23.56'	N60°06'36"E	21.21'	90°00'00"	15.00'
C160	15.00'	23.56'	S29°53'24"E	21.21'	90°00'00"	15.00'
C161	15.00'	23.56'	N60°06'36"E	21.21'	90°00'00"	15.00'
C162	15.00'	23.56'	S29°53'24"E	21.21'	90°00'00"	15.00'
C163	15.00'	23.56'	N60°06'36"E	21.21'	90°00'00"	15.00'
C164	15.00'	23.56'	N29°53'24"W	21.21'	90°00'00"	15.00'
C165	15.00'	23.56'	S60°06'36"W	21.21'	90°00'00"	15.00'
C166	15.00'	23.56'	S29°53'24"E	21.21'	90°00'00"	15.00'
C167	15.00'	23.56'	N60°06'36"E	21.21'	90°00'00"	15.00'
C170	5930.57'	62.18'	S14°14'31"W	62.18'	0°36'03"	31.09'
C171	5930.57'	62.18'	S13°38'29"W	62.18'	0°36'03"	31.09'
C172	5930.57'	62.18'	S13°02'26"W	62.18'	0°36'03"	31.09'
C173	5930.57'	62.18'	S12°26'24"W	62.18'	0°36'03"	31.09'
C174	14.92'	22.70'	S31°43'32"E	20.58'	87°10'22"	14.20'
C191	15.00'	23.05'	N31°00'58"W	20.85'	88°02'05"	14.49'
C199	15.00'	23.54'	S31°57'46"E	21.20'	89°55'42"	14.98'
C201	15.00'	23.58'	S58°02'10"W	21.23'	90°04'11"	15.02'
C202	8245.80'	57.23'	N76°43'49"W	57.23'	0°23'52"	28.61'
C203	8245.80'	62.35'	N76°18'53"W	62.35'	0°26'00"	31.18'
C204	8245.80'	62.35'	N75°52'54"W	62.35'	0°26'00"	31.18'
C205	8245.80'	62.35'	N75°26'54"W	62.35'	0°26'00"	31.18'
C210	7985.80'	60.39'	S76°18'53"E	60.39'	0°26'00"	30.19'
C211	7985.80'	55.15'	S76°43'45"E	55.15'	0°23'44"	27.57'
C212	7985.80'	60.39'	S75°52'54"E	60.39'	0°26'00"	30.19'
C213	7985.80'	60.39'	S75°26'54"E	60.39'	0°26'00"	30.19'
C215	7935.80'	75.02'	N76°20'22"W	75.02'	0°32'30"	37.51'
C216	7935.80'	75.02'	N75°47'52"W	75.02'	0°32'30"	37.51'
C217	7935.80'	75.02'	N75°15'22"W	75.02'	0°32'30"	37.51'
C218	7935.80'	75.02'	N74°42'52"W	75.02'	0°32'30"	37.51'
C219	7935.80'	78.57'	N74°09'36"W	78.57'	0°34'02"	39.29'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C220	7935.80'	79.08'	N73°35'27"W	79.08'	0°34'15"	39.54'
C221	7935.80'	76.03'	N73°01'52"W	76.03'	0°32'56"	38.02'
C222	7935.80'	76.03'	N72°28'55"W	76.03'	0°32'56"	38.02'
C223	7935.80'	76.03'	N71°55'59"W	76.03'	0°32'56"	38.02'
C224	7935.80'	75.53'	N71°23'09"W	75.53'	0°32'43"	37.76'
C225	7935.80'	12.07'	N71°04'11"W	12.07'	0°05'14"	6.04'
C226	65.00'	49.22'	S87°16'47"W	48.05'	43°23'18"	25.86'
C227	65.00'	55.47'	S41°08'17"W	53.80'	48°53'43"	29.55'
C230	7985.80'	20.00'	S75°09'36"E	20.00'	0°08'37"	10.00'
C231	7985.80'	61.38'	S74°52'05"E	61.38'	0°26'25"	30.69'
C232	7985.80'	61.38'	S74°25'39"E	61.38'	0°26'25"	30.69'
C234	7985.80'	61.38'	S73°32'48"E	61.38'	0°26'25"	30.69'
C235	7985.80'	80.10'	S73°02'21"E	80.10'	0°34'29"	40.05'
C236	79.00'	63.56'	N64°41'21"E	61.86'	46°06'05"	33.62'
C237	2266.65'	61.09'	N88°50'21"E	61.09'	1°32'39"	30.55'
C238	2266.65'	61.09'	S89°37'00"E	61.09'	1°32'39"	30.55'
C239	15.00'	19.88'	S54°39'15"W	18.45'	75°55'39"	11.70'
C240	15.00'	27.38'	N35°36'26"W	23.74'	104°35'42"	19.41'
C241	2216.65'	162.83'	S89°59'27"W	162.80'	4°12'32"	81.45'
C242	3.00'	8.38'	S7°51'44"W	5.91'	160°02'53"	17.06'
C243	7985.80'	158.28'	S71°35'38"E	158.28'	1°08'08"	79.14'
C244	15.00'	24.16'	N62°49'55"E	21.63'	92°17'01"	15.61'
C245	15.00'	26.90'	N34°41'25"W	23.44'	102°45'39"	18.78'
C246	2526.65'	67.26'	N86°50'00"W	67.26'	1°31'31"	33.63'
C247	2526.65'	53.45'	N88°12'07"W	53.45'	1°12'43"	26.72'
C248	2526.65'	53.45'	N89°24'50"W	53.45'	1°12'43"	26.72'
C249	2526.65'	53.45'	S89°22'27"W	53.45'	1°12'43"	26.72'
C250	2526.65'	53.45'	S88°09'44"W	53.45'	1°12'43"	26.72'
C251	475.00'	31.02'	S88°58'57"W	31.01'	3°44'30"	15.51'
C252	475.00'	49.89'	N86°08'15"W	49.87'	6°01'06"	24.97'
C253	475.00'	49.89'	N80°07'09"W	49.87'	6°01'06"	24.97'
C254	8245.80'	26.71'	N74°16'18"W	26.71'	0°11'08"	13.36'
C255	8245.80'	52.08'	N74°32'43"W	52.08'	0°21'43"	26.04'
C256	8245.80'	52.08'	N74°54'26"W	52.08'	0°21'43"	26.04'
C257	8245.80'	20.65'	N75°09'36"W	20.65'	0°08'37"	10.33'
C258	7985.80'	61.38'	S73°59'14"E	61.38'	0°26'25"	30.69'
C259	8295.80'	28.38'	S77°01'35"E	28.38'	0°11'46"	14.19'
C260	8295.80'	32.51'	S76°48'58"E	32.51'	0°13'28"	16.26'
C261	15.05'	23.20'	N59°19'26"E	20.97'	88°19'50"	14.62'
C262	15.00'	23.75'	S30°24'01"E	21.35'	90°43'55"	15.19'
C263	8295.80'	114.81'	S75°22'11"E	114.81'	0°47'35"	57.41'
C264	8295.80'	114.78'	S74°34'37"E	114.78'	0°47'34"	57.39'
C265	15.00'	23.79'	N60°23'33"E	21.37'	90°51'14"	15.23'
C266	15.00'	23.56'	N30°02'04"W	21.21'	90°00'00"	15.00'
C267	15.00'	23.56'	S59°57'56"W	21.21'	90°00'00"	15.00'
C268	15.00'	23.66'	S30°13'31"E	21.28'	90°22'55"	15.10'
C269	1865.04'	54.17'	S76°17'48"E	54.17'	1°39'51"	27.09'
C270	1865.04'	54.17'	S77°57'39"E	54.17'	1°39'51"	27.09'
C271	1865.04'	54.17'	S79°37'31"E	54.17'	1°39'51"	27.09'
C272	1865.04'	54.17'	S81°17'22"E	54.17'	1°39'51"	27.09'
C273	1865.04'	54.17'	S82°57'14"E	54.17'	1°39'51"	27.09'
C274	1865.04'	51.14'	S84°34'17"E	51.14'	1°34'16"	25.57'
C275	15.00'	21.61'	N53°22'24"E	19.79'	82°32'21"	13.16'
C276	742.81'	117.35'	N7°34'41"E	117.23'	9°03'06"	58.80'
C277	15.00'	17.18'	N74°26'36"E	16.25'	65°36'35"	9.67'
C278	15.00'	22.22'	N42°49'11"W	20.24'	84°51'58"	13.71'
C279	1605.00'	52.89'	N84°18'31"W	52.89'	1°53'17"	26.45'
C280	1605.00'	54.49'	N82°23'31"W	54.49'	1°56'42"	27.25'
C281	1605.00'	54.49'	N80°26'49"W	54.49'	1°56'42"	27.25'
C282	1605.00'	54.49'	N78°30'06"W	54.49'	1°56'42"	27.25'

No.	REVISIONS	DATE	BY
1	NOT FOR CONSTRUCTION	XX-XX-XX	JDW

Kimley»Horn

LICENSED PROFESSIONAL

GENE BRUNO, LOSITO, P.E.

FLORIDA LICENSE NUMBER 76547

8200 WILEY PRATT ROAD NORTH, FL. INC.
1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471
PHONE: 352-438-3000
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KHA PROJECT 201001618
DATE APR 4, 2026
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY CPM
CHECKED BY GBL

CURVE TABLE

CALESA TOWNSHIP TOBIANO
PREPARED FOR
COLEN BUILT DEVELOPMENT, LLC

MARION COUNTY FLORIDA

SHEET NUMBER C010

CALESA TOWNSHIP TOBIANO - PRELIMINARY PLAT

Plotted By: Davis, Michael - Wed Apr 1 at 1:48 PM
Drawing Name: C:\Users\michael.davis\Kimley-Horn\Calesa Township - Documents\Plat\Preliminary Plat\Tobiano\C010 - Curve Table.dwg
Xrefs: ...\Xrefs\Base Drawings\Plat Preliminary Plan\Tobiano\C010 - Preliminary Plat Data Tables.dwg
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CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C283	1605.00'	54.49'	N76°33'24"W	54.49'	1°56'42"	27.25'
C284	2266.60'	12.95'	N87°54'12"E	12.95'	0°19'38"	6.47'
C285	15.00'	23.62'	S59°41'39"W	21.25'	90°13'15"	15.06'
C286	15.00'	23.56'	S30°02'04"E	21.21'	90°00'00"	15.00'
C287	15.00'	23.56'	N59°57'56"E	21.21'	90°00'00"	15.00'
C288	15.00'	23.56'	N30°02'04"W	21.21'	90°00'00"	15.00'
C289	15.00'	23.56'	S59°57'56"W	21.21'	90°00'00"	15.00'
C290	15.00'	23.56'	S30°02'04"E	21.21'	90°00'00"	15.00'
C291	15.00'	23.56'	N59°57'56"E	21.21'	90°00'00"	15.00'
C292	15.00'	23.56'	S30°02'04"E	21.21'	90°00'00"	15.00'
C293	15.00'	24.37'	N58°15'11"E	21.78'	93°05'34"	15.83'
C294	15.00'	23.34'	S32°52'16"E	21.06'	89°09'20"	14.78'
C295	1545.00'	35.22'	S78°06'07"E	35.22'	1°18'22"	17.61'
C296	1545.00'	22.00'	S79°09'47"E	22.00'	0°48'57"	11.00'
C297	1545.00'	22.01'	S79°58'45"E	22.01'	0°48'58"	11.01'
C298	1545.00'	22.02'	S80°47'44"E	22.02'	0°49'00"	11.01'
C299	1545.00'	50.11'	S82°07'59"E	50.11'	1°51'31"	25.06'
C300	1545.00'	50.90'	S84°00'22"E	50.89'	1°53'15"	25.45'
C301	15.00'	24.99'	N47°19'54"E	22.20'	95°26'12"	16.50'
C302	15.00'	20.40'	N39°20'24"W	18.86'	77°54'24"	12.13'
C303	15.00'	23.56'	S56°42'24"W	21.21'	90°00'00"	15.00'
C304	15.00'	23.56'	S33°17'36"E	21.21'	90°00'00"	15.00'
C306	792.81'	48.50'	S1°21'57"W	48.49'	3°30'17"	24.26'
C307	792.81'	49.55'	S4°54'31"W	49.54'	3°34'52"	24.78'
C308	792.81'	49.55'	S8°29'23"W	49.54'	3°34'52"	24.78'
C309	792.81'	49.55'	S12°04'15"W	49.54'	3°34'52"	24.78'
C310	792.81'	39.14'	S15°16'33"W	39.14'	2°49'44"	19.58'
C311	15.00'	20.33'	S55°30'36"W	18.81'	77°38'22"	12.07'
C312	15.00'	26.60'	S34°06'56"E	23.25'	101°36'42"	18.40'
C313	1915.00'	330.45'	S79°58'40"E	330.04'	9°53'13"	165.64'
C314	15.00'	23.56'	N59°57'56"E	21.21'	90°00'00"	15.00'
C315	15.00'	26.27'	N35°12'27"W	23.04'	100°20'48"	17.99'
C316	425.00'	55.69'	N89°08'05"W	55.65'	7°30'27"	27.88'
C317	2576.65'	324.60'	N89°16'46"W	324.38'	7°13'05"	162.51'
C320	3993.09'	577.43'	S17°32'02"E	576.93'	8°17'07"	289.22'
C321	990.00'	121.06'	S9°53'17"E	120.98'	7°00'23"	60.61'
C323	476.50'	67.08'	S10°25'03"E	67.02'	8°03'55"	33.59'
C324	545.21'	84.04'	S9°59'43"E	83.96'	8°49'54"	42.10'
C325	100.00'	86.03'	S31°01'55"E	83.41'	49°17'39"	45.88'
C326	130.00'	12.51'	S52°50'18"E	12.51'	5°30'54"	6.26'
C327	100.00'	80.15'	S73°07'29"E	78.02'	45°55'15"	42.37'
C329	2560.00'	1018.41'	S84°41'18"E	1011.71'	22°47'36"	516.03'
C331	975.00'	68.55'	S75°18'21"E	68.53'	4°01'41"	34.29'
C332	1049.00'	73.75'	S75°18'21"E	73.73'	4°01'41"	36.89'
C334	100.00'	77.07'	N84°37'41"E	75.18'	44°09'38"	40.57'
C335	130.00'	0.18'	N62°35'18"E	0.18'	0°04'53"	0.09'
C336	100.00'	80.15'	N39°46'07"E	78.02'	45°55'15"	42.37'
C338	5060.00'	432.61'	N19°09'27"E	432.47'	4°53'55"	216.44'
C341	65.00'	96.46'	N33°41'09"W	87.85'	85°01'50"	59.59'
C343	65.00'	101.94'	S58°52'14"W	91.81'	89°51'24"	64.84'
C347	65.00'	102.17'	N32°30'15"W	91.97'	90°03'33"	65.07'
C349	65.00'	115.01'	S51°48'33"W	100.59'	101°22'50"	79.39'
C350	2756.71'	853.95'	S83°02'33"W	850.54'	17°44'55"	430.42'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C106	500.00'	103.14'	N10°47'55"E	102.96'	11°49'09"	51.76'
C107	500.00'	70.79'	N8°58'42"E	70.73'	8°06'44"	35.46'
C179	7960.80'	25.00'	S77°18'16"E	25.00'	0°10'48"	12.50'
C180	7960.80'	859.84'	S74°07'13"E	859.42'	6°11'19"	430.34'
C181	40.00'	64.43'	N62°49'55"E	57.68'	92°17'01"	41.63'
C182	767.81'	228.84'	N8°09'07"E	228.00'	17°04'37"	115.28'
C183	2241.65'	247.66'	S89°05'43"E	247.54'	6°19'49"	123.96'
C184	54.00'	66.22'	N52°36'28"E	62.15'	70°15'51"	38.00'
C185	525.00'	20.06'	S76°07'41"E	20.06'	2°11'21"	10.03'
C186	8270.80'	439.39'	S75°42'03"E	439.34'	3°02'38"	219.75'
C187	450.00'	146.94'	S83°32'01"E	146.29'	18°42'34"	74.13'
C188	2551.65'	379.09'	S88°37'56"E	378.74'	8°30'44"	189.89'
C189	1890.00'	400.32'	S81°06'08"E	399.57'	12°08'08"	200.91'
C190	1575.00'	342.02'	S81°15'19"E	341.35'	12°26'32"	171.69'
C200	2260.67'	618.95'	N82°53'01"E	617.01'	15°41'13"	311.42'
C206	2570.67'	656.17'	S81°51'40"W	654.39'	14°37'30"	329.88'
C207	40.00'	65.04'	S27°58'07"W	58.11'	93°09'35"	42.27'
C208	4198.09'	406.82'	S15°50'06"E	406.66'	5°33'08"	203.57'
C209	975.00'	127.08'	S9°19'29"E	126.99'	7°28'05"	63.63'
C228	4469.61'	122.15'	S4°48'29"E	122.14'	1°33'57"	61.08'
C229	40.00'	62.43'	S48°44'14"E	56.28'	89°26'27"	39.60'
C318	1525.00'	260.82'	S88°32'59"E	260.50'	9°47'57"	130.73'
C319	35.00'	28.06'	N67°51'18"W	27.32'	45°56'33"	14.84'
C322	975.00'	95.38'	S9°13'16"E	95.34'	5°36'17"	47.73'
C328	4779.61'	291.81'	S4°40'10"E	291.77'	3°29'53"	145.95'
C330	3850.04'	233.14'	S83°57'55"E	233.11'	3°28'11"	116.61'
C333	40.00'	62.42'	N53°03'45"E	56.28'	89°24'49"	39.59'
C337	5955.57'	629.20'	N11°22'56"E	628.91'	6°03'12"	314.89'
C339	40.00'	62.34'	N30°14'26"W	56.22'	89°17'56"	39.51'
C340	35.00'	28.55'	S62°19'56"E	27.76'	46°44'10"	15.12'
C342	6265.57'	749.87'	N11°39'03"E	749.42'	6°51'26"	375.38'
C344	35.00'	28.82'	N15°22'15"W	28.02'	47°11'10"	15.29'
C345	1975.00'	287.55'	N3°30'50"W	287.30'	8°20'32"	144.03'
C346	56.00'	72.06'	N42°16'24"W	67.19'	73°43'36"	41.99'
C348	5089.61'	202.07'	N6°32'51"W	202.06'	2°16'29"	101.05'
C351	35.00'	27.82'	N22°06'48"W	27.09'	45°32'28"	14.69'
C352	40.00'	38.60'	N42°45'25"E	37.12'	55°17'39"	20.95'
C353	950.00'	116.17'	N9°53'17"W	116.10'	7°00'23"	58.16'
C354	3953.09'	571.65'	N17°32'02"W	571.15'	8°17'07"	286.32'

NO.	REVISIONS	DATE	BY
1	NOT FOR CONSTRUCTION	XX-XX-XX	CPM

Kimley»Horn

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1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA, 34471
PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL

GENE BRUNO, LGSITO, P.E.

FLORIDA LICENSE NUMBER
79547

KHA PROJECT
242248018
DATE
APRIL 2026
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY CPM
CHECKED BY GBL
DATE

CURVE TABLE

CALESA TOWNSHIP TOBIANO
PREPARED FOR
COLEN BUILT DEVELOPMENT, LLC

MARION COUNTY FLORIDA

SHEET NUMBER
C011

CALESA TOWNSHIP TOBIANO - PRELIMINARY PLAT

Plotted By: Chris, Michael, Jared Set Location: Phase 3 Layout.dwg | Curve Table - May 12, 2026 - 10:55:39am
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.

Marion County

Development Review Committee

Agenda Item

File No.: 2026-23338 **Agenda Date:** 6/15/2026 **Agenda No.:** 5.2.

SUBJECT:
Canopy Oaks Phase II Replat 3 - Final Plat
Parcel #: 3530-1001-18 #32941
JCH Consulting Group

SUBMITTAL SUMMARY REPORT
32941

PLAN NAME: CANOPY OAKS PHASE II REPLAT 3 **LOCATION:**

APPLICATION DATE: 06/03/2025 **PARCEL:** 3530-1001-18

DESCRIPTION:

CONTACTS	NAME	COMPANY
Applicant	Christopher Howson	JCH Consulting Group, Inc.
Applicant	Christopher Howson	JCH Consulting Group, Inc.
Applicant	Kristen Savage	

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.3	05/26/2026	06/02/2026	06/02/2026	Approved
OCE: Plan Review (DR) v.2	04/15/2026	04/22/2026	04/27/2026	Requires Re-submit
OCE: Plan Review (DR) v.1	06/05/2025	06/19/2025	11/13/2025	Requires Re-submit

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.3

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Janet Warbach	06/02/2026	05/27/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	06/02/2026	05/29/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	06/02/2026	05/26/2026	Approved
Landscape (Plans) (Parks and Recreation)	Susan Heyen	06/02/2026	05/29/2026	Approved
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	06/02/2026	06/02/2026	Approved
OCE Property Management (Plans) (Office of the County Engineer)	Delenie Roman	06/02/2026	06/02/2026	Informational

Comments

Checked map/Sunbiz.

Sec. 2.19.1. - Applicability.
The Final Plat shall be submitted for approval and recording in the public records of Marion County for each development where platting is required by this Code and shall comply with Ch. 177 FS. All subdivision improvements shall be dedicated private unless otherwise approved by DRC or required by this Code.
Sec.2.19.2.G – Title Certification
All Final Plats submitted to Marion County shall be accompanied by a title opinion, no more than 30 days old, of an attorney, licensed in Florida, or a certification by an abstractor or title company certifying the record title owner of the lands as described and shown on the plat.
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.6.2.1. – Requirements.
Sec.6.2.1.A.
Plans shall be prepared by a professional licensed by the State of Florida. The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet. The same shall be provided on the cover page of any supporting documents and calculations.
Sec.6.3.1.C(14) - The purpose/use, improvements, and maintenance responsibilities for all tracts shall be listed on the plat in a list or table form;
Sec.6.3.1.C(15) - The following statements shall be captioned as "ADVISORY NOTICES" and be provided in a prominent manner on the plat, as appropriate, in the following order:
Sec.6.3.1.C(d)(1)(2) - As related to covenants, restrictions, or reservations:
1. WHEN COVENANTs, restrictions, or reservations are established by the developer they shall be indicated as follows and completed accordingly: "COVENANTS, RESTRICTIONS, AND/OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN MARION COUNTY OFFICIAL RECORD BOOK NO. _____, PAGE _____."

2. The following shall minimally be provided: "There may be additional restrictions that are not recorded or referenced on this plat that may be found in the Marion County Official Records;"
Sec.6.3.1.D -
The Final Plat shall contain, on the first page, the following dedications executed and acknowledged as required by law, in the forms set forth below:
Sec.6.3.1.D(1) –
All dedications shall be in the following forms or as approved by the County Attorney (Italic), with the appropriate items below. When a

name or entity is used within a dedication item, the exact legal name of the entity shall be provided.
Sec.6.3.1.D(a) - "DEVELOPER'S ACKNOWLEDGEMENT AND DEDICATION"
"KNOW ALL MEN BY THESE PRESENTS, that [exact corporate name, state of incorporation, or individual's name], fee simple owner of the land described and platted herein, as [exact subdivision name], being in Marion County, has caused said lands to be surveyed and platted as shown hereon and does hereby dedicate as follows:"
Sec.6.3.1.D.(b)(1)(2)(3)
Streets, Rights-of-way, and Parallel Access Easements, select as appropriate:
1. 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."
2. 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."
3. 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.D(c)(1)(2) - Utility Easements, select as appropriate:
1. "[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."

2. "[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]."
Sec.6.3.1.D(2) - Add the appropriate closing.
Sec.6.3.1.D(2)(a) - If corporation:
IN WITNESS WHEREOF, the above named corporation has caused these presents to be signed by its _____ and its corporate seal to be affixed hereto by and with the authority of its board of directors this _____ day of _____, 20_____.
(FULL CORPORATE NAME), a corporation of the State of _____
By:_____
(Signature of president or vice president or chief executive above)
Type Name and Title of Officer (signature must have two (2) witnesses or be under corporate seal).
Sec.6.3.1.D(2)(b) - If individual:
IN WITNESS WHEREOF, (I) (we), (name(s), have hereunto set (my) (our) hand(s) and seal(s) this _____ day of _____, 20_____.
WITNESSES:
_____ (signature)
(Typed name) _____
Sec.6.3.1.D(2)(c) - Add the acknowledgement (witnesses and notary) of those executing the dedication consistent with § 689.01 FS.
Sec.6.3.1.D(3)(a) -
Add the appropriate joinder and consent to the dedication by a mortgagee or other party of interest using one, or a combination of, the following methods:
Provide the joinder and consent to the dedication by a mortgagee or other party in interest as a direct statement on the Final Plat as follows:
"[MORTGAGEE or PARTY OF INTEREST] CONSENT
The undersigned hereby certifies that it is the holder of (a) mortgage(s), lien(s), or other encumbrance(s) upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage(s), lien(s), or other encumbrance(s) which (is)(are) recorded in Official Record Book _____ at page(s) _____ of the public records of Marion County, Florida, shall be subordinated to the dedication shown hereon."
Sec.6.3.1.D(3)(a)(1)(a)(b)(c) – Provide the appropriate closing.
If corporation:
a. IN WITNESS WHEREOF, The said Corporation has caused the presents to be signed by its _____ and its Corporate Seal to be affixed hereon by and with the authority of its Board of Director this _____ day of _____, 20___.
(Full Corporate Name), A Corporation of the State of _____
By (Signature of President Vice President or Chief Executive Officer)
_____
(Typed name and title of Officer)
(AFFIX CORPORATE SEAL) or have two witnesses as listed in Item 2 below. b.
b. If individual: IN WITNESS WHEREOF, (I) (We), _____ Do hereunto set (my) (our) hand(s) and seal(s) this _____ day of _____, 20___.
WITNESSES (repeat signature below as necessary for each owner).
(Signature) _____
(Typed name)
c. Add the acknowledgment (witnesses and notary) of those executing the Mortgagee or party of interest consent consistent with §

689.01 FS.
Sec.6.3.1.D(3)(a)(2)(a)(b)(c) –
Provide the joinder and consent as a separate instrument joining in and ratifying the plat and all dedications thereon, in accordance with § 177.081 FS, as follows:
a. The final plat and the separate instrument(s) shall be recorded within the Marion County Public Records concurrently and include coordinated references between the documents as provided in following Section 6.3.1.D(3)(a)2.b and c.

b. The following statement shall be placed on the final plat: "A separate instrument(s) serving as joinder and consent for a mortgagee or other party of interest to the Plat depicted hereon has been separately filed and recorded in the Marion County Public Records Official Record Book (enter number), pages (enter number) to (enter number)," as assigned by the Clerk of the Court's Office.

c. The separate instrument shall utilize the same general form as provided in Section 6.3.1.D(3)(a)1(a) above and shall include the final plat's official name as listed on the final plat and include a blank entry reference for the Marion County Public Records Plat Book and Page(s) as assigned by the Clerk of the Court's Office.
Sec.6.3.1.F. - The following supporting documentation shall also be provided as appropriate:
Sec.6.3.1.F(1) - A copy of the documents demonstrating the establishment of a corresponding MSBU, CDD, or other State recognized special district responsible for the maintenance and operation of the dedicated improvements. If the MSBU option is selected by the developer, it shall be established to provide maintenance and upkeep for, at minimum, roads and drainage infrastructure. Other improvements, such as, but not limited to, street lighting or recreation, can be added to the MSBU if desired by the development.
Sec.6.3.1(F)(2) - For a subdivision with privately dedicated improvements, a copy of the completed and filed documents demonstrating the private entity is properly established, operating, and eligible to be responsible for the improvements so dedicated to the association. In the case of an entity previously created and encompassing the proposed subdivision, documents demonstrating the continued establishment of the entity and its acceptance of responsibility for the improvements to be conveyed shall be required;
Sec.6.3.1(F(3) - A copy of the final protective covenants and deed restrictions, where such covenants and restrictions are required or established by the applicant, in a form to be recorded and cross-referenced to the submitted Final Plat. In the case where covenants and restrictions are previously recorded and applicable to a proposed subdivision, a copy of the effective covenants and deed restrictions shall also be provided;
Sec.6.3.1(F)(4)(a)(b)(c)- A certificate of title demonstrating the following:
a. The lands as described and shown on the plat are in the name of, and apparent record title is held by, the person, persons, or organizations executing the dedication;
b. That all taxes have been paid on said property as required by § 197.192 FS, as amended; and
c. The official record book and page number of all mortgages, liens, or other encumbrances against the land, and the names of all persons holding an interest in such mortgage, lien or encumbrance.
The title certification shall be an opinion of a Florida attorney-at-law or the certification of an abstract or title insurance company licensed to do business in Florida. The County reserves the right to require that the title certification be brought current at the time of Final Plat approval.
Sec.6.3.1.F(5) - When required in conjunction with an Improvement or Maintenance Agreement, an itemized cost estimate prepared and certified by the developer's engineer including the cost of construction of all required improvements in the following form:
"CERTIFICATE OF COST ESTIMATE
I, _____, A Florida registered engineer, License No._____, do hereby certify to Marion County that a cost estimate has been prepared under my responsible direction for those improvements itemized in this exhibit and that the total cost estimate for said improvements is $ _____. This estimate has been prepared, in part, to induce approval by the County of a Final Plat for the _____ Subdivision, and for the purpose of establishing proper surety amounts associated therewith.
_____(Signature)
(Name, Florida Registered Engineer
License No. _____)"
(AFFIX SEAL)

- DR 6/2/26

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	06/02/2026	05/26/2026	Approved
Recommendations	If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	06/02/2026	05/28/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	06/02/2026	05/26/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	06/02/2026	05/26/2026	Approved
Comments	Previously approved.			

OCE: Plan Review (DR) v.2

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Kristie Wright	04/22/2026	04/20/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	04/22/2026	04/24/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	04/22/2026	04/15/2026	Approved
Landscape (Plans) (Parks and Recreation)	Susan Heyen	04/22/2026	04/15/2026	Approved
OCE Design (Plans) (Office of the County Engineer)	William Poole	04/22/2026	04/21/2026	Approved
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	04/22/2026	04/24/2026	Requires Re-submit
Comments	**Repeat Comment** Title Opinion must be no more than 30 days old. Title Report submitted on April 15, 2026, dated March 13, 2026			

J C H
CONSULTING GROUP, INC.
LAND DEVELOPMENT · SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
434 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 401-1582 www.JCHgc.com
CERTIFICATE OF AUTHORIZATION - L.B. 8071

CANOPY OAKS PHASE II REPLAT THREE

A REPLAT OF LOTS 1, 2, 8, AND 9, "CANOPY OAKS PHASE II REPLAT TWO", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 56 AND 57 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND LOTS 5 AND 6, "CANOPY OAKS PHASE II REPLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGES 73 AND 74 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA. ALL LYING IN SECTION 24, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA.

PLAT BOOK ___ PAGE ___
SHEET 1 OF 2

LEGAL DESCRIPTION:

LOTS 1, 2, 8, AND 9, OF "CANOPY OAKS PHASE II REPLAT TWO", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 56 AND 57 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

AND

LOTS 5 AND 6, OF "CANOPY OAKS PHASE II REPLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGES 73 AND 74 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

NOTES:

1. ADVISORY NOTICE -- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12083C0840D, MARION COUNTY, FLORIDA DATED APRIL 19, 2017, THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" -- AN AREA OF MINIMAL FLOODING, AND FLOOD ZONE "AE" -- AN AREA OF FLOOD HAZARD. THE FLOODING LIMITS HAVE NOT BEEN IDENTIFIED HEREON AS CURRENTLY ESTABLISHED AT THE TIME OF THE FINAL PLAT RECORDING. THE DEVELOPER HAS BEEN GRANTED A CONDITIONAL APPROVAL BY MARION COUNTY PURSUANT TO A LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL) DATED DECEMBER 31, 2018, CASE NUMBER 20-04-0342A - ALL PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREON SHOULD EVALUATE THE CURRENT FLOODPLAIN LIMITS AS THEY MAY BE AMENDED FROM TIME TO TIME AS DETERMINED BY FEMA.
2. CURRENT ZONING IS COMMUNITY BUSINESS (B-2), CURRENT LAND USE IS COMMERCIAL.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF N.00°27'35"E. ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 16 SOUTH, RANGE 21 EAST.
4. ALL OF THE LAND DESCRIBED ON THIS PLAT IS OR WILL BE MADE SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CANOPY OAKS II PROPERTY OWNER'S ASSOCIATION, INC.
5. NO TRACT SHALL BE DIVIDED OR RESUBDIVIDED EXCEPT FOR THE SOLE PURPOSE OF PROVIDING ADDITIONAL AREA TO ADJACENT LOTS OR UNTIL A REPLAT IS FILED WITH MARION COUNTY, FLORIDA, WHICH REPLAT COMPLIES WITH THE PROVISIONS OF THE LAND DEVELOPMENT CODE. VIOLATION OF THIS PROVISION MAY BE PUNISHABLE AS PROVIDED IN THE CODE OF MARION COUNTY, FLORIDA.
6. COUNTY OFFICIALS EMPLOYED BY THE COUNTY BUILDING AND ZONING DEPARTMENT, COUNTY ENVIRONMENTAL HEALTH DEPARTMENT AND THE COUNTY ENGINEERING DEPARTMENT SHALL HAVE THE RIGHT TO ENTER UPON THE LANDS INCLUDED IN THIS PLAT FOR THE PURPOSES OF INSPECTING ANY AND ALL FACILITIES, STRUCTURES AND CONSTRUCTION OF IMPROVEMENTS IN ORDER TO ASSURE THAT THE SAME ARE IN KEEPING WITH THE PUBLIC SAFETY, HEALTH AND GENERAL WELFARE.
7. DESPITE ANY REFERENCE ON THIS PLAT TO ANY IMPROVEMENT OR FACILITY, INCLUDING BUT NOT LIMITED TO ANY SIDEWALK, PATHS AND PASSAGEWAYS FOR LOW-SPEED VEHICLES, GOLF CARS, GOLF CARTS, MOTORIZED DISABILITY ACCESS VEHICLES, UTILITY VEHICLES AND LANDSCAPE AND GOLF COURSE MAINTENANCE EQUIPMENT, RECREATIONAL FACILITY, PARK FACILITY, SIGN, ENTRY FEATURE, WALL, FENCE, BERM, LANDSCAPING, LIGHTING, IRRIGATION, UTILITY OR DRAINAGE IMPROVEMENT, NO SUCH REFERENCE SHALL BE DEEMED TO BE A REPRESENTATION OR WARRANTY THAT ANY SUCH IMPROVEMENT OR FACILITY WILL BE CONSTRUCTED OR PROVIDED BY THE DEVELOPER OR ANY OF THE DEVELOPER'S SUCCESSORS OR ASSIGNS.
8. "CANOPY OAKS II PROPERTY OWNER'S ASSOCIATION, INC." IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF BOTH NEW AND REPLACEMENT QUADRANT STREET SIGNS.
9. WHEREVER IN THIS PLAT REFERENCE IS MADE TO THE DEVELOPER'S "DESIGNATED SUCCESSORS AND ASSIGNS", SUCH REFERENCE SHALL MEAN AND REFER TO THOSE SUCCESSORS OR ASSIGNS OF THE DEVELOPER TO WHOM THE DEVELOPER HEREAFTER TRANSFERS IN WRITING A SPECIFIC RIGHT RESERVED TO THE DEVELOPER IN THIS PLAT, WHICH SAID WRITING MAKES SPECIFIC REFERENCE TO THE PLAT NOTE ON THIS PLAT THAT RESERVES TO THE DEVELOPER THE RIGHT BEING TRANSFERRED, AND WHICH SAID WRITING IS RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
10. THE DEVELOPER RESERVES OWNERSHIP OF ALL LOTS AND ALL TRACTS AS SHOWN ON THIS PLAT. THE DEVELOPER SHALL HAVE THE EXCLUSIVE AND UNRESTRICTED RIGHT AND OPTION (BUT NOT THE OBLIGATION) TO DO THE FOLLOWING WITH REGARD TO ANY OR ALL OF THE SAID LOTS AND TRACTS TO ANY PERSONS OR ENTITIES AS THE DEVELOPER SHALL DEEM APPROPRIATE OR DESIRABLE, INCLUDING BUT NOT LIMITED TO ANY AFFILIATES OF THE DEVELOPER, ANY PURCHASERS, ANY COMMUNITY DEVELOPMENT DISTRICTS AND/OR ANY NOT-FOR-PROFIT ENTITIES: (A) GRANT AND RESERVE EASEMENTS; (B) ASSIGN OPERATIONAL AND MAINTENANCE RESPONSIBILITIES; AND (C) ENCUMBER, SELL OR CONVEY.
11. THIS PLAT CONTAINS EIGHT (8) LOTS, THREE (3) TRACT, 0 MILES OF ROAD.
12. ALL DISTANCES SHOWN HEREON ARE GROUND.
13. THIS PLAT IS 2 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHER. FOR LEGAL DESCRIPTION AND DEVELOPER ACKNOWLEDGEMENTS & DEDICATION SEE SHEET 1. FOR BOUNDARY DETAIL, AND LOT DIMENSIONS SEE SHEET 2.
14. PROPERTY IS LOCATED WITHIN THE SECONDARY ZONE OF THE SPRINGS PROTECTION ZONE.
15. WATER AND SEWER SERVICE ARE BEING PROVIDED BY, AND REUSE WATER SERVICE MAY BE PROVIDED BY, THE BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT.
16. FIRE PROTECTION IN ACCORDANCE WITH THE MARION COUNTY L.D.C. WILL BE PROVIDED VIA THE CENTRAL POTABLE WATER SYSTEM FOR THIS PROJECT.
17. THE PROJECT IS SUBJECT TO THE BINDING LETTER OF INTERPRETATION OF MODIFICATION APPROVED BY MARION COUNTY PURSUANT TO RESOLUTION 2018-R-507 FOR THE VESTED CIRCLE SQUARE SUBDIVISION DRI ("BLUM 2018-DM05"), AS MAY BE AMENDED, INCLUDING ALL PREVIOUS BINDING LETTERS AS REFERENCED BY BLUM 2018-DM-05, INCLUDING FINAL ORDER, NO. DEO-14-097 (APPLICATION NO. BLM-05-2014-007), DCA FINAL ORDER NO. 10-BL-119 (APPLICATION NO. BLM-05-2009-005), DCA FINAL ORDER NO. 08-BL-097 (APPLICATION NO. BLM 05-2007-012), DCA FINAL ORDER NO. 01-BL-222 (APPLICATION NO. BLM 500-003), BLM 578-002, BLMR 577-016 AND BLMR-574-018, INCLUDING THE PROVISION OF VESTED RIGHTS RELATED TO THE CONCURRENCY OF PUBLIC FACILITIES. TO THE EXTENT CONSISTENT WITH THE APPLICABLE FUTURE LAND USE DESIGNATION AND ZONING DISTRICT, THE PROJECT IS AUTHORIZED FOR ALL ALLOWABLE LAND USES UNDER BLM 2018-DM-05, SUBJECT TO THE EQUIVALENCY MATRIX FOR PROPOSED LAND USE EXCHANGES.
18. THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AS A CONDITION OF PRECEDENT TO THE APPROVAL AND ACCEPTANCE OF THIS PLAT FOR RECORDING IN THE PUBLIC RECORDS, DOES HEREBY NOTIFY ALL PRESENT AND FUTURE OWNERS OF THE PROPERTY DESCRIBED HEREON THAT THE LANDS INCLUDED IN THIS PLAT ARE SUBJECT TO SPECIAL ASSESSMENTS AS MAY BE PERMITTED BY LAW TO FINANCE COST INCURRED IN CONNECTION WITH THE MAINTENANCE, OPERATION, AND CONSTRUCTION OF INFRASTRUCTURE AS DETERMINED NECESSARY IN THE OPINION OF SAID BOARD OR OTHER GOVERNING BODY HAVING JURISDICTION.
19. DIRECT VEHICLE/DRIVEWAY ACCESS FROM LOTS TO S.R 200 IS PROHIBITED. LOTS SHALL ONLY ACCESS S.R. 200 THROUGH THE USE OF TRACT "A". CANOPY OAKS PHASE II REPLAT, PLAT BOOK 14, PAGES 73 AND 74.

SURVEYOR'S CERTIFICATE

I CERTIFY THIS PLAT, PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, AND IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, AND THAT THIS PLAT DOES NOT ADVERSELY AFFECT THE LEGAL ACCESS OF ADJACENT PARCELS.

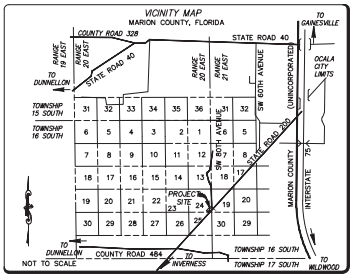
JCH CONSULTING GROUP, INC (Licensed Business Number LB8071)
426 SW 15TH STREET
OCALA, FLORIDA 34471

SURVEYOR SEAL:

CHRISTOPHER J. HOWSON (LICENSE NO. LS6553)
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

PREPARED BY: JCH CONSULTING GROUP, INC. 434 SW 15TH STREET, OCALA, FL 34471

VICINITY MAP
MARION COUNTY, FLORIDA



NOT TO SCALE

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN, AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AS A CONDITION OF PRECEDENT TO THE APPROVAL AND ACCEPTANCE OF THIS PLAT FOR RECORDING IN THE PUBLIC RECORDS, DOES HEREBY NOTIFY ALL PRESENT AND FUTURE OWNERS OF THE PROPERTY DESCRIBED HEREON THAT THE LANDS INCLUDED IN THIS PLAT ARE SUBJECT TO SPECIAL ASSESSMENTS AS MAY BE PERMITTED BY LAW TO FINANCE COST INCURRED IN CONNECTION WITH THE MAINTENANCE, OPERATION, AND CONSTRUCTION OF INFRASTRUCTURE AS DETERMINED NECESSARY IN THE OPINION OF SAID BOARD OR OTHER GOVERNING BODY HAVING JURISDICTION.

STORMWATER RUNOFF GENERATED FROM THE IMPROVEMENTS ASSOCIATED WITH THIS PLAT ARE DISCHARGED INTO LANDS AS IDENTIFIED ON THE IMPROVEMENT PLANS AS APPROVED BY MARION COUNTY FOR THE DEVELOPMENT OF THIS SUBDIVISION.

APPROVAL BY COUNTY OFFICIALS-DEVELOPMENT REVIEW COMMITTEE:

BY: _____ COUNTY ENGINEERING

BY: _____ COUNTY FIRE SERVICES

BY: _____ COUNTY GROWTH SERVICES

BY: _____ COUNTY SURVEYOR

BY: _____ COUNTY UTILITIES

BY: _____ COUNTY BUILDING SAFETY

CLERK OF CIRCUIT COURT'S CERTIFICATE FOR ACCEPTANCE AND RECORDING:

I, CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THIS PLAT OF "CANOPY OAKS PHASE II REPLAT THREE" FOR RECORDING. THIS PLAT FILED FOR RECORD THIS _____ DAY OF _____, _____ AT _____ AM/PM AND RECORDED ON PAGE _____ OF PLAT BOOK _____ IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA.

BY: _____
GREGORY C. HARRELL
CLERK OF THE CIRCUIT COURT

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS:

THIS IS TO CERTIFY THAT ON _____/_____/_____ THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA.

BY: _____
CARL ZALAK III, CHAIR
BOARD OF COUNTY COMMISSIONERS

ATTEST: _____
GREGORY C. HARRELL
CLERK OF THE CIRCUIT COURT

CLERK SEAL: BCC SEAL: CLERK SEAL:

DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT ON TOP OF THE WORLD COMMUNITIES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY AND EPICUREAN DELIGHTS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY (THE "DEVELOPER"), ARE THE FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "CANOPY OAKS PHASE II REPLAT THREE", LOCATED IN MARION COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON, ALL PUBLIC AUTHORITIES AND THEIR PERSONNEL PROVIDING SERVICES TO THIS 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 PRIVATE STREETS LOCATED WITHIN THIS SUBDIVISION. MARION COUNTY IS GRANTED A NON-EXCLUSIVE 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. MARION COUNTY IS GRANTED THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON STORMWATER AND DRAINAGE FACILITIES WITHIN THIS SUBDIVISION 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. THE NON-EXCLUSIVE UTILITY EASEMENTS SHOWN AND NOTED ON THE PLAT ARE RESERVED FOR THE BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT FOR THE INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF LIFT STATIONS, FORCE MAINS, WATER LINES, REUSE WATER LINES, GRAVITY WASTEWATER MAINS AND RELATED WATER UTILITY LINES AND EQUIPMENT; HOWEVER, THE DEVELOPER HAS THE EXCLUSIVE RIGHT TO GRANT IN WRITING SPECIFIC EASEMENTS TO ANY UTILITY PROVIDER, THE RESERVATIONS AND EASEMENTS HEREIN GRANTED, AND THE LIMITATIONS HEREIN MADE, SHALL NOT CONSTITUTE A DEDICATION TO THE GENERAL PUBLIC OF MARION COUNTY, FLORIDA, AND NO OBLIGATION IS IMPOSED UPON THE COUNTY OR ANY OTHER PUBLIC BODY FOR IMPROVEMENT OR MAINTENANCE OF THE RIGHTS-OF-WAY, STORM WATER DRAINAGE FACILITIES OR EASEMENTS. ALL PLATTED UTILITY EASEMENT AREAS SHALL ALSO BE THE EASEMENT AREA FOR DIGITAL COMMUNICATION MEDIA, INC. ("DCM CABLE") TO CONSTRUCT, INSTALL, MAINTAIN, AND OPERATE TELECOMMUNICATION SERVICES (DEFINED BELOW), SPECIFICALLY, AN EASEMENT IS HEREBY GRANTED TO DCM CABLE, ITS SUCCESSORS AND ASSIGNS, FOR THE PERPETUAL RIGHT TO CONSTRUCT, INSTALL, OPERATE, MAINTAIN, AND PROVIDE TELECOMMUNICATION SERVICES THROUGHOUT THE PROJECT TO EACH AND EVERY BUILDING OR STRUCTURE LOCATED WITHIN THE PLATTED LOTS AND TRACTS. "TELECOMMUNICATION SERVICES" SHALL MEAN INTERNET, HIGH-SPEED INTERNET, WIRELESS INTERNET, VOICE OVER INTERNET PROTOCOL, VOICE, CABLE, SATELLITE, TELEVISION, TELEPHONE, RADIO, ALARM, SECURITY, AND OTHER SIMILAR TECHNOLOGY SERVICES AS MAY BE DEVELOPED IN THE FUTURE, DELIVERED BY ABOVEGROUND OR UNDERGROUND FIBER OPTIC CABLES, CONDUITS, AND LINES, OR WIRELESS MEANS TO EQUIPMENT INSTALLED ON THE BUILDINGS AND STRUCTURES WITHIN EACH PLATTED LOT AND TRACT.

TRACT "C" AND TRACT "D" ARE PRIVATE PROPERTY AND ARE HEREBY RESERVED AS A PRIVATE ROAD. TRACT "C" AND TRACT "D" ARE DEDICATED TO THE "CANOPY OAKS II PROPERTY OWNERS ASSOCIATION, INC." ESTABLISHED FOR THIS SUBDIVISION AND THE "CANOPY OAKS II PROPERTY OWNERS ASSOCIATION, INC." SHALL BE RESPONSIBLE FOR OPERATING AND MAINTAINING TRACT "C" AND TRACT "D" AND ALL IMPROVEMENTS CONTAINED THEREON. TRACT "C" AND TRACT "D" MAY ALSO BE USED FOR UTILITIES, DRAINAGE, SIGNAGE, AND MULTI-MODAL PURPOSES SUCH AS GOLF-CARTS AS MAY BE DETERMINED BY THE DEVELOPER.

TRACT "E" SHALL BE PRIVATE PROPERTY AND IS HEREBY RESERVED BY THE DEVELOPER FOR SIGNAGE.

WITNESSES:

_____
WITNESS SIGNATURE

PRINT NAME: _____

ADDRESS: _____

_____
WITNESS SIGNATURE

PRINT NAME: _____

ADDRESS: _____

DEVELOPER AND OWNER:
ON TOP OF THE WORLD COMMUNITIES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY

By: _____
KENNETH D. COLEN, PRESIDENT
DEVELOPER'S ADDRESS:
8445 SOUTHWEST 80TH STREET
OCALA, FLORIDA 34481

STATE OF FLORIDA)
) ss:
COUNTY OF MARION)

THE FOREGOING DEVELOPER'S ACKNOWLEDGEMENT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2026 BY KENNETH D. COLEN, AS PRESIDENT OF ON TOP OF THE WORLD COMMUNITIES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY. HE IS PERSONALLY KNOWN TO ME.

_____ _____ _____
NOTARY PUBLIC PRINT NAME: NOTARY SEAL:

WITNESSES:

_____
WITNESS SIGNATURE

PRINT NAME: _____

ADDRESS: _____

_____
WITNESS SIGNATURE

PRINT NAME: _____

ADDRESS: _____

DEVELOPER AND OWNER:
EPICUREAN DELIGHTS, LLC., A FLORIDA LIMITED LIABILITY COMPANY

By: _____
KENNETH D. COLEN, PRESIDENT
DEVELOPER'S ADDRESS:
8445 SOUTHWEST 80TH STREET
OCALA, FLORIDA 34481

STATE OF FLORIDA)
) ss:
COUNTY OF MARION)

THE FOREGOING DEVELOPER'S ACKNOWLEDGEMENT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2026 BY KENNETH D. COLEN, AS PRESIDENT OF EPICUREAN DELIGHTS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY. HE IS PERSONALLY KNOWN TO ME.

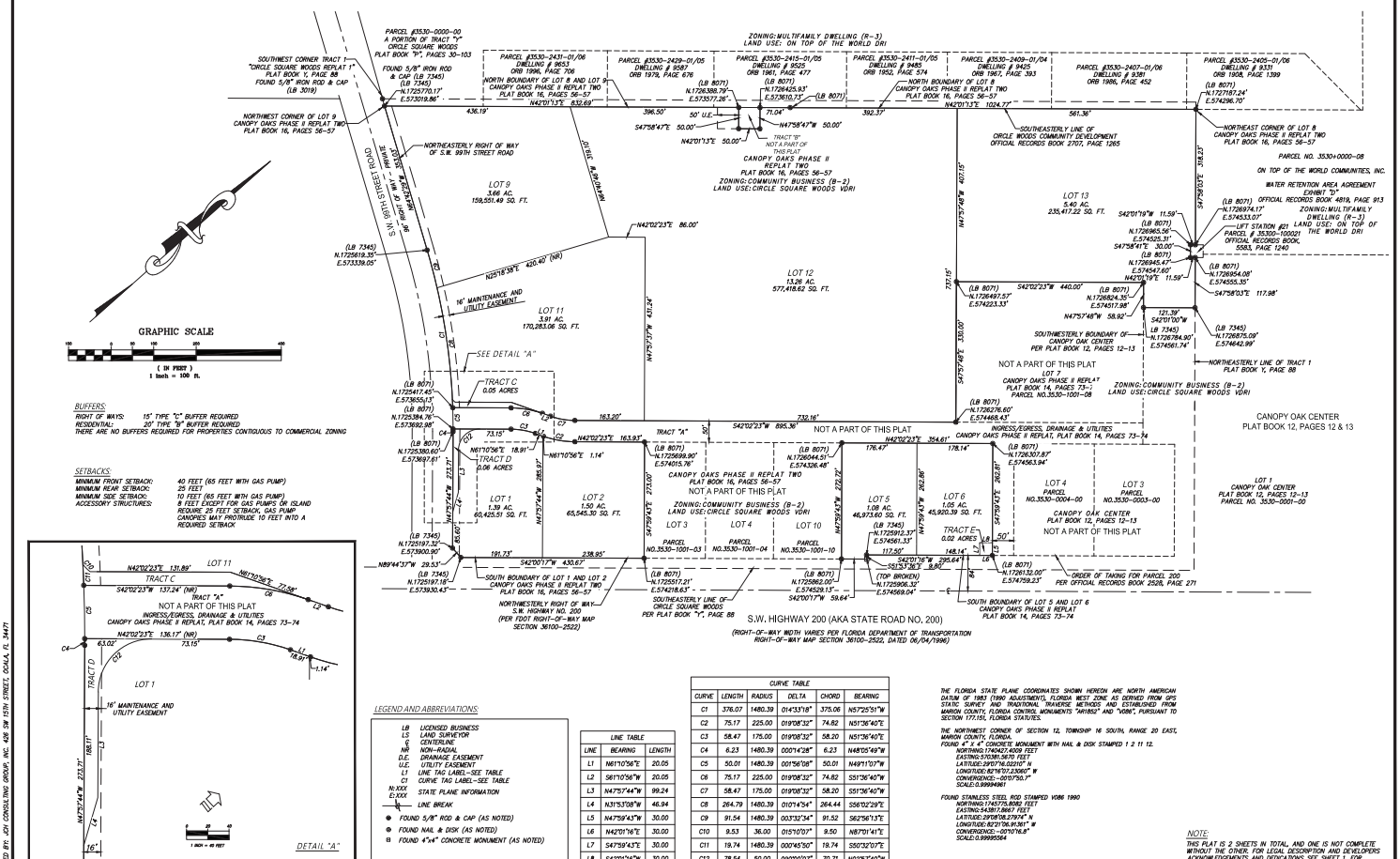
_____ _____ _____
NOTARY PUBLIC PRINT NAME: NOTARY SEAL:

JCH
LAND DEVELOPMENT · SURVEYING & MAPPING
PLANNING · ENVIRONMENTAL · GIS
420 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 368-1482 · WWW.JCHCG.COM
CERTIFICATES OF AUTHORIZATION · LB 8071

CANOPY OAKS PHASE II REPLAT THREE

PLAT BOOK ___ PAGE ___
SHEET 2 OF 2

A REPLAT OF LOTS 1, 2, 8, AND 9, "CANOPY OAKS PHASE II REPLAT TWO", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 56 AND 57 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND LOTS 5 AND 6, "CANOPY OAKS PHASE II REPLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGES 73 AND 74 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA. ALL LYING IN SECTION 24, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA.



BUFFERS:
RIGHT OF WAYS: 15' TYPE "C" BUFFER REQUIRED
RESIDENTIAL: 20' TYPE "B" BUFFER REQUIRED
THERE ARE NO BUFFERS REQUIRED FOR PROPERTIES CONTIGUOUS TO COMMERCIAL ZONING

SETBACKS:

MINIMUM FRONT SETBACK:	40 FEET (65 FEET WITH GAS PUMP)
MINIMUM REAR SETBACK:	25 FEET
MINIMUM SIDE SETBACK:	10 FEET (65 FEET WITH GAS PUMP)
ACCESSORY STRUCTURES:	8 FEET EXCEPT FOR GAS PUMPS OR ISLAND REQUIRE 25 FEET SETBACK, GAS PUMP CANOPIES MAY PROTRUDE 10 FEET INTO A REQUIRED SETBACK

LEGEND AND ABBREVIATIONS:

LB	LICENSED BUSINESS
LS	LAND SURVEYOR
℄	CENTERLINE
NR	NON-RADIAL
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
L1	LINE TAG LABEL--SEE TABLE
C1	CURVE TAG LABEL--SEE TABLE
N:XXX E:XXX	STATE PLANE INFORMATION
	LINE BREAK
●	FOUND 5/8" ROD & CAP (AS NOTED)
●	FOUND NAIL & DISK (AS NOTED)
⊠	FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)

LINE TABLE		
LINE	BEARING	LENGTH
L1	N61°10'56"E	20.05
L2	S61°10'56"W	20.05
L3	N47°57'44"W	99.24
L4	N31°53'08"W	46.94
L5	N47°59'43"W	30.00
L6	N42°01'16"E	30.00
L7	S47°59'43"E	30.00
L8	S42°01'16"W	30.00

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	376.07	1480.39	014°33'18"	375.06	N57°25'51"W
C2	75.17	225.00	019°08'32"	74.82	N31°36'40"E
C3	58.47	175.00	019°08'32"	58.20	N31°36'40"E
C4	6.23	1480.39	000°14'28"	6.23	N48°05'49"W
C5	50.01	1480.39	001°56'08"	50.01	N49°11'07"W
C6	75.17	225.00	019°08'32"	74.82	S51°36'40"W
C7	58.47	175.00	019°08'32"	58.20	S51°36'40"W
C8	264.79	1480.39	010°14'54"	264.44	S56°02'29"E
C9	91.54	1480.39	003°32'34"	91.52	S62°56'13"E
C10	9.53	36.00	015°10'07"	9.50	N87°01'41"E
C11	19.74	1480.39	000°45'50"	19.74	S80°32'07"E
C12	78.54	50.00	090°00'07"	70.71	N02°57'40"W

THE FLORIDA STATE PLANE COORDINATES SHOWN HEREON ARE NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), FLORIDA WEST ZONE AS DERIVED FROM GPS STATIC SURVEY AND TRADITIONAL TRAVERSE METHODS AND ESTABLISHED FROM MARION COUNTY, FLORIDA CONTROL MONUMENTS "4H1852" AND "V086", PURSUANT TO SECTION 177.151, FLORIDA STATUTES.

THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, FOUND 4" X 4" CONCRETE MONUMENT WITH NAIL & DISK STAMPED 1 2 11 12.
NORTHING:1740427.4209 FEET
EASTING:570391.3670 FEET
LATITUDE:29°07'16.02210" N
LONGITUDE:82°16'01.23360" W
CONVERGENCE:-00°07'50.1"
SCALE:0.99994961

FOUND STAINLESS STEEL ROD STAMPED V086 1990
NORTHING:1740275.8082 FEET
EASTING:569817.8667 FEET
LATITUDE:29°06'58.27974" N
LONGITUDE:82°21'06.91167" W
CONVERGENCE:-00°07'16.8"
SCALE:0.99995564

NOTE:
THIS PLAT IS 2 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHER. FOR LEGAL DESCRIPTION AND DEVELOPERS ACKNOWLEDGMENTS AND DEDICATIONS SEE SHEET 1. FOR BOUNDARY DETAIL AND LOT DIMENSIONS SEE SHEET 2.

PREPARED BY: JCH CONSULTING GROUP, INC. 420 SW 15TH STREET, OCALA, FL 34471

Marion County

Development Review Committee

Agenda Item

File No.: 2026-23339 **Agenda Date:** 6/15/2026 **Agenda No.:** 5.3.

SUBJECT:
Oak Villas IV Major Site Plan
Parcel #: 8003-0335-02 #33517
Enviro-Tech, Inc.

SUBMITTAL SUMMARY REPORT
33517

PLAN NAME: OAK VILLAS IV
LOCATION:
APPLICATION DATE: 10/15/2025
PARCEL: 8003-0335-02
DESCRIPTION:

CONTACTS	NAME	COMPANY
Applicant	Robert Couch, III	Enviro-Tech Inc.
Engineer of Record	Robert Couch, III	Enviro-Tech Inc.

CONDITION	DESCRIPTION	CREATED BY	CREATED ON	COMMENTS	SATISFIED?
Conditional Comment(s)	Provide the executed cross access easement prior to final plan approval. The template for the cross access easement can be obtained by contacting the Development Review Office at 352-671-8686 or DevelopmentReview@marionfl.org	Chris Zeigler	01/07/2026		No

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.5	06/09/2026	06/16/2026	06/12/2026	Approved
OCE: Plan Review (DR) v.4	05/18/2026	05/26/2026	06/04/2026	Requires Re-submit
OCE: Plan Review (DR) v.3	03/12/2026	03/19/2026	03/26/2026	Requires Re-submit
OCE: Plan Review (DR) v.2	01/07/2026	01/14/2026	02/10/2026	Requires Re-submit
OCE: Plan Review (DR) v.1	10/28/2025	11/18/2025	12/23/2025	Requires Re-submit

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.5

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Landscape (Plans) (Parks and Recreation)	Susan Heyen	06/16/2026	06/12/2026	Approved
Comments	per approved buffer waiver			

OCE: Plan Review (DR) v.4

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Janet Warbach	05/26/2026	05/20/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	05/26/2026	05/27/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	05/26/2026	05/19/2026	Approved
Comments	Previously Approved			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Erik Kramer	05/26/2026	05/27/2026	Approved

Corrections 2.12.5/1.8.2.A - Traffic Capacity Available (**Resolved**) - 2.12.5/1.8.2.A - Traffic Capacity Available?: The adjoining roadway(s) are currently identified as exceeding their acceptable Level of Service, as such they are not eligible for further development unless and until sufficient capacity is demonstrated to be available or alternative approaches for the proposed development are proposed for consideration and potential approval (e.g., proportionate share, etc.).

Corrections 2.12 - Land Use Designation-subject property (**Resolved**) - **Corrective Action:** On Site Plan, present zoning is listed as "R-PUD (8-units/acre)." This is partially correct. The zoning is R-PUD, and it is limited to 20 units (total). The future land use is High Residential (HR). The future land use is what provides a density of 4-8 du/ac). Please update the site plan and cover sheet. - 2.12 - Land Use Designation-subject property: Show existing land use designation the subject property.

Corrections 2.12/4.2 - Building height (**Resolved**) - **Corrective Action:** Building heights are missing/not compliant to LDC requirement. R-PUD follows R-3 zoning height and setback requirements. Please provide required and provided height information in the site data table. - 2.12/4.2 - Building height: Show building height (primary and accessory structures) in the site data table.

Corrections 2.12.5/1.8.2.D - Traffic Concurrency Evaluation? (**Resolved**) - 2.12.5/1.8.2.D - Traffic Concurrency Evaluation?: In order to propose alternative solutions to addressing the lack of roadway capacity, a traffic study will be required and a traffic methodology must be submitted for review and approval prior to the traffic study being completed. Please contact OCE-Traffic Review for further information on completing the necessary methodology and study.

SUBMITTAL SUMMARY REPORT (33517)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Erik Kramer	05/26/2026	05/27/2026	Approved
Corrections	2.12.5/1.8.2.F - Concurrency Deferral Statement (**Resolved**) - **Corrective Action:** Provide the concurrency statement on the cover sheet. - 2.12.5/1.8.2.F - Concurrency Deferral Statement: Please provide a concurrency statement on the cover sheet according to LDC Sec. 1.8.2 (F) - Concurrency Deferral. An owner may elect to defer required concurrency review and approval for a development application identified in Section 1.8.2.A to a subsequent development application review stage by executing the following "Concurrency Deferral Statement" on the development application plan, or in a separate sworn and notarized affidavit, a copy of which shall be provided to Growth Services and the original shall be recorded in Marion County's Public Records, as applicable: "This project has not been granted concurrency approval and/or granted and/or reserved any public facility capacities. Future rights to develop the resulting property(ies) are subject to a deferred concurrency determination, and final approval to develop the property has not been obtained. The completion of concurrency review and/or approval has been deferred to later development review stages, such as, but not limited to, [list subsequent applications expected pursuant to Section 1.8.2.C as applicable]."			
Corrections	2.12.24 - Landscape requirements/6.8.6 - Buffering (**Resolved**) - **Corrective Action:** [1] C-Type buffer is shown on site plan, but the text is hidden behind a utility pipe. Please make clearly legible. [2] Screening for utility/service/garbage disposal/AC equipment areas are not shown on landscape plan. Screening requirements are listed in Sec. 6.8.9. - Service and equipment areas. Show these areas on the site plan and landscape plan and show screening/landscaping that complies with code. [3] On landscape plan, D-Type buffer is shown at the property line abutting single family residence at parcel 8003-0335-12. D-Type buffer dimension and label is missing on most recent site plan. Add the label and dimension to site plan. [4] On the landscape plan, there is a note stating that viburnum hedge is sought in lieu of required wall. Applicant will need to email developmentreview@marionfl.org or call 352-671-8686 to initiate the process for waiving a code requirement. Waivers to buffers require DRC review and BCC final decision. [5] Please verify that hedges provided for the C-Type buffer along Marion Oaks Blvd do not obscure views using a 'commercial' sight triangle, as outlined and shown in table 6.11-1 of LDC Sec. 6.11.4. and diagram in LDC Sec 7.3.1. - 2.12.24 - Landscape requirements/6.8.6 - Buffering: Show buffer types, locations, and dimensions of required buffering on plan. Show buffer descriptions and illustrations of each proposed buffer (including longitudinal and transverse cross-sections)			
Corrections	2.12.4.L & Article 5 - Overlay zones (**Resolved**) - **Corrective Action:** Overlay zone information is missing/incorrect. Please provide correct statement on the site plan. This property is within the Secondary Springs Protection Overlay Zone. - 2.12.4.L & Article 5 - Overlay zones: Provide a statement showing all applicable overlay zones on the subject properties such as Airport Overlay Zones (AOZ), Environmentally Sensitive Overlay Zone (ESOZ), Floodplain, Springs Protection Overlay Zone (SPOZ), Military Operating Area (MOA), Scenic Roads Area (SRA), Wellhead/Wellfield Protection Area (WHPA), Silver Springs Community Redevelopment Area (SSCRA), and CR 475A Visual Enhancement Gateway Development Overlay, etc. Refer to LDC Article 5 - OVERLAY ZONES AND SPECIAL AREAS.			
Corrections	2.12.16/6.5 - EALS or Exemption provided (**Resolved**) - **Corrective Action:** Staff recognizes an EALS was provided. This comment is marked as "unresolved" simply to inform the applicant that staff has forwarded the EALS to FWC. Please follow recommendations from FWC and your environmental consultant. This comment will be marked resolved upon second submittal. - 2.12.16/6.5 - EALS or Exemption provided?: Provide Environmental Assessment of Listed Species (EALS) or submit an Exemption (EALS-ER). Copy of the EALS/EALS-ER will be forwarded to review agency for comments. Refer to LDC Sec. 6.5 for submittal requirements and review procedures.			
Corrections	4.4 - Show proposed signs to meet LDC Sec 4.4 (**Resolved**) - **Corrective Action:** Staff reviewed sign location. More information is needed to determine that the proposed sign would not impede into a sight triangle based on requirements for commercial areas (multi-family is considered 'commercial' for the purposes of regulating sight triangles). See table 6.11-1 in LDC Sec. 6.11.4. and diagram in LDC Sec 7.3.1. Either (1) move the sign outside of the sight triangle area or (2) provide sign renderings showing that the sign is less than 2.5 feet tall. - 4.4 - Show proposed signs to meet LDC Sec 4.4: If sign(s) is proposed on site, show proposed sign's location and design. The signs shall comply with LDC Sec. 4.4. A master sign plan and/or permit may be required.			
Corrections	2.12/2.12.21 - Open space and natural areas (**Resolved**) - **Corrective Action:** Provide improved open space calculations. - 2.12/2.12.21 - Open space and natural areas: Provide list of open space and natural areas in square footage, acreage, and percentage. Including existing and proposed natural open space, improved open space, open water, wetland, and preserved natural areas. Also show them on the plan.			
Corrections	2.12.20 - Phases of development (**Resolved**) - **Corrective Action:** Phases of development on plan are missing/incorrect. Please provide a note indicating that this development will be built in 1 phase of development (or multiple, if applicable). - 2.12.20 - Phases of development: Show all phases of development on plan. Improvements must be in place to support each phase of development at time of phase completion.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	05/26/2026	05/19/2026	Requires Re-submit
Comments	Waiver required for Type D buffer			
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	05/26/2026	05/21/2026	Approved

SUBMITTAL SUMMARY REPORT (33517)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Delenie Roman	05/26/2026	05/26/2026	Informational

Comments

Checked Map/Sunbiz.
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]."
- DR 5/26/26

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	05/26/2026	05/19/2026	Informational

Comments Please provide a copy of the NPDES permit or NOI as well as the district permit prior to construction.

OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	05/26/2026	05/19/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	05/26/2026	05/19/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	05/26/2026	05/22/2026	Approved

Recommendations Marion County Utilities is dedicated to ensuring that all infrastructure installed is safe, reliable, and long-lasting. Our comments are provided to help ensure the proposed utilities are constructed in the best possible manner. We understand that construction costs are significant, and we appreciate the Engineer of Record and the applicant working diligently with our department to ensure the safety and longevity of the public infrastructure being installed without adding exorbitant costs.

Corrections 6.15.3 - Fire Protection/Fire Flow Capacity (**Resolved**) - **Corrective Action:** Hydrant should be installed at the property corner. Informational: "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.
" - 6.15.3 - Fire Protection/Fire Flow Capacity:

Corrections Parcel numbers match project area (**Resolved**) - **Corrective Action:** Delineate End of County Maintenance on plans at water meters, DDC and sewer clean out. Informational PID - 8003-0335-02 - Parcel numbers match project area: The parcels(s) shown on the application and/or site plan must match the project area.

Corrections MCU Contact Info on Project Cover Sheet (**Resolved**) - **Corrective Action:** Informational: Not listed. Utility and County contacts should be listed on the cover sheet for the contractor or provided to the contractor prior to construction. - MCU Contact Info on Project Cover Sheet: Marion County Utilities, 11800 S US Hwy 441, Belleview FL 34420 - Customer Service 24/7/365 352-307-6000

Corrections 6.14.5.A(8) - Connection to existing sanitary (**Resolved**) - **Corrective Action:** See plan markups - 6.14.5.A(8) - Connection to existing sanitary:

Corrections 7.1.3 - UT DETAILS - current LDC version (**Resolved**) - **Corrective Action:** Details were approved by staff, all dated 2023 versions. - 7.1.3 - UT DETAILS - current LDC version: UT details shall be current version based on latest edition of approved LDC

Corrections 6.15.6.B - Irrigation Water Metering - size (**Resolved**) - **Corrective Action:** 1" Irrigation meter - 6.15.6.B - Irrigation Water Metering - size:

Corrections Review Fee as applicable (per Resolution) (**Resolved**) - **Corrective Action:** Utilities Plan Review Fee: Second Review $130.00 may be paid online through the Civic Access portal. - Review Fee as applicable (per Resolution): MCU review fee for this submittal

SUBMITTAL SUMMARY REPORT (33517)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Utilities (OCE Plans) (Utilities)	Heather Proctor	05/26/2026	05/22/2026	Approved

Corrections	6.16.5 - Wastewater Pump Stations (**Resolved**) - **Corrective Action:** Informational: The Engineer of Record is responsible for ensuring that the proposed private lift station is properly sized and designed to accommodate the projected flows from the development. The design must also account for potential fluctuations in pressure and dynamic head within the Marion County Utilities (MCU) system, ensuring the lift station remains functional under all anticipated system conditions. - 6.16.5 - Wastewater Pump Stations: Private pump stations (6.16.5 A, B); Public Lift Stations (6.16.5 C)
Corrections	6.15.6.A - Potable Water Metering - loc/bank/size (**Resolved**) - **Corrective Action:** 5/22/2026 - Clearing plans. During prep-construction meeting, Utilities will request red lines, combining the irrigation tap to the meter bank. See plan markups Previous comment: MCU requests that the meter banks be combined, to limit the number of taps being completed on the water main. The proposed service line must be sized appropriately to serve the combined demand (2) Call out fireline tap, size and method. - 6.15.6.A - Potable Water Metering - loc/bank/size:
Corrections	6.14.4 - Capacity charges - irrigation (**Resolved**) - **Corrective Action:** 5/22/2026 Irrigated sqft is 2,336 and shown in Irrigation plan IR 01 Third request: Not listed in the response letter. Unable to locate in plans. Comment remains - 1/5/26 "Response: Total irrigated area to be added on the cover sheet and utility plan on the 3rd submittal." - 6.14.4 - Capacity charges - irrigation: Projects using MCU irrigation shall must show the irrigation tap, meter placement, size, and backflow. Indicate total SF of irrigated area in anticipation of the irrigation meter request through Customer Service.
Corrections	6.14.5.C - Hydraulic Analysis (**Resolved**) - **Corrective Action:** Informational: The Engineer of Record (EOR) is ultimately responsible for ensuring that the proposed connection will provide adequate flow and pressure for the site's intended use. - 6.14.5.C - Hydraulic Analysis: The hydraulic analysis is required to analyze the water or wastewater pressures in this area.
Corrections	6.15.7 - Cross Connection Control/Backflow (**Resolved**) - **Corrective Action:** Informational: 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. - 6.15.7 - Cross Connection Control/Backflow:
Corrections	Additional Utilities Comments (**Resolved**) - **Corrective Action:** Informational: For any questions regarding this review, please contact Heather Proctor, Utilities Development Review Officer, at Heather.Proctor@marionfl.org or by phone at (352) 438-2846. - Additional Utilities Comments
Comments	Project is connecting to Marion County Utilities water and sewer. Inspection holds have been placed on building permits, 2025021801 & 2025021815, pending the Utilities Pre-Construction meeting. Marion County Utilities requires a pre-construction meeting to be held at least 48 hours prior to the start of any utility work. Please contact MCU's Development Review Officer Heather.Proctor@MarionFL.org or call (352) 438-2846 to schedule your pre-construction meeting. Please see the updated Correction Comments:Taps will be need to be further combined.

MAJOR SITE PLAN FOR:
OAK VILLAS IV

Marion County, Florida

Really should have the contact info for the utilities and county listed for the contractor incase they run into issues in the field or need to make plan changes during construction

INDEX OF SHEETS:

SHEET	DESCRIPTION
1	TITLE SHEET
2	GENERAL NOTES SHEET
3	EROSION CONTROL PLAN (SWPPP)
4	SITE PLAN
5	DRAINAGE & GRADING PLAN
6	DRAINAGE DETAILS
7	UTILITY PLAN
8	UTILITY DETAILS
9-10	DETAILS
S1	SURVEY

ENVIRO-TECH, INC. ENVIRONMENTAL & CIVIL ENGINEERING CONSULTANTS

- ENVIRONMENTAL SITE AUDITS
- SOIL CONTAMINATION EVALUATION
- WATER SAMPLING & ANALYSIS
- SITE PLANS
- WATER SYSTEMS
- WASTEWATER SYSTEMS

459 RIPLEY ROUTE J
DONIPHAN, MISSOURI 63935

PHONE: (352) 694-1799
EMAIL: ENVIROTECH@YMAIL.COM

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 DIVISION AT (352)307-6000_EXT. 5 OR MCUconstruction@marionfl.org

DRAINAGE CONSTRUCTION NOTE:
NO CHANGE TO THE WORK SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE OFFICE OF THE COUNTY ENGINEER AND THE PROJECT ENGINEER, OR HIS DESIGNEE.

WAIVERS:

CODE REFERENCE	DESCRIPTION	STATUS	CONDITIONS	DATE
6.12.12	SIDEWALKS	PENDING	$8,400 PAYMENT IN LIEU OF SIDEWALK CONSTRUCTION	N/A

LOCATION MAP
SECT. 23, TWP. 17 SOUTH, RGE. 21 EAST
-1000 0 1000 2000
SCALE: 1"=2000'

OWNER:
SKYHOMES CONTRACTORS LLC
3554 W ORANGE COUNTRY CLUB DR, SUITE 240
WINTER GARDEN, FLORIDA 34787
EMAIL: PURCHASE@YOURSKYHOME.COM
TELE: (407) 460-0428
CONTACT: GABRIEL TELES

ENGINEER:
ENVIRO-TECHNOLOGIES, INC.
459 RIPLEY ROUTE J
DONIPHAN, MISSOURI 63935
TELE: 352-694-1799
EMAIL: ENVIROTECH@YMAIL.COM
CONTACT: ROBERT M. COUCH III, P.E.

SURVEYOR:
BAILEY SURVEYING & MAPPING LLC
10900 SANDY RIDGE AVENUE
CLERMONT, FLORIDA
TELE: (407) 747-3216
EMAIL: KBAILEY@BAILEYSURVEYING.COM
CONTACT: KIEL BAILEY, PSM

OVERLAY ZONE NOTE:
THIS SITE IS LOCATED IN THE MARION COUNTY SECONDARY SPRINGS PROTECTION OVERLAY ZONE

PERMITS REQUIRED:
MARION COUNTY, SITE PLAN APPROVAL
S.W.F.W.M.D. E.R.P.
MARION COUNTY DRIVEWAY CONNECTION PERMIT
MARION COUNTY R/W UTILIZATION PERMIT
F.D.E.P. SEWER LIFT STATION PERMIT

SITE AREA CALCULATIONS:

TOTAL SITE ACREAGE:	40,000 S.F. (0.92 AC.)
EXISTING IMPERVIOUS AREA:	0 S.F. (0.00 AC., 0.00%)
EXISTING PERVIOUS AREA:	40,000 S.F. (0.92 AC., 100%)
PROPOSED IMPERVIOUS AREA(S):	
BUILDING:	8,450 S.F. (0.19 AC., 21.13%)
CONCRETE:	2,839 S.F. (0.06 AC., 6.35%)
PAVEMENT:	6,453 S.F. (0.15 AC., 16.13%)
TOTAL IMPERVIOUS COVERAGE:	17,442 S.F. (0.40 AC., 43.61%)
DRA (BELOW EL. 91.00'):	5,283 S.F. (0.12 AC., 13.21%)
OPEN SPACE PERCENTAGE:	17,275 S.F. (0.40 AC., 43.19%)

NOTE: IMPERVIOUS AREA SHOWN ABOVE DOES NOT INCLUDE THE PORTION OF PAVED DRIVEWAY IN THE COUNTY RIGHT-OF-WAY. THE DRIVEWAY CONNECTION EQUALS 950 S.F. IN THE COUNTY RIGHT OF WAY. TOTAL PROJECT AREA IMPERVIOUS AREA EQUALS 18,392 S.F. (0.42 AC.)

PROJECT INFORMATION:

PROJECT ZONING & LAND USE:	R-PUD & HIGH RESIDENTIAL (HR) (8-UNITS/ACRE)
ADJACENT PROPERTY ZONING & LAND USE:	(E) R-PUD, R-3 & HR (W) R-3, HR (N/S) R-PUD, HR
PARCEL I.D. NO.:	8003-0335-02
VERTICAL DATUM:	NAVD-88

PROPERTY ADDRESS:
15300 BLOCK OF MARION OAKS BLVD, OCALA, FLORIDA

PROJECT DESCRIPTION:
THIS PROJECT INVOLVES THE CONSTRUCTION OF A TWO MULTI-FAMILY BUILDINGS TOTALING 8,450 S.F. WITH 6,453 S.F. OF PAVED PARKING, AND 2,839 S.F. OF CONCRETE SIDEWALK FOR A TOTAL OF 17,442 S.F. OF IMPERVIOUS AREA, ON-SITE. THE FLOOR AREA RATIO (FAR) IS 0.21. ATTENUATION OF THE 100YR/24HR STORM EVENT AND TREATMENT OF WATER QUALITY BASED ON IMPERVIOUS COVERAGE. THE PROJECT, IN ITS ENTIRETY, WILL BE CONSTRUCTED ON ONE PHASE.

CONCURRENCY DEFERRAL STATEMENT:
THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVES 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.

OWNER'S CERTIFICATION:
I HEREBY CERTIFY THAT I AND MY SUCCESSORS AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN ON THIS PLAN.

SKYHOMES CONTRACTORS LLC
CARLOS P. CRISPIM, JR., MGR _____
DATE: _____

ENGINEER'S CERTIFICATION:
I HEREBY CERTIFY THAT THE SITE DISTANCE FOR THIS PROPERTY MEETS OR EXCEEDS THE RECOMMENDED VALUES SET FORTH IN AASHTO POLICIES AND THE FDOT 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, AND THE SWFWMD EXCEPT AS NOTED OR SHOWN.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ROBERT M. COUCH, III, P.E., ON THE DATE ADJACENT TO THE SEAL USING A SHA AUTHENTICATION CODE.

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

ROBERT M. COUCH III, P.E. : _____
FLORIDA REG.# 58511 DATE : _____
C.O.A. No. 8692

REVISIONS

PLOTTED:	2025-07-11	N/A	
DRAWN:	MC-JT	10-15-25	RESPONSE TO COUNTY 1ST SUBMITTAL 1
CHECKED:	MC-JT	01-21-26	RESPONSE TO COUNTY 2ND SUBMITTAL 2
SCALE:		N.T.S.	

TITLE SHEET
WITH LOCATION MAP

OAK VILLAS IV MAJOR SITE PLAN
MARION COUNTY, FLORIDA

ENVIRO-TECH, INC. ENVIRONMENTAL & CIVIL ENGINEERING CONSULTANTS
459 RIPLEY ROUTE J
DONIPHAN, MISSOURI 63935
PHONE: (352) 694-1799
EMAIL: ENVIROTECH@YMAIL.COM

TITLESHEET
P.N. 2025-011
Sht. 1 of 10

GENERAL NOTES:

1. THIS SET OF DRAWINGS IS NOT VALID FOR ANY USE UNLESS IT CONTAINS ALL PAGES LISTED ON THE INDEX OF SHEETS PRINTED ON THE COVER SHEET AND BEARS AN ORIGINAL SIGNATURE AND SEAL OF THE ENGINEER OF RECORD AS REQUIRED BY CHAPTER 471 F.S.

2. THE ENGINEER OF RECORD SHALL BE THE SOLE INTERPRETER OF THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS, AND SHALL RENDER WRITTEN OR GRAPHIC INTERPRETATIONS AS NECESSARY FOR THE PROPER EXECUTION OR PROGRESS OF THE WORK WITH REASONABLE PROMPTNESS ON REQUEST OF THE CONTRACTOR.

3. AS PART OF THE CONTRACT FOR THIS PROJECT, THE CONTRACTOR IS HEREBY REQUIRED TO VISIT AND BECOME FAMILIAR WITH THE PROJECT SITE, AND TO STUDY THE PLANS AND THEIR CORRELATION PRIOR TO BIDDING.

4. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING AND VERIFYING ALL MATERIAL QUANTITIES NEEDED TO COMPLETE THE PROJECT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

5. NO CHANGES TO THE WORK AS SHOWN ON THESE PLANS SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE PROJECT ENGINEER. DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL CHECK ACTUAL SITE CONDITIONS PRIOR TO CONSTRUCTION. ANY NEED OF CLARIFICATION OF PROPOSED IMPROVEMENTS OR RESOLUTION OF DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER.

6. ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. ACTUAL LOCATION OF UNDERGROUND UTILITIES IS UNKNOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN THROUGH FIELD INVESTIGATIONS AND DIRECT CONTACT WITH THE APPROPRIATE UTILITY COMPANIES PRIOR TO BEGINNING WORK AND SHALL PRESERVE DURING THE LIFE OF THE PROJECT. CONFLICTS BETWEEN ACTUAL CONDITIONS AND THE DRAWINGS SHALL BE PROMPTLY REPORTED TO THE ENGINEER SO THAT PROPER REVISIONS MAY BE MADE. ANY UTILITIES OBSTRUCTIVE TO THE CONTRACTOR'S OPERATION ARE TO BE RELOCATED BY THE APPROPRIATE UTILITY COMPANY IN ACCORDANCE WITH ALL LOCAL GOVERNING LAND DEVELOPMENT REGULATIONS PRIOR TO OR IN CONJUNCTION WITH THE PROJECT. THE OWNER SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGES OR DELAYS CAUSED BY THE LOCATION OR DISPOSITION OF ANY UTILITIES.

7. THE CONTRACTOR AND SUBCONTRACTORS SHALL PROMPTLY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR CONFLICTS FOUND IN THE PLANS OR SPECIFICATIONS, AND OBTAIN WRITTEN DIRECTION PRIOR TO PROCEEDING WITH ANY WORK AFFECTED BY THEM.

8. ALL DETAILS, SECTIONS, AND NOTES SHOWN ON DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE UNLESS NOTED OR SHOWN OTHERWISE.

9. THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER IN WRITING IMMEDIATELY WHEN CONFLICTS ARE IDENTIFIED DURING THE COURSE OF THE WORK.

10. NO CHANGES TO THE WORK AS SHOWN ON THESE PLANS SHALL BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE COUNTY ENGINEER AND THE PROJECT ENGINEER, OR HIS DESIGNEE.

11. IT IS THE INTENT OF THESE PLANS TO PROVIDE THE CONTRACTOR WITH DATA TO CONSTRUCT THESE FACILITIES TO MEET OR EXCEED THE FLORIDA DEPARTMENT OF TRANSPORTATION'S "MANUAL OF UNIFORM STANDARDS FOR DESIGN AND MAINTENANCE OF STREETS AND HIGHWAYS".

12. TOPOGRAPHIC SURVEY PROVIDED BY: BAILEY SURVEYING & MAPPING, LLC.

13. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF THE PROVIDED SURVEY INFORMATION TO HIS OR HER SATISFACTION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROPER VERTICAL AND HORIZONTAL ALIGNMENT OF CONSTRUCTED FACILITIES, PIPELINES, AND FINISHED GRADE. ALL STAKING SHALL BE PERFORMED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES DURING ALL PHASES OF CONSTRUCTION.

15. OVERHEAD UTILITIES SHALL BE RELOCATED TO MEET THE MINIMUM VERTICAL CLEARANCE OF 15 FEET AND THE HORIZONTAL CLEARANCE OF 6 FEET MEASURE. TREES TO REMAIN OR BE ALIVE SHALL BE TRIMMED TO MEET THE VERTICAL CLEARANCE AS SPECIFIED BY THE 2004 F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 110-2.2, PAGE 112.

16. THE CONTRACTOR SHALL FIELD VERIFY EXISTING UTILITIES, (SIZE, MATERIAL, ELEVATION, ETC.) ESPECIALLY AT CONNECTING POINTS, PRIOR TO SHOP DRAWING PREPARATION AND SUBMITTAL. THE CONTRACTOR SHALL INCLUDE FIELD MEASUREMENTS ON SHOP DRAWINGS.

17. THE CONTRACTOR SHALL VERIFY THAT ALL REQUIRED CLEARANCES CAN BE MET AND IF ANY CANNOT BE MET, THE CONTRACTOR SHALL NOTIFY THE ENGINEER 15 FULL DAYS PRIOR TO CONSTRUCTING ANY SUCH ITEM.

18. FIELD CONDITIONS MAY NECESSITATE SLIGHT ALIGNMENT AND GRADE DEVIATION OF THE PROPOSED UTILITIES TO AVOID OBSTACLES, AS REQUIRED. THE CONTRACTOR SHALL ACCEPT THE PROPOSED ALIGNED TO STAKE. REQUIRED DEVIATION AS APPROVED BY THE ENGINEER WITHOUT INCREASE IN THE CONTRACT PRICE OR TIME.

19. THE CONTRACTOR SHALL STATE IN WRITING PRIOR TO BEGINNING WORK THAT HE WILL COMPLY WITH APPLICABLE TRENCH AND SAFETY STANDARDS.

20. THE CONTRACTOR SHALL IMPLEMENT JOB SAFETY AT ALL TIMES THROUGH OUT THE DURATION OF THE PROJECT. JOB SAFETY PRACTICES SHALL BE IN ACCORDANCE WITH OSHA AND ANY OTHER LOCAL, STATE, AND FEDERAL REGULATIONS.

21. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FAMILIAR WITH THE OSHA EXCAVATION SAFETY STANDARDS AND TO ABIDE BY THEM AS COVERED UNDER THE FLORIDA TRENCH SAFETY ACT (LAWS OF FLORIDA 90 – 96) EFFECTIVE OCTOBER 1, 1990.

22. THE CONTRACTOR IS HEREBY MADE RESPONSIBLE FOR THE SAFE MAINTENANCE OF PEDESTRIAN AND VEHICULAR TRAFFIC AT ALL TIMES DURING THE DURATION OF THE PROJECT.

23. THE CONTRACTOR SHALL PREVENT THE DISCHARGE OF SEDIMENT INTO DRAINAGE DITCHES DUE TO CONSTRUCTION OPERATIONS. APPROVED EROSION CONTROL DEVICES SHALL BE INSTALLED AND MAINTAINED. SHOULD SEDIMENT ENTER INTO A DITCH OR NET WATERCOURSE, THE CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL TO RETAIN CONSTRUCTION EROSION AND SILTATION ON SITE. 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 PRIOR TO FINAL PAYMENT.

24. THE CONTRACTOR SHALL COMPLY WITH THE TURBIDITY CONTROL REQUIREMENTS OF THE SWFWMD OR SWFWMD PERMIT AS APPLICABLE TO PREVENT INCREASES IN TURBIDITY IN EXCESS OF WATER QUALITY STANDARDS.

25. ALL RETENTION AREAS AND STORM STRUCTURES MUST BE BUILT BEFORE ANY OTHER CONSTRUCTION IS STARTED.

26. ALL EXISTING STORM WATER DRAINAGE PATTERNS AND CHANNELS ARE TO BE MAINTAINED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF THE WORK PLACES ANY OBSTRUCTION TO THE FLOW OF STORM WATER RUNOFF. 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.

27. ALL EROSION CONTROL DEVICES SHALL BE KEPT IN GOOD CONDITION DURING THE CONSTRUCTION PERIOD AND REMOVED FOLLOWING THE COMPLETION OF THE PROJECT.

28. EROSION CONTROL BLANKETS SHALL BE PROVIDED FOR ALL SLOPES 3:1 (HORIZONTAL TO VERTICAL) OR STEEPER. SIDE SLOPES 6:1 TO 3:1 SHALL BE SODDED UNLESS NOTED OR SHOWN OTHERWISE.

29. THE CONTRACTOR SHALL MINIMIZE EXCESS DUST AND DEBRIS AT ALL TIMES. ANY INCIDENCE OF EROSION, REVEGETATION, DUST, OR DEBRIS OCCURRING OFF-SITE AS A RESULT OF CONSTRUCTION OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR WITHIN 24 HOURS OF EACH OCCURRENCE.

30. THE AREA AROUND PROPOSED PIPE ENDS SHALL BE FINISH GRADED AND SODDED. LENGTH OF DITCH TRANSITIONS AT PIPE ENDS SHALL BE 25 FEET UNLESS OTHERWISE SHOWN ON PLAN AND PROFILE. ALL PIPES SHALL BE INSTALLED WITH 4:1 CONCRETE MITERED END SECTIONS PER FDOT INDEX 272 UNLESS OTHERWISE NOTED.

31. DELINEATORS ARE TO BE LOCATED AT EACH END OF CROSS DRAINS. INSTALLATION SHALL BE 2' MINIMUM TO 8' MAXIMUM FROM THE OUTSIDE EDGE OF SHOULDER. TOP OF DELINEATORS SHALL NOT BE LESS THAN 4' ABOVE FINISH GRADE. EXISTING AND PROPOSED DELINEATORS ARE NOT SHOWN ON THE PLANS.

32. DRAINAGE RETENTION AREAS SHALL NOT BE OVER-EXCAVATED AND SOIL AT OR BELOW THE BOTTOM ELEVATIONS SHALL NOT BE REPLACED BY OTHER SOIL TYPES UNLESS OTHERWISE NOTED. THE POND BOTTOM SHALL BE SCARIFIED TO PREVENT COMPACTION.

33. IF A SINKHOLE SHOULD FORM ON THIS SITE … ALL APPLICABLE PROCEDURES OUTLINED IN THE SWFWMD APPLICANTS HANDBOOK, OCTOBER 1995, SHALL BE FOLLOWED. THE PROJECT ENGINEER AND THE APPROPRIATE PERMITTING AGENCIES SHALL BE NOTIFIED IMMEDIATELY FOR REPAIR PROCEDURES.

34. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE PROPERTY OWNERS REGARDING RELOCATION, REMOVAL, OR REPLACEMENT OF FENCES, MAILBOXES, PROPERTY MONUMENTS, DRIVEWAYS, LANDSCAPE, ETC. HEIR CONSTRUCTION SHALL BE EQUIVALENT TO EXISTING FEATURES REMOVED OR RELOCATED, AS DETERMINED BY THE PROJECT ENGINEER.

35. EXISTING SOD SHALL BE DESIGNATED BY THE CONTRACTOR TO PROTECT MEDIAN, SHOULDERS, AND FENCES FROM DAMAGE. DAMAGED MEDIAN, SHRUBS, TREES, AND FENCES SHALL BE REPLACED WITH LIKE SIZE AND KIND BY THE CONTRACTOR AT HIS EXPENSE.

36. ALL DISTURBED AREAS OUTSIDE OF THE PROJECT LIMITS, INCLUDING PUBLIC RIGHT-OF-WAY, SHALL BE SODDED TO MATCH EXISTING CONDITIONS ON ANY ESTABLISHED LAWNS. THESE AREAS SHALL BE UNSCHOUT 1-1/2" PRIOR TO PLACING SOD. ALL REQUIRED RESTORATION WILL BE PERFORMED AT THE CONTRACTOR'S EXPENSE.

37. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO UTILITIES, STRUCTURES, AND PROPERTY ON AND ADJACENT TO THE SITE CAUSED BY CONSTRUCTION ACTIVITIES.

38. BURNING WITHIN THE LIMITS OF THE PROPOSED PROJECT SHALL NOT BE ALLOWED UNLESS OTHERWISE SPECIFIED BY THE PROJECT ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE AGENCY AND OBTAINING A BURN PERMIT.

39. THE CONTRACTOR IS RESPONSIBLE FOR BRACING, SHORING, OR PROVIDING OTHER MEANS NECESSARY TO PROTECT AND SUPPORT EXISTING UTILITIES EXPOSED OR UNEXPOSED DURING CONSTRUCTION.

40. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LADDERS, SHORING, AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES. THE CONTRACTOR SHALL HAND EXCAVATE WHEN CONSTRUCTION IS WITHIN 18 INCHES OF EXISTING UTILITIES.

41. GAS COMPANIES SHALL BE CONTACTED BY THE CONTRACTOR PURSUANT TO SECTION 553.851, F.A.C.

42. ALL WORK AND MATERIALS COVERED IN THESE PLANS SHALL COMPLY WITH THE REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE LOCAL GOVERNING CITY, COUNTY, AND STATE LAND DEVELOPMENT REGULATIONS. IN CASE OF CONFLICT BETWEEN THE CONTRACT DOCUMENTS AND THE F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE CONTRACT DOCUMENTS SHALL GOVERN. IN CASE OF CONFLICT BETWEEN THE LOCAL GOVERNING COUNTY GOVERNING LAND DEVELOPMENT REGULATIONS AND THE F.D.O.T. STANDARD SPECIFICATIONS, THE LOCAL GOVERNING LAND DEVELOPMENT REGULATIONS SHALL GOVERN.

43. UNLESS OTHERWISE NOTED ON THESE PLANS, ALL CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY AND EASEMENTS SHALL CONFORM TO CONSTRUCTION STANDARDS CONTAINED IN (A) F.D.O.T.'S ROADWAY AND TRAFFIC DESIGN STANDARDS, (B) F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND (C) LOCAL GOVERNING LAND DEVELOPMENT REGULATIONS, FOR MATERIAL REQUIREMENTS AND QUALITY CONTROL.

44. DRIVEWAY RADII SHALL BE 25', MINOR SIDE ROAD RADII SHALL BE 40', AND MAJOR SIDE ROAD RADII SHALL BE 50', UNLESS NOTED OTHERWISE. DRIVEWAY CONSTRUCTION/REPAIR SHALL EXTEND TO THE RIGHT-OF-WAY UNLESS NOTED OTHERWISE.

45. ALL EXISTING CONCRETE DRIVEWAYS SHALL BE REPLACED WITH CONCRETE. ALL DRIVEWAYS SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS WITH ASPHALTIC CONCRETE. ALL CONCRETE DRIVEWAYS SHALL HAVE EXPANSION JOINTS SHALL BE SPACED AT 10 FEET MAXIMUM INTERVALS. ACCESS TO EXISTING DRIVEWAYS WILL BE MAINTAINED AT ALL TIMES.

46. THE ROAD CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL DURING CONSTRUCTION, INCLUDING SIGNS, BARRICADES, AND LIGHTS, ALL OF WHICH SHALL CONFORM TO AND BE PROVIDED IN ACCORDANCE WITH (A) F.D.O.T. MANUAL OF TRAFFIC CONTROLS AND SAFE PRACTICES FOR STREET & HIGHWAY CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS, (B) F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS, AND (C) ANY OTHER APPLICABLE STANDARDS.

47. ANY SURVEY MARKERS, INCLUDING BUT NOT LIMITED TO, SECTION MARKERS, BENCH MARKS, LOT CORNERS, ETC., WHICH ARE DISTURBED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE PRIOR TO FINAL PAYMENT. RESETTING OF MONUMENTS AND MARKERS SHALL BE PERFORMED BY A PROFESSIONAL LAND SURVEYOR, LICENSED TO PRACTICE IN THE STATE OF FLORIDA.

48. ALL ASTM DESIGNATIONS SHALL BE AS AMENDED TO DATE UNLESS NOTED OTHERWISE.

49. ALL GEOTECHNICAL INFORMATION IS AVAILABLE TO THE CONTRACTOR UPON REQUEST TO THE ENGINEER.

50. ADDITIONAL TEST BORINGS AND EXPLORATORY INVESTIGATIONS MAY BE MADE BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

51. UNSUITABLE MATERIAL SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR. SUITABLE MATERIAL SHALL BE USED FOR FILL AS NEEDED.

52. THE CONTRACTOR SHALL CLEAR AND GRUB CONSTRUCTION AREAS BEFORE FILL IS PLACED. ALL AREAS TO RECEIVE FILL SHALL BE STRIPPED OF ALL VEGETATION AND TOPSOIL PRIOR TO PLACING CLEAN FILL.

53. THE CONTRACTOR SHALL HAUL ALL EXCESS MATERIALS OFF THE PROJECT SITE. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO DISPOSE OF ALL UNSUITABLE MATERIAL AFTER IT IS DETERMINED THAT IT IS NO LONGER NEEDED ON THE PROJECT.

54. THE PROJECT ENGINEER SHALL HAVE ACCESS TO THE WORK SITE AT ALL TIMES.

55. OBSERVATION VISITS TO THE SITE BY THE ENGINEER OR HIS REPRESENTATIVES SHALL NOT IN ANY WAY BE CONSTRUED AS INSPECTION NOR APPROVAL OF CONSTRUCTION UNLESS STATED OTHERWISE.

56. PERMANENT STRIPING SHALL NOT BE APPLIED UNTIL ALL SODDING AND GRASSING HAS BEEN COMPLETED.

57. THE CONTRACTOR SHALL PROVIDE AN "AS-BUILT" SURVEY FOR ALL IMPROVEMENTS MADE DURING CONSTRUCTION OF THE PROJECT. THE SURVEY SHALL PROVIDE INFORMATION NEEDED FOR CERTIFICATION OF THE STORMWATER MANAGEMENT SYSTEM AS REQUIRED BY LOCAL GOVERNING LAND DEVELOPMENT REGULATIONS, AND SHALL INCLUDE THE FOLLOWING INFORMATION:
- CORNER AND FLOW LINE LOCATIONS AND ELEVATIONS
- SPOT ELEVATIONS AT NEW ROADWAY CENTERLINES, EOP's, AND TOP

AND
- BOTTOM OF SWALES AT EVERY STATION (UNLESS OTHERWISE NOTED)
- NEW CONTOURS FOR PROPOSED EARTHWORK
- SPOT ELEVATIONS AT TOP AND TOE OF BERMS EVERY 50 FT.
- ALL DRIVEWAY ELEVATIONS
- ALL INVERT ELEVATIONS
- ALL OVERFLOW ELEVATIONS

58. IF LIMEROCK IS ENCOUNTERED DURING EXCAVATION, THE RETENTION BASIN SHALL BE OVER EXCAVATED AND BACKFILLED WITH CLEAN SAND (SP) TO PROVIDE A MINIMUM OF THREE FEET OF UNCONSOLIDATED SOIL MATERIAL BETWEEN THE SURFACE OF THE LIMESTONE BEDROCK AND THE BOTTOM AND SIDES OF THE STORMWATER BASIN.

GENERAL LEGEND TO PLAN SHEETS:

℄	=	CENTERLINE		=	TRAFFIC SIGN
UGC	=	UNDERGROUND CABLE		=	POWER POLE W/JUNCTION BOX
UGT	=	UNDERGROUND TELEPHONE	——x——	=	EXISTING FENCE
OE	=	OVERHEAD ELECTRIC		=	MAILBOX
A/E	=	AERIAL ELECTRIC		=	UTILITY POLE & GUY ANCHOR
OHT	=	OVERHEAD TELEPHONE		=	FOUND 4" x 4" CONCRETE MONUMENT
TBM	=	TEMPORARY BENCH MARK		=	FOUND IRON PIPE
PC	=	POINT OF CURVE		=	P.C.,P.R.C. OF CURVE
PT	=	POINT OF TANGENCY		=	P.T.,P.R.T. OF CURVE
FD. CM	=	FOUND CONCRETE MONUMENT		=	ELECTRIC BOX
PP	=	POWER POLE		=	MAIL BOX
CMP	=	CORRUGATED METAL PIPE		=	PAPER BOX
PI	=	POINT OF INTERSECTION		=	TELEPHONE BOX
PRC	=	POINT OF REVERSE CURVE		=	TELEPHONE MARKER
ACCMP	=	ASPHALT COATED CORRUGATED METAL PIPE		=	WATERSHED BOUNDARY
ACCMPA	=	ASPHALT COATED CORRUGATED METAL PIPE ARCH		=	FLOW ARROW
PVC	=	POINT OF VERTICAL CURVE	B-1	=	SOIL BORING LOCATION
PVT	=	POINT OF VERTICAL TANGENCY	——— R/W ———	=	RIGHT OF WAY
PVI	=	POINT OF VERTICAL INTERSECTION		=	SILT FENCE
PRVC	=	POINT OF REVERSE VERTICAL CURVE	BE	=	BURIED ELECTRIC
IP	=	IRON PIPE	GM	=	GAS MAIN
	=	TREE	WTR	=	WATER
	=	TREE TO BE REMOVED	SAN	=	SANITARY SEWER
C.B.	=	CHORD BEARING	C.O.	=	SANITARY CLEANOUT
(D)	=	DEED DIMENSION		=	SANITARY MANHOLE
(C)	=	CALCULATED DIMENSION		=	LIGHT
(P)	=	PLAT DIMENSION		=	SET 1/2" IRON ROD & CAP
(F)	=	FIELD DIMENSION		=	FOUND IRON ROD & CAP
F.F.E.	=	FINISHED FLOOR ELEVATION		=	FOUND NAIL & DISK
-\/-	=	BROKEN LINE; NOT DRAWN TO SCALE		=	CLEAN OUT
				=	WATER METER
				=	FIRE HYDRANT
			99.99	=	EXISTING SPOT ELEVATION

REVISIONS		
PLOTTED:	08/01/25	N/A
DRAWN:	08/01/25	RESPONSE TO COMMENTS 1
CHECKED:	08/01/25	RESPONSE TO COMMENTS 2
SCALE:	1" = 30'	

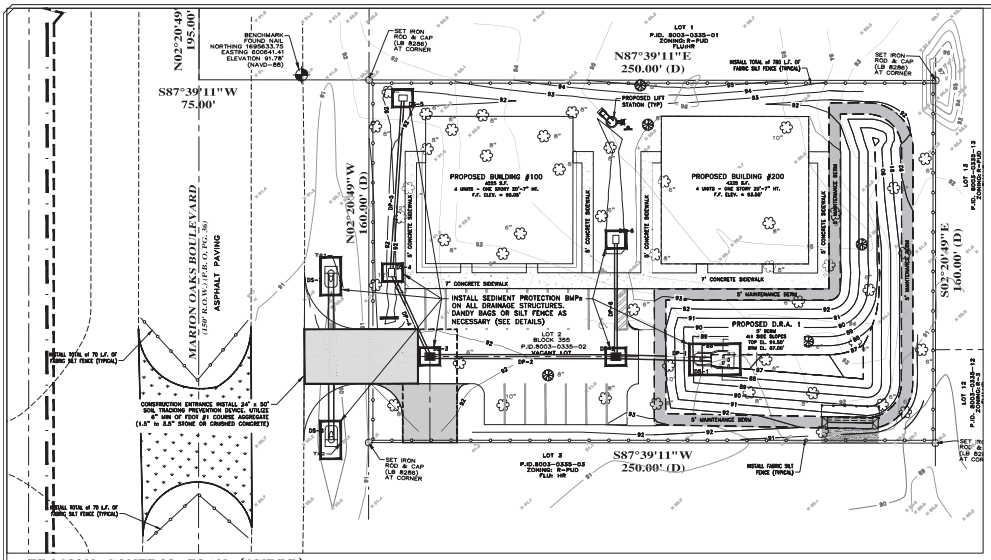
GENERAL NOTES

OAK VILLAS IV MAJOR SITE PLAN
MARION COUNTY, FLORIDA

ENVIROTECH, INC. ENVIRONMENTAL & CIVIL ENGINEERING CONSULTANTS
459 BIPLEY ROUTE J
DOMPHAN, MISSOURI 63935
PHONE: (573) 884-1798
EMAIL: ENVIROTECH@YAHOO.COM

ROBERT M. COUCH III, P.E. :
FLORIDA REG. No. 55311
DATE :
C.O.A. No. 8692

SITEPLAN
P.N. 2025-011
Sht. 2 of 10



EROSION CONTROL PLAN (SWPPP):

SCALE: 1" = 20'

LEGEND:

DRA — DRY RETENTION AREA

SILT FENCE LOCATION

SWPPP GENERAL NOTES:

1. FOR SILT FENCE DETAIL SEE TYPE III SILT FENCE IN FDOT INDEX 105. SILT FENCE LOCATION SHOWN FOR AESTHETICS ONLY, ACTUAL FENCE TO BE INSTALLED ON THE PROJECT LINE.

2. ALL EXISTING STORM WATER DRAINAGE PATTERNS AND CHANNELS OUTSIDE THE CONSTRUCTION AREAS SHOWN ON THESE PLANS ARE TO BE UNMARKED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF THE WORK APPEARS TO INTERRUPT AN EXISTING STORM WATER DRAINAGE PATHLINE. THE CONTRACTOR SHALL MAINTAIN A CLEAR PATH FOR ALL SURFACE WATER DRAINAGE STRUCTURES AND DITCHES DURING ALL PHASE OF CONSTRUCTION SUCH THAT IMPACT TO CONSTRUCTION AND/OR SURROUNDING FACILITIES IS MINIMIZED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY EROSIONAL SEDIMENT TRANSPORT, DISTURBED FOUNDATIONS, IMPACT TO STRUCTURES, AND ANY OTHER DAMAGE CAUSED DURING CONSTRUCTION.

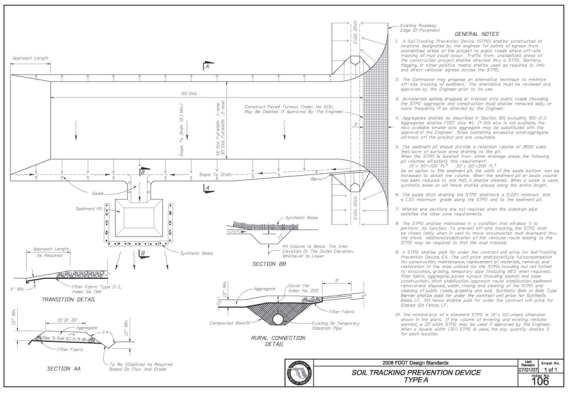
3. THE CONTRACTOR SHALL PREVENT THE DISCHARGE OF SEDIMENT DUE TO CONSTRUCTION OPERATIONS. APPROVED EROSION CONTROL DEVICES SHALL BE INSTALLED TO PREVENT DISCHARGE OF SEDIMENT INTO A DRY OR WET WATERCOURSE. EROSION CONTROL SHALL CONSIST OF ANCHORED HAY BALES, SILT FENCE, OR OTHER EROSION CONTROL METHODS APPROVED BY THE PROJECT ENGINEER. ALL NEW AND EXISTING DRAIN PIPES AND STRUCTURES SHALL BE FLUSHED CLEAN AFTER CONSTRUCTION.

4. PROVIDE EROSION CONTROL BLANKET FOR ALL SLOPES 2:1 (HORIZONTAL TO VERTICAL) OR STEEPER.

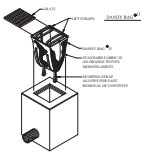
5. SWALES AND DISTURBED AREAS SHALL BE SODDED OR SEEDED AND MULCHED AS SOON AS PRACTICAL.

6. SEE PLAN SHEETS FOR MORE DETAILED LOCATION OF SILT FENCE.

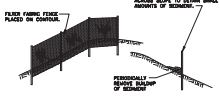
7. THIS PLAN PROVIDES REASONABLE ASSURANCE THAT THE PROPOSED CONSTRUCTION ACTIVITIES WILL NOT RESULT IN EROSION AND SEDIMENT DEPOSITION IN WETLANDS OR OFF-SITE, ADVERSE IMPACTS TO WETLANDS, OFF-SITE FLOODING OR VIOLATION OF WATER QUALITY STANDARDS.



2008 FDOT Design Standards — SOIL TRACKING PREVENTION DEVICE TYPE A — Sheet No. 106



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



1. FILTER FABRIC FENCE SHALL BE EMBEDDED IN THE SOIL A MIN. OF 4".
2. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
3. FILTER FABRIC FENCE SHALL BE REMOVED WHEN IT HAS SERVED ITS USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

SILT FENCE DETAIL
Not to Scale

ROBERT M. COUCH III, P.E. :
FLORIDA REG. No. 55311
DATE :
C.O.A. No. 8692

REVISIONS		
RESPONSE TO COUNTY 1ST SUBMITTAL 1	MEC-J	6/5
RESPONSE TO COUNTY 2ND SUBMITTAL 2	MEC-J	10-11-24
	MEC-J	10-24-24
PLOTTED:		
DRAWN:		
CHECKED:		
SCALE:	1" = 20'	

EROSION CONTROL PLAN (SWPPP)

OAK VILLAS IV MAJOR SITE PLAN
MARION COUNTY, FLORIDA

ENVIROTECH, INC. — ENVIRONMENTAL & CIVIL ENGINEERING CONSULTANTS
PHONE: (352) 694-1798
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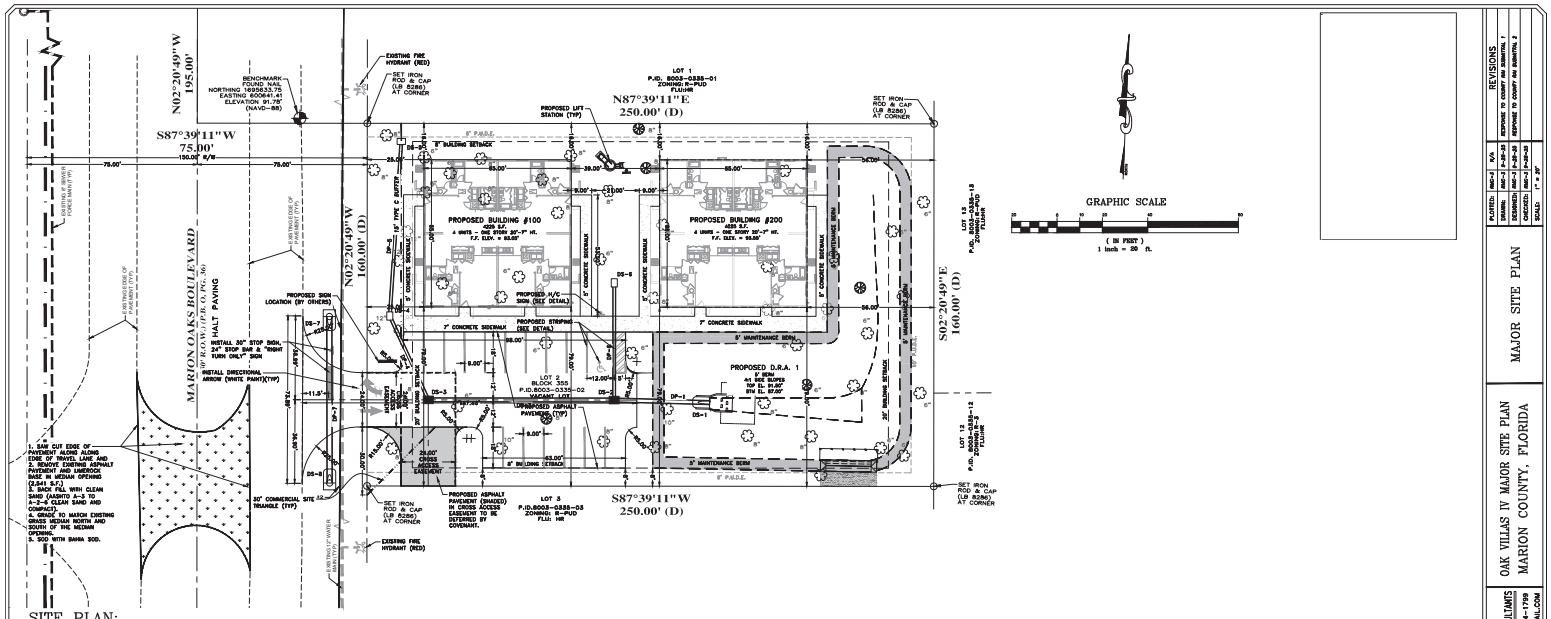
459 RIPLEY ROUTE J
DOMPHAN, MISSOURI 63935

SITEPLAN
P.M. 2025-011
Sht. 3 of 10



SITE PLAN:

SCALE: 1" = 20'

SITE DATA:

PROJECT NAME:	OAK VILLAS IV
PROJECT LOCATION:	19000 BLOCK, MARION OAKS BLVD OCALA, FL 34472
OWNER:	SKYHOMES CONTRACTORS LLC
ADDRESS:	2855 W ORANGE COUNTRY CLUB DRIVE SUITE 240 WINTER GARDEN, FLORIDA 34787
CONTACT:	
TELEPHONE:	
PRESENT ZONING:	R-PUD
LAND USE:	HIGH RESIDENTIAL (HR) (8-UNITS/ACRE)
PARCEL ACCT. NO:	8003-0335-03
SITE AREA:	40,000 S.F. (0.92 AC.)
IMPERVIOUS COVERAGE:	17,442 S.F. (43.61%) AS SHOWN
BUILDING AREA:	8,400 S.F. (21.10%)
FLOOR AREA RATIO:	0.21
BUILDING SETBACKS:	FRONT 20', SIDES 5', REAR 20'
ALLOWABLE BUILDING HEIGHT:	40 FEET
PROPOSED BUILDING HEIGHT:	20 FEET 7 INCHES

SITE AREA CALCULATIONS:

TOTAL SITE ACREAGE:	40,000 S.F. (0.92 AC.)
EXISTING IMPERVIOUS AREA:	0.00 S.F. (0.02 AC., 0.00%)
EXISTING PERVIOUS AREA:	40,000 S.F. (0.92 AC., 100%)
PROPOSED IMPERVIOUS AREA(S):	
BUILDING:	8,450 S.F. (0.19 AC., 21.13%)
CONCRETE:	2,536 S.F. (0.06 AC., 6.35%)
PAVEMENT:	6,456 S.F. (0.15 AC., 16.13%)
TOTAL IMPERVIOUS COVERAGE:	17,442 S.F. (0.40 AC., 43.61%)
DRA (BELOW EL. 91.00'):	5,283 S.F. (0.12 AC., 13.21%)
OPEN SPACE PERCENTAGE:	17,275 S.F. (0.40 AC., 43.19%)

NOTE: IMPERVIOUS AREA SHOWN ABOVE DOES NOT INCLUDE THE PORTION OF PAVED DRIVEWAY IN THE COUNTY RIGHT-OF-WAY. THE DRIVEWAY CONNECTION EQUALS 900 S.F. IN THE COUNTY RIGHT OF WAY. TOTAL PROJECT AREA IMPERVIOUS AREA EQUALS 18,282 S.F. (0.42 AC.)

PARKING CALCULATIONS:

PER MARION COUNTY LDC PARKING REQUIRED:

MULTI-FAMILY TWO BEDROOM = 2.0 SPACES PER UNIT

8 UNITS X 2 BEDROOMS = 16 SPACES

REQUIRED PARKING = 16 SPACES PLUS 1 ACCESSIBLE SPACE

PARKING PROVIDED = 16 REGULAR SPACES
1 H/C SPACE
17 SPACES

SPECIAL 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.
2. A SWFWMD STANDARD GENERAL PERMIT SHALL BE APPLIED FOR. A COPY OF THE PERMIT WILL BE PROVIDED TO MARION COUNTY UPON RECEIPT.

SITE SIGNAGE NOTE:

ALL SITE SIGNAGE AND STRIPING SHALL MEET M.U.T.C.D. STANDARDS AND THE MARION COUNTY LAND DEVELOPMENT CODE, LATEST EDITIONS.

LEGAL DESCRIPTION:

LOT 2, BLOCK 335, MARION OAKS UNIT THREE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 36 THROUGH 52, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PROPOSED DEVELOPMENT:

THIS PROJECT INVOLVES THE CONSTRUCTION OF A TWO MULTI-FAMILY BUILDINGS TOTALING 8,450 S.F. WITH 2,536 S.F. OF SIDEWALKS AND 6,456 S.F. OF CONCRETE DRIVEWAY FOR A TOTAL OF 17,442 S.F. OF IMPERVIOUS AREA. THE FLOOR AREA RATIO (FAR) IS 0.21. ATTENUATION OF THE 100YR/24HR STORM EVENT AND TREATMENT OF WATER QUALITY BASED ON IMPERVIOUS COVERAGE. THE PROJECT, IN ITS ENTIRETY, WILL BE CONSTRUCTED ON ONE PHASE.

TRAFFIC IMPACT STATEMENT

BASED ON I.T.E. CODE 220 (MULTI-FAMILY, LOW RISE), THIS DEVELOPMENT WILL GENERATE 80 AVERAGE DAILY TRIPS & 4 PEAK HOUR TRIPS. TRIP COUNTS BASED ON FITTED CURVE EQUATION FOR PER DWELLING UNIT * AVERAGE RATE & P.M. PEAK RATE.

I.T.E. CODE	DESCRIPTION	AVERAGE DAILY TRIPS	P.M. PEAK HOUR TRIPS
220	MULTI-FAMILY (LOW RISE) 8-UNITS	56.56 TRIPS	4.48 TRIPS

AVERAGE VEHICLE TRIP ENDS VS. PER DWELLING UNIT
AVERAGE RATE=7.52, P.M. PEAK RATE=0.56

FIRE PROTECTION NOTE:

1. NO GATES ARE PROPOSED. THEREFORE, A GATE WITH A SIREN ACTIVATION IS NOT REQUIRED.
2. BUILDINGS ARE EQUIPPED WITH A FIRE SPRINKLER SYSTEM. A KNOX BOX IS REQUIRED TO ALLOW ACCESS TO FIRE PROTECTION SYSTEM CONTROLS FOR MAINTENANCE OR EMERGENCY RESPONSE.
3. TWO EXISTING FIRE HYDRANTS ARE LOCATED LESS THAN 350 FEET OF THE PROPOSED DRIVEWAY CENTERLINE. A PROPOSED FIRE HYDRANT WILL BE INSTALLED AT THE SOUTHWEST PROPERTY CORNER.

ROBERT M. COUCH III, P.E. :
FLORIDA REG. No. 55311
DATE :
C.O.A. No. 8692

REVISIONS		
RESPONSE TO COUNTY #1 SUBMITTAL 1	N/A	
RESPONSE TO COUNTY #2 SUBMITTAL 2	RMC-1	2-25-25
	RMC-2	4-24-25
	RMC-3	7-24-25
PLOTTED:	RMC-4	9-24-25
DRAWN:	RMC-5	11-24-25
CHECKED:	RMC-6	12-24-25
SCALE:	1" = 20'	

MAJOR SITE PLAN

OAK VILLAS IV MAJOR SITE PLAN
MARION COUNTY, FLORIDA

ENVIROTECH INC. ENVIRONMENTAL & CIVIL ENGINEERING CONSULTANTS
459 RIPLEY BOULEVARD ♦ DOMPHAN, MISSOURI 63935
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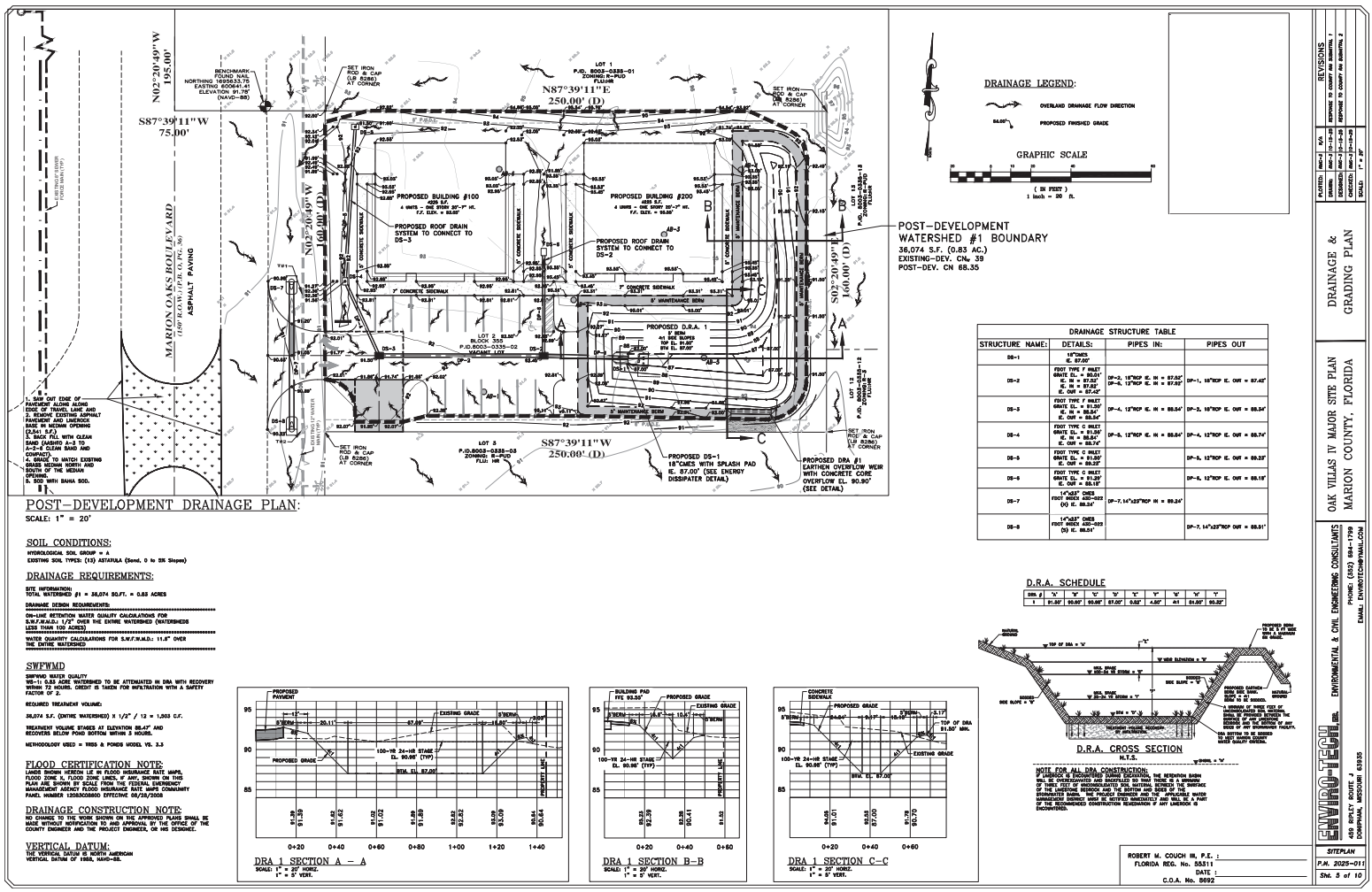
SITEPLAN
P.N. 2025-011
Sht. 4 of 10



POST–DEVELOPMENT DRAINAGE PLAN:

SCALE: 1" = 20'

DRAINAGE LEGEND:

OVERLAND DRAINAGE FLOW DIRECTION

PROPOSED FINISHED GRADE

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

POST–DEVELOPMENT
WATERSHED #1 BOUNDARY
36,074 S.F. (0.83 AC.)
EXISTING–DEV. CN_w 39
POST–DEV. CN 88.35

DRAINAGE STRUCTURE TABLE			
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT
DS-1	18"CMES IE. 87.00'		
DS-2	FDOT TYPE F INLET GRATE EL. = 90.51' IE. IN = 87.52' IE. IN = 87.52' IE. OUT = 87.40'	DP-2, 15"RCP IE. IN = 87.52' DP-6, 12"RCP IE. IN = 87.92'	DP-1, 18"RCP IE. OUT = 87.40'
DS-5	FDOT TYPE F INLET GRATE EL. = 91.20' IE. IN = 88.04' IE. OUT = 88.04'	DP-4, 12"RCP IE. IN = 88.04'	DP-3, 18"RCP IE. OUT = 88.04'
DS-4	FDOT TYPE C INLET GRATE EL. = 91.20' IE. IN = 88.04' IE. OUT = 88.74'	DP-5, 12"RCP IE. IN = 88.04'	DP-4, 12"RCP IE. OUT = 88.74'
DS-5	FDOT TYPE C INLET GRATE EL. = 91.00' IE. OUT = 89.23'		DP-5, 12"RCP IE. OUT = 89.23'
DS-6	FDOT TYPE C INLET GRATE EL. = 91.20' IE. OUT = 88.15'		DP-6, 12"RCP IE. OUT = 88.15'
DS-7	14"x23" CMES FDOT MODIS ASD–522 (N) IE. 88.24'	DP-7, 14"x23"RCP IN = 88.24'	
DS-8	14"x23" CMES FDOT MODIS ASD–522 (S) IE. 88.04'		DP-7, 14"x23"RCP OUT = 88.01'

D.R.A. SCHEDULE

DRA #	'A'	'B'	'C'	'D'	'E'	'F'	'G'	'H'	'I'
1	91.00'	90.00'	89.00'	87.00'	0.83'	4.00'	4:1	91.00'	90.00'

D.R.A. CROSS SECTION
N.T.S.

NOTE FOR ALL DRA CONSTRUCTION:
IF CURRENCY & ENCOUNTERS SUBSOIL EXCAVATION, THE RESIDENTIAL BASIN WILL BE OVEREXCAVATED AND BACKFILLED SO THAT THERE IS A MINIMUM OF THREE FEET OF UNCONSOLIDATED SOIL MATERIAL BETWEEN THE SURFACE OF THE LIMEROCK BEDROCK AND THE BOTTOM AND SIDES OF THE DRAINAGE BASIN EXCAVATION. THE EXCAVATION AND BACKFILL OF THE DRAINAGE BASIN SHALL BE PERFORMED UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER. ALL APPLICABLE WATER MANAGEMENT DISTRICT RULES AND REGULATIONS SHALL BE SATISFIED IMMEDIATELY AND WILL BE A PART OF THE RECOMMENDED CONSTRUCTION REMEDIATION IF ANY LIMEROCK IS ENCOUNTERED.

SOIL CONDITIONS:

HYDROLOGICAL SOIL GROUP = a
EXISTING SOIL TYPES: (13) ASTATULA (Sand, 0 to 5% Slope)

DRAINAGE REQUIREMENTS:

SITE INFORMATION:
TOTAL WATERSHED #1 = 36,074 SQ.FT. = 0.83 ACRES

DRAINAGE DESIGN REQUIREMENTS:

ON–LINE RETENTION WATER QUALITY CALCULATIONS FOR S.W.F.M.M.D.: 1/2" OVER THE ENTIRE WATERSHED (WATERSHEDS LESS THAN 100 ACRES)

WATER QUANTITY CALCULATIONS FOR S.W.F.M.M.D.: 11.8" OVER THE ENTIRE WATERSHED

SWFWMD

SWIFWMD WAIVER QUALITY
WS–11 0.83 ACRE WATERSHED TO BE ATTENUATED IN DRA WITH RECOVERY WITHIN 72 HOURS. CREDIT IS TAKEN FOR INFILTRATION WITH A SAFETY FACTOR OF 2.

REQUIRED TREATMENT VOLUME:

36,074 S.F. (ENTIRE WATERSHED) X 1/2" / 12 = 1,503 C.F.

TREATMENT VOLUME STAGES AT ELEVATION 88.47' AND RECOVERS BELOW POND BOTTOM WITHIN 2 HOURS.

METHODOLOGY USED = WSS & PONDS MODEL V5. 3.3

FLOOD CERTIFICATION NOTE:

LANDS SHOWN HEREON LIE IN FLOOD INSURANCE RATE MAPS, FLOOD ZONE X, FLOOD ZONE LINES, IF ANY, SHOWN ON THIS PLAN ARE SHOWN BY SCALE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS COMMUNITY PANEL NUMBER 12083C0505D EFFECTIVE 08/28/2008

DRAINAGE CONSTRUCTION NOTE:

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

VERTICAL DATUM:

THE VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988, NAVD–88.

DRA 1 SECTION A – A
SCALE: 1" = 20' HORIZ.
1" = 5' VERT.

DRA 1 SECTION B–B
SCALE: 1" = 20' HORIZ.
1" = 5' VERT.

DRA 1 SECTION C–C
SCALE: 1" = 20' HORIZ.
1" = 5' VERT.

ROBERT M. COUCH III, P.E. :
FLORIDA REG. No. 55311
DATE :
C.O.A. No. 8692

REVISIONS

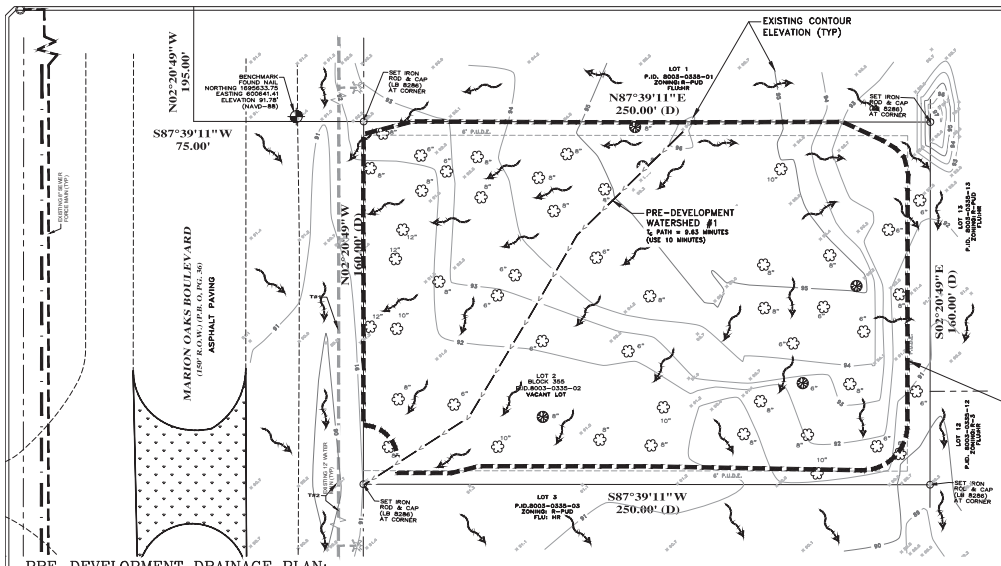
PLOTTED:	MAY-21	N/A
DRAWN:	DEC-21	RESPOND TO COUNTY RE-SUBMITTAL 1
CHECKED:	DEC-21	RESPOND TO COUNTY RE-SUBMITTAL 2
SCALE:		1" = 20'

DRAINAGE & GRADING PLAN

OAK VILLAS IV MAJOR SITE PLAN
MARION COUNTY, FLORIDA

ENVIROTECH INC. ENVIRONMENTAL & CIVIL ENGINEERING CONSULTANTS
PHONE: (352) 854-1798
EMAIL: ENVIROTECH@YMAIL.COM
459 RIPLEY BLVD. #
DUNNELLON, FLORIDA 34433

SITEPLAN
P.N. 2025–011
Sht. 5 of 10



PRE-DEVELOPMENT DRAINAGE PLAN:
SCALE: 1" = 20'

DRAINAGE LEGEND:

OVERLAND DRAINAGE FLOW DIRECTION

GRAPHIC SCALE

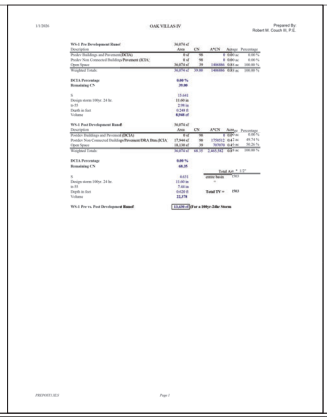
(IN FEET)
1 inch = 20 ft.

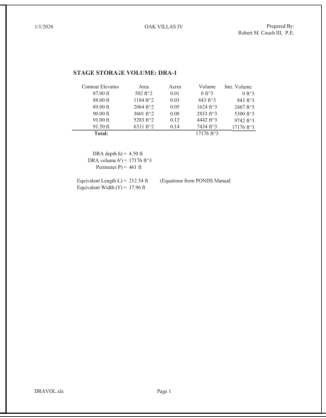
TR55 Tc Worksheet

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Post-development Watershed #1

Description	A	B	C	Totals
Sheet Flow				
Manning's n-value	= 0.170	0.011	0.011	
Flow length (ft)	= 120.0	0.0	0.0	
Two-year 24-hr precip. (in)	= 4.20	0.00	0.00	
Land slope (%)	= 3.42	0.00	0.00	
Travel Time (min)	= **8.83**	+ **0.00**	+ **0.00**	= **8.83**
Shallow Concentrated Flow				
Flow length (ft)	= 85.00	0.00	0.00	
Watercourse slope (%)	= 1.20	0.00	0.00	
Surface description	= Unpaved	Paved	Paved	
Average velocity (ft/s)	=1.77	0.00	0.00	
Travel Time (min)	= **0.80**	+ **0.00**	+ **0.00**	= **0.80**
Channel Flow				
X sectional flow area (sqft)	= 0.00	0.00	0.00	
Wetted perimeter (ft)	= 0.00	0.00	0.00	
Channel slope (%)	= 0.00	0.00	0.00	
Manning's n-value	= 0.015	0.015	0.015	
Velocity (ft/s)	=0.00	0.00	0.00	
Flow length (ft)	(0)0.0	0.0	0.0	
Travel Time (min)	= **0.00**	+ **0.00**	+ **0.00**	= **0.00**
Total Travel Time, Tc				**9.63 min**



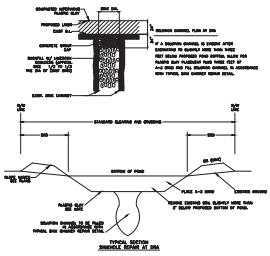


STAGE STORAGE VOLUME: DRA-1

Contour Elevation	Area	Acres	Volume	Inc. Volume
87.00 ft	582 ft^2	0.01	0 ft^3	0 ft^3
88.00 ft	1184 ft^2	0.03	843 ft^3	843 ft^3
89.00 ft	2064 ft^2	0.05	1624 ft^3	2467 ft^3
90.00 ft	3601 ft^2	0.08	2833 ft^3	5300 ft^3
91.00 ft	5283 ft^2	0.12	4442 ft^3	9742 ft^3
91.50 ft	6311 ft^2	0.14	2834 ft^3	12576 ft^3
Total:			12576 ft^3	

DRA depth h= = 4.50 ft
DRA volume #'s = 17176 ft^3
Perimeter P's = 461 ft

Equivalent Length L = 232.54 ft (Equations from PONDS Manual
Equivalent Width (Y) = 17.96 ft



TYPICAL SINK CHIMNEY REPAIR DETAIL

SOURCE: REPAIR METHOD 2, SECTION 4.0, "APPLICANTS HANDBOOK, KARST SENSITIVE AREAS", SWFWMD, MAY 1988.

ROBERT M. COUCH III, P.E. :
FLORIDA REG. No. 55311
DATE :
C.O.A. No. 8692

REVISIONS

PLOTTED:	RMC-I	N/A
DRAWN:	RMC-I	01-15-26 RESPOND TO COUNTY RAI SUBMITTAL 1
CHECKED:	RMC-I	01-21-26 RESPOND TO COUNTY RAI SUBMITTAL 2
SCALE:		1" = 20'

DRAINAGE DETAILS

OAK VILLAS IV MAJOR SITE PLAN
MARION COUNTY, FLORIDA

ENVIROTECH INC. ENVIRONMENTAL & CIVIL ENGINEERING CONSULTANTS
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EMAIL: ENVIROTECH@YMAIL.COM

SITEPLAN
P.N. 2025-011
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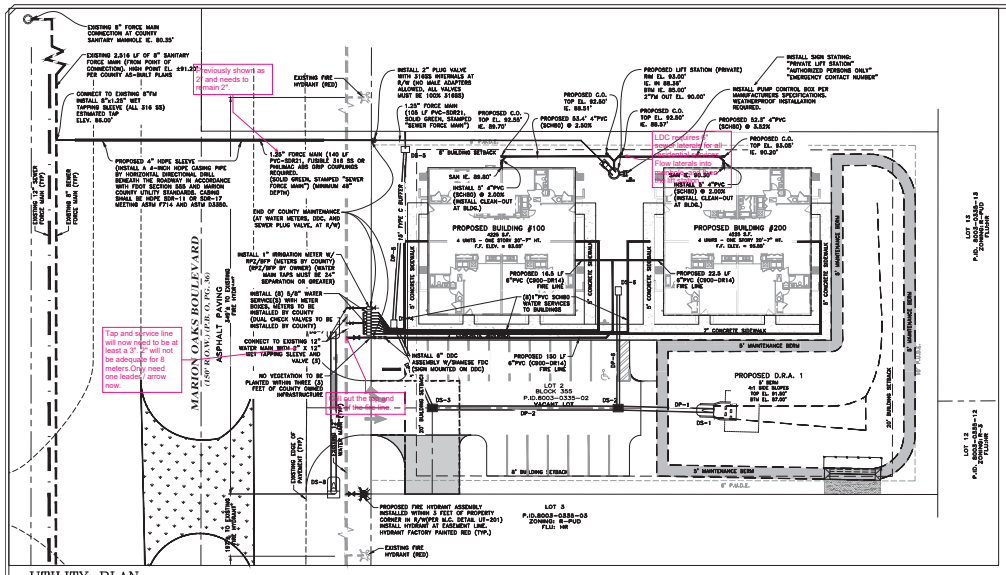


UTILITY PLAN:

SCALE: 1" = 20'

PRESSURE TESTING NOTES

1. ALL MAINS SHALL BE TESTED AT 150 PERCENT OF OPERATING DESIGN PRESSURE.
2. CONTRACTOR SHALL PROVIDE ALL ITEMS REQUIRED FOR PROPER TESTING OF MAINS.
3. PRESSURE TESTING SHALL BE CONDUCTED PER MANUFACTURERS RECOMMENDATIONS OR AS FOLLOWS: - FILL LINE SLOWLY WITH WATER. MAINTAIN FLOW VELOCITY LESS THAN 2 FEET PER SECOND. - EXPEL AIR COMPLETELY FROM THE LINE DURING FILLING AND ADAMS BEFORE APPLYING TEST PRESSURE. AIR SHALL BE EXPELLED BY HEADS OF TAPS AT POINTS OF HIGHEST ELEVATION. - APPLY INITIAL TEST PRESSURE AND ALLOW TO STAND WITHOUT MAKEUP PRESSURE FOR TWO TO THREE HOURS, TO ALLOW FOR PIPE/METHOD EXPANSION OR PIPE STRETCHING TO STABILIZE. - AFTER THE INITIAL EXPANSION PERIOD, APPLY TEST PRESSURE AND RUN THE PUMP OFF. THE FINAL TEST PRESSURE SHALL BE HELD FOR ONE TO THREE HOURS. - UPON COMPLETION OF THE TEST, THE PRESSURE SHALL BE BLED OFF FROM A LOCATION OTHER THAN THE POINT WHERE THE PRESSURE IS MONITORED. THE PRESSURE DROP SHALL BE WITNESSED BY THE RESIDENT PROJECT REPRESENTATIVE AND THE CONTRACTOR. THE TEST SHALL BE CONSIDERED SUCCESSFUL IF BEING MONITORED AND SHALL SHOW ON THE RECORDED PRESSURE READ-OUT SUBMITTED TO THE ENGINEER OF RECORD.
4. ALLOWABLE AMOUNT OF MAKEUP WATER FOR EXPANSION DURING THE PRESSURE TEST SHALL CONFORM TO CHART 6, ALLOWANCE FOR EXPANSION UNDER TEST PRESSURE, TECHNICAL REPORT TR 21/9-79, PUBLISHED BY THE PLASTIC PIPE INSTITUTE (PPI). IF THERE ARE NO VISUAL LEAKS OR SIGNIFICANT PRESSURE DROPS DURING THE FINAL TEST PERIOD, THE TESTED PIPE PASSES THE TEST.
5. IF ANY TEST OF PIPE LAID DISCLOSED LEAKAGE SIGNIFICANT PRESSURE DROP GREATER THAN THE MANUFACTURER'S RECOMMENDED LOSS, THE CONTRACTOR SHALL, AT HIS/HER OWN EXPENSE, LOCATE AND REPAIR THE CAUSE OF LEAKAGE AND RETEST THE LINE. THE AMOUNT OF LEAKAGE, WHICH WILL BE PERMITTED, SHALL BE 0N ACCORDANCE WITH AWWA C600 STANDARDS.
6. ALL VISIBLE LEAKS ARE TO BE REPAIRED REGARDLESS OF THE AMOUNT OF LEAKAGE.
7. THE CONTRACTOR MUST SUBMIT HIS PLAN FOR TESTING TO THE ENGINEER FOR REVIEW AT LEAST 10 DAYS BEFORE STARTING THE TEST AND SHALL NOTIFY THE ENGINEER A MINIMUM OF 48 HOURS PRIOR TO TEST.

WATER AND SEWER DEMAND

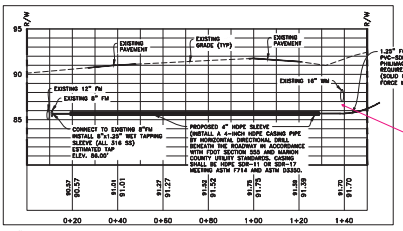
1. WATER AND SEWER SHALL BE PROVIDED BY MARION COUNTY UTILITIES.
2. SEWER WILL CONNECT TO MARION COUNTY VIA A PRIVATE LIFT STATION & FORCE MAIN.
3. WATER AND SEWER SERVICES SHALL BE PERMITTED BY MARION COUNTY & F.D.E.P.
4. ESTIMATED WATER USAGE = 2,560 GPD (320 GPD X 8 UNITS = 2,560 GPD) FROM MARION COUNTY LDC TABLE 6.14-1 ESTIMATED FLOW RATES

GENERAL SEWER NOTES:

1. ALL TEES, CAPS, PLUGS, BENDS, VALVES, ETC., SHALL BE PROVIDED WITH MECHANICALLY RESTRAINED JOINTS OR THRUST BLOCKS.
2. ALL NEW AND RELOCATED FORCE MAINS SANITARY SEWER MAINS SHALL BE LOCATED IN ACCORDANCE WITH THE SEPARATION REQUIREMENTS FROM WATER MAINS AND RECLAIMED WATER LINES OF RULES 62-604.400(2)(a)(b) AND (c) AND (d), F.A.C.
3. MAINTAIN 36" COVER ON ALL WATER MAINS AND 48" COVER ON ALL SEWER MAINS (FINISH GRADE OR TOP OF PAVEMENT).
4. INSTALLATION AND STORAGE OF PIPE SHALL MEET PIPE MANUFACTURER'S SPECIFICATIONS.
5. METALLIC EARLY WARNING TAPE SHALL BE PLACED OVER THE SEWER MAINS AT A DEPTH OF SIX TO TWELVE (6-12) INCHES BELOW THE SURFACE, AND TIED INTO THE VALVE BOXES. PVC PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (14 GAUGE COPPER) CAPABLE OF DETECTION BY A CABLE LOCATOR.
6. ALL SANITARY SEWER PIPE SHALL BE PVC SEWER PIPE CONFORMING TO ASTM D-3034 S.D.R. 35, AND BE INSTALLED IN ACCORDANCE WITH ASTM D-2321.
7. ALL SANITARY SEWER MAINS SHALL BE TESTED IN ACCORDANCE WITH THE LATEST UNI-BELL LOW PRESSURE AIR TEST STANDARDS. ALL TESTS SHALL BE PERFORMED BY THE CONTRACTOR AT HIS EXPENSE UNDER THE SUPERVISION OF THE ENGINEER OR HIS ASSIGN AND SHALL BE WITNESSED BY A REPRESENTATIVE FROM THE UTILITY COMPANY.
8. MANHOLES TO BE PRECAST CONCRETE. 4000 PSI WITH A MIN. WALL THICKNESS OF EIGHT (8) INCHES. JOINTS ARE RING AND COVER SEAM TO BE SEALED WITH NON-SHIG GROUT AND COATED.
9. THE CONTRACTOR SHALL SUPPLY COMPLETE "AS-BUILT" INFORMATION RELATIVE TO INVERTS, RIM ELEVATIONS, LOCATION OF MANHOLES AND LENGTHS OF PIPE, WATERLINE LOCATIONS, SERVICES, ETC. THE INFORMATION SHALL BE SUBMITTED ON 1200L3 MARKED-UP PRINTS TO THE ENGINEER TWO WEEKS AFTER COMPLETION OF SEWER CONSTRUCTION AND TESTING.
10. ELECTRICAL SYSTEMS AND COMPONENTS IN RAW WASTEWATER WET WELLS SHALL MEET THE FOLLOWING REQUIREMENTS AS FOLLOWS:
- SYSTEMS AND COMPONENTS SHALL COMPLY WITH NEC REQUIREMENTS FOR CLASS 1, GROUP D, PROVISION 1 LOCATIONS.
- SYSTEMS AND COMPONENTS SHALL BE SUITABLE FOR USE UNDER CORROSIVE CONDITIONS.
- SYSTEMS AND COMPONENTS SHALL HAVE FLEXIBLE CABLES WITH WATER TIGHT SEALS AND SEPARATE STRAIN RELIEF.
- A FUSED DISCONNECT SWITCH LOCATED ABOVE GROUND SHALL BE PROVIDED FOR THE MAIN POWER FEED TO ALL LIFT STATIONS.
- ALL ELECTRICAL EQUIPMENT EXPOSED TO WEATHER SHALL MEET THE REQUIREMENTS OF NEMA 3R OR 4.
- A 110 VOLT POWER RECEPTACLE WITH GROUND FAULT INTERRUPTION PROTECTION SHALL BE PROVIDED FOR ALL OUT DOOR OUTLETS.

SPECIAL NOTES TO CONTRACTOR: (AS APPLICABLE)

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.
2. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO EXISTING GRADE AND PERMANENTLY STABILIZED WITH SOD.
3. A RIGHT-OF-WAY UTILIZATION PERMIT IS REQUIRED FOR ALL WORK IN THE PUBLIC RIGHT-OF-WAY. THE PERMIT APPLICATION MAY BE DOWNLOADED FROM WWW.MARIONFL.ORG
4. PER LDC SECTION 7.1.3. (7)(D)3. DIRECTIONAL DRILLING OF PIPE UNDER EXISTING PAVEMENT IS REQUIRED. NO JETTING OF PIPE IS PERMITTED. DIRECTIONAL DRILLING SHALL MEET THE REQUIREMENTS OF SECTION 555 OF THE FDOT STANDARD SPECIFICATIONS. CROSSING INVOLVING 4" OR LESS DIAMETER PIPE MAY BE DONE USING MISSILE METHOD OR DIRECTIONAL DRILLING FOLLOWING MANUFACTURERS PROCEDURES. A COUNTY INSPECTOR SHALL BE ON SITE WHILE BORING IS BEING PERFORMED. IF IS THE APPLICANTS RESPONSIBILITY TO CONTACT CUSTOMER SERVICE REGARDING THE DATE AND TIME OF THE BORE TO ENSURE AN INSPECTOR IS ON SITE.
5. DIRECTIONAL DRILLING UNDER DRIVEWAYS SHALL MEET THE REQUIREMENTS OF SECTION 555 OF THE FDOT STANDARD SPECIFICATIONS. BORING INVOLVING 4" OR LESS DIAMETER PIPE MAY BE DONE USING MISSILE METHOD OR DIRECTIONAL DRILLING FOLLOWING MANUFACTURERS PROCEDURES. NO JETTING OF PIPE IS PERMITTED. ALL BORING UNDER DRIVEWAYS SHOULD BE A MINIMUM 30" IN DEPTH. ANY DAMAGE TO DRIVEWAYS BY THE APPLICANT, CAUSED DURING THE CONSTRUCTION PERIOD IN WHICH THE PROJECT IS ACTIVE, SHALL BE SUBJECT TO MAINTENANCE AND REPAIR BY THE APPLICANT.
6. PERMANENT ABOVE GROUND APPURTENANCES SHALL MEET THE CLEAR ZONE REQUIREMENTS (DEPICTED IN FDOT DESIGN STANDARDS AND/OR MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND SIGHT TRIANGLE REQUIREMENTS DEPICTED ON LDC 7.5.1 TS 0338.
7. TEMPORARY TRAFFIC CONTROL (TTC) (MAINTENANCE OF TRAFFIC) SHALL ADHERE TO THE FDOT DESIGN STANDARDS AND/OR MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AS APPLICABLE. IF IT IS NECESSARY FOR THE APPLICANT TO CLOSE A LANE OR ROAD, THE APPLICANT AND/OR CONTRACTOR MUST COMPLETE AND SUBMIT A LANE CLOSURE APPLICATION, TTC (MOT) HAND MAP TO CUSTOMER SERVICE A MINIMUM OF TWO (2) WEEKS PRIOR TO THE DATE THE LANE CLOSURE IS REQUESTED.
8. AN APPROVED UTILITY PLAN (APPROVAL LETTER SENT BY DEVELOPMENT REVIEW) IS REQUIRED PRIOR TO MARION COUNTY UTILITIES (MCU) SIGN OFF ON DEP PERMIT APPLICATION. FOR TO SEND DEP APPLICATION WITHOUT MCU OR PLANT DATA, MCU WILL COMPLETE. BUILDING PERMIT FINAL HOLDS WILL BE APPLIED TO THE BUILDING PERMIT UNTIL DEP CLEARANCE IS RECEIVED.



This says 2"

Contractor to maintain separation between FM and water main.

2" FORCE MAIN PROFILE:

SCALE:
HORIZONTAL 1" = 20'
VERTICAL 1" = 2'

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

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 BUILDING SHALL PASS INSPECTION BY THE FIRE MARSHAL'S OFFICE TO COMPLY WITH THIS REQUIREMENT. IF DEEMED NECESSARY AND CONFIRMED BY THE FIRE MARSHAL, 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.
3. ALL BUILDINGS EQUIPPED WITH A FIRE SPRINKLER OR FIRE ALARM SYSTEM SHALL ALSO BE PROVIDED WITH A KNOX BOX TO ALLOW ACCESS TO FIRE PROTECTION SYSTEM CONTROLS FOR MAINTENANCE OR EMERGENCY RESPONSE.

MARION COUNTY UTILITY NOTES (AS APPLICABLE):

1. ALL UTILITIES SHALL BE CONSTRUCTED PER THE MARION COUNTY LAND DEVELOPMENT CODE, LATEST REVISION.
2. THE WATER DISTRIBUTION SYSTEM SHALL MEET THE MATERIAL AND CONSTRUCTION SPECIFICATIONS PER SEC. 7.2.15.
3. THE WASTE WATER COLLECTION SYSTEM SHALL MEET THE MATERIAL AND CONSTRUCTION SPECIFICATIONS PER SEC. 7.2.15.
4. WATER DISTRIBUTION SYSTEM COMPLETION AND CLOSEOUT – ALL REQUIREMENTS OF SEC. 6.14.8 SHALL BE COMPLIED WITH. "AS-BUILTS" SHALL CONFORM SEC. 6.14.8.
5. 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. AS-BUILTS SHALL COMPLY WITH THE CURRENT MARION COUNTY LDC, SECTION 6.14.8
6. 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. 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. ALLOW A MINIMUM OF 5 WORKING DAYS FOR PROCESSING THE BILL OF SALE INFORMATION.
7. TRANSFER OF FACILITIES TO MARION COUNTY UTILITIES – ALL REQUIREMENTS OF SEC. 6.14.8 SHALL BE COMPLIED WITH. ADDITIONALLY, 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 COMPLETED BILL OF SALE WILL BE REQUIRED PRIOR TO FINAL INSPECTIONS AND TIE-INS. MARION COUNTY WILL OWN ALL INFRASTRUCTURE FROM THE TAP / TIE INS, TO THE METERS AND OR CLEAN OUTS. PLEASE NOTE: MARION COUNTY UTILITIES (MCU) WILL NOT SIGN ANY FDEP CLEARANCE APPLICATIONS UNTIL THE COMPLETED BILL OF SALE HAS BEEN RECEIVED.
8. 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 6.14.8 (B).
9. MARION COUNTY UTILITIES REQUIRES A PDF COPY OF THE UTILITY AS-BUILTS FOR THE PRELIMINARY WALKTHROUGH AND PROJECT CLOSEOUT. MCU'S GIS AND CONSTRUCTION TEAMS WILL REVIEW THE PDF AS-BUILTS AND PROVIDE COMMENTS. ONCE ALL COMMENTS HAVE BEEN ADDRESSED AND REVISIONS MADE, A DWG/CAD FILE WILL BE REQUESTED TO COMPLETE THE FINAL CLOSEOUT PROCESS.
10. ASSETS SHOWN ON THIS PLAN REQUIRE A BILL OF SALE BEFORE ANY DEP CLEARANCES WILL RELEASED BY MCU. BUILDING PERMIT HOLDS MAY BE AFFECTED. CONTRACTOR TO COORDINATE WITH MCU'S DEVELOPMENT REVIEW TEAM DURING PRE-CONSTRUCTION MEETING TO START THE PROCESS TO AVOID BUILDING PERMIT HOLDS OR DEP CLEARANCE DELAYS.
11. 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
12. MARION COUNTY UTILITIES (MCU) WILL REQUIRE PROOF OF A SUCCESSFUL, FOR SIGNED AND SEALED, HYDROSTATIC LEAK TEST FOR ALL PRIVATE MANHOLES AND UNLEAK TRAPS. MCH INSPECTORS WILL NOT PERFORM ON-SITE TESTING FOR PRIVATELY OWNED SYSTEMS. A HOLD WILL BE ADDED TO THE SITE'S BUILDING PERMIT, IF APPLICABLE. ALTERNATIVELY, ALL PRIVATE MANHOLES MAY BE SEALED USING THE WRAPSEAL.

REVISIONS			
PLOTTED:	MAY-21	4/4	RESPONSE TO COUNTY #2 SUBMITTAL 1
DRAWN:	DEC-21	11-15-22	RESPONSE TO COUNTY #3 SUBMITTAL 2
CHECKED:	DEC-21	11-21-22	
SCALE:	1" = 20'		

UTILITY PLAN

OAK VILLAS IV MAJOR SITE PLAN
MARION COUNTY, FLORIDA

ENVIROTECH, INC. ENVIRONMENTAL & CIVIL ENGINEERING CONSULTANTS
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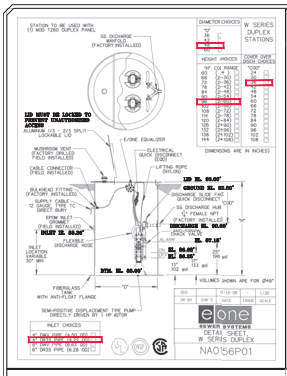
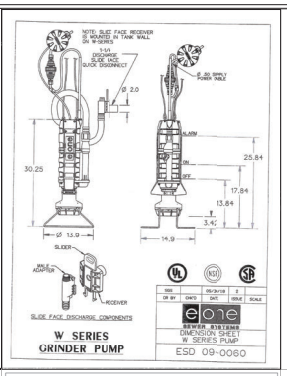
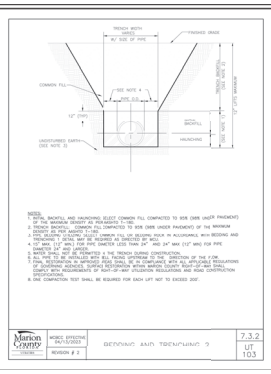
EMAIL: ENVIROTECH@YAHOO.COM

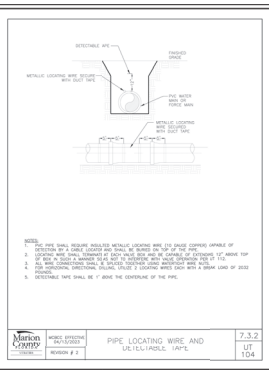
ROBERT M. COUCH III, P.E. :
FLORIDA REG. No. 55311
DATE :
C.O.A. No. 8692

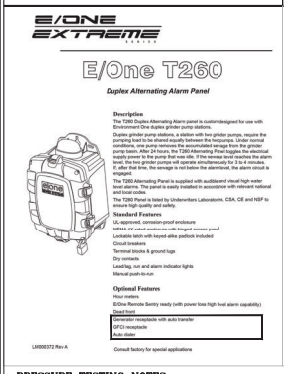
SITEPLAN
P.N. 2025-011
Sht. 7 of 10

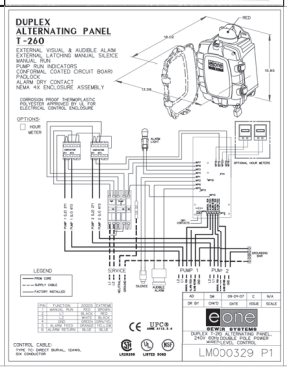


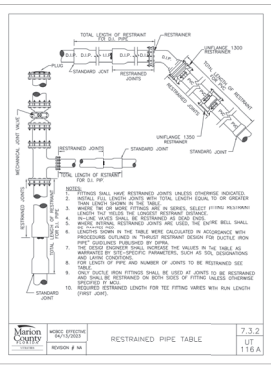


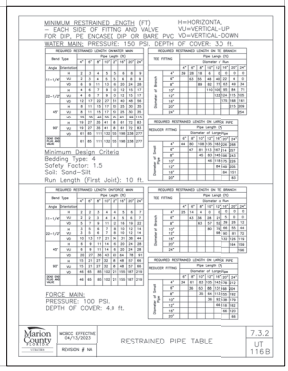












PRESSURE TESTING NOTES

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2. CONTRACTOR SHALL PROVIDE ALL ITEMS REQUIRED FOR PROPER TESTING OF MAINS.
3. PRESSURE TESTING SHALL BE CONDUCTED PER MANUFACTURERS RECOMMENDATIONS, OR AS FOLLOWS: - FILL LINE SLOWLY WITH WATER. MINIMUM FLOW VELOCITY LESS THAN 2 FEET PER SECOND.
   - EXPEL AIR COMPLETELY FROM THE LINE DURING FILLING AND AGAIN BEFORE APPLYING TEST PRESSURE. AIR SHALL BE EXPELLED BY MEANS OF TAPS AT POINTS OF HIGHEST ELEVATION.
   - APPLY INITIAL TEST PRESSURE AND ALLOW TO STAND WITHOUT MAKEUP PRESSURE FOR TWO TO THREE HOURS, TO ALLOW FOR DIMENSIONAL EXPANSION OR PIPE STRETCHING TO STABILIZE.
   - AFTER THIS EQUILIBRIUM PERIOD, APPLY THE SPECIFIED TEST PRESSURE AND TURN THE PUMP OFF. THE FINAL TEST PRESSURE SHALL BE HELD FOR ONE TO THREE HOURS.
   - UPON COMPLETION OF THE TEST, THE PRESSURE SHALL BE BLED OFF FROM A DISCHARGE END OF THE LINE. THE VOLUME OF WATER REQUIRED TO REDUCE THE PRESSURE STEP SHALL BE WITNESSED BY THE RESIDENT PROJECT REPRESENTATIVE AND THE DESIGN ENGINEER AT THE POINT WHERE THE PRESSURE IS BEING MONITORED AND SHALL SHOW ON THE RECORDED PRESSURE HEAD-OUT SUBMITTED TO THE ENGINEER OF RECORD.
4. ALLOWABLE AMOUNT OF MAKEUP WATER FOR EXPANSION DURING THE PRESSURE TEST SHALL CONFORM TO EQUAT E, ALLOWANCE FOR EXPANSION UNDER TEST PRESSURE, TECHNICAL REPORT TO 21/A-79, PUBLISHED BY THE PLASTIC PIPE INSTITUTE (PPI). IF THERE ARE NO VISUAL LEADS OR SIGNIFICANT PRESSURE DROPS DURING THE FINAL TEST PERIOD, THE INSTALLED PIPE PASSES THE TEST.
5. IF ANY TEST OF PIPE AND DISCLOSED LEAKING SIGNIFICANT PRESSURE DROP GREATER THAN THE MANUFACTURER'S RECOMMENDED LOSS, THE CONTRACTOR SHALL, AT HIS/HER OWN EXPENSE, LOCATE AND REPAIR THE CAUSE OF LEAKAGE AND RETEST THE LINE. THE AMOUNT OF LEAKAGE, WHICH WILL BE PERMITTED, SHALL BE AS ACCORDANCE WITH ASTM CRITERIA.
6. ALL VISIBLE LEAKS ARE TO BE REPAIRED REGARDLESS OF THE AMOUNT OF LEAKAGE.
7. THE CONTRACTOR MUST SUBMIT HIS PLAN FOR TESTING TO THE ENGINEER FOR REVIEW AT LEAST 10 DAYS BEFORE STARTING THE TEST AND SHALL NOTIFY THE ENGINEER A MINIMUM OF 48 HOURS PRIOR TO TEST.

SEPARATION NOTES

1. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL SEPARATION DISTANCE OF THREE FEET, WHERE PRACTICABLE, 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 PIPE LINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
2. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS OR PIPE LINES CONVEYING RECLAIMED WATER 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.
3. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY GRAVITY OR PRESSURE TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPE LINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., SHALL BE LAID SO THAT THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE, WHENEVER POSSIBLE. ALL SANITARY SEWER, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., SHALL BE CONSTRUCTED OF PIPE AND JOINTS THAT ARE SHOWN TO BE WATERTIGHT.
4. AT THE UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THAT BOTH JOINTS WILL BE AS FAR FROM THE CROSSED PIPELINE AS POSSIBLE. ALTERNATIVELY, TWO FULL LENGTHS OF WATER MAIN PIPE SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND THE WATER MAIN IS CENTERED OVER THE CROSSED SANITARY SEWER, SANITARY SEWERLINE, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
5. ANY DEVIATION FROM THESE MINIMUM DISTANCE REQUIREMENTS MUST BE PRE-APPROVED BY THE FDEP ON A CASE-BY-CASE BASIS ONLY, AND CANNOT BE DECIDED BY THE CONTRACTOR.

SEWER PIPE AND JOINT SPECIFICATIONS

FITTINGS	DIAMETER	MATERIAL	PIPE	JOINTS	ENDINGS	REFERENCE
GRAVITY MAIN	8" AND LARGER	PVC	ASTM D-3034 SDR 26 OR ASTM F-679	RUBBER GASKET ASTM D-3212	RUBBER GASKET ASTM F-477	ASSUMED PVC SEWER
FORCE MAIN(S)	4" O.D.I.	PVC	ASTM D-1785 SCH 80	SOLVENT WELD ASTM D-2855	SOLVENT WELD ASTM D-2855	ASSUMED PVC SEWER
GRAVITY MAIN	8" AND LARGER	DIP	ANSI A-21.50 AWWA C-150 ANSI A-21.51 AWWA C-151	PUSH-ON RUBBER GASKET	PLAIN ENDED	ALL GRAVITY AND FORCE MAIN DIP SHALL BE WRAPPED IN 8 MIL POLYETHYLENE
GRAVITY FORCE MAIN	4"	DIP	ANSI A-21.50 AWWA C-150 ANSI A-21.51 AWWA C-151	PUSH-ON RUBBER GASKET	PLAIN ENDED	ALL GRAVITY AND FORCE MAIN DIP SHALL BE WRAPPED IN 8 MIL POLYETHYLENE
GRAVITY FORCE MAIN	8" AND LARGER	DIP	ANSI A-21.50 AWWA C-150 ANSI A-21.51 AWWA C-151	PUSH-ON RUBBER GASKET	PLAIN ENDED	ALL GRAVITY AND FORCE MAIN DIP SHALL BE WRAPPED IN 8 MIL POLYETHYLENE
GRAVITY FORCE MAIN	SIZE 4" TO 12"	PVC	ASTM D-2241 SDR 21 PR	RUBBER RING GASKET ASTM D-3139	RUBBER RING GASKET ASTM D-3139	RUBBER RING GASKET PVC SEWER
GRAVITY FORCE MAIN	14" AND LARGER	PVC	ASTM D-2241 DR 21	RUBBER RING GASKET ASTM D-3139	RUBBER RING GASKET ASTM D-3139	ALL GRAVITY AND FORCE MAIN PVC SHALL BE RUBBER RING GASKET PVC SEWER

** RESTRAINED GASKETS MUST BE USED ON ALL GRAVITY FORCE MAINS AND SHALL BE ARRANGED PER MANUFACTURER RECOMMENDATIONS.

NOTE:
1. ITEMS FROM THE LIFT STATION AND CONTROL PANEL DETAILS SHALL BE INSTALLED AS NECESSARY TO MEET THE REQUIREMENTS OF FDEP.
2. FIBERGLASS PACKAGE LIFT STATION UNIT MAY BE USED UPON APPROVAL BY ENGINEER.
3. LIFT STATION SHALL BE FENCED WITH SIGN PER 62-604.400(2)(d), F.A.C.

UNIFORM COLOR CODE

WATER	WATER PIPES STATE
GAS	GAS PIPES, GAS COMPANY
YELLOW	ELECTRIC OR ELECTRIC LIGHT CABLES, CATV
ORANGE	TELEPHONE OR COMMUNICATIONS, TELEGRAPH, TRAFFIC SIGNAL
BLUE	WATER, IRRIGATION, AND SLURRY LINES
GREEN	SEWERS AND DRAIN LINES

UNIFORM MARKINGS FOR UNDERGROUND UTILITIES

THE MARKING USED SHALL CONSIST OF LETTERS, INITIALS, AND ABBREVIATIONS OF THE UNDERGROUND UTILITY OR COMPANY OWNING SUCH UTILITY, AND SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

EXCAVATION TOLERANCE ZONE SHALL BE DEFINED AS THE AREA TWO (2) FEET EITHER SIDE OF THE OUTSIDE EDGE OF THE UNDERGROUND FACILITY. EXCAVATION WITHIN THE EXCAVATION TOLERANCE ZONE SHALL BE PERFORMED WITH HAND TOOLS UNTIL THE UNDERGROUND FACILITY IS UNCOVERED. ALL EXCAVATION WITHIN THE EXCAVATION TOLERANCE ZONE SHALL BE PERFORMED WITH HAND TOOLS UNTIL THE UNDERGROUND FACILITY IS UNCOVERED. MECHANICAL EXCAVATION SHALL BE ALLOWED WITHIN THE EXCAVATION TOLERANCE ZONE WHEN APPROVED IN WRITING BY THE OWNER OF THE UNDERGROUND FACILITY OR A DESIGNATED REPRESENTATIVE. SUCH APPROVAL SHALL INCLUDE THE LOCATION OF THE FACILITY AS DETERMINED BY THE OWNER. ANY EXCAVATION WITHIN THE EXCAVATION TOLERANCE ZONE SHALL BE PERFORMED WITH HAND TOOLS UNTIL THE UNDERGROUND FACILITY IS UNCOVERED.

NOTE TO CONTRACTOR:
E-ONE PACKAGE LIFT STATION USED FOR SYSTEM DESIGN. AN ALTERNATE PACKAGE SYSTEM MAY BE USED PROVIDED DIMENSIONS AND PERFORMANCE CHARACTERISTICS ARE EQUIVALENT. REFER TO LIFT STATION DESIGN REPORT FOR ADDITIONAL DESIGN AND PRODUCT INFORMATION.

ROBERT W. COUCH III, P.E. :
FLORIDA REG. No. 55311
DATE :
C.O.A. No. 8692

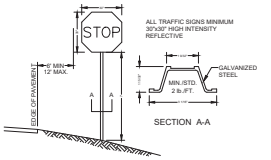
REVISIONS		
DRAWING:	REV=1	N/A
CHECKED:	REV=2	01-15-25 RESPONSE TO COMMENTS 1
SCALE:	REV=3	01-24-25 RESPONSE TO COMMENTS 2
	REV=4	02-04-25
PLOTTED:	1" = 20'	

UTILITY DETAILS

OAK VILLAS IV MAJOR SITE PLAN
MARION COUNTY, FLORIDA

ENVIROTECH INC. ENVIRONMENTAL & CIVIL ENGINEERING CONSULTANTS
PHONE: (352) 854-1798
EMAIL: ENVIROTECH@YAHOO.COM
459 RIPLEY ROUTE J
DOMPHAN, MISSOURI 63935

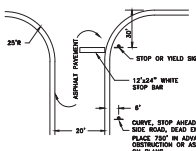
SITEPLAN
P.N. 2025-011
Sht. 8 of 10

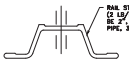


SECTION A-A

FRONT VIEW

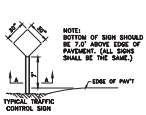
(NOT TO SCALE)

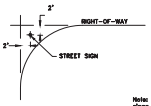




RAIL STEEL "U" CHANNEL POST (2 LB/LF MIN.) (POST SHALL BE 2", 2.275" O.D. GALVANIZED PIPE, 3.65 LB/LF)

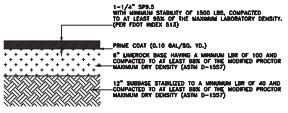
SECTION A - A





NOT TO SCALE

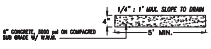
Note: All regulatory and warning signs shall be high intensity reflective sheeting.



NOTE:
SEE GENERAL NOTES REGARDING "UNDERCUTTING" BELOW STABILIZATION IN ALL AREAS WHERE A-7 MATERIALS EXIST.

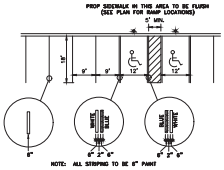
TYPICAL PAVEMENT SECTION

REGULAR PARKING AREA



SIDEWALK DETAIL

NOT TO SCALE



NOTE: ALL STRIPING TO BE 6" PAINT

PARKING DETAILS

(NOT TO SCALE)

2% MAX. SLOPE ACROSS HANDICAP PARKING AREA AND LOADING ZONE IN ANY DIRECTION.

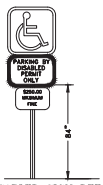
PARKING DETAIL

NOT TO SCALE

NOTES:
1. ALL LETTERS ARE 1.5" SERIES "C".
2. TOP SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND WHILE REFLECTORIZED LEGEND & BORDER.
3. BOTTOM SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK SYMBOL LEGEND & BORDER.

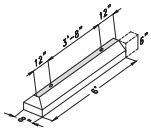
HANDICAP SIGN DETAIL

NOT TO SCALE



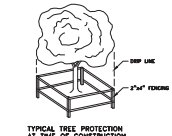
DISABLED SIGN DETAIL

NOT TO SCALE



WHEEL STOP DETAIL

Not to Scale



TYPICAL TREE PROTECTION AT TIME OF CONSTRUCTION

NOTES:

1.) THE CONTRACTOR SHALL OBTAIN A TREE REMOVAL PERMIT AND CONSTRUCT BARRICADES APPROXIMATELY 4 FEET HIGH AROUND THE DRIP LINES OF ALL TREES NOT SHOWN FOR REMOVAL PRIOR TO ANY CLEARING.

2.) THE CONTRACTOR SHALL PROVIDE PROTECTIVE MEASURES SO FAILURE NO DAMAGE OR DESTRUCTION OCCURS TO EXISTING TREES TO BE RETAINED ON THE SITE.

3.) NO MATERIALS, MACHINERY, TEMPORARY SOIL DEPOSITS, EXCAVATION, FILL, OR ASPHALT PAVEMENT SHALL BE PLACED CLOSER THAN THE DRIP LINE OF ANY TREE TO BE PRESERVED.

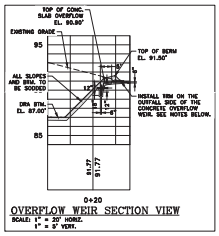
4.) NO ATTACHMENTS OF WIRES, EXCEPTING PROTECTIVE GUIDE WIRES, SHALL BE ATTACHED TO ANY PROTECTED TREE.

5.) NO GRADE CHANGES EXCEEDING 6 INCHES SHALL BE MADE WITHIN ANY TREE DRIP LINE UNLESS SHOWN ON THE APPROVED SITE DEVELOPMENT PLAN.

6.) PRECAUTIONS SHALL BE TAKEN AS NECESSARY TO PREVENT EROSION DAMAGE WITHIN THE DRIP LINE OF PROTECTED TREES.

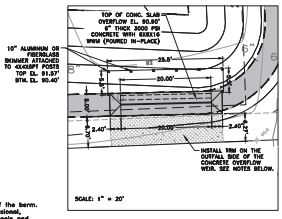
TREE PROTECTION DETAIL

NOT TO SCALE

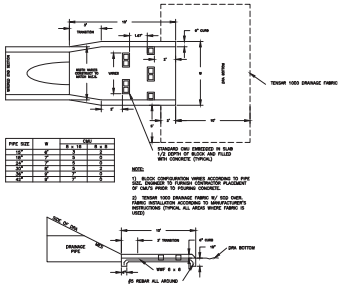


OVERFLOW WEIR SECTION VIEW

SCALE: 1" = 20' HORIZ.
1" = 5' VERT.



SCALE: 1" = 20'



PIPE SIZE	W	CURB	
		A	B
12"	6'	3	3
15"	7'	3	3
18"	8'	3	3
24"	10'	3	3
30"	12'	3	3
36"	14'	3	3

NOTE:
1) BLOCK CONFIGURATIONS VARIES ACCORDING TO PIPE SIZE. SEE FDOT INDEX 272 FOR DETAILS. PLACEMENT OF CASTS PRIOR TO POURING CONCRETE.
2) TENSAR 1000 DRAINAGE FABRIC W/ 552 CHEM. FABRIC INSTALLATION ACCORDING TO MANUFACTURER'S INSTRUCTIONS (TYPICAL ALL AREAS WHERE FABRIC IS USED)

ENERGY DISSIPATER DETAIL

NOT TO SCALE

TURF REINFORCEMENT MAT (TRM):

Provide a permanent turf reinforcement mat in the stormwater overflow section of the berm. TRM shall be Tensar Videx W3000 or approved equal, consisting of a three dimensional, non degradable synthetic matrix designed to permanently reinforce vegetated channels and slopes. TRM shall meet or exceed the following minimum properties:

- Mass per unit area = 10 oz/yd²
- Thickness = 0.50 in (ASTM D6525)
- Tensile strength = 2,000 lb/ft in both machine and cross machine directions (ASTM D6818)
- UV resistance = 80% retained tensile strength after 3,000 hours (ASTM D4355)
- Large scale vegetated permissible shear stress = 16 lb/ft² (ASTM D6460)
- Large scale vegetated permissible velocity = 20 fps (ASTM D6460)

INSTALLATION:
Install TRM per manufacturer's recommendations. Provide anchor trenches at the crest and toe of slope. Secure mat with staples/pins at the manufacturers required spacing for a 4H:1V slope. Ensure full contact between mat and soil. Place topsoil, seed, and fertilizer per project seeding specifications prior to or during TRM installation as required by the manufacturer.

SUBMITALS:
Contractor shall submit manufacturer data sheets and certification demonstrating compliance with the above properties for any proposed 'equal product.

EMBANKMENT (BERM):

Construct berm in accordance with FDOT Standard Specifications Sections 120 and 125. Place embankment in 12 inch maximum lifts and compact to 95% of AASHTO T-180. Shape to the lines and grades shown with 4H:1V slopes unless noted otherwise. Stabilize all disturbed areas per Section 570 and provide erosion control per Section 104.

ROBERT M. COUCH III, P.E. :
FLORIDA REG. No. 55311
DATE :
C.O.A. No. 8692

REVISIONS

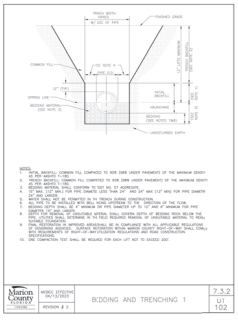
PLOTTED:	08/01	N/A	
DRAWN:	08/01	01-15-25	RESPONSE TO COMMENTS 1
DESIGNED:	08/01	01-24-25	RESPONSE TO COMMENTS 2
CHECKED:	08/01	01-24-25	
SCALE:	N.T.S.		

DETAILS

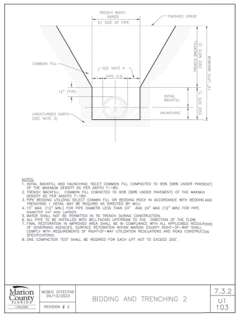
OAK VILLAS IV MAJOR SITE PLAN
MARION COUNTY, FLORIDA

ENVIROTECH CONSULTANTS, INC.
ENVIRONMENTAL & CIVIL ENGINEERING CONSULTANTS
459 RIPLEY BLVD. J
DUNNELLON, MISSOURI 63935
PHONE: (352) 694-1798
EMAIL: ENVIROTECH@YAHOO.COM

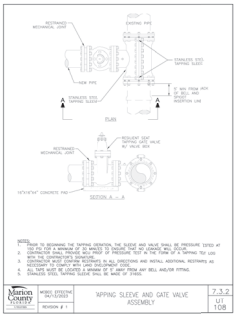
SITEPLAN
P.M. 2025-011
Sht. 9 of 10



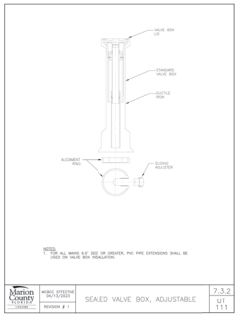
BEDDING AND TRENCHING 1 — 7.3.2 UT 102



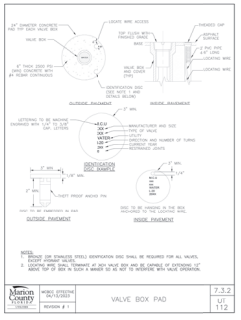
BEDDING AND TRENCHING 2 — 7.3.2 UT 103



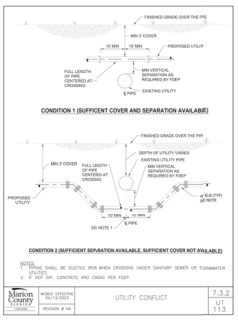
TAPPING SLEEVE AND GATE VALVE ASSEMBLY — 7.3.2 UT 108



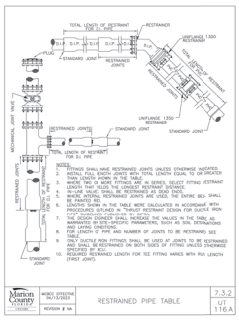
SEALED VALVE BOX, ADJUSTABLE — 7.3.2 UT 111



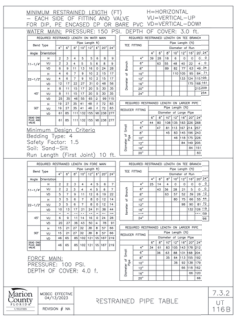
VALVE BOX PAD — 7.3.2 UT 112



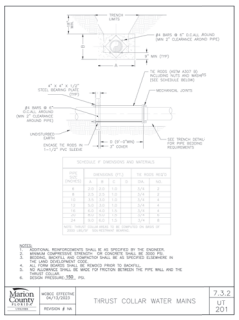
UTILITY CONFLICT — 7.3.2 UT 113



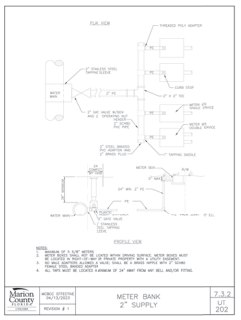
RESTRAINED PIPE TABLE — 7.3.2 UT 116A



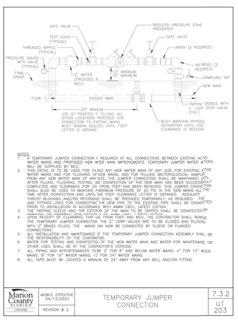
RESTRAINED PIPE TABLE — 7.3.2 UT 116B



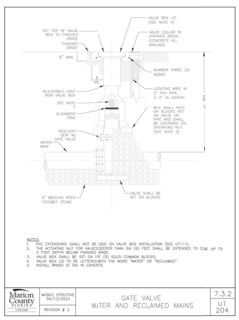
THRUST COLLAR WATER MAINS — 7.3.2 UT 202



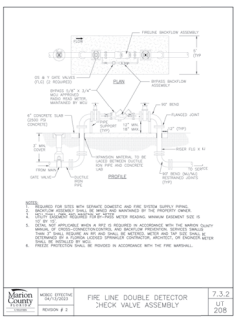
METER BANK 2" SUPPLY — 7.3.2 UT 202



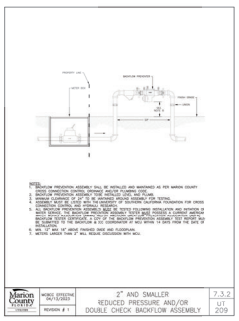
TEMPORARY JUMPER CONNECTION — 7.3.2 UT 203



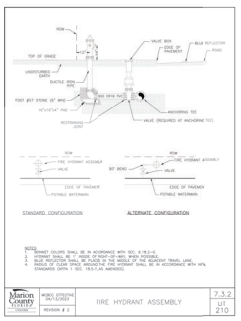
GATE VALVE WATER AND RECLAIMED MAINS — 7.3.2 UT 204



FIRE LINE DOUBLE DETECTOR CHECK VALVE ASSEMBLY — 7.3.2 UT 208



2" AND SMALLER REDUCED PRESSURE AND/OR DOUBLE CHECK BACKFLOW ASSEMBLY — 7.3.2 UT 209



FIRE HYDRANT ASSEMBLY — 7.3.2 UT 210

ROBERT W. COUCH III, P.E. :
FLORIDA REG. No. 58511
DATE :
C.O.A. No. 8692

REVISIONS

PLOTTED:	RWC+J	N/A
DRAWN:	RWC+J	01-15-26 RESPONSE TO COUNTY RAI SUBMITTAL 1
CHECKED:	RWC+J	01-21-26 RESPONSE TO COUNTY RAI SUBMITTAL 2
SCALE:	N.T.S.	

DETAILS

OAK VILLAS IV MAJOR SITE PLAN
MARION COUNTY, FLORIDA

ENVIRO-TECH CONSULTANTS, INC. ENVIRONMENTAL & CIVIL ENGINEERING CONSULTANTS
PHONE: (352) 854-1798
485 RIPLEY BOULEVARD
DUNNELLON, FLORIDA 34433
EMAIL: ENVIROTECH@MYMAIL.COM

SITEPLAN
P.N. 2025-011
Sht. 10 of 10

BOUNDARY AND TOPOGRAPHIC SURVEY OF PARCEL 8003-0335-02 OCALA, FLORIDA

LOCATED IN SECTION 23, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA

SURVEY NOTES

1. THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS PREPARED FOR SKYHOME BUILDERS. CHANGES TO THIS SURVEY ARE PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF BAILEY SURVEYING AND MAPPING LLC.

2. BEARINGS FOR THIS SURVEY SHOWN HEREON ARE BASED ON GRID NORTH, FLORIDA STATE PLANE COORDINATE SYSTEM WEST ZONE, NAD 83, GEOID 18. THE EAST RIGHT-OF-WAY LINE OF MARION OAKS BOULEVARD BEARS NORTH 02°20'49" WEST.

3. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS SET FORTH IN THE FLORIDA ADMINISTRATIVE CODE RULE 5J-17.

4. MEASUREMENTS AND FEATURES CONTAINED IN THIS SURVEY ARE BASED ON ACTUAL FIELD MEASUREMENTS UNLESS OTHERWISE NOTED.

5. THE SURVEY ONLY DEPICTS VISIBLE IMPROVEMENTS THAT EXISTED AS OF THE DATE THE FIELD WORK WAS COMPLETED OR ARE LABELED AS PROPOSED.

6. THE SUBJECT PROPERTY CONTAINS 0.918 ACRES OF LAND, MORE OR LESS.

7. THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:

   A. PLAT OF MARION OAKS UNIT THREE, AS RECORDED IN PLAT BOOK O, PAGE 36, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

   B. WARRANTY DEED, AS RECORDED IN OFFICIAL RECORD BOOK 8483, PAGE 906, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

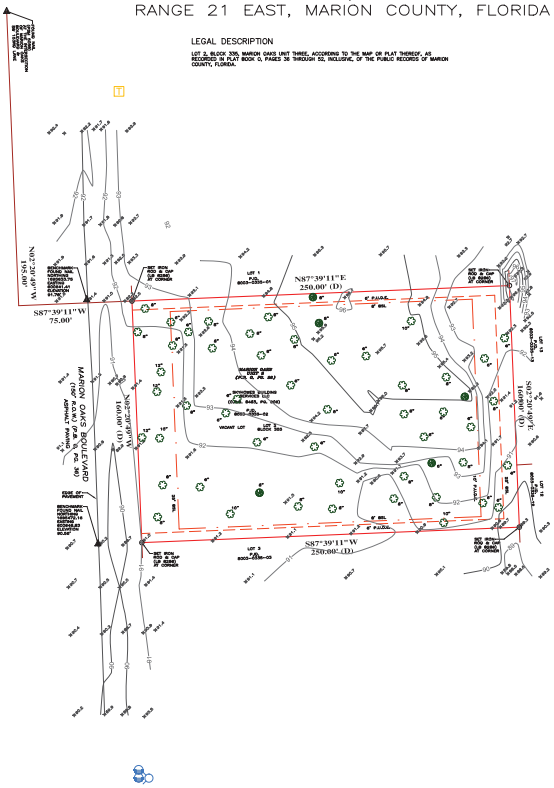
8. NO EXAMINATION OF TITLE HAS BEEN MADE BY THE SURVEYOR AND PROPERTY MAY BE SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS AND/OR EASEMENTS THAT ARE NOT SHOWN ON THIS SURVEY.

9. NO UNDERGROUND FOOTINGS, FOUNDATIONS OR INSTALLATIONS WERE OBSERVED OR LOCATED UNLESS OTHERWISE SHOWN AND NO ATTEMPT HAS BEEN MADE TO LOCATE ANY UNDERGROUND FOOTINGS, FOUNDATIONS, OR INSTALLATIONS WHILE CONDUCTING THIS SURVEY.

10. THE VERTICAL DATUM FOR THIS SURVEY IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

LEGAL DESCRIPTION

LOT 2, BLOCK 336, MARION OAKS UNIT THREE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 36 THROUGH 52, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.



LEGEND

98.0	EXISTING GROUND ELEVATION
WV	WATER VALVE
FH	FIRE HYDRANT
UP	UTILITY POLE/POWER PEDESTAL
PT	PALM TREE
PINE	PINE TREE
DECIDUOUS	DECIDUOUS TREE
SIGN	SIGNAGE
SIGN	TYPING SIGN AND SIGN
SIB	SET IRON ROD
IRON	IRON ROD
IRON	FOUND IRON ROD
MON	FOUND CONCRETE MONUMENT
MW	WELL
(M)	MEASURED
C1	CURVE
L1	LINE
ID	IDENTIFICATION
LLC	LIMITED LIABILITY COMPANY
BSL	BUILDING SETBACK LINE
LB	LICENSED BUSINESS
LS	LICENSED SURVEYOR
O.R.B.	OFFICIAL RECORDS BOOK
P.C.	POINT OF CURVATURE
PG.	PAGE
P.B.	PLAT BOOK
R.O.W.	RIGHT-OF-WAY
P.I.D.	PARCEL IDENTIFICATION NUMBER
P.U.E.E.	PUBLIC UTILITIES AND DRAINAGE EASEMENT
P.R.	PROPOSED INLET
	BUILDING SETBACK LINE
	EASEMENT LINE
	INDEX CONTOUR
	INTERMEDIATE CONTOUR

GRAPHIC SCALE

0 30 15 90

1"=30'

REVISIONS	

PROJECT NO.	019-25001
Drawn by	KJB
Drawing Date	JAN 07 2025
Field Crew	KJB
CAD File	019-25001.DWG
Last Field Date	SEP 23 2025
Sheet	1 of 1
Scale	1" = 30'

BOUNDARY & TOPOGRAPHIC SURVEY of PARCEL 8003-0335-02 OCALA, FLORIDA FOR SKY HOME BUILDERS

BS&M

BAILEY SURVEYING & MAPPING LLC
10900 SANDY RIDGE AVE
CLERMONT, FLORIDA
Phone (407) 747-3216
baileysurveying.com

SURVEYOR'S CERTIFICATION

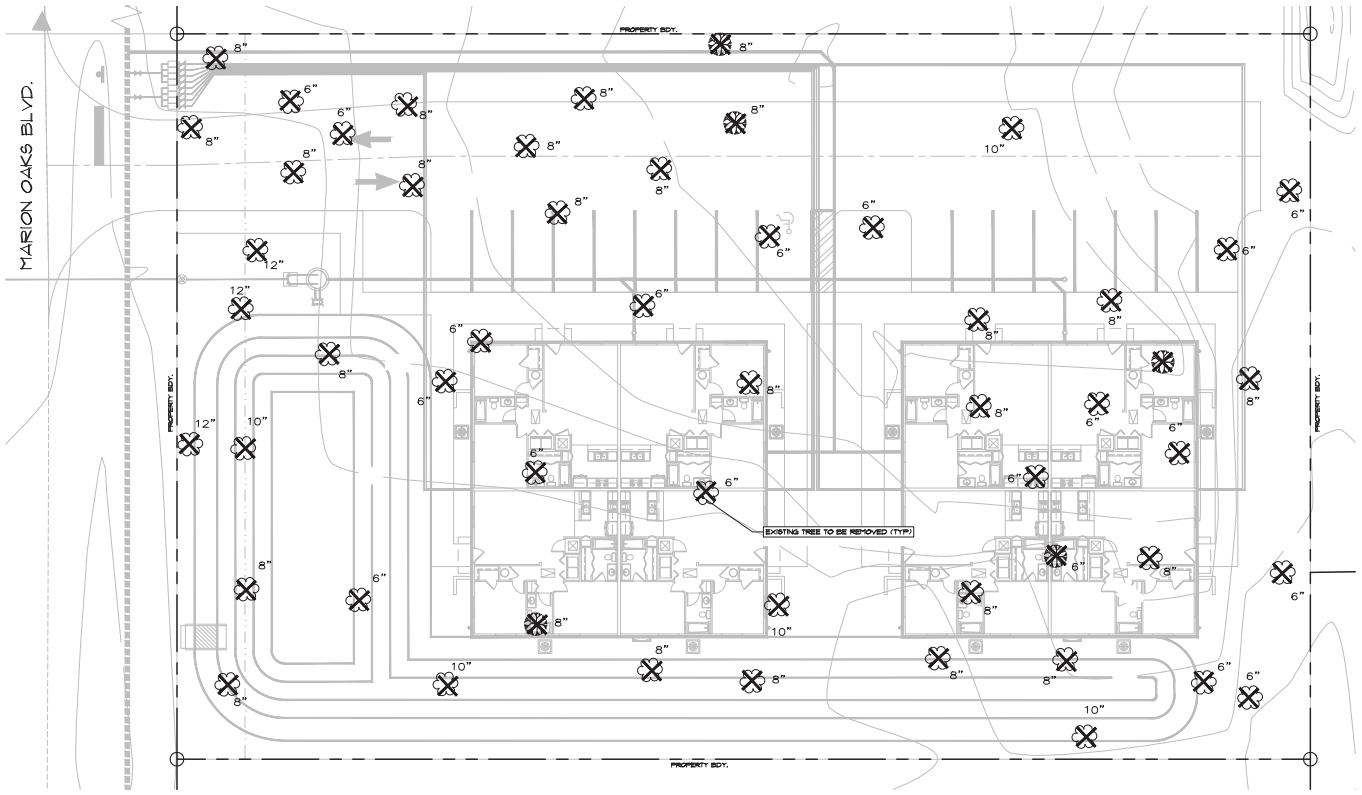
THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE CODE RULE 5J-17, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

Digitally signed by Kiel J Bailey
Date: 2025.09.23 17:33:08 -04'00'

KIEL JOHN BAILEY LS7203
PROFESSIONAL SURVEYOR AND MAPPER

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FLORIDA LICENSED BUSINESS NUMBER LB 8286



MARION COUNTY CODE REQUIREMENTS

NOTE:
TREE REMOVAL, PRESERVATION, AND/ OR REPLACEMENT INSPECTIONS/ PERMITS ARE PURSUANT TO MARION COUNTY LAND DEVELOPMENT CODE, ARTICLE 6, DIVISION 7, TREE PROTECTION AND REPLACEMENT
https://www.municode.com/library/fl/marion_county

TREE PROTECTION, REMOVAL, PERMITTING, AND INSPECTIONS

The following requirements shall be conditions of tree protection and removal permits, all permits for construction in public right-of-way, and all development permits issued under and pursuant to the Marion County Code:

1. Tree preservation and/or replacement inspections are required to ensure compliance with the Marion County Code and with permitting requirements.
2. Prior to any clearing, grubbing, or any construction, tree protection barricades shall be erected around all trees to be preserved. Protection barricades shall be approved by the County's Landscape Architect or designee prior to construction.
3. Prior to any clearing, grubbing, or construction, a preliminary inspection shall be conducted by the County's Landscape Architect or designee to confirm that the permittee has marked trees permitted to be removed and has installed tree protection barricades around trees to be preserved. Any deficiencies noted during this inspection shall be cause to withhold approval until they are corrected by the permittee and re-inspected. Following the preliminary inspection, approval shall be noted by the County's Landscape Architect or his designee on the permit and shall constitute notice to proceed with tree removal.
4. Owner is responsible for all agreements and permits secured for demolition and protection on project site.
5. Owner is responsible for ensuring that all feasible measures are taken to avoid damage to trees not approved for removal.
6. Trees to remain shall be protected per the Marion County Florida Tree Protection and Replacement specifications, including minimizing alterations to the site topography and protecting trees from any damage to preserve the long term viability of existing trees.
7. The movement or the storage of equipment, materials, debris, or fill, within the Tree Protection Zone (TPZ) or dripline of any protected tree is prohibited.
8. The cleaning of construction equipment, tools, materials, or the disposal of waste, e.g., paint, oil, solvents, asphalt, concrete, mortar, within the TPZ or drip line of any protected tree is prohibited.
9. The contractor shall inspect all tree protection barricades and signs every week throughout construction. Any barricade or sign that is damaged or missing shall be immediately replaced.
10. Any tree not permitted for removal that is destroyed or damaged so as to place its long term survivalin question, shall be replaced at an inch-for-inch basis of the total (combined) DBH of the tree(s) so destroyed or damaged. The replacement trees shall be of comparable species to the destroyed or damaged trees with a minimum replacement size of 3.5-inch caliper. The County reserves the right to establish a replacement value for such trees and payment into the County Tree Replacement Trust Fund may be required in lieu of replacement.
11. No Certificate of Occupancy or Certificate of Completion, as appropriate, may be issued for any development involving the removal of trees requiring a permit, until all required inspections have been completed and approved.
12. A final inspection shall be conducted by the County's Landscape Architect or designee after completion of tree removal and replacement. Following final inspection, and if found to be in accordance with the approved plans and requirements, approval shall be noted by the County's Landscape Architect or designee on the permit and shall constitute notice of commencement of the required maintenance period of replacement trees if replacement is required.

EXISTING TREES 10" AND GREATER

10" OAK
10" OAK
10" OAK
10" OAK
10" OAK
12" OAK
12" OAK
12" OAK

EXISTING TREE LEGEND

OAK TREE

PINE TREE

REQUIRED MITIGATION: 86 INCHES
(SEE LANDSCAPE PLANS FOR REPLACEMENT TREES = 87.5")

NOTE: ANY TREES SMALLER THAN 10" DBH DO NOT REQUIRE MITIGATION, THEREFORE ARE NOT LISTED ABOVE.

LRDG
407-788-8774

NORTH
SCALE: 1" = 30'-0"

NO	DATE	DESCRIPTION	REV 1 10/6/25	REV 2
	11/06/25	INITIAL COUNTY SUBMITTAL	JHB	JHB

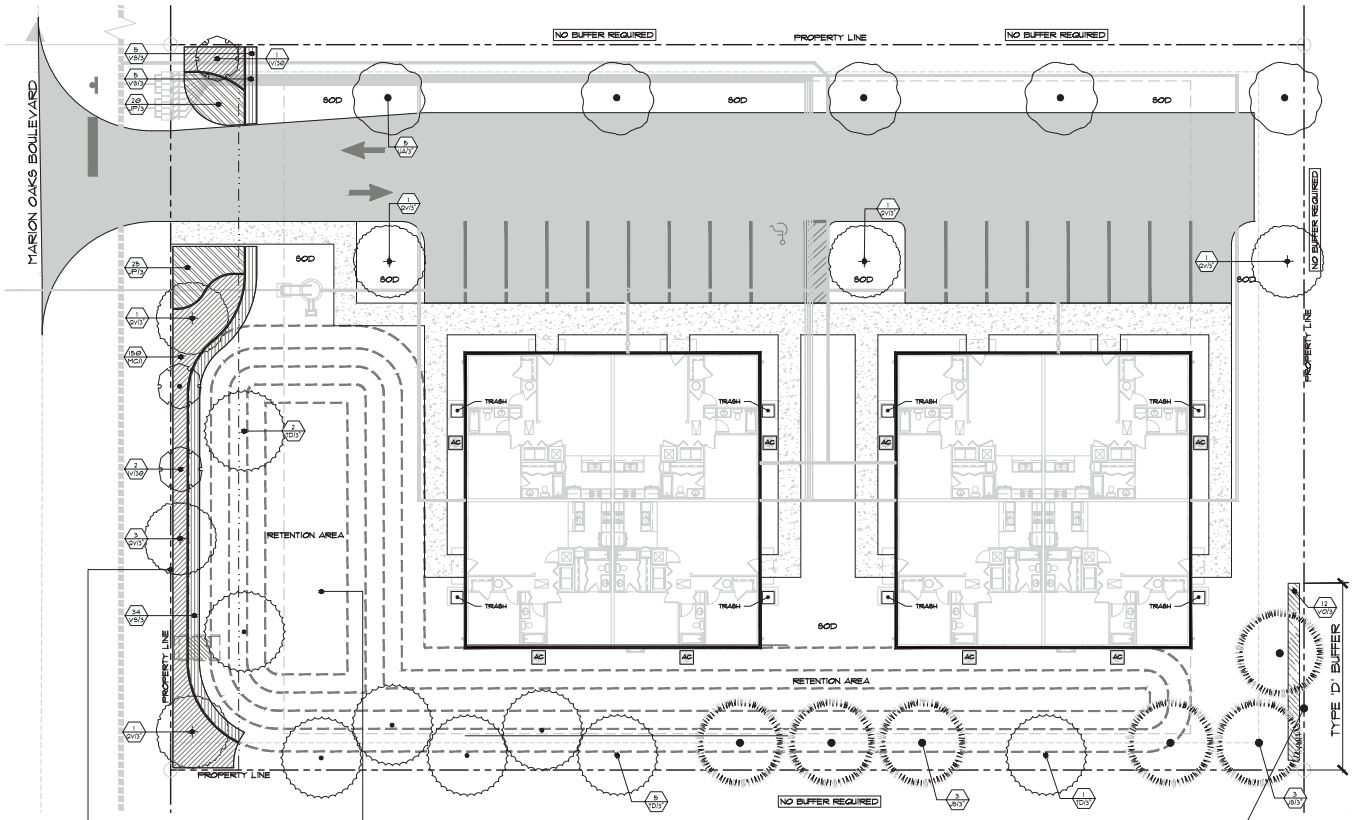
Oak Villas 4
10.00AC SITE PLAN
PERMIT / CONSTRUCTION PLANS
MARION COUNTY, FLORIDA
PREPARED FOR:
Skyhomes Builder

TREE REMOVAL PLAN

Landscape Architect
In Charge:
James H. Bailey
Registered #: LA6666883
Date: 11/06/2025
Authorization LC 26000535

DATE: 10-23-25
PROJECT NO.: SKY025-01.02
DRAWN BY: JHB
DESIGNED BY: JHB
CHECKED BY: JHB

SHEET NO.
TR.01



TYPE 'C' BUFFER REQUIREMENT (140 L.F.):

-15' WIDE

-2 CANOPY TREES AND 3 UNDERSTORY TREES

100 L.F. ON AVERAGE, 50% PLANTED WITH SHRUBS / GROUNDCOVER.

140 L.F./100 = 1.4 X 2 = 3 CANOPY TREES
1.4 X 3 = 4 UNDERSTORY TREES
140 X 15' = 2,100 S.F. X .5 = 1,050 S.F. OF PLANTING

PROVIDED BUFFER:

7 CANOPY TREES, 3 UNDERSTORY TREES, 1,258 S.F. OF PLANTING

R.O.W. RETENTION AREA BUFFER REQUIREMENT (140 L.F.):

4 CANOPY TREES AND 200 S.F. OF PLANTINGS PER 100 L.F.

140 L.F./100 = 1.4 X 4 = 14 CANOPY TREES

140 L.F. / 100 = 1.4 X 200 = 280 S.F. OF PLANTING

PROVIDED:

7 CANOPY TREES, 3 UNDERSTORY TREES, 1,258 S.F. OF PLANTING

TYPE 'D' BUFFER REQUIREMENT (41 L.F.):

-15' WIDE
-6' HT. WALL
-2 CANOPY TREES AND 3 UNDERSTORY TREES

100 L.F. ON AVERAGE, 25% PLANTED WITH SHRUBS / GROUNDCOVER.

41 L.F./100 = .41 X 2 = 1 CANOPY TREES
.41 X 3 = 1 UNDERSTORY TREES
41 X 15' = 615 S.F. X .5 = 307 S.F. OF PLANTING

PROPOSED BUFFER (VIA WAIVER REQUEST):
SINGLE ROW SWEET VIBURNUM HEDGE TO SCREEN EXISTING SINGLE FAMILY

LRDG
407-788-8771

NORTH
SCALE: 1" = 10'-0"

NO.	DATE	DESCRIPTION	REV. NO.	REV. DATE
	11/06/25	INITIAL COUNTY SUBMITTAL		

Oak Villas 4
ADMIN SITE PLAN
PERMIT / CONSTRUCTION PLANS
MARION COUNTY, FLORIDA
PREPARED FOR:
Skyhomes Builder

LANDSCAPE PLAN

Landscape Architect
In Charge:
Jorge H. Ellis
11/06/2025
Registration # LC 26666883
Florida
Authorization LC 26000535

DATE: 10-23-25
PROJECT NO.: SKY025-01.01
DRAWN BY: JHB
DESIGNED BY: JHB
CHECKED BY: JHB

SHEET NO.
L.01

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
CANOPY TREES				
JB/3"	6	JUNIPERUS SILICICOLA	SOUTHERN RED CEDAR	65 GAL., 12'-14' HT., 4'-5' SPR., 3.5"-4" CAL., NATIVE
QV/3"	6	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	65 GAL. OR RPG, 12'-13' HT., 6'-7' SPR. 3"-3 1/2" CAL. MIN.
TD/3"	8	TAXODIUM DISTICHUM	BALD CYPRESS	65 GAL. OR RPG, 13'-14' HT., 6'-7' SPR., 3"-3 1/2" CAL. MIN.
UA/3"	5	ULMUS ALATA	WINGED ELM	65 GAL., 13'-14' X 6'-7', 3"-3.5" CAL. MIN.
UNDERSTORY TREES				
IV/3@	3	ILEX VOMITORIA	YAUPON HOLLY	3@ GAL., 6' HT. X 3.5'-4' SPRD., MULTI-TRUNK.
SHRUB AREAS				
VO/3	12	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	3 GAL., 18"-24" X 18"-24", 36" O.C.
VS/3	33	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	3 GAL., 18"-28" X 18"-28", FULL 36" O.C.
ORNAMENTAL GRASSES				
MC/1	173	MUHLENBERGIA CAPILLARIS	PINK MUHLY	1 GAL., 18" HT. X 18"-28" 18" HT MIN. SPR. 24" O.C.
GROUND COVERS				
JP/3	45	JUNIPERUS CHINENSIS 'PARSONI'	PARSON JUNIPER	3 GAL., 12"-16" X 12"-16", 36" O.C.

ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE & SPACING
MULCH		Pine Bark Nuggets	Min. 3" Thick Layer
SOD	Paspalum Notatum 'Argentine'	Argentine Bahia	

THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF QUANTITIES IN THE PLANT LIST. IN THE EVENT OF A CONFLICT BETWEEN QUANTITIES IN THE LIST AND THE PLANS, THE PLANS SHALL CONTROL AND THE DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BID. ANY DEVIATION FROM THESE PLANS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.

AFTER COUNTY APPROVAL, OWNER RESERVES THE RIGHT TO REDUCE THE QUANTITY / SIZE OF ALL PLANTS AND TREES TO THE MINIMUM REQUIRED BY CODE WITHOUT ADDITIONAL REVIEW / APPROVAL.

NATIVE PLANT CALCULATIONS

TOTAL PLANTS (TREES/SHRUBS/GROUNDCOVER): 302
TOTAL NATIVE PLANTS (TREES/SHRUBS/GROUNDCOVER): 196 (64% NATIVE)

SITE TREE REQUIREMENTS:

TOTAL SITE AREA = 40,000 SF, OR 0.92 AC.

OPEN SPACE REQUIRED : SEE CIVIL SITE PLAN

SITE SHADE TREES
1 SHADE TREE PER 3,000 SF OF PROJECT AREA
REQUIRED = 13 SHADE TREES (40,000 / 3,000 SF = 13)

SHADE TREES PROVIDED: 25 PROPOSED SHADE TREES
(ALL TREES ARE 3.5" CAL TO MEET REPLACEMENT REQUIREMENT)

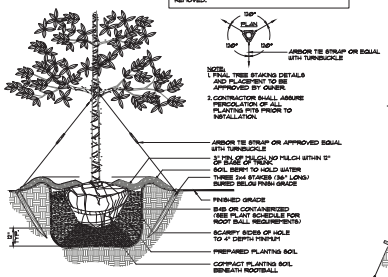
GENERAL NOTES: (REFER TO SEPERATE SPECIFICATIONS SHEET FOR COMPLETE REQUIREMENTS)

1. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS SPECIFIED IN GRADES AND STANDARDS FOR NURSERY PLANTS, DIVISION OF PLANT INDUSTRY, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, AND SHALL CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK, AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, LATEST EDITION.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF QUANTITIES IN THE PLANT LIST. IN THE EVENT OF A CONFLICT BETWEEN QUANTITIES IN THE LIST AND THE PLANS, THE PLANS SHALL CONTROL AND THE DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BID. ANY DEVIATION FROM THESE PLANS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
3. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE BUILDING CODES, ORDINANCES AND LOCAL REGULATIONS, AND IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR THE WORK.
4. ALL LANDSCAPE INSTALLATION/ MAINTENANCE PROFESSIONALS SHALL BE LICENSED AND CERTIFIED IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
5. THE CONTRACTOR SHALL EXAMINE EXISTING SITE CONDITIONS AND PROMPTLY REPORT ALL DISCREPANCIES AND UNSUITABLE CONDITIONS (WETNESS, MUCK, DEBRIS, OBSTRUCTIONS, ETC.) TO THE LANDSCAPE ARCHITECT PRIOR TO BIDDING. THE CONTRACTOR IS RESPONSIBLE FOR SOIL ANALYSIS PRIOR TO INSTALLATION OF PLANTINGS, AND SHALL ENSURE ALL SOIL AMENDMENTS CONFORM TO SPECIFICATIONS.
6. THE CONTRACTOR SHALL ACQUAINT HIMSELF WITH THE SITE AND ALL UTILITIES, (INCLUDING WATER, SEWER AND ELECTRICAL SUPPLY.). THE CONTRACTOR SHALL CALL FLORIDA SUNSHINE 811 AND AREA UTILITIES NOT LISTED ON THE LOCATE TICKET. THE EXACT LOCATION OF ALL EXISTING ABOVE GROUND AND UNDERGROUND STRUCTURES, UTILITIES, SPRINKLERS AND PIPE MAY NOT BE INDICATED ON DRAWINGS. THE CONTRACTOR SHALL CONDUCT HIS WORK IN A MANNER TO PROTECT AND PREVENT INTERRUPTION OR DAMAGE TO EXISTING SYSTEMS AND UTILITY SERVICES WHICH MUST REMAIN OPERATIONAL. THE CONTRACTOR IS RESPONSIBLE FOR THEIR REPLACEMENT IF DAMAGED BY HIM AT NO ADDITIONAL COST TO THE OWNER.
7. CONTRACTOR SHALL PROTECT EXISTING TREES TO REMAIN, AND IS RESPONSIBLE FOR THEIR COMPARABLE REPLACEMENT IF DAMAGED BY HIM AT NO ADDITIONAL COST TO THE OWNER.
8. ALL TREE MATERIAL SHALL BE CONTAINER GROWN UNLESS OTHERWISE SPECIFIED.
9. SOIL PROVIDED SHALL BE FREE OF LIMEROCK, PEBBLES OR OTHER CONSTRUCTION DEBRIS.
10. ALL PLANTING BEDS SHALL RECEIVE A 3" LAYER OF MULCH (1" OVER ROOTBALL.), MEASURED AFTER MULCH HAS SETTLED.
11. ALL PLANT BEDS SHALL BE FREE OF WEEDS, ROCKS, AND CONSTRUCTION DEBRIS, ETC., AT TIME OF INSPECTION BY LANDSCAPE ARCHITECT/ OWNER/ INSPECTOR.
12. MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH THE FLORIDA YARDS & NEIGHBORHOODS HANDBOOK. http://ffl.ifas.ufl.edu
13. ALL LANDSCAPE MAINTENANCE SHALL BE IN ACCORDANCE WITH MARION COUNTY LDC SEC. 6.8.13.
14. FERTILIZER AND LANDSCAPE CHEMICAL USE SHALL COMPLY WITH MARION COUNTY LDC SEC. 6.8.14.
15. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED, OPERATED, AND MAINTAINED IN ACCORDANCE WITH MARION COUNTY LDC DIV. 9 IRRIGATION, 6.9.6, AND ALL OTHER STATE AND LOCAL STATUES THAT APPLY. AN IRRIGATION PLAN SHALL BE PROVIDED PRIOR TO ISSUANCE OF A DEVELOPMENT ORDER OR BUILDING PERMIT, IF REQUIRED. IRRIGATION DESIGN AND AS-BUILT PLANS SHALL BE PROVIDED BY OTHERS. UPON COMPLETION OF THE IRRIGATION SYSTEM INSTALLATION AND ACCEPTANCE OF THE AS-BUILT PLANS AND OPERATIONAL INFORMATION, A FINAL LANDSCAPE / IRRIGATION RELEASE SHALL BE SIGNED AND SEALED BY THE PROJECT LANDSCAPE ARCHITECT AND SUBMITTED TO MARION COUNTY.
16. ALL CERTIFICATION AND LICENSING OF LANDSCAPE PROFESSIONALS AND IRRIGATION INSTALLATION/MAINTENANCE PROFESSIONALS SHALL BE IN ACCORDANCE WITH MARION COUNTY LDC SEC. 6.8.8 AND SEC. 6.9.10.
17. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL A COMPLETE, SELF-CERTIFICATION CHECKLIST, AS WELL AS A CLEAR AND ACCURATE AS-BUILT SKETCH, HAVE BEEN SUBMITTED AND ACCEPTED BY THE COUNTY; AND THE FINAL INSPECTION AND LANDSCAPE/IRRIGATION RELEASE HAS BEEN RECEIVED OR THE COUNTY HAS CONDUCTED AND CERTIFIED A FINAL INSPECTION PER MARION COUNTY LDC SEC. 6.9.7.

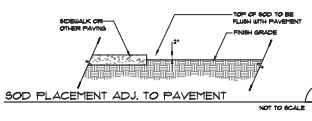
LANDSCAPE COMPLETION INSPECTION REQUIREMENTS

MARION COUNTY LDC SECTION 6.8.12: 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.

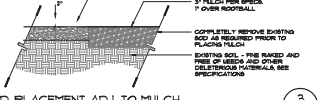
GENERAL NOTE:
ALL NON-BIODEGRADABLE STRAPPING AND HOISTING EQUIPMENT MUST BE REMOVED FROM THE TOPS OF THE TREE ROOT BALLS WITH ALL BASKET HOOKS CUT AND REMOVED.



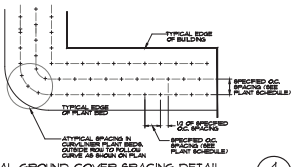
LARGE TREE PLANTING DETAIL — 1 — LD.02 — NOT TO SCALE



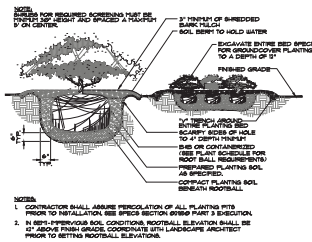
SOD PLACEMENT ADJ. TO PAVEMENT — 2 — LD.01 — NOT TO SCALE



SOD PLACEMENT ADJ. TO MULCH — 3 — LD.01 — NOT TO SCALE



TYPICAL GROUND COVER SPACING DETAIL — 4 — LD.01 — NOT TO SCALE



SHRUBS AND GROUNDCOVER PLANTING DETAIL — 5 — LD.01 — NOT TO SCALE

LRDG
407-788-8774

NO	DATE	DESCRIPTION	REV	VER
1	11/06/25	INITIAL COUNTY SUBMITTAL	JHB	

Oak Villas 4
MOBILE HOME SITE PARK
PERMIT / CONSTRUCTION PLANS
MARION COUNTY, FLORIDA
PREPARED FOR:
Skyhomes Builder

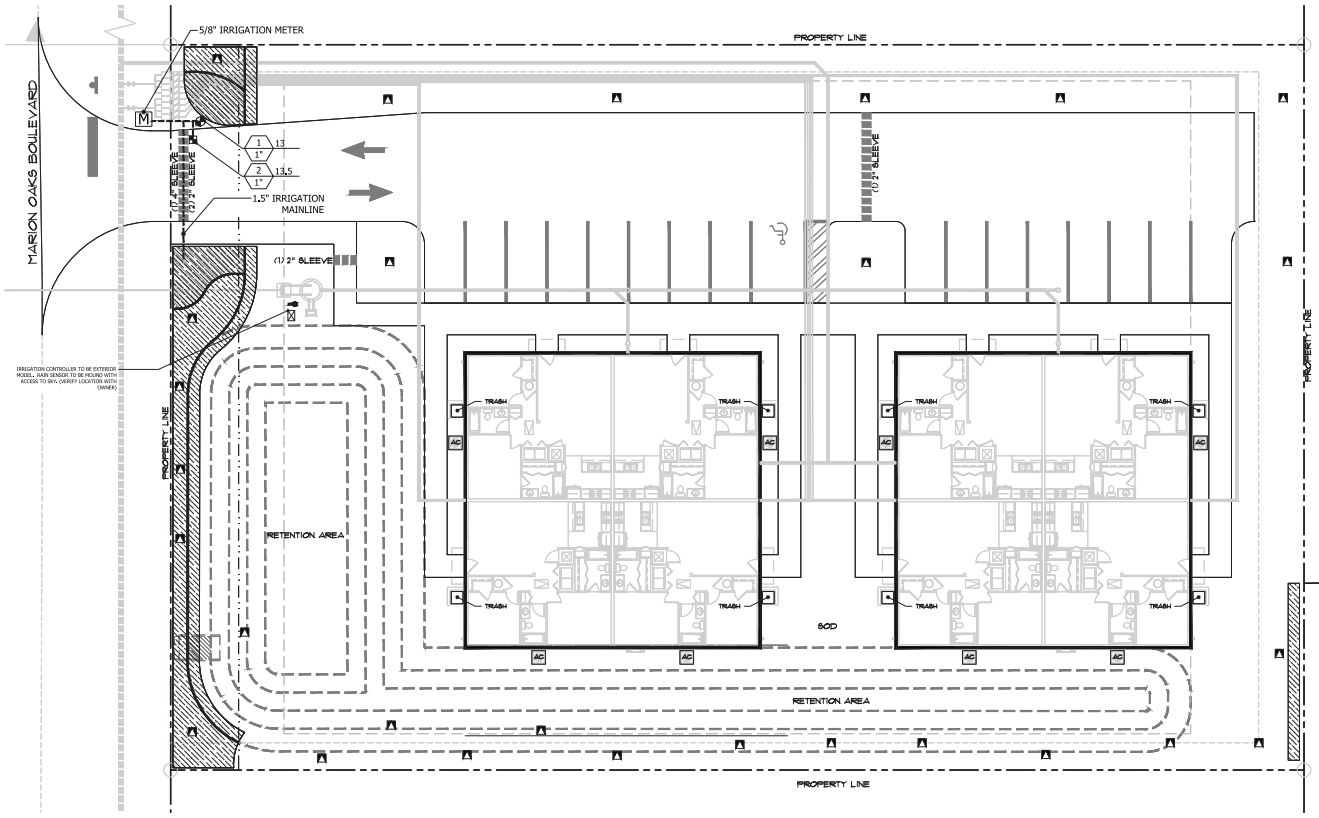
PLANT LIST, NOTES, AND SPECIFICATIONS

Landscape Architect
In Charge:
James H. Bailey

11/06/2025
Registration # LA6666883
Date
Authorization LC 26000535

DATE: 10-23-25
PROJECT NO.: SKY025-01.01
DRAWN BY: JHB
DESIGNED BY: JHB
CHECKED BY: JHB

SHEET NO.
LD.01



LRDG
407-788-8774

NORTH
SCALE: 1" = 10'-0"

NO	DATE	DESCRIPTION	REV
	11/06/25	INITIAL COUNTY SUBMITTAL	JHB

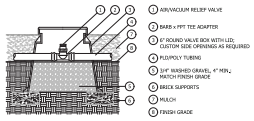
Oak Villas 4
HOME SITE PLANS
PERMIT / CONSTRUCTION PLANS
MARION COUNTY, FLORIDA
PREPARED FOR:
Skyhomes Builder

IRRIGATION PLAN

Landscape Architect
In Charge:
James H. Bailey
11/06/2025
Registration # LA0666683
Certificate of
Authorization LC 26000535

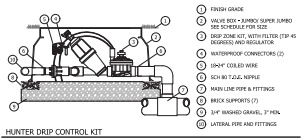
DATE: 10-23-25
PROJECT NO.: SKY025-01.01
DRAWN BY: JHB
DESIGNED BY: JHB
CHECKED BY: JHB

SHEET NO.
IR.01



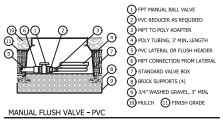
AIR/ VACUUM RELIEF VALVE ON GRADE

NOT TO SCALE



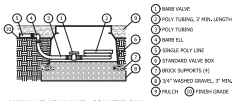
HUNTER DRIP CONTROL KIT

NOT TO SCALE



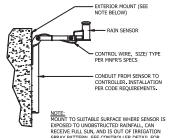
MANUAL FLUSH VALVE - PVC

NOT TO SCALE



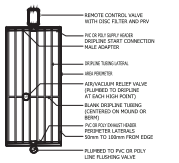
MANUAL FLUSH VALVE - POLY END RUN

NOT TO SCALE



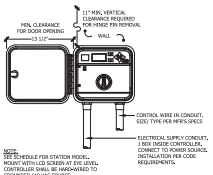
HUNTER RAIN-CLIK SENSOR

NOT TO SCALE



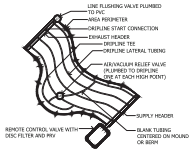
DRIPLINE END FEED LAYOUT

SCALE: NTS



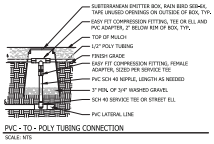
HUNTER CONTROLLER

NOT TO SCALE



IRREGULAR AREAS : ODD CURVES

SCALE: NTS



PVC - TO - POLY TUBING CONNECTION

SCALE: NTS

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER / MODEL	TYPE	ARC	PSI	GPM*	RADIUS
	Hunter PCH-50 (1 bubbler per tree)	Trickle	TREE	15-70 psi	1 @ 0.50 gpm	
	Area to Receive Dripline Hunter PLD-06-12 (12), Contractor to verify per plans Dripline with 0.6 GPH emitters, non-draining, pressure compensating, at 12" O.C., and row spacing at 12" O.C., off-set emitters for triangular spacing.					
M	1" Irrigation Meter, Provide backflow prevention per county code.					
	Hunter ICC-151-40 Drip Controller (FLOW 20-60 GPM) w/ 1" HY100 Filter System. Super Jumbo Valve pit required					
	Hunter PHC Modular Station Controller Model: PC Outdoor Provide PCH Modules as required					
	Hunter Rain-Clik Sensor Mount in location with open view to sky.					
	Irrigation Mainline: 1" PVC Class 200 SDR 21					
	Irrigation Lateral Line: PVC Class 160 SDR 26 (Not shown, Size per chart)					
	Sch 40 Irrigation Sleeve					

NOTE: CONTRACTOR RESPONSIBLE FOR HIS OWN TAKE-OFFS.

THE IRRIGATION PLAN IS DIAGRAMMATIC IN NATURE. LOCATIONS OF PIPING AND VALVES ARE APPROXIMATE UNLESS DIMENSIONED CLARITY. FIELD ADJUSTMENTS ARE NECESSARY TO ACHIEVE FULL HEAD TO HEAD IRRIGATION COVERAGE AND PRESSURE DEPENDING FINAL DESIGN.

ALL PIPE SHALL BE LOCATED WITHIN PROPERTY BOUNDARIES.

IRRIGATION NOTES

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR:

1. FOLLOWING ALL APPLICABLE CODES AND REGULATIONS CONCERNING THE WORK, WHETHER THEY ARE IMPLIED OR STIPULATED IN THE CONSTRUCTION DOCUMENTS.
2. REPORTING AND REPAIRING ANY DAMAGE CAUSED BY HIS WORK OR ACTIONS.
3. MAINTAINING THE JOBSITE IN A CLEAN, PROFESSIONAL AND WORKMANLIKE MANNER.
4. COORDINATION WITH ALL OTHER ASPECTS OF THE JOB AFFECTING THE FINISHED CHARACTER, INCLUDING ADJUSTMENTS TO THE WORK AS DIRECTED OR REQUIRED.
5. COMPLETING THE WORK IN A CONTINUOUS AND FLUID MANNER UNTIL IT IS COMPLETE, FROM SITE PREPARATION THROUGH FINAL WALK THROUGH AND TURNOVER.
6. RENDERING THE SITE AS A WHOLE TO DETERMINE IF ANY ASPECTS OF THE PLANS[] PRESENT A CONFLICT WITH THE SITE CONDITIONS. ANY CONFLICTS SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECT IMMEDIATELY.
7. OBSERVING AND REPORTING ANY CONDITIONS WHICH WOULD AFFECT THE PERFORMANCE OF THE IRRIGATION SYSTEM(S) TO INCLUDE WATER QUALITY.

B. THE SCOPE OF WORK SHALL INCLUDE:

1. PROVIDING A DESIGN/BUILD IRRIGATION SYSTEM BASED ON THE PERFORMANCE SPECIFICATIONS AND DETAILS AS PROVIDED IN THE CONSTRUCTION DOCUMENTS.
2. PRESENTATION OF SUBMITTALS AND SAMPLES OF MATERIALS AS REQUIRED.
3. SUBMITTAL OF A WRITTEN GUARANTEE INCLUDING ALL MANUFACTURER'S WARRANTIES.
4. SUPPLYING OF MATERIAL OF THE SPECIFIED TYPE, SIZE, AND QUANTITY.
5. PROVIDE A PROPERLY BALANCED IRRIGATION SYSTEM WHICH DELIVERS ADEQUATE WATER TO THE IRRIGATED AREAS WITHOUT APPLYING ANY WATER TO IMPERVIOUS AREAS.

C. THE IRRIGATION SYSTEM PROVIDED BY THE CONTRACTOR SHALL COVER THE IRRIGATION PROJECT AREA/ LIMITS AS IDENTIFIED ON THE PLANS, OR AS DIRECTED BY THE OWNER'S. THE AREA SHALL BE 100% IRRIGATED WITH BALANCED HEAD TO HEAD COVERAGE, USING SEPARATE ZONES FOR TURF AND TREES/ SHRUBS. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN AUTOMATIC CONTROLLER, AUTOMATIC RAIN CUT-OFF SWITCH, AND BACKFLOW PREVENTION.

D. THE LANDSCAPE ARCHITECT IS RESPONSIBLE FOR ENSURING THAT WORK MEETS ALL REQUIREMENTS AS OUTLINED IN THE SPECIFICATIONS AND PLANS, IMPLIED OR STIPULATED. THE CONTRACTOR SHALL PROVIDE FOR ALL WORK AND MEET SUCH REQUIREMENTS AT ANY WORK THAT DOES NOT IS SUBJECT TO REPLACEMENT BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.

E. ALL IRRIGATION INSTALLATION/ MAINTENANCE PROFESSIONALS SHALL BE LICENSED AND CERTIFIED IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.

F. ALL IRRIGATION INSTALLATION/ MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH THE FLORIDA-FRIENDLY BEST MANAGEMENT PRACTICES FOR PROTECTION OF WATER RESOURCES BY THE GREEN INDUSTRIES. http://fl-fnn.ifas.ufl.edu

IRRIGATION WATERING RESTRICTIONS, NON-RESIDENTIAL

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

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

VALVE SIZING

PRESSURE LOSS NOT TO EXCEED 5 PSI:

PSI/ PRESSURE LOSS IN PSI

Flow GPM	1" Qkline	1½" Qkline	2" Qkline
5	1-1		
10	1-4		
15	1-9		
20	2-1	3	1
30	3-3	3	1
35	16	3	2
40	20	3	2
50		3	2
60		4	3
80		5-3	3
100		7	3
120		11-5	6
135			8
150			10

ZONE SCHEDULE	
1	DRIP ZONE
2	TREE BUBBLER

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

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

GALLONS PER MINUTE (GPM)	APPROPRIATE PIPE SIZE
0-10 GPM	3/4" PVC
11-16 GPM	1" PVC
17-25 GPM	1 1/4" PVC
26-35 GPM	1 1/2" PVC
36-55 GPM	2" PVC
56-85 GPM	2 1/2" PVC
86-120 GPM	3" PVC
121-220 GPM	4" PVC

VALVE CALLOUT

VALVE NUMBER
GPM
VALVE FLOW (GPM)
VALVE SIZE (INCHES)
VALVE LOCATION SYMBOL

LRDG
407-758-8774

NO	DATE	DESCRIPTION	REV
1	11/06/25	INITIAL COUNTY SUBMITTAL	JHB

Oak Villas 4
ADAMS SUBDIVISION
PERMIT / CONSTRUCTION PLANS
MARION COUNTY, FLORIDA
PREPARED FOR:
Skyhomes Builder

IRRIGATION NOTES AND DETAILS

Landscape Architect
In Charge:
James H. Bailey
Registered # LA6666883
Certificate of
Authorization LC 26000535

DATE: 10-23-25
PROJECT NO.: SKY025-01.01
DRAWN BY: JHB
DESIGNED BY: JHB
CHECKED BY: JHB

SHEET NO.
IRD.01

Marion County

Development Review Committee

Agenda Item

File No.: 2026-23340 **Agenda Date:** 6/15/2026 **Agenda No.:** 6.1.

SUBJECT:
Atlas Tranquility Park - Preliminary Plat - 000634 Waiver to Preliminary Plat in Review
Parcel #: 39279-026-00 #WaiverPIR-000860-2026
Tillman & Associates Engineering, LLC

LDC 6.12.9 - Subdivision Roads and Related Infrastructure
CODE states A. In residential subdivisions, the road system shall be designed to serve the needs of the neighborhood and to discourage use by truck traffic and through traffic and still provide access to adjacent neighborhoods for emergency services. The use of neighborhood traffic calming devices such as traffic circles, cul-de-sac, etc. are encouraged in residential areas. B. Major local roads shall be identified on plans. C. All roads and related infrastructure within the proposed subdivision shall be designed, constructed, and paved to County specifications provided herein. D. The developer shall be required to design, construct, and pave to County specifications, one road from the subdivision to the nearest paved, public roadway with legal access, if such a road does not already exist. E. Roads and stormwater facilities within a subdivision shall be dedicated as either public or private. F. Public dedications shall be pre-approved by the Development Review Committee. If a MSBU is established as the maintenance and operation entity, roads and stormwater facilities can be platted as public. G. Cul-de-sac diameters to the right-of-way line shall not be less than 120 feet with a pavement radius of 40 feet for residential subdivisions and shall not be less than 120 feet to the right-of-way line with a pavement radius of 45 feet for commercial or industrial subdivisions. Refer to details in Section 7.3.1. A grassed island no greater than 50 feet in diameter may be constructed in the center of a cul-de-sac. H. Dead end roads shall not exceed 1,500 feet and shall have a cul-de-sac at the terminal end. Refer to details in Section 7.3.1. Dead end roads intended to provide future access to adjacent unplatted areas may be permitted without a cul-de-sac provided that no lots front thereon, the length does not exceed 1,500 feet, and appropriate temporary end-of-road markers are provided. I. The total perimeter of a block shall not exceed 4,500 feet. Larger block perimeters will be permitted for blocks surrounding or adjacent to natural or artificial features such as lakes, rivers, and golf courses where limiting block lengths are not feasible and impractical. J. Corner radii at the intersection of the two rights-of-way shall be not less than 25 feet. Minimum pavement radii shall be 40 feet for residential subdivisions and 50 feet for commercial or industrial subdivisions. K. Centerline radii shall be designed to accommodate the minimum design speed of 30 mph for subdivision local and minor local roads, 40 mph for major local and collector roads, and 45 mph for arterial roads in accordance with FDOT and AASHTO Standards. L. Evacuation routes for developments shall be indicated on the improvement plans.
APPLICANT - Requests a waiver for the roadway centerlines not meeting centerline radii for 30 mph design speed. Proposed curves warranting lower design speeds will have proper signage.

SUBMITTAL SUMMARY REPORT
PrelimPlat-000634-2026

PLAN NAME:	Atlas Tranquility Park	**LOCATION:**	8545 E HWY 25 BELLEVIEW,
APPLICATION DATE:	04/16/2026	**PARCEL:**	39279-026-00
DESCRIPTION:	Atlas Tranquility Park		

CONTACTS	NAME	COMPANY
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC
Engineer of Record	Jeremy Wilcox	

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.1	04/16/2026	04/30/2026	05/12/2026	Requires Re-submit
OCE: Plan Review (DR) v.2				Not Received

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Kristie Wright	04/30/2026	04/24/2026	Requires Re-submit

Corrections 2.12.28 - Road identification (**Not Resolved**) - **Corrective Action:** Sheet 02.01 – Label for SE 92nd Loop East of this park needs to be removed as well as SE 83rd Ter, these are easements. All new road names have been labeled on Sheet 03.01. Please label all roads accordingly on all applicable sheets on all future submittals. - 2.12.28 - Road identification: All roads shall be identified by quadrant number as assigned by Marion County 911 Management.

Corrections 2.12.8 - Legal description matches (**Not Resolved**) - **Corrective Action:** This project covers the entire three parcels listed on this plan. Please remove "Portion of" . - 2.12.8 - Legal description matches: 6.4.3.J - Legal description matches boundary on plan

Environmental Health (Plans) (Environmental Health)	Evan Searcy	04/30/2026	05/01/2026	Approved

Comments Proposed park will require a permit through the Department of Health in Marion County. Reach out to Evan.Searcy@FLHealth.gov to begin the process.

Fire Marshal (Plans) (Fire)	Roxanna Coleman	04/30/2026	04/16/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Sarah Wells	04/30/2026	05/01/2026	Requires Re-submit

Corrections 2.12/2.12.21 - Open space and natural areas (**Not Resolved**) - **Corrective Action:** Open space and natural area information is not compliant to LDC requirement. Provide list of open space and natural areas in square footage, acreage, and percentage. Please provide correct information on the list and on the plan. - 2.12/2.12.21 - Open space and natural areas: Provide list of open space and natural areas in square footage, acreage, and percentage. Including existing and proposed natural open space, improved open space, open water, wetland, and preserved natural areas. Also show them on the plan.

Corrections 2.12 - Site coverage (**Not Resolved**) - **Corrective Action:** Site coverage information is not compliant to LDC requirement. Provide list of site coverage in square footage, acreage, and percentage. Please provide correct information on the list. - 2.12 - Site coverage: Provide list of site coverage in square footage, acreage, and percentage. Including existing and proposed building coverage by intended use with gross floor area, leasable/interior area, existing and proposed gross impervious area.

Corrections 3.2.3/6.6/5.2.5 - RESIDENTIAL - Min/Max Density (**Not Resolved**) - **Corrective Action:** Show max and min density and proposed density. - 3.2.3/6.6/5.2.5 - RESIDENTIAL - Min/Max Density: For residential project, show maximum and minimum allowable density, and proposed density.

Corrections 2.12.16/6.5 - EALS or Exemption provided? (**Not Resolved**) - **Corrective Action:** 6.5.6.C. An approved EALS/EALS-ER shall be valid for two years. Provide Current Environmental Assessment of Listed Species (EALS) or submit an Exemption Request per LDC Sec. 6.5. - 2.12.16/6.5 - EALS or Exemption provided?: Provide Environmental Assessment of Listed Species (EALS) or submit an Exemption (EALS-ER). Copy of the EALS/EALS-ER will be forwarded to review agency for comments. Refer to LDC Sec. 6.5 for submittal requirements and review procedures.

Corrections 4.4 - Show proposed signs to meet LDC Sec 4.4 (**Not Resolved**) - **Corrective Action:** Indicate if sign(s) is proposed on site. If so, show proposed sign's location and design. - 4.4 - Show proposed signs to meet LDC Sec 4.4: If sign(s) is proposed on site, show proposed sign's location and design. The signs shall comply with LDC Sec. 4.4. A master sign plan and/or permit may be required.

Corrections 6.5 & 6.6 - Habitat Preservation/Mitigation (**Not Resolved**) - **Corrective Action:** If any listed species are observed/potentially located on site, coordinate with FWC and get required permits. Habitat preservation/mitigation plan shall be submitted to County for records at later stage. - 6.5 & 6.6 - Habitat Preservation/Mitigation: Refer to LDC Sec. 6.6 for requirements and design standards if the site contains open water, wetland, listed species, native habitat vegetation, and/or natural open space. When a proposed development or land clearing site is found to include listed species, the application shall identify species and habitat protection as on-site or off-site. The selected option shall be a condition of approval and shall be completed at time of final inspection.

SUBMITTAL SUMMARY REPORT (PrelimPlat-000634-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Landscape (Plans) (Parks and Recreation)	Susan Heyen	04/30/2026	04/30/2026	Requires Re-submit
Comments	Per LDC 2.12.18, show all existing trees 10" DBH and greater on the preliminary plat			
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	04/30/2026	04/28/2026	Approved
OCE Property Management (Plans) (Office of the County Engineer)	Delenie Roman	04/30/2026	04/29/2026	Informational
Comments	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]." DR - 4/29/26			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	04/30/2026	04/27/2026	Informational
Comments	Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plan			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	04/30/2026	04/28/2026	Requires Re-submit
Corrections	2.12.8 - Current boundary and topographic survey (**Not Resolved**) - **Corrective Action:** Please provide - 2.12.8 - Current boundary and topographic survey: 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.			
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	04/30/2026	05/11/2026	Requires Re-submit
Corrections	6.12.9 - Subdivision roads (**Not Resolved**) - **Corrective Action:** 1. Several of the curves do not meet the 30mph design speed requirement for a subdivision street. Staff supports a waiver subject to providing the appropriate curve signage on the improvement plans. 2. Dead end roads are required to have a cul-de-sac. Staff supports a waiver subject to providing a paved hammerhead at the end of the roads that are shorter than 150 feet. - 6.12.9 - Subdivision roads : Subdivision roads must meet the design requirements in Section 6.12.9.			
Corrections	Additional Traffic Comments (**Not Resolved**) - The traffic impact analysis identified a southbound left turn lane deficiency at the intersection of SE 92nd Loop and CR 25. An offsite improvement plan is required to address this deficiency. A developer's agreement will be needed to provide for an desired impact fee credits associated with the improvement.			
Corrections	6.11.3 - Traffic Impact Analysis (**Not Resolved**) - **Corrective Action:** The traffic impact analysis assumed a buildout year of 2024. Also, trip generation rates for Mobile Home Park have been revised. An updated traffic impact analysis reflecting the new buildout year and updated trip generation rates is required. - 6.11.3 - Traffic Impact Analysis: Provide a Traffic Impact Analysis			
Corrections	2.12.20 - Phases of development (**Not Resolved**) - 2.12.20 - Phases of development: Show all phases of development. Improvements must be in place to support each phase of development at time of phase completion.			
Corrections	6.11.4 - Access management (**Not Resolved**) - 6.11.4 - Access management: Access management shall be provided in accordance with Section 6.11.4 and 6.11.8			

SUBMITTAL SUMMARY REPORT (PrelimPlat-000634-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	04/30/2026	05/11/2026	Requires Re-submit

Corrections 6.12.2 - Right-of-way (**Not Resolved**) - **Corrective Action:** The subdivision street right-of-way is required to be 50 feet wide with 5' easements on each side. - 6.12.2 - Right-of-way: Show the right-of-way width.

Utilities (OCE Plans) (Utilities)	Heather Proctor	04/30/2026	05/01/2026	Requires Re-submit

Corrections 7.2.16 Lift Station (**Not Resolved**) - **Corrective Action:** Tract D, designated to MCU for the future Public Lift Station, shown on page 04.03. The tract needs to extend to the right-of-way to cover the access to the lift station. - 7.2.16 Lift Station: 50'x50' tract for future lift station dedication shown

Corrections 6.15.4.A(2) - Easement Width (**Resolved**) - **Corrective Action:** Any waiver request to ROW widths requires EoR to identify water and sewer mains within the Typical Section, and confirmation of access to mains is within the required easements or ROW identified in LDC Secs 6.15.4 (water) & 6.16.4 (wastewater). Waiver approvals shall be conditional to showing the cross section with the utility mains' placement in the cross section, centered within the easement or ROW. Final review of mains and services placement remains deferred until the Improvement Plan or Site Plan stage through Development Review, as applicable. - 6.15.4.A(2) - Easement Width: Easements shall be of sufficient sizing to support utility distribution and collection systems

Corrections Review Fee as applicable (per Resolution) (**Resolved**) - **Corrective Action:** Informational: $130.00 Initial Plan Review - Review Fee as applicable (per Resolution): MCU review fee for this submittal

Corrections Additional Utilities comments (**Not Resolved**) - **Corrective Action:** Cover Page - lists "Portion of Parcel" but the project appears to cover all of the parcels in their entirety. (2) Marion County Utilities (MCU) requires the dedication of an easement at the terminus of each private roadway to accommodate the potential future extension of public water and/or sewer utilities into adjacent developments as they are constructed. The required easement shall be clearly identified on the Preliminary Plat for future reference. This proactive dedication will eliminate the need for separate easement granting documents to be processed through Property Management at a later stage. - Additional Utilities comments

Comments Please see Corrections.
Heather.Proctor@Marionfl.org
(352) 438-2846

eREVIEW SESSION FILES:
_Combined Boundary and Topo Survey.pdf
_Combined Plans.pdf
02.01 AERIAL PHOTOGRAPH.pdf
1- AerialMap.pdf
2- QuadMap.pdf
3- NWImap.pdf
4- FEMAMap.pdf
5- SoilsMap.pdf
Central Florida RV Park EA 8_24_2021_compressed.pdf
Karst Sensitive Geological Assessment 21-7939.01.1.pdf
Supplimental Files.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Kristie W	Please remove this road name. This is an easement.	04/23/2026 9:39	AM_Combined Plans.pdf	2
Kristie W	New road name - SE 87th Ave	04/23/2026 9:43	AM_Combined Plans.pdf	3
Kristie W	New road name - SE 111th St	04/23/2026 9:43	AM_Combined Plans.pdf	3
Kristie W	New road name - SE 86th Ave	04/23/2026 9:44	AM_Combined Plans.pdf	3
Kristie W	New road name - SE 111th Ln	04/23/2026 9:45	AM_Combined Plans.pdf	3
Kristie W	New road name - SE 85TH Court Rd	04/23/2026 9:46	AM_Combined Plans.pdf	3
Kristie W	New road name - SE 112th Pl	04/23/2026 9:51	AM_Combined Plans.pdf	3
Kristie W	New road name - SE 85th Court Rd	04/23/2026 9:51	AM_Combined Plans.pdf	3
Kristie W	New road name - SE 112th St	04/23/2026 9:52	AM_Combined Plans.pdf	3
Kristie W	New road name is SE 112th Ln	04/23/2026 9:53	AM_Combined Plans.pdf	3
Kristie W	New road name - SE 84th Ave	04/23/2026 9:53	AM_Combined Plans.pdf	3
Kristie W	New road name - SE 112th Street Rd	04/23/2026 9:54	AM_Combined Plans.pdf	3
Kristie W	New road name - SE 112th Loop	04/23/2026 9:55	AM_Combined Plans.pdf	3
Kristie W	New road name - SE 112th Loop	04/23/2026 9:55	AM_Combined Plans.pdf	3
Kristie W	New road name - SE 112th Street Rd	04/23/2026 9:56	AM_Combined Plans.pdf	3
Kristie W	New road name - SE 112th Loop	04/23/2026 9:57	AM_Combined Plans.pdf	3
Kristie W	New road name - SE 88th Court Rd	04/23/2026 9:57	AM_Combined Plans.pdf	3
Kristie W	New road name - SE 88th Court Rd	04/23/2026 9:58	AM_Combined Plans.pdf	3
Kristie W	Please label roads accordingly on all applicable sheets on all future submittals.	04/23/2026 9:59	AM_Combined Plans.pdf	3
Kristie W	9-1-1 Requires Resubmit	04/23/2026 10:17	AM_Combined Plans.pdf	1
Kristie W	Please remove Portion of Parcel: This project encompasses all of these parcels.	04/24/2026 8:13	AM_Combined Plans.pdf	1
Kristie W	Please remove this is an easement.	04/24/2026 8:14	AM_Combined Plans.pdf	2
Kristie W	New road name - SE 86th Ct	04/24/2026 8:17	AM_Combined Plans.pdf	3

SUBMITTAL SUMMARY REPORT (PrelimPlat-000634-2026)

eREVIEW SESSION FILES:

_Combined Boundary and Topo Survey.pdf
_Combined Plans.pdf
02.01 AERIAL PHOTOGRAPH.pdf
1- AerialMap.pdf
2- QuadMap.pdf
3- NWImap.pdf
4- FEMAMap.pdf
5- SoilsMap.pdf
Central Florida RV Park EA 8_24_2021_compressed.pdf
Karst Sensitive Geological Assessment 21-7939.01.1.pdf
Supplimental Files.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Theresa S.	Please provide Sec. 2.12.8. - Current boundary and topographic survey.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.(Ord. No. 13-20, § 2, 7-11-2013)	04/28/2026 9:49 AM	_Combined Boundary and Topo Survey.pdf	1

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

Per Section 2.10.1. of the Land Development Code: The Development Review Committee (DRC) may waive certain code requirements when not applicable to the proposed type of development or where alternative standards may promote flexibility, economical flexibility, and environmental soundness in layout and design.

Waiver requests and required documentation may be submitted through Civic Access. Waiver requests will not be processed without required information and applicable fees paid. Please be specific with all entries below.

Section Number & Title of Code:

6.12.9 - Subdivision Roads and Related Infrastructure

Section Details from Code:

CODE states A. In residential subdivisions, the road system shall be designed to serve the needs of the neighborhood and to discourage use by truck traffic and through traffic and still provide access to adjacent neighborhoods for emergency services. The use of neighborhood traffic calming devices such as traffic circles, cul-de-sac, etc. are encouraged in residential areas. B. Major local roads shall be identified on plans. C. All roads and related infrastructure within the proposed subdivision shall be designed, constructed, and paved to County specifications provided herein. D. The developer shall be required to design, construct, and pave to County specifications, one road from the subdivision to the nearest paved, public roadway with legal access, if such a road does not already exist. E. Roads and stormwater facilities within a subdivision shall be dedicated as either public or private. F. Public dedications shall be pre-approved by the Development Review Committee. If a MSBU is established as the maintenance and operation entity, roads and stormwater facilities can be platted as public. G. Cul-de-sac diameters to the right-of-way line shall not be less than 120 feet with a pavement radius of 40 feet for residential subdivisions and shall not be less than 120 feet to the right-of-way line with a pavement radius of 45 feet for commercial or industrial subdivisions. Refer to details in Section 7.3.1. A grassed island no greater than 50 feet in diameter may be constructed in the center of a cul-de-sac. H. Dead end roads shall not exceed 1,500 feet and shall have a cul-de-sac at the terminal end. Refer to details in Section 7.3.1. Dead end roads intended to provide future access to adjacent unplatted areas may be permitted without a cul-de-sac provided that no lots front thereon, the length does not exceed 1,500 feet, and appropriate temporary end-of-road markers are provided. I. The total perimeter of a block shall not exceed 4,500 feet. Larger block perimeters will be permitted for blocks surrounding or adjacent to natural or artificial features such as lakes, rivers, and golf courses where limiting block lengths are not feasible and impractical. J. Corner radii at the intersection of the two rights-of-way shall be not less than 25 feet. Minimum pavement radii shall be 40 feet for residential subdivisions and 50 feet for commercial or industrial subdivisions. K. Centerline radii shall be designed to accommodate the minimum design speed of 30 mph for subdivision local and minor local roads, 40 mph for major local and collector roads, and 45 mph for arterial roads in accordance with FDOT and AASHTO Standards. L. Evacuation routes for developments shall be indicated on the improvement plans.

Reason/Justification for Request:

Request a waiver for the roadway centerlines not meeting centerline radii for 30 mph design speed. Proposed curves warranting lower design speeds will have proper signage.

Section Number & Title of Code:

Section Details from Code:

Reason/Justification for Request:

PRELIMINARY PLAT
ATLAS TRANQUILITY PARK

SECTION 33, TOWNSHIP 16 SOUTH, RANGE 23 EAST
MARION COUNTY, FLORIDA

9-1-1 Requires Resubmit

PERMITS:
1. MARION COUNTY PUD APPROVAL 201008Z APPROVED 12-15-2020
2. MARION COUNTY - PRELIMINARY PLAT - PENDING
3. MARION COUNTY - IMPROVEMENT PLAN - PENDING
4. S.J.R.W.M.D. -E.R.P.- PENDING
5. FDEP - POTABLE WATER - PENDING
6. FDEP - SANITARY SEWER - PENDING
7. FDEP - NPDES (BY OTHERS)

WAIVERS:

-

NOTES:

1. BASED ON THE FEDERAL EMERGENCY MANAGEMENT ANGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12083C0745D, EFFECTIVE DATE OF 08/28/08. THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONES "X". NO PART OF THE PROPERTY LIES WITHIN AN ESOZ.
2. ALL UTILITIES INSTALLED BENEATH EXISTING OR PROPOSED PAVEMENT SHALL BE ENCASED OR SLEEVED IN COMPLIANCE WITH THE APPLICABLE REQUIREMENTS OF ARTICLE 7, DIVISION 2 OF THE MARION COUNTY LAND DEVELOPMENT CODE, INCLUDING SECTION 7.2.5 (TRENCHLESS PIPE INSTALLATION) AND SECTION 7.2.6 (GENERAL CONSTRUCTION REQUIREMENT).
3. THIS PROJECT IS LOCATED IN THE SECONDARY SPRINGS PROTECTION ZONE.
4. VERTICAL DATUM DEPICTED HEREON IS BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT F-509 WITH AN ELEVATION OF 74.50' NAVD-88
5. DESIGN SPEED = 25 M.P.H. TO BE POSTED AT 20 M.P.H. EXCEPT FOR CURVES AS DEPICTED ON SIGNAGE & STRIPING PLAN
6. 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 IMPROVEMENT PLAN, FINAL PLAT, OR BUILDING PERMIT REVIEW.
7. ALL PROPOSED ROADS ARE TO BE LOCAL SUBDIVISION WITH PRIVATE ROAD STATUS.
8. 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.
9. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
10. SIGHT DISTANCE AT DRIVEWAYS COMPLIES WITH FDOT REQUIREMENTS.

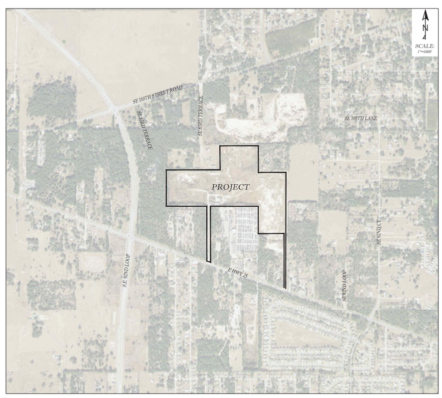
THIS SITE CONTAINS:
SINGLE WIDE MANF. HOMES: 98
DOUBLE WIDE MANF. HOMES: 148
TOTAL MANF. HOMES: 246
TOTAL MILES OF ROADWAY = 2.29 MILES
~~PROJECT AREA = 69.95 ±AC.~~
PORTION OF PARCEL:
39279-~~026-00, 39279-028-00, 39279-000-01~~
LAND USE - MEDIUM RESIDENTIAL (MR)
ZONING - PUD

Please remove Portion of Parcel: This project encompasses all of these parcels.

LEGAL DESCRIPTION:

PORTIONS OF THE N.W. 1/4, N.E. 1/4 AND S.E. 1/4 OF SECTION 33, TOWNSHIP 16 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, LYING NORTH OF EAST HIGHWAY 25 (COUNTY ROAD C-25)(RIGHT OF WAY WIDTH VARIES), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE N.W. CORNER OF SAID SECTION 33; THENCE ALONG THE WEST BOUNDARY OF THE OF SAID SECTION 33, S.00°09'45"W., A DISTANCE OF 1870.96 FEET TO THE POINT ON THE NORTHERLY RIGHT OF WAY LINE OF EAST HIGHWAY 25 (COUNTY ROAD C-25)(RIGHT OF WAY WIDTH VARIES); THENCE DEPARTING SAID THE WEST BOUNDARY OF SAID SECTION 33, ALONG SAID NORTHERLY RIGHT OF WAY LINE, S.70°50'29"E., A DISTANCE OF 3067.91 FEET TO THE POINT OF BEGINNING. THENCE DEPARTING SAID RIGHT OF WAY LINE, ALONG THE EAST BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3420, PAGE 456 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, N.00°06'42"E., A DISTANCE OF 1206.41 FEET TO THE N.E. CORNER OF SAID LANDS; THENCE DEPARTING THE EAST BOUNDARY OF SAID LANDS, ALONG THE SOUTH BOUNDARY OF PARCEL 2 OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7744, PAGE 955 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, N.89°52'02"W., A DISTANCE OF 900.00 FEET TO THE S.W. CORNER OF SAID LANDS; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE WEST BOUNDARY OF SAID LANDS, N.00°07'31"E., A DISTANCE OF 800.00 FEET TO THE S.W. CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5366, PAGE 1874 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID WEST BOUNDARY, ALONG THE SOUTH BOUNDARY OF SAID LANDS AND THE SOUTH BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5120, PAGE 5 OF THE PUBLIC RECORD OF MARION COUNTY, FLORIDA, S.89°53'07"E., A DISTANCE OF 1185.71 FEET TO THE S.E CORNER OF SAID LANDS IN OFFICIAL RECORDS BOOK 5120, PAGE 5; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE EAST BOUNDARY OF SAID LANDS AND THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6140, PAGE 1172, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, N.00°06'30"E., A DISTANCE OF 532.44 FEET TO THE N.E. CORNER OF LANDS IN SAID OFFICIAL RECORDS BOOK 6140, PAGE 1172; THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE SOUTH BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 924, PAGE 97 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, S.89°55'29"E., A DISTANCE OF 847.16 FEET TO THE N.W. CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2368, PAGE 1171 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE WEST BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2368, PAGE 1171, S.00°03'11"W., A DISTANCE OF 532.10 FEET; THENCE CONTINUE ALONG SAID WEST BOUNDARY, S.00°14'27"W., A DISTANCE OF 52.61 FEET TO THE S.W. CORNER OF SAID LANDS; THENCE DEPARTING SAID WEST BOUNDARY, ALONG THE SOUTH BOUNDARY OF SAID LANDS, S.89°51'17"E., A DISTANCE OF 611.29 FEET TO THE S.E. CORNER OF SAID LANDS; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE WEST BOUNDARY OF SAID LANDS, S.00°07'49"W., A DISTANCE OF 2556.09 FEET TO A POINT ON THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF EAST HIGHWAY 25 (COUNTY ROAD C-25); THENCE DEPARTING SAID WEST BOUNDARY, ALONG SAID NORTHERLY RIGHT OF WAY LINE, N.71°02'25"W., A DISTANCE OF 42.37 FEET TO THE S.E. CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7363, PAGE 1303 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, ALONG THE EAST BOUNDARY OF SAID LANDS, N.00°08'33"E., A DISTANCE OF 1196.20 FEET TO THE N.E. CORNER OF SAID LANDS; THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE NORTH BOUNDARY OF SAID LANDS, S.89°59'27"W., A DISTANCE OF 571.63 FEET TO THE N.W. CORNER OF SAID LANDS; THENCE DEPARTING THE NORTH BOUNDARY OF SAID LANDS, ALONG THE EAST BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1659, PAGE 1227 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, N.00°03'58"E., A DISTANCE OF 600.37 FEET TO THE N.E. CORNER OF SAID LANDS; THENCE DEPARTING THE EAST BOUNDARY OF SAID LANDS, ALONG THE SOUTH BOUNDARY OF PARCEL 3 OF THE AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7744, PAGE 955, N.89°56'03"W., A DISTANCE OF 1052.30 FEET TO THE N.W. CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4592, PAGE 1278 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING THE SOUTH BOUNDARY OF SAID PARCEL 3, ALONG THE WEST BOUNDARY OF SAID LANDS IN OFFICIAL RECORDS BOOK 4592, PAGE 1278, S.00°06'49"W., A DISTANCE OF 1234.23 FEET TO A POINT ON THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF EAST HIGHWAY 25 (COUNTY ROAD C-25); THENCE DEPARTING THE WEST BOUNDARY OF SAID LANDS, ALONG SAID NORTHERLY RIGHT OF WAY, N.70°54'56"W., A DISTANCE OF 84.62 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 69.95 ACRES MORE OR LESS.



UTILITY COMPANIES:

WATER/SEWER	MARION COUNTY UTILITIES	CUSTOMER SERVICES 24/7/365	352-307-6000
ELECTRIC	DUKE ENERGY	SHANE MCKINNEY	407-629-1010
CABLE/PHONE/INTERNET	CENTURY LINK	DISPATCH	855-742-6062
CABLE/PHONE/INTERNET	COX CABLE	DISPATCH	800-778-9140
	CHARTER COMM.	DISPATCH	800-778-9140

STATE PLANE COORDINATES:

BEARINGS AND STATE PLANE COORDINATES ARE GRID BEARINGS, WEST FLORIDA ZONE, NAD-83 (CORS96) (EPOCH:2002.0000), BASED ON TRIMBLE VIRTUAL REFERENCE STATION NETWORK.

MARION COUNTY APPROVAL STAMP

INDEX OF SHEETS

01.01	COVER SHEET
02.01	AERIAL PHOTOGRAPH
03.01 - 03.02	MASTER PLAN
04.01 - 04.07	PRELIMINARY PLAT
1-2	BOUNDARY SURVEY
1-2	TOPOGRAPHIC SURVEY
1-3	OFF-SITE ROUTE SURVEY (PREPARED BY R.M. BARRINEAU & ASSOC.)

OWNER'S SIGNATURE

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

BENJAMIN VANHOOK
ATLAS LAND PARTNERS, LLC

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.

JEREMY WILCOX, P.E.
REGISTERED ENGINEER NO. 94896
STATE OF FLORIDA

SURVEYOR'S CERTIFICATE

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

TRAVIS P. BARRINEAU - P.S.M LS 6897
R.M. BARRINEAU AND ASSOCIATES

OWNER:

ATLAS LAND PARTNERS, LLC
200 NORTH HARBOR PLACE, SUITE G
DAVIDSON, NC 28036-7919
PHONE: (828) 524-8091

DEVELOPER:

BENJAMIN VANHOOK C/O
BWE LAND, LLC
200 NORTH HARBOR PLACE, SUITE C
DAVIDSON, NC 28036-7919
PHONE: (828) 524-8091

SURVEYOR:

R.M. BARRINEAU AND ASSOCIATES
TRAVIS P. BARRINEAU, PSM LS
1309 S.E. 25th LOOP, SUITE 103
OCALA, FLORIDA 34471
PHONE:(352) 622-3133

CIVIL ENGINEER:

TILLMAN AND ASSOCIATES ENGINEERING, LLC
JEREMY WILCOX, P.E.
1720 SE 16TH AVE. BLDG. 100
OCALA, FLORIDA 34471
PHONE: (352) 387-4540

GEOTECHNICAL CONSULTANT:

GEO-TECH, INC
CRAIG HAMPY, P.E.
1016 S.E. 3RD AVENUE
OCALA, FLORIDA 34471
PHONE (352) 694-7711

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
CERTIFICATE OF AUTHORIZATION #26756

REVISIONS

DATE

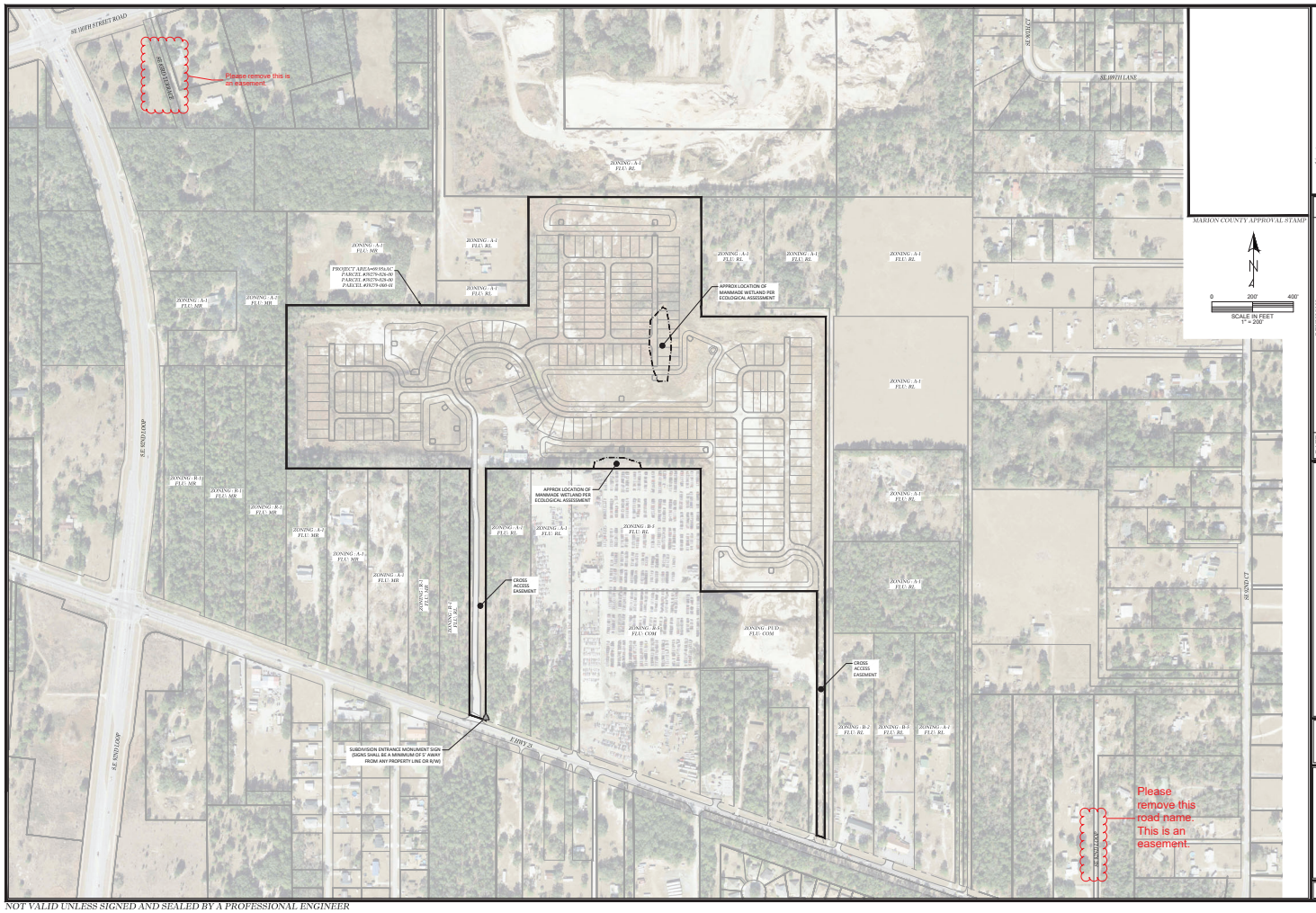
PRELIMINARY PLAT
ATLAS TRANQUILITY PARK
MARION COUNTY, FLORIDA

COVER SHEET

DATE 04-14-26
DRAWN BY AS
CHKD. BY JW
JOB NO. 25-0005

SHT. 01.01

S:\Marion County\Atlas Tranquility Park\CIVIL\PRELIMINARY_PLAT\01.01 COVER SHEET.dwg, 4/14/2026 8:50:59 AM, DWG To PDF.pc3



Tillman & Associates
ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave., Bldg 100, Ocala, FL 34471
OFFICE: (352) 387-1535 FAX: (352) 873-7545
CERTIFICATION OF AUTHORIZATION #4356

REVISIONS

DATE

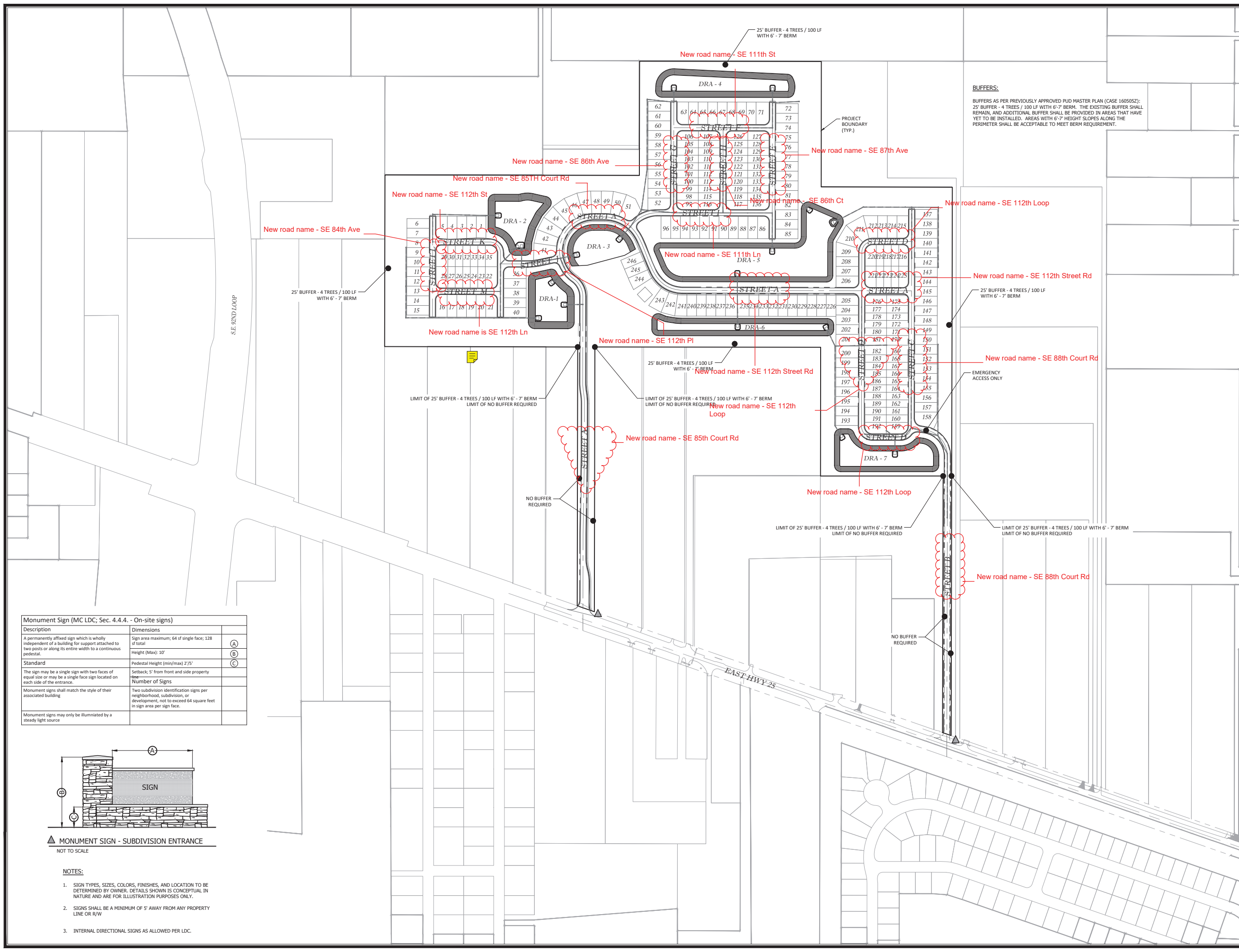
PRELIMINARY PLAT
ATLAS TRANQUILITY PARK
MARION COUNTY, FLORIDA

AERIAL PHOTOGRAPH (2023)

DATE 04-15-26
DRAWN BY AS
CHKD. BY JW
JOB NO. 25-0005

SHT. 02.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



BUFFERS:

BUFFERS AS PER PREVIOUSLY APPROVED PUD MASTER PLAN (CASE 160505Z): 25' BUFFER - 4 TREES / 100 LF WITH 6'-7' BERM. THE EXISTING BUFFER SHALL REMAIN, AND ADDITIONAL BUFFER SHALL BE PROVIDED IN AREAS THAT HAVE YET TO BE INSTALLED. AREAS WITH 6'-7' HEIGHT SLOPES ALONG THE PERIMETER SHALL BE ACCEPTABLE TO MEET BERM REQUIREMENT.

Monument Sign (MC LDC; Sec. 4.4.4. - On-site signs)		
Description	Dimensions	
A permanently affixed sign which is wholly independent of a building for support attached to two posts or along its entire width to a continuous pedestal.	Sign area maximum; 64 sf single face; 128 sf total	(A)
	Height (Max): 10'	(B)
Standard	Pedestal Height (min/max) 2'/5'	(C)
The sign may be a single sign with two faces of equal size or may be a single face sign located on each side of the entrance.	Setback; 5' from front and side property line	
	Number of Signs	
Monument signs shall match the style of their associated building	Two subdivision identification signs per neighborhood, subdivision, or development, not to exceed 64 square feet in sign area per sign face.	
Monument signs may only be illumniated by a steady light source		

MONUMENT SIGN - SUBDIVISION ENTRANCE

NOT TO SCALE

NOTES:

1. SIGN TYPES, SIZES, COLORS, FINISHES, AND LOCATION TO BE DETERMINED BY OWNER. DETAILS SHOWN IS CONCEPTUAL IN NATURE AND ARE FOR ILLUSTRATION PURPOSES ONLY.
2. SIGNS SHALL BE A MINIMUM OF 5' AWAY FROM ANY PROPERTY LINE OR R/W
3. INTERNAL DIRECTIONAL SIGNS AS ALLOWED PER LDC.

MARION COUNTY APPROVAL STAMP

SUMMARY:

FUTURE LAND USE....................COMMERCIAL
TOTAL SINGLE WIDE MANF. HOMES....98 LOTS
TOTAL DOUBLE WIDE MANF. HOMES....148 LOTS
PROJECT AREA..........................69.95 ACRES
TOTAL RESIDENTIAL AREA ......25.49 ACRES
RESIDENTIAL R/W....................8.20 ACRES (TRACT A)
TOTAL TRACTS ....4 TRACTS
GROSS DENSITY........................3.60 UNITS/ACRES
ZONING....................................PUD
ROAD LENGTH...........................2.29 MILES
WATER SUPPLY.........................CENTRAL
SEWAGE DISPOSAL SYSTEM.....CENTRAL

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
CERTIFICATE OF AUTHORIZATION #26756

REVISIONS

DATE

PRELIMINARY PLAT
ATLAS TRANQUILITY PARK
MARION COUNTY, FLORIDA

MASTER PLAN

DATE 04-14-26
DRAWN BY AS
CHKD. BY JW
JOB NO. 25-0005

SHT. 03.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

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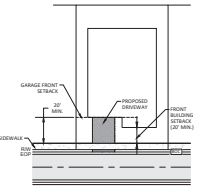
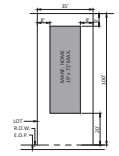


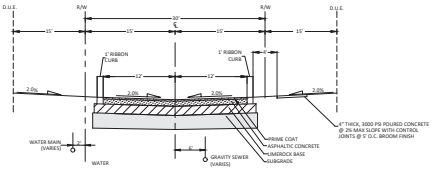
LOT ADJACENT TO SIDEWALK DETAIL

N.T.S



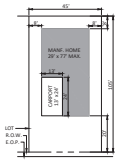
SINGLE WIDE MANF. HOME
35' x 100' (3,500 SF)

N.T.S



30' PRIVATE LOCAL RIGHT-OF-WAY ROADWAY SECTION

N.T.S



DOUBLE WIDE MANF. HOME
45' x 105' (4,725 SF)

N.T.S

MARION COUNTY APPROVAL STAMP

REQUIRED OPEN SPACE CALCULATIONS:

(20% OF PROJECT AREA AS MINIMUM OPEN SPACE)
-PROJECT AREA = 69.95 AC.
-MINIMUM REQUIRED OPEN SPACE = 0.2 X 69.95 = 13.99 AC.

PROVIDED OPEN SPACE CALCULATIONS					
TRACT	TOTAL TRACT AREA (ACRES)	TOP OF BANK (ACRES)	TRACT OPEN SPACE (TOTAL TRACT MINUS DRA) (ACRES)	ALLOWED RETENTION AREA OPEN SPACE (20% OF DRA) (ACRES)	TOTAL OPEN SPACE (ACRES)
B	25.12	8.35	16.77	1.67	18.44
C	10.68	4.24	6.9	0.85	7.75
				TOTAL	26.19

NOTES:

1. TRACTS A,B,C & D ARE RESERVED FOR LANDSCAPING, RECREATION, DRAINAGE & UTILITIES, MAINTENANCE, INGRESS, EGRESS, INGRESS, SIGNAGE AND SUCH OTHER PURPOSES THAT ARE LEGALLY PERMITTED.
2. STREET RIGHT-OF-WAYS, DELINEATED AS TRACT (A) ARE COMMON AREAS.
3. ALL LOTS/TRACTS IN THIS SUBDIVISION SHALL USE THE INTERNAL SUBDIVISION ROADWAYS FOR DRIVEWAY/VEHICLE ACCESS.
4. HOME OWNERS ASSOCIATION IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF BOTH NEW AND REPLACEMENT QUADRANT STREET SIGNS.
5. ALL RIGHT-OF-WAY RADII AT INTERSECTIONS TO BE 25'.
6. PRIVATE ROAD STATUS WITH 30' RIGHT-OF-WAY WIDTH TOGETHER WITH 15.00' UTILITY EASEMENT.
7. THE PROJECT SITE IS LOCATED IN THE SECONDARY SPRINGS PROTECTION ZONE.
8. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12083C0745D, EFFECTIVE DATE OF AUGUST 28, 2008. THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONES "X" AND AREA OF REDUCE FLOOD HAZARD.
9. ALL EXISTING IMPROVEMENTS WITHIN PROJECT BOUNDARY TO BE REMOVED.
10. SINGLE FAMILY RESIDENTIAL DEVELOPMENT NOT TO EXCEED NUMBER OF 370.
11. LIFT STATION TRACT (D) ARE TO BE CONVEYED TO MARION COUNTY.
12. ALL LOTS IN THIS SUBDIVISION WILL BE SERVED BY CENTRAL WATER AND SEWER.
13. ACCESSORY STRUCTURES (SCREEN ENCLOSURES, ETC.) SHALL CONFORM TO THE BUILDING SETBACKS AS DETAILED.
14. ADDITIONAL PERMITS WILL BE REQUIRED FOR MONUMENT SIGNAGE.
15. THE BACK 5' THROUGHOUT THE D.U.E. (DRAINAGE UTILITY AND ACCESS EASEMENT) IS RESERVED FOR ELECTRIC FACILITIES.
16. LAYOUT IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE.
17. SIDEWALKS TO BE PROVIDED ALONG ONE SIDE OF INTERNAL SPINE ROAD AND ON ONE SIDE OF THE ENTRANCE ROAD LEADING TO HWY 25 FOR THE MAIN ACCESS POINTE.
18. THIS PROPERTY SHALL BE MAINTAINED BY AN ESTABLISHED HOA OR DEVELOPER.
19. DEVELOPMENT TO COMPLY WITH ARTICLE 6.19 OF THE L.D.C.
20. ALL LOTS/TRACTS IN THIS SUBDIVISION SHALL USE THE INTERNAL SUBDIVISION ROADWAYS FOR DRIVEWAY/VEHICLE ACCESS.
21. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE.
22. H.O.A. IS RESPONSIBLE FOR THE STORM WATER MAINTENANCE.
23. WATER/ SEWER UTILITIES PROVIDED BY MARION COUNTY UTILITIES DEPARTMENT.
24. BUFFER PLANTINGS SHALL BE LOCATED ON SITE; EXISTING VEGETATION ON ROW CANNOT BE UTILIZED FOR BUFFER.

STANDARD SFR LOT DETAILS

TYPE		MINIMUM		MINIMUM SETBACKS			
		WIDTH	AREA	FRONT	REAR	SIDE	HEIGHT
SFR	STANDARD - PRINCIPLE STRUCTURE	35'	3,500 SF	20'	8'	8'	60'
		45'	4,750 SF	20'	8'	8'	60'
	ACCESSORY STRUCTURE	N/A	N/A	N/A	N/A	N/A	N/A

ACCESSORY STRUCTURE = E.G. POOL, POOL SCREEN ENCLOSURE, ADD-ON SCREEN ENCLOSURE, OR STORAGE SHED, ETC.
N/A = NOT APPLICABLE X = MISSING OR NOT PROVIDED

Thomas & Associates
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1720 SE 16th Ave., Bldg 100, Ocala, FL 34471
Office: (352) 387-1645 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #4296

REVISIONS

DATE

PRELIMINARY PLAT
ATLAS TRANQUILITY PARK
MARION COUNTY, FLORIDA

MASTER PLAN

DATE 04-14-26
DRAWN BY AS
CHKD. BY JW
JOB NO. 25-0004

SHT. 03.02

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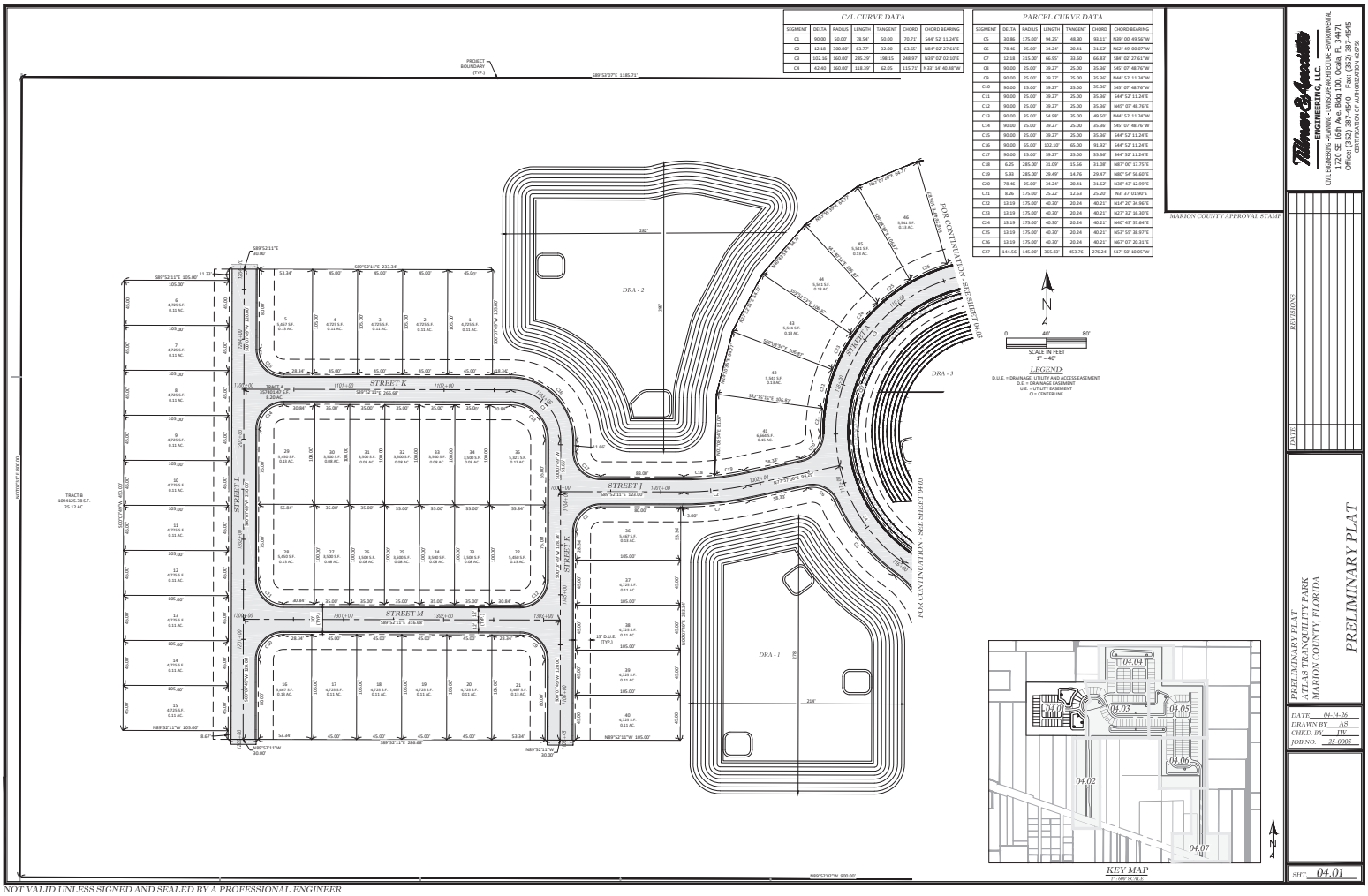

C/L CURVE DATA						
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	90.00	50.00'	78.54'	50.00	70.71'	S44° 52' 11.24"E
C2	12.18	300.00'	63.77'	32.00	63.65'	N84° 02' 27.61"E
C3	353.16	160.00'	395.29'	198.15	298.97'	N39° 02' 02.10"E
C4	62.40	560.00'	118.39'	62.05	115.71'	N31° 14' 40.48"W

PARCEL CURVE DATA						
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C5	30.86	175.00'	94.25'	48.30	93.13	N39° 00' 49.56"W
C6	78.46	25.00'	34.24'	20.41	31.62'	N62° 49' 00.07"W
C7	12.18	315.00'	66.95'	33.60	66.83'	S84° 02' 27.61"W
C8	90.00	25.00'	39.27'	25.00	35.36'	S45° 07' 48.76"W
C9	90.00	25.00'	39.27'	25.00	35.36'	N44° 52' 11.24"W
C10	90.00	25.00'	39.27'	25.00	35.36'	S45° 07' 48.76"W
C11	90.00	25.00'	39.27'	25.00	35.36'	S44° 52' 11.24"E
C12	90.00	25.00'	39.27'	25.00	35.36'	N45° 07' 48.76"E
C13	90.00	35.00'	54.98'	35.00	49.50'	N44° 52' 11.24"W
C14	90.00	25.00'	39.27'	25.00	35.36'	S45° 07' 48.76"W
C15	90.00	25.00'	39.27'	25.00	35.36'	S44° 52' 11.24"E
C16	90.00	65.00'	102.10'	65.00	91.92'	S44° 52' 11.24"E
C17	90.00	25.00'	39.27'	25.00	35.36'	S44° 52' 11.24"E
C18	6.25	285.00'	31.09'	15.56	31.08'	N87° 00' 17.75"E
C19	5.93	285.00'	29.49'	14.76	29.47'	N80° 54' 56.63"E
C20	78.46	25.00'	34.24'	20.41	31.62'	N38° 43' 11.90"E
C21	8.36	175.00'	25.22'	12.63	25.20'	N3° 37' 01.90"E
C22	13.19	175.00'	40.30'	20.24	40.21'	N14° 20' 34.96"E
C23	13.19	175.00'	40.30'	20.24	40.21'	N27° 32' 16.36"E
C24	13.19	175.00'	40.30'	20.24	40.21'	N40° 43' 57.64"E
C25	13.19	175.00'	40.30'	20.24	40.21'	N53° 55' 38.97"E
C26	13.19	175.00'	40.30'	20.24	40.21'	N67° 07' 20.31"E
C27	144.56	145.00'	365.82'	453.76	276.24'	S17° 50' 10.05"W

MARION COUNTY APPROVAL STAMP

Mirar & Associates
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CERTIFICATE OF AUTHORIZATION #28396

REVISIONS

DATE

PRELIMINARY PLAT
ATLAS TRANQUILITY PARK
MARION COUNTY, FLORIDA

PRELIMINARY PLAT

DATE 04-14-26
DRAWN BY AS
CHKD. BY JW
JOB NO. 25-0005

SHT. 04.01

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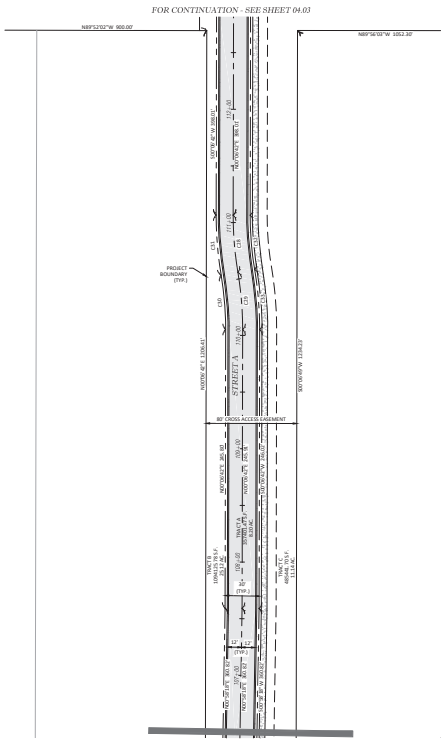
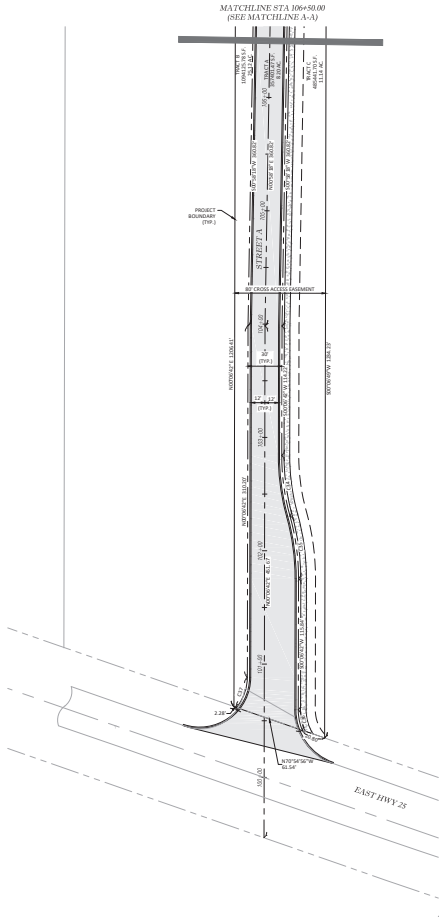




C/L CURVE DATA

SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C28	9.68	300.00'	50.71'	25.42	50.65	N 4° 43' 50.88"W
C29	9.68	500.00'	50.71'	25.42	50.65	N 4° 43' 50.88"W

PARCEL CURVE DATA

SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C30	9.68	285.00'	48.17'	24.14	48.12'	N 4° 43' 50.88"W
C31	9.68	315.00'	53.24'	26.69	53.18'	N 4° 43' 50.88"W
C32	9.68	285.00'	48.17'	24.14	48.12'	S4° 43' 50.88"E
C33	9.68	315.00'	53.24'	26.69	53.18'	S4° 43' 50.88"E
C34	15.76	187.00'	54.12'	27.23	53.95'	S7° 45' 31.34"E
C35	15.76	303.00'	55.77'	28.06	55.68'	S7° 45' 31.21"E
C36	22.65	47.00'	18.58'	9.41	18.46'	S11° 12' 49.60"E
C37	39.46	42.00'	28.92'	15.06	28.35'	N19° 50' 21.38"E

MARION COUNTY APPROVAL STAMP

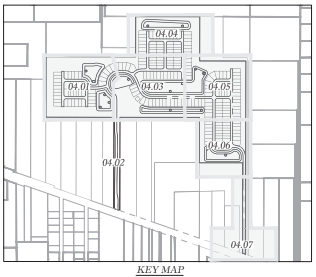
N

0 40' 80'

SCALE IN FEET
1" = 40'

LEGEND:

D.U.E. = DRAINAGE, UTILITY AND ACCESS EASEMENT
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
C/L= CENTERLINE



KEY MAP
1" = 80' SCALE

Tillman & Associates
ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
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CERTIFICATE OF AUTHORIZATION #28396

REVISIONS

DATE

PRELIMINARY PLAT

PRELIMINARY PLAT
ATLAS TRANQUILITY PARK
MARION COUNTY, FLORIDA

DATE 04-10-26
DRAWN BY AS
CHKD. BY JW
JOB NO. 25-0005

SHT. 04.02

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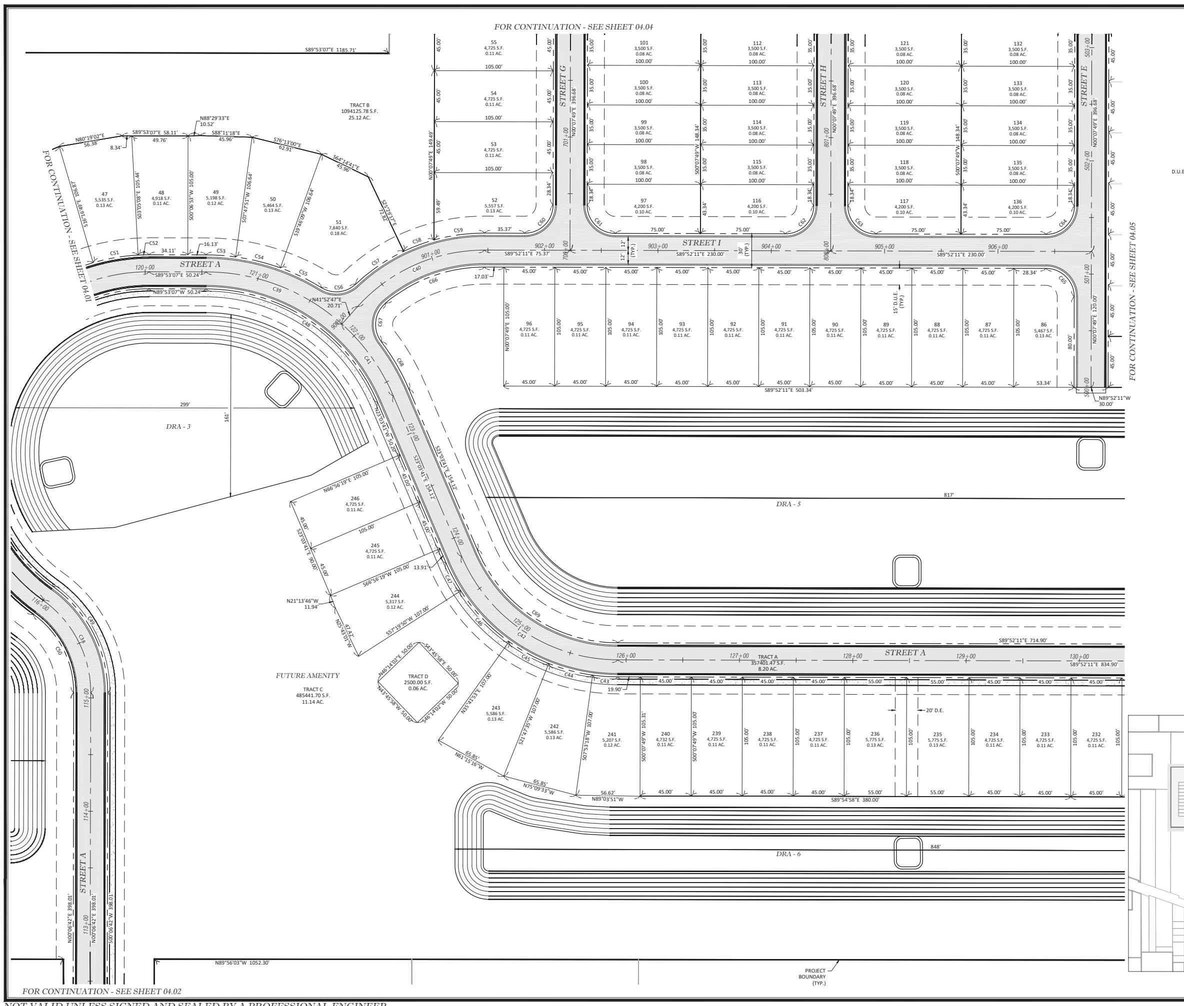

SCALE IN FEET
1" = 40'

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D.E. = DRAINAGE EASEMENT
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CL= CENTERLINE

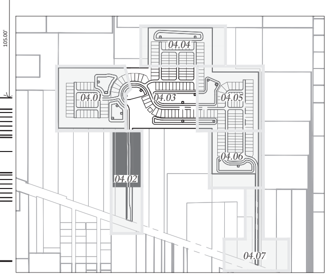
MARION COUNTY APPROVAL STAMP

C/L CURVE DATA

SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C38	54.55	100.00'	95.21'	51.56	91.66'	N27° 09' 55.44"W
C39	41.80	180.00'	131.32'	68.74	128.43'	S68° 59' 05.48"E
C40	48.25	150.00'	126.32'	67.18	122.62'	N66° 00' 17.65"E
C41	25.02	180.00'	78.61'	39.94	77.99'	S35° 34' 22.36"E
C42	66.81	150.00'	174.90'	98.92	165.16'	S56° 27' 56.18"E

PARCEL CURVE DATA

SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C43	7.76	165.00'	22.34'	11.19	22.32'	N85° 59' 26.69"W
C44	13.90	165.00'	40.04'	20.12	39.94'	N75° 09' 33.38"W
C45	13.90	165.00'	40.04'	20.12	39.94'	N61° 15' 15.86"W
C46	21.63	165.00'	62.30'	31.52	61.93'	N43° 29' 08.55"W
C47	9.61	165.00'	27.67'	13.87	27.64'	N27° 51' 55.56"W
C48	66.82	165.00'	192.44'	108.85	181.72'	N56° 28' 24.25"W
C49	54.55	115.00'	109.50'	59.30	105.41'	S27° 09' 55.44"E
C50	54.55	85.00'	80.93'	43.83	77.91'	N27° 09' 55.44"W
C51	13.19	175.00'	40.30'	20.24	40.21'	N80° 19' 01.64"E
C52	3.20	175.00'	9.77'	4.89	9.77'	N88° 30' 52.47"E
C53	7.68	195.00'	26.15'	13.09	26.13'	S86° 02' 38.21"E
C54	11.97	195.00'	40.74'	20.45	40.67'	S76° 12' 59.86"E
C55	11.84	195.00'	40.29'	20.22	40.22'	S64° 18' 40.69"E
C56	74.97	25.00'	32.71'	19.17	30.43'	N84° 07' 24.60"E
C57	17.87	165.00'	51.47'	25.95	51.26'	N55° 34' 31.51"E
C58	9.93	165.00'	28.59'	14.33	28.55'	N69° 28' 30.98"E
C59	15.69	165.00'	45.19'	22.74	45.05'	N82° 17' 04.09"E
C60	90.00	25.00'	39.27'	25.00	35.36'	N45° 07' 48.76"E
C61	90.00	25.00'	39.27'	25.00	35.36'	S44° 52' 11.24"E
C62	90.00	25.00'	39.27'	25.00	35.36'	N45° 07' 48.76"E
C63	90.00	25.00'	39.27'	25.00	35.36'	S44° 52' 11.24"E
C64	90.00	25.00'	39.27'	25.00	35.36'	N45° 07' 48.76"E
C65	90.00	25.00'	39.27'	25.00	35.36'	N44° 52' 11.24"W
C66	40.20	135.00'	94.73'	49.41	92.80'	S70° 01' 42.11"W
C67	87.25	25.00'	38.07'	23.83	34.50'	S6° 17' 59.27"W
C68	14.27	195.00'	48.55'	24.40	48.43'	S30° 11' 39.02"E
C69	66.81	135.00'	157.41'	89.03	148.65'	S56° 27' 56.18"E



KEY MAP
1" : 600' SCALE

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
CERTIFICATION OF AUTHORIZATION #26756

REVISIONS

DATE

PRELIMINARY PLAT
ATLAS TRANQUILITY PARK
MARION COUNTY, FLORIDA

PRELIMINARY PLAT

DATE 04-10-26
DRAWN BY AS
CHKD. BY JW
JOB NO. 25-0005

SHT. 04.03

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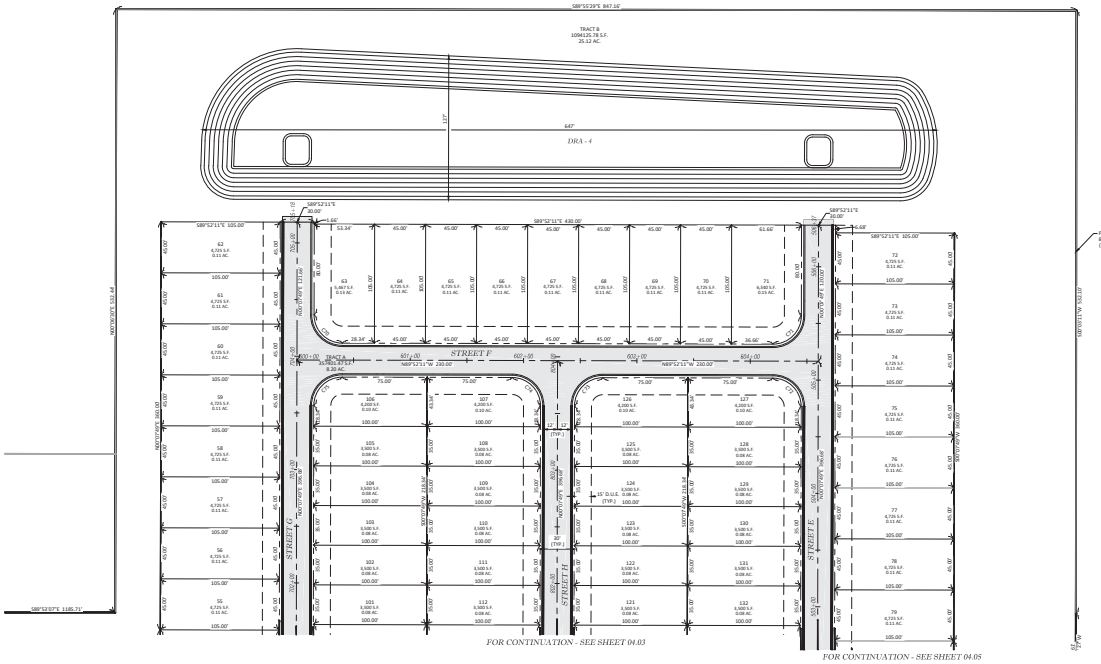

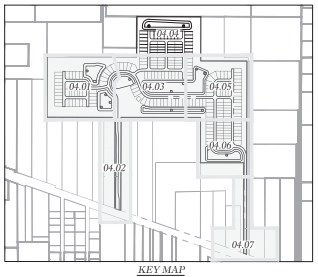

KEY MAP
1" = 80' SCALE

PARCEL CURVE DATA

SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C70	90.00	25.00'	39.27'	25.00	35.36'	N44° 52' 11.24"E
C71	90.00	25.00'	39.27'	25.00	35.36'	N45° 07' 48.76"E
C72	90.00	25.00'	39.27'	25.00	35.36'	N44° 52' 11.24"W
C73	90.00	25.00'	39.27'	25.00	35.36'	S45° 07' 48.76"W
C74	90.00	25.00'	39.27'	25.00	35.36'	N44° 52' 11.24"W
C75	90.00	25.00'	39.27'	25.00	35.36'	S45° 07' 48.76"W

MARION COUNTY APPROVAL STAMP

SCALE IN FEET
1" = 40'

LEGEND:
D.U.E. = DRAINAGE, UTILITY AND ACCESS EASEMENT
D.E. = DRAINAGE EASEMENT
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C/L= CENTERLINE

Tillman & Associates ENGINEERING, LLC
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CERTIFICATE OF AUTHORIZATION #28994

REVISIONS

DATE

PRELIMINARY PLAT
ATLAS TRANQUILITY PARK
MARION COUNTY, FLORIDA

PRELIMINARY PLAT

DATE: 04-10-26
DRAWN BY: AS
CHKD. BY: JW
JOB NO: 25-0005

SHT. 04.04

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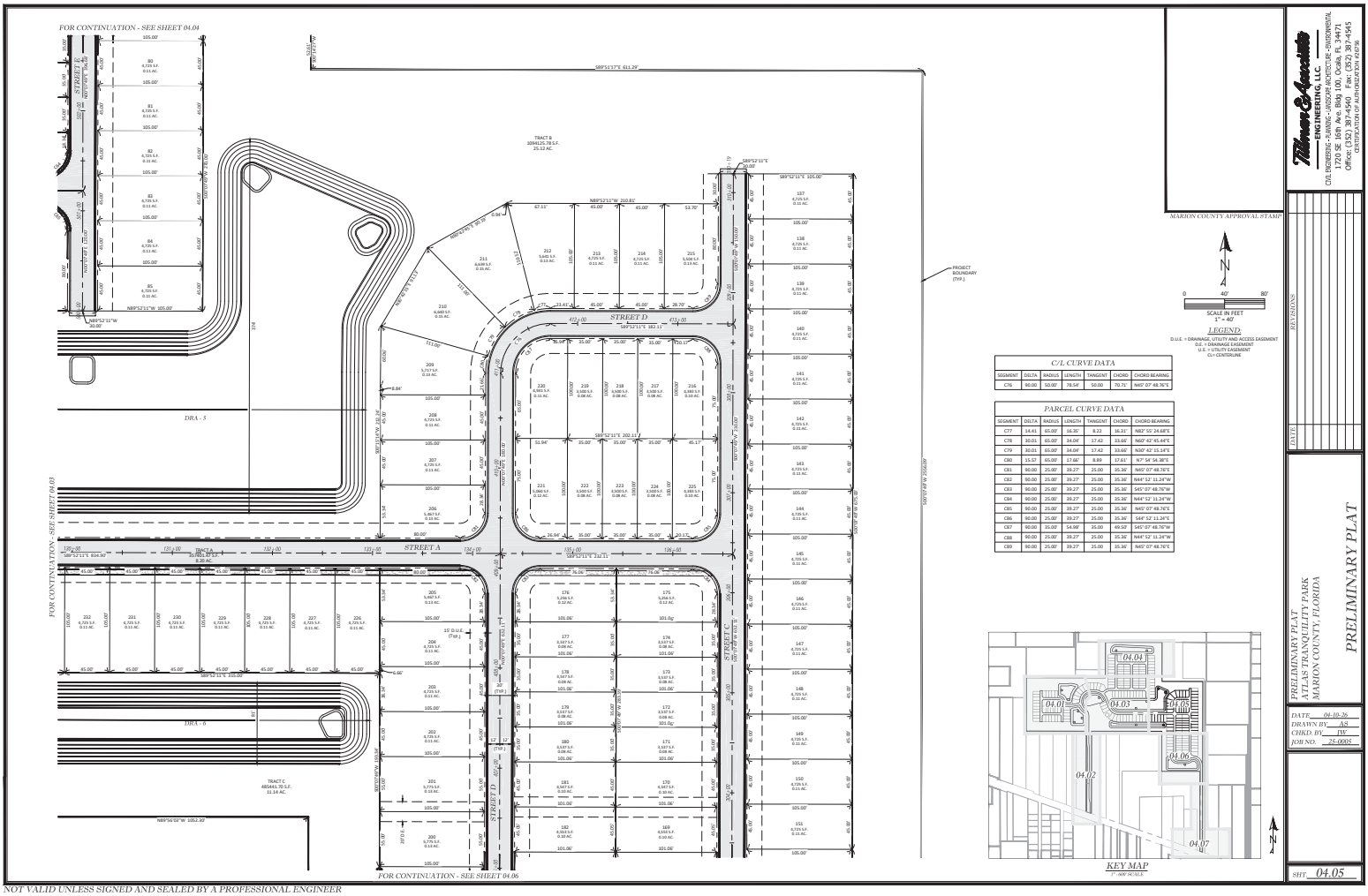

LEGEND:

D.U.E. = DRAINAGE, UTILITY AND ACCESS EASEMENT
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
C/L= CENTERLINE

C/L CURVE DATA

SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C76	90.00	50.00'	78.54'	50.00	70.71'	N45° 07' 48.76"E

PARCEL CURVE DATA

SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C77	14.41	65.00'	16.35'	8.22	16.31'	N82° 51' 24.68"E
C78	30.01	65.00'	34.04'	17.42	33.68'	N60° 42' 45.44"E
C79	30.01	65.00'	34.04'	17.42	33.68'	N30° 42' 15.14"E
C80	15.57	65.00'	17.66'	8.89	17.61	N7° 54' 54.38"E
C81	90.00	25.00'	39.27'	25.00	35.36'	N45° 07' 48.76"E
C82	90.00	25.00'	39.27'	25.00	35.36'	N44° 52' 11.24"W
C83	90.00	25.00'	39.27'	25.00	35.36'	S45° 07' 48.76"W
C84	90.00	25.00'	39.27'	25.00	35.36'	N44° 52' 11.24"W
C85	90.00	25.00'	39.27'	25.00	35.36'	N45° 07' 48.76"E
C86	90.00	25.00'	39.27'	25.00	35.36'	S44° 52' 11.24"E
C87	90.00	25.00'	54.98'	35.00	49.50'	S45° 07' 48.76"W
C88	90.00	25.00'	39.27'	25.00	35.36'	N44° 52' 11.24"W
C89	90.00	25.00'	39.27'	25.00	35.36'	N45° 07' 48.76"E

KEY MAP
1" = 80' SCALE

MARION COUNTY APPROVAL STAMP

Tillman & Associates
ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
OFFICE: (352) 438-3465 Fax: (352) 438-3945
CERTIFICATE OF AUTHORIZATION #28196

REVISIONS

DATE

PRELIMINARY PLAT

PRELIMINARY PLAT
ATLAS TRANQUILITY PARK
MARION COUNTY, FLORIDA

DATE: 04-10-26
DRAWN BY: AS
CHKD. BY: JW
JOB NO: 25-0005

SHT. 04.05

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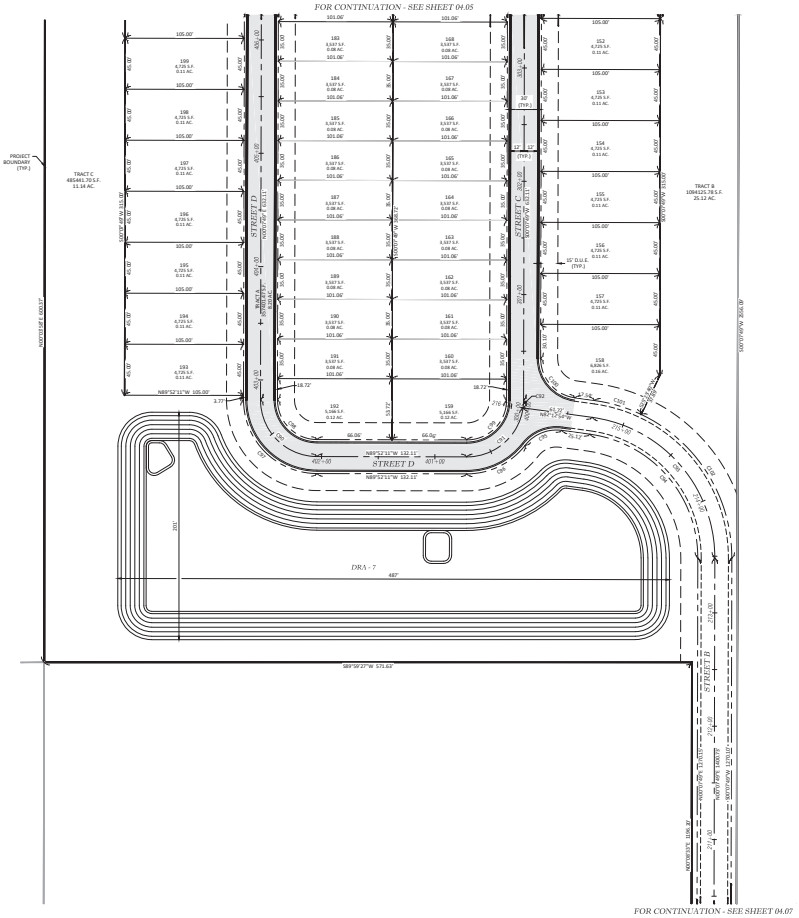


C/L CURVE DATA

SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C90	90.00	50.00'	78.54'	50.00	70.71'	N44° 52' 11.24"W
C91	82.35	50.00'	71.86'	43.73	65.83'	S48° 57' 27.48"W
C92	7.65	50.00'	6.68'	3.35	6.68'	S3° 57' 27.48"W
C93	82.35	125.00'	179.65'	109.32	164.58'	N41° 02' 32.52"W

PARCEL CURVE DATA

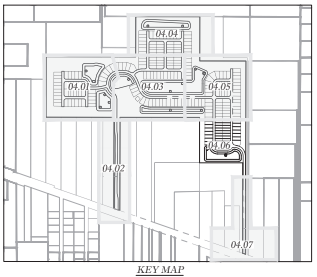
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C94	82.35	110.00'	158.09'	96.20	144.82'	N41° 02' 32.52"W
C95	60.00	35.00'	36.65'	20.21	35.00'	S67° 47' 06.20"W
C96	52.35	65.00'	59.38'	31.95	57.34'	S63° 57' 27.48"W
C97	90.00	65.00'	102.10'	65.00	91.92'	N44° 52' 11.24"W
C98	90.00	35.00'	54.98'	35.00	49.50'	S44° 52' 11.24"E
C99	90.00	35.00'	54.98'	35.00	49.50'	N45° 07' 48.76"E
C100	82.35	35.00'	50.30'	30.61	46.08'	S41° 02' 32.52"E
C101	17.65	140.00'	43.03'	21.68	42.86'	S73° 24' 36.87"E
C102	64.74	140.00'	158.18'	88.74	149.90'	S32° 14' 15.59"E

MARION COUNTY APPROVAL STAMP

SCALE IN FEET
1" = 40'

LEGEND:

D.U.E. = DRAINAGE, UTILITY AND ACCESS EASEMENT
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
C/L= CENTERLINE



KEY MAP
1" = 60' SCALE

Tillman & Associates
ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-3772 Fax: (352) 387-3945
CERTIFICATE OF AUTHORIZATION #28994

REVISIONS

DATE

PRELIMINARY PLAT
ATLAS TRANQUILITY PARK
MARION COUNTY, FLORIDA

PRELIMINARY PLAT

DATE 04-10-26
DRAWN BY AS
CHKD. BY JW
JOB NO. 25-0005

SHT. 04.06

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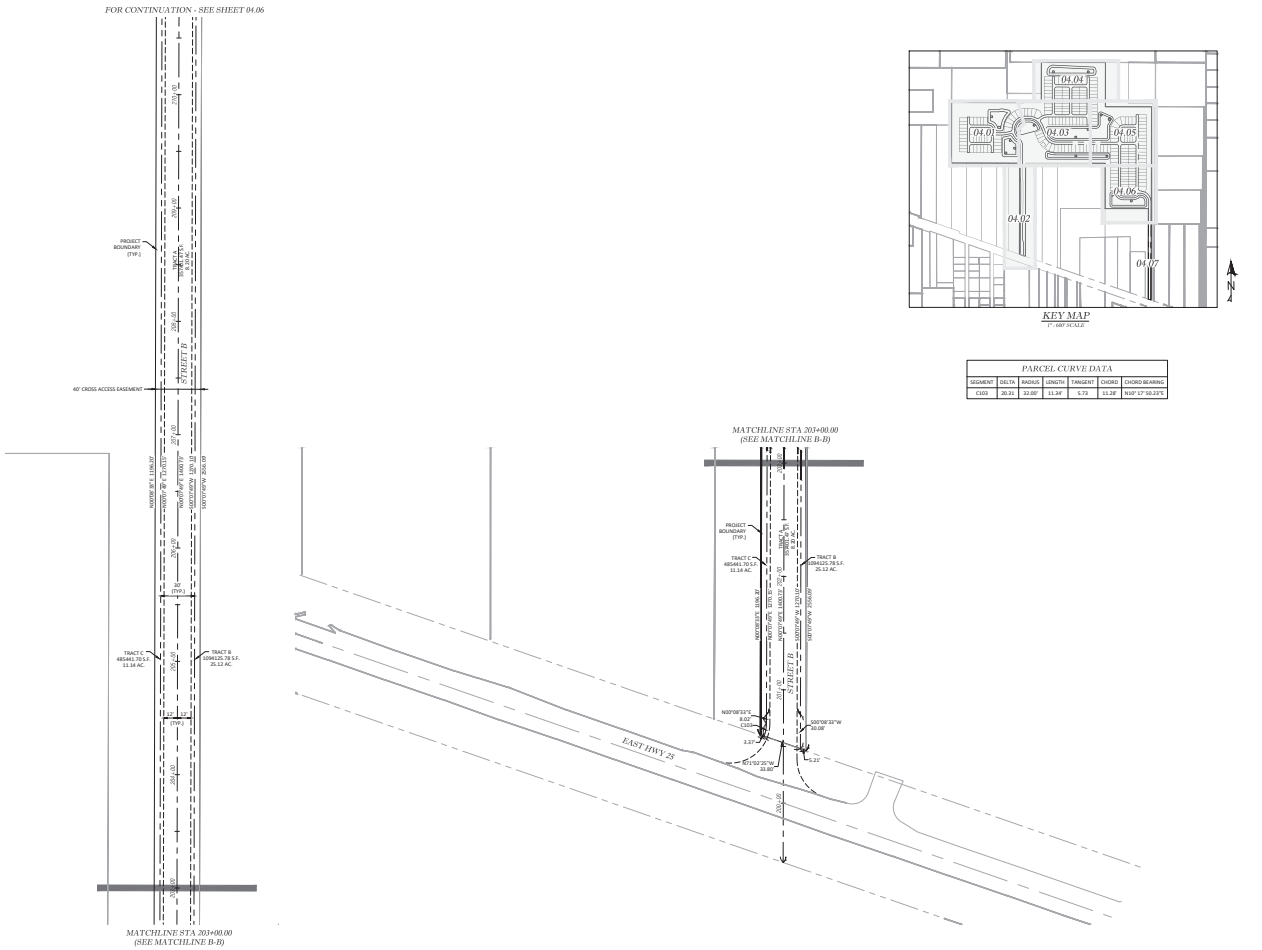

PARCEL CURVE DATA						
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C103	20.31	32.00'	11.34'	5.73	11.28'	N10° 17' 50.23"E

MARION COUNTY APPROVAL STAMP

N

0 40' 80'
SCALE IN FEET
1" = 40'

LEGEND:
D.U.E. = DRAINAGE, UTILITY AND ACCESS EASEMENT
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
C/L= CENTERLINE

Morris-Depew ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1700 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 732-3668 Fax: (352) 732-3545
CERTIFICATE OF AUTHORIZATION #28996

REVISIONS

DATE

PRELIMINARY PLAT
ATLAS TRANQUILITY PARK
MARION COUNTY, FLORIDA

PRELIMINARY PLAT

DATE: 04-14-26
DRAWN BY: AS
CHKD. BY: JW
JOB NO: 25-0005

SHT: 04.07

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Marion County

Development Review Committee

Agenda Item

File No.: 2026-23341 **Agenda Date:** 6/15/2026 **Agenda No.:** 6.2.

SUBJECT:
441 Modular Home Dealership - Major Site Plan - 000672 - Waiver to Major Site Plan in Review
Parcel #: 36943-000-00 # WaiverPIR-000896-2026
Tillman & Associates Engineering, LLC

LDC 2.18.4.C - Construction, completion, and close out
CODE states All subdivision improvements shall be constructed in accordance with approved plans and shall conform to regulations and specifications in effect on the date of approval of the improvement plans.
APPLICANT requests to commence construction prior to plan approval and approve early site work permit (earthwork only) at the Developer's risk. All existing permitted trees to be preserved until tree preservation plan approval.

SUBMITTAL SUMMARY REPORT
MajorSite-000762-2026

PLAN NAME:	441 Modular Home Dealership	**LOCATION:**	0
APPLICATION DATE:	05/12/2026	**PARCEL:**	36943-000-00
DESCRIPTION:	441 Modular Home Dealership - Major Site Plan		

CONTACTS	NAME	COMPANY
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC
Engineer of Record	Robert Quinney	

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.1	05/14/2026	05/29/2026	06/01/2026	Requires Re-submit
OCE: Plan Review (DR) v.2				Not Received

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Janet Warbach	05/29/2026	05/20/2026	Requires Re-submit
Corrections	Additional 911 Comments (**Not Resolved**) - **Corrective Action:** Sheet 16.01 the official 911 designation is S US HWY 441 (quadrant of “S” is missing from label of US HWY 441). Also, Sheet 1 – Aerial Map has S US HWY 441 incorrectly labeled as US 27/US 301/US 441 and SE 92nd Place Rd incorrectly labeled as SE 92nd PL/BLVW BYPS. - Incorrect Road Name Label			
Environmental Health (Plans) (Environmental Health)	Evan Searcy	05/29/2026	05/29/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	05/29/2026	05/14/2026	Requires Re-submit
Comments	1) The fire hydrants are currently shown downstream of the double check detector assembly, which is not permitted. Fire hydrants shall be connected upstream of any backflow prevention devices to ensure adequate and reliable fire flow. In accordance with NFPA 24, Section 7.3.6, no devices such as check valves, detector check valves, or backflow prevention valves shall be installed in the piping between the fire hydrant and the supply source.			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Erik Kramer	05/29/2026	05/29/2026	Requires Re-submit
Corrections	2.12.4/6.11.8 - Parking (**Not Resolved**) - **Corrective Action:** This proposed use qualifies as a "MODEL HOME SALES LOT OR MODEL HOME COMPLEX" based on the following definition contained in the County's land development code: "Model homes designed in a cluster to create a sales facility." Accordingly, applicant will need to demonstrate compliance with LDC Section 4.3.13.A. - 2.12.4/6.11.8 - Parking: Provide number and calculation of required and proposed parking spaces in table format, per LDC Sec. 6.11.8. - Parking requirements.			
Corrections	Additional Growth Services Comments (**Not Resolved**) - **Corrective Action:** Staff could not locate labels for garbage collection area or outdoor AC components. Indicate where these would be and provide screening/landscaping per Sec. 6.8.9. - Service and equipment areas, sub-sections B and D. - Additional Growth Services Comments			
Corrections	2.12.5/1.8.2.F - Concurrency Deferral Statement (**Not Resolved**) - **Corrective Action:** Staff could not locate the concurrency statement on the cover sheet. Provide the concurrency statement on the cover sheet if deferring to the building permitting stage. - 2.12.5/1.8.2.F - Concurrency Deferral Statement: Please provide a concurrency statement on the cover sheet according to LDC Sec. 1.8.2 (F) - Concurrency Deferral. An owner may elect to defer required concurrency review and approval for a development application identified in Section 1.8.2.A to a subsequent development application review stage by executing the following "Concurrency Deferral Statement" on the development application plan, or in a separate sworn and notarized affidavit, a copy of which shall be provided to Growth Services and the original shall be recorded in Marion County's Public Records, as applicable: "This project has not been granted concurrency approval and/or granted and/or reserved any public facility capacities. Future rights to develop the resulting property(ies) are subject to a deferred concurrency determination, and final approval to develop the property has not been obtained. The completion of concurrency review and/or approval has been deferred to later development review stages, such as, but not limited to, [list subsequent applications expected pursuant to Section 1.8.2.C as applicable]."			
Corrections	2.12.4.L & Article 5 - Overlay zones (**Not Resolved**) - **Corrective Action:** Note on cover sheet says secondary springs zone. This property is in the primary springs zone. Correct note. - 2.12.4.L & Article 5 - Overlay zones: Provide a statement showing all applicable overlay zones on the subject properties such as Airport Overlay Zones (AOZ), Environmentally Sensitive Overlay Zone (ESOZ), Floodplain, Springs Protection Overlay Zone (SPOZ), Military Operating Area (MOA), Scenic Roads Area (SRA), Wellhead/Wellfield Protection Area (WHPA), Silver Springs Community Redevelopment Area (SSCRA), and CR 475A Visual Enhancement Gateway Development Overlay, etc. Refer to LDC Article 5 - OVERLAY ZONES AND SPECIAL AREAS.			

SUBMITTAL SUMMARY REPORT (MajorSite-000762-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Erik Kramer	05/29/2026	05/29/2026	Requires Re-submit
Corrections	2.12.24 - Landscape requirements/6.8.6 - Buffering (**Not Resolved**) - **Corrective Action:** (1) A 15' C-Type buffer is required to the adjacent railroad ROW. Applicant currently labels it as a D-Type. Existing vegetation may be used as determined by the County's landscape review. Any gaps would need to be filled in. (2) A 15' D-Type buffer with a wall is required to the adjacent A-1 zoned property. Staff recognizes the applicant's note that a waiver to buffer wall requirement will be sought. Only trees located on the subject property can count toward buffer planting requirements. Consider reaching out to OCE property management about the possibility of abrogating the unpaved portion of ROW between the subject property and B-4/A-1 property owned by FABRICATORE ALEXANDER. Abrogating could provide the subject property with additional existing trees to count towards buffer requirements and provide more buffer trees to meet the intent of buffer wall screening for the applicant's waiver. Waiver requests to buffer wall requirements will need final approval from the Board of County Commissioners. Applicant will need to demonstrate alternative buffering that meets the intent of the wall (visual obstruction, sound barrier). Vegetation located off-site from the subject property will not count towards meeting the intent of the buffer wall. A tree survey demonstrating which trees are located on the subject property and which are located off-site (within ~10-20 feet) will be critical. - 2.12.24 - Landscape requirements/6.8.6 - Buffering: Show buffer types, locations, and dimensions of required buffering on plan. Show buffer descriptions and illustrations of each proposed buffer (including longitudinal and transverse cross-sections)			
Corrections	4.4 - Show proposed signs to meet LDC Sec 4.4 (**Not Resolved**) - **Corrective Action:** Label sign setback from front property line. - 4.4 - Show proposed signs to meet LDC Sec 4.4: If sign(s) is proposed on site, show proposed sign's location and design. The signs shall comply with LDC Sec. 4.4. A master sign plan and/or permit may be required.			
Corrections	2.12.27 - Location & screening of outside storage (**Not Resolved**) - **Corrective Action:** Indicate if there will be an outdoor storage area for items/equipment/goods other than the model homes for sale. If there is, show the location with dimensions and demonstrate compliance with Sec. 4.2.21.D.(2)(a). - 2.12.27 - Location & screening of outside storage: Provide a statement indicating any outside storage area is proposed. If applicable, show location of outside storage areas on plan. Check special requirements under zoning code sections.			
Corrections	2.12.19 - Dimension & location of site improvement (**Not Resolved**) - **Corrective Action:** Label dimensions of porch. - 2.12.19 - Dimension & location of site improvement: Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements.			
Corrections	2.12 - Waivers (Requested & Approved) (**Not Resolved**) - **Corrective Action:** Applicant indicated that a buffer waiver will be requested. This is a courtesy correction that will be resolved in second round review. Be sure to add any approved waivers to the cover sheet with code section being waived, description of waiver request, date of approval, and waiver plan reference number. - 2.12 - Waivers (Requested & Approved): List of all requested and approved waivers, conditions, and the date of approval.			
Corrections	2.12 - Site coverage (**Not Resolved**) - **Corrective Action:** Staff could not locate a site coverage breakdown on the cover, geometry, or drainage sheets. Provide a breakdown and specify which sheet the breakdown is located. Include modular home pads as impervious surface. - 2.12 - Site coverage: Provide list of site coverage in square footage, acreage, and percentage. Including existing and proposed building coverage by intended use with gross floor area, leasable/interior area, existing and proposed gross impervious area.			
Comments	If you have any questions or concerns regarding this Growth Services review, please contact me at erik.kramer@marionfl.org or 352-438-2604			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	05/29/2026	05/29/2026	Requires Re-submit
Comments	1. Please clarify the status of trees not in a clouded area, will they remain or be removed? 2. Any trees over 30" DBH should be assessed for condition to determine mitigation requirements. Please submit signed and sealed Landscape, irrigation and photometric plans for review			
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	05/29/2026	05/28/2026	Approved

SUBMITTAL SUMMARY REPORT (MajorSite-000762-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Delenie Roman	05/29/2026	05/29/2026	Requires Re-submit

Comments

Map -- Good/Sunbiz checked.
Property Owner certification does not match property appraiser's information.
Please update Owner's Certification or in the alternative show new ownership documentation/Provide documentation of owner authorization.
Please ensure that signer's authority documents are uploaded at time of correction.

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]."
- DR 5/29/26

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	05/29/2026	05/18/2026	Requires Re-submit

Corrections	7.1.3.B. - Drainage Construction Specifications (**Not Resolved**) - Info: Alternative pipe material request is being processed. Proposed plans identify all pipes as RCP. Is the intent behind the request to give the contractor the option to use HDPE & PP?
Corrections	6.13.4.D - Recovery Analysis (**Not Resolved**) - See Comment under "6.13.2.B(4) Hydrologic Analysis"
Corrections	Additional Stormwater comments (**Not Resolved**) - (1) Please provide a copy of the NPDES permit or NOI as well as the district permit prior to construction. (2) If you have questions or would like to discuss the stormwater review comments, please contact Alexander Turnipseed at (352) 671-8376 or at alexander.turnipseed@marionfl.org.
Corrections	6.13.2.B(4) - Hydrologic Analysis (**Not Resolved**) - None of the Kv values in the geotech report exceed 3.6. Why is 7 fpd being used in the calculations?
Corrections	6.13.12 - Operation and Maintenance (**Not Resolved**) - 6.13.12 - Operation and Maintenance: Provide an O&M manual detailing the steps for operating and maintaining the proposed private system of DRAs, pipes, inlets, swales, etc. Manual shall be signed by Owner and owner's certification statement shall be on the manual. Owner's certification statement: "I hereby certify that I, my successors, and assigns shall perpetually operate and maintain the stormwater management and associated elements in accordance with the specifications shown herein and on the approved plan".
Corrections	6.13.4 - Stormwater Quantity Criteria (**Not Resolved**) - See Comment under "6.13.2.B(4) Hydrologic Analysis"
Corrections	6.13.2.B(6) - Freeboard (**Not Resolved**) - See Comment under "6.13.2.B(4) Hydrologic Analysis"
Corrections	Final signed and sealed hard copy signature page (**Not Resolved**) - After all stormwater comments are resolved, please upload a scanned copy of the digitally signed and sealed certification page of the stormwater report. Alternatively, a hard copy can be submitted. If you choose to submit a hard copy, you only need to submit the certification page of the report. A full report is not necessary. However, full reports are accepted if desired.
Corrections	6.13.2.B(8) - Calculation & Plan Consistency (**Not Resolved**) - Info: This item will be reviewed upon resubmittal
Corrections	6.13.6 - Stormwater Quality Criteria (**Not Resolved**) - See Comment under "6.13.2.B(4) Hydrologic Analysis"
Corrections	6.13.4.C - Discharge Conditions (**Not Resolved**) - See Comment under "6.13.2.B(4) Hydrologic Analysis"

OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	05/29/2026	05/28/2026	Approved

SUBMITTAL SUMMARY REPORT (MajorSite-000762-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	05/29/2026	05/17/2026	Requires Re-submit

Corrections 6.12.12 - Sidewalks (**Not Resolved**) - **Corrective Action:** Sidewalk is required along US 441. Staff supports payment of a fee in-lieu of sidewalk construction. The Development Review Committee must approve the payment of a fee through the waiver process. If approved by the DRC, the fee comes out to $19,337.50 and must be paid prior to plan approval - 6.12.12 - Sidewalks: Show sidewalk on the plans as required in section 6.12.12.

Corrections 6.11.5 - Driveway access (**Not Resolved**) - **Corrective Action:** The driveway does not meet spacing requirements. Staff will support a deviation to the spacing requirements subject to either locating the driveway half-way between the two existing driveways on the neighboring properties or providing verification from FDOT that they are willing to issue a permit for the driveway in the location as proposed. - 6.11.5 - Driveway access: The driveways must meet the requirements of section 6.11.5.

Corrections 6.11.4.B - Cross access (**Not Resolved**) - **Corrective Action:** 1. Provide the executed cross access easement. The easement template can be obtained by contacting the Development Review Office at 352-671-8686 or developmentreview@marionfl.org. The executed easement and recording fees must be provided to the Development Review Office prior to plan approval. 2. The easement is required to be paved. Staff supports a deviation from the paving requirement subject to providing a paving covenant. The covenant template can be obtained from the Development Review Office and the executed covenant and recording fees must be provided to the Development Review Office prior to plan approval. - 6.11.4.B - Cross access: Provide a 24' wide paved cross access easement as specified in 6.11.4.B

Utilities (OCE Plans) (Utilities)	Heather Proctor	05/29/2026	05/27/2026	Requires Re-submit

Corrections Parcel numbers match project area (**Resolved**) - Correct parcel number and project area

Corrections MCU Contact Info on Project Cover Sheet (**Not Resolved**) - **Corrective Action:** Confirm with the City of Belleview that the contact information on the cover sheet is correct for their department.

Corrections 6.14.2.A(1) - Letter from utility provider (**Not Resolved**) - **Corrective Action:** Parcel is within the City of Belleview Service Area. A letter from the City of Belleview stating service availability and connection requirements shall be submitted prior to building permit issuance. Insure the City of Belleview has seen and approved utility connections, as they are not part of MCU's review process. - 6.14.2.A(1) - Letter from utility provider: Letter of availability and capacity from service area's utility provider, including map of water and sewer mains with distances shown to determine if connection is required.

Comments The project is located within the City of Belleview utility service area. A letter from the utility provider stating that utility service availability and capacity exist, and confirming that the plans have been reviewed, is required before Marion County Utilities can approve the plans.

eREVIEW SESSION FILES:

1- AerialMap.pdf
2- QuadMap.pdf
3- NWImap.pdf
4- FEMAMap.pdf
441 Modular Home Dealership 2026.05.12.pdf
5- SoilsMap.pdf
Deed.pdf
EcologicalAssessmentReport_M&A_2026-02-04.pdf
Geological Assessment Report - Karst_26-11029.01.1.pdf
Geotechnical Assessment Report_26-11029.01.2.pdf
LeaseToOwnWithOption.pdf
Master Utility Report_SS-RQ.pdf
MC Submittal Letter _ Major Site Plan.pdf
MCPA Property Record Card.pdf
PropertyOfferLetter.pdf
Stormwater Management Report_SS-RQ_2026-04-24.pdf
Sunbiz - J&J Homes and Services, Inc.pdf
Sunbiz - Solarium Properties, LLC.pdf
Survey_441ModularHomeDealership_2026-03-25.pdf
Use of Optional Pipe Material Request letter.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Chris Zeigler	801'-6"	05/17/2026 9:37	PM441 Modular Home Dealership 2026.05.12.pdf	4
Janet W	Official 911 designation is S US HWY 441 (quadrant of "S" is missing.	05/18/2026 11:39	AM441 Modular Home Dealership 2026.05.12.pdf	23
Alexander	None of the borings show a Kv higher than 3.6	05/18/2026 1:13	PMStormwater Management Report_SS-RQ_2026-04-24.pdf	26
Janet W	Should be S US HWY 441	05/20/2026 9:57	AM1- AerialMap.pdf	1
Janet W	Should be SE 92nd Place Rd	05/20/2026 9:59	AM1- AerialMap.pdf	1

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: 6/9/2026 Parcel Number(s): 36943-000-00 Permit Number: MajorSite-000762-2026

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: 441 Modular Home Dealership 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): J & J HOMES AND SERVICES, INC.
Signature: _____
Mailing Address: 6330 OLD KINGS RD NORTH City: Jacksonville
State: FL Zip Code: 32254 Phone # (904) 475-2982
Email address: j.jhomesandservices@gmail.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): Tillman & Associates Engineering, LLC Contact Name: Robert Quinney, 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): 2.18.4.C - Construction, completion, and close out
Reason/Justification for Request (be specific): Request to commence construction prior to plan approval and approve early site work permit (earthwork only) at the Developer's risk. All existing permitted trees to be preserved until tree preservation plan approval.

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): _____

CLEAR FORM

Revised 6/2021

RESUBMIT

MAJOR SITE PLAN
441 MODULAR HOME DEALERSHIP
SECTION 23, TOWNSHIP 16 SOUTH
RANGE 22 EAST
MARION COUNTY, FLORIDA

BENCHMARKS:

5/8" IRON ROD & CAP (PSM 3337)
N.1729644.644
E.629721.157

IRON ROD & CAP (5/8 NOID)
N.1729648.8820'
E.630701.2130'

IRON ROD & CAP (1/2 NOID)
N.1728674.8730'
E.630528.2100'

IRON ROD & CAP (5/8 NOID)
N.1726680.8820'
E.631466.1070'

CONTROL POINT
SET IRON ROD & CAP (S/8 LB5091 WIT)
NORTHING = 1728915.5970
EASTING = 630969.5230
ELEVATION = 64.83'

CONTROL POINT
SET IRON ROD & CAP (S/8 LB5091 WIT)
NORTHING = 1729463.4860
EASTING = 629774.3090
ELEVATION = 63.01'

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 THE MARION COUNTY UTILITY MANUAL AS APPLICABLE.
2. SIGHT DISTANCE AT DRIVEWAYS COMPLIES WITH FDOT REQUIREMENTS.
3. THIS PROPERTY APPEARS TO BE IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), HOWEVER, NO FLOOD HAZARDS ARE SHOWN ON LATEST FEMA FIRM PANEL 12083C0729D FOR THIS PROPERTY.
4. ALL UTILITIES UNDER EXISTING OR PROPOSED PAVEMENT SHALL BE SLEEVED IN ACCORDANCE WITH SECTION B.2.6a OF THE MARION COUNTY LAND DEVELOPMENT CODE CRITERIA.
5. THIS PROJECT IS LOCATED IN THE SECONDARY SPRINGS PROTECTION ZONE.
6. FIELD SURVEY DATE: 01/25/2026.
7. VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT 36TH 88 A02 WITH AN ELEVATION OF 70.04', NAVD-88.
8. 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.
9. BEARINGS AND STATE PLANE COORDINATES DEPICTED HEREON ARE GRID, WEST FLORIDA ZONE, NAD-83 (CORS96) EPOCH:2002.0000), BASED ON TRIMBLE VIRTUAL REFERENCE STATION NETWORK.
10. ALL TREES 10" DBH AND LARGER SHALL BE LOCATED AND SHOWN ON THE DEFERRED LANDSCAPE PLAN.
11. PROJECT IS OUTSIDE OF THE ESOZ.
12. *ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.*

LEGAL DESCRIPTION

PER WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 5595, PAGE 1391 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

COMMENCE AT THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA; THENCE RUN S.89°55'00"E., ALONG THE NORTH BOUNDARY OF SAID SECTION 23, A DISTANCE OF 1294.79 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441 SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE S.89°55'00"E., ALONG SAID NORTH BOUNDARY OF SECTION 23, A DISTANCE OF 980.26 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD, SAID POINT ALSO BEING ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1960.08 FEET AND A CENTRAL ANGLE OF 21°59'07"; THENCE RUN SOUTHEASTERLY ALONG AND WITH THE ARC OF SAID CURVE AN ARC DISTANCE OF 530.71 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S.49°34'00"E. ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 484.02 FEET; THENCE RUN S.89°55'00"W. A DISTANCE OF 937.58 FEET; THENCE RUN N.26°21'47"W. A DISTANCE OF 384.58 FEET; THENCE RUN S.72°47'06"W. A DISTANCE OF 303.31 FEET TO A POINT ON THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441; THENCE RUN N.26°22'00"W. ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 802.10 FEET TO THE POINT OF BEGINNING.

THIS SITE CONTAINS:
PARCEL # 36943-000-00
PROJECT AREA= 21.16 ± ACRES
EXISTING IMPERVIOUS = 0.00 AC.
PROPOSED IMPERVIOUS = 2.28 AC. (99 316.8 S.F.) 10.78%
DESIGN SPEED = 55 MPH (S HWY 441)
POSTED SPEED = 55 MPH (S HWY 441)
AVERAGE DAILY TRIPS (ITE 842) = 220
AM PEAK PERIOD TRIPS (ITE 842) = 20
AM PEAK PERIOD TRIPS (ITE 842) = 34
SOURCE: ITE TRIP GENERATION MANUAL, 12th EDITION

VICINITY MAP
SCALE: 1" = 1,000'

INDEX OF SHEETS

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09.01 - 09.03	UTILITY PLAN & PROFILES
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14.01 - 14.02	EROSION CONTROL PLAN
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BL.01	SOIL BORING LOGS

1-2 BOUNDARY AND TOPOGRAPHY SURVEY
(PREPARED BY R.M. BARRINEAU & ASSOCIATES, INC.)

OWNER'S SIGNATURE

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

JUSTUS LARICCIA, CEO

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE (LDC), AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

TRAVIS P. BARRINEAU, PSM
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 6899
STATE OF FLORIDA

ENGINEER CERTIFICATE

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.

ROBERT J. QUINNEY, P.E.
LICENSED ENGINEER NO. 91892
STATE OF FLORIDA

APPLICANT/OWNER'S REPRESENTATIVE:

J & J HOMES AND SERVICES, INC.
JUSTUS LARICCIA, CEO
6330 OLD KINGS RD NORTH
JACKSONVILLE, FL. 32254
PH: (904) 475-2982

CIVIL ENGINEER:

TILLMAN AND ASSOCIATES ENGINEERING, LLC
ROBERT J QUINNEY, P.E.
1720 S.E. 16th AVE., BLDG. 100
OCALA, FLORIDA 34471
PH: (352) 387-4540

ENVIRONMENTAL CONSULTANT:

MODICA & ASSOCIATES, INC.
ELAINE IMBRUGLIA, PRESIDENT
302 MOHAWK ROAD
CLERMONT, FL 34715
PH: (352) 394-2000

UTILITY COMPANIES:

WATER	CITY OF BELLEVIEW	L.R. "BOB" TITTERINGTON, P.E. 352-245-7021 EXT. 2110
SEWER	PRIVATE OSTDS	
ELECTRIC	DUKE ENERGY	FLORIDANEWCONSTRUCTIONLAKEMARY@DUKE-ENERGY.COM
FIBER/TELEPHONE	DIGITAL COMMUNICATION MEDIA	JORGE SANTIAGO, (352) 873-4837
TELECOMMUNICATIONS	AT&T	GREG JACOBSON, (813) 342-0512 | CRAIG PETRIE (407) 578-8000
GAS	TECO	CHUCK HUMPHREY, (352) 401-3409

SURVEYOR:

R.M. BARRINEAU & ASSOCIATES, INC
TRAVIS P. BARRINEAU, P.S.M.
1309 S.E. 25th LOOP, SUITE #103
OCALA, FLORIDA 34471
PH: (352) 622-3133

GEOTECHNICAL CONSULTANT:

GEOTECH, INC.
CRAIG HAMPY, P.E.
1016 S.E. 3RD AVENUE
OCALA, FLORIDA 34471
PH: (352) 694-7711

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

Call 48 Hours before you dig. It's the Law! 1-800-432-4770 Sunshine State One Call of Florida, Inc.

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

441 MODULAR HOME DEALERSHIP
MAJOR SITE PLAN
MARION COUNTY, FLORIDA

COVER (COUNTY)

DATE 5/11/26
DRAWN BY
CHKD. BY
JOB NO. 25-0158

SHT. 01.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

GENERAL NOTES

1. 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.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST STANDARDS OF **CITY OF BELLEVIEW AND FDOT**.
3. PAVEMENT STRIPING TO BE IN ACCORDANCE WITH **CITY OF BELLEVIEW** SPECIFICATIONS AND WITH THE FLORIDA D.O.T. ROADWAY & TRAFFIC STANDARDS, INDEX 17346.
4. ALL TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
5. 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.
6. ALL FINISHED GRADES AND ELEVATIONS ARE AS DENOTED BY THE APPLICABLE LEGEND.
7. 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.
8. BENCHMARKS PROVIDED BY: **R.M. BARRINEAU & ASSOCIATES, INC.**
9. THE CONTRACTOR SHALL NOTIFY **CITY OF BELLEVIEW, FDOT, MARION COUNTY** ENGINEERING DIVISION AND TILLMAN AND ASSOCIATES ENGINEERING, LLC AT LEAST ONE WEEK BEFORE COMMENCEMENT OF ANY CONSTRUCTION.
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 82-371, 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. CONTACT CITY OF BELLEVIEW (BOB TITTERINGTON (352) 245-7021), FDOT AND MARION COUNTY.

WATERMAIN CONSTRUCTION NOTES

1. SEPARATION REQUIREMENTS (SEE TABLE 1.0-UTILITY SEPARATIONS)

1.1. 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:

1.1.1. 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 III OF CHAPTER 62-610, F.A.C.

1.1.2. 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.

1.1.3. 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 III 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.

1.2. VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS OR RECLAIMED WATER PIPELINES:

1.2.1. 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.

1.2.2. 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 SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12" ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

1.2.3. 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 3' 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 6' FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPLINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C..

1.3. NO WATER MAIN SHALL PASS THROUGH OR COME INTO CONTACT WITH ANY PART OF A SANITARY SEWER MANHOLE OR A STORM SEWER MANHOLE.

1.4. NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE A T LEAST 3' FROM 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., AT LEAST 3' BUT PREFERRABLY 10' FROM 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. AND AT LEAST 10' FROM ANY EXISTING OR PROPOSED ON-SITE SEWAGE TREATMENT OR DISPOSAL SYSTEM AS DEFINED IN SECTION 381.0065(2), F.S. AND RULE 64E-6.002, F.A.C..

1.5. 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 APPROVAL PRIOR TO WORK COMMENCEMENT.

2. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN FITTINGS OF BRANCHES AND MAINS.
3. DEFLECTIONS AT PIPE JOINTS SHALL NOT EXCEED THOSE RECOMMENDED BY THE PIPE MANUFACTURER.
4. ALL GATE VALVES SHALL BE EQUIPPED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH COVER, WITH THREADED EXTENSION WHERE NEEDED.
5. 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.
6. 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 30 MINUTES 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.
7. ALL NON-METALLIC WATER MAINS SHALL BE INSTALLED WITH A CONTINUOUS, INSULATED 10 GAUGE 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.
8. MARK DRINKING WATER SERVICES WITH 4" X 4" X 8' PT POST PAINTED BLUE ON END.
9. PIPE MATERIALS: ALL PIPE, PIPE FITTINGS, PIPE JOINT PACKING AND JOINTING MATERIALS, VALVES, FIRE HYDRANTS, AND METERS INSTALLED UNDER THIS PROJECT SHALL CONFORM TO APPLICABLE AWWA STANDARDS (SEE TABLE 2.0-WATER AND SEWER PIPE AND JOINT SPECIFICATIONS). (A) 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 18. PIPE SHALL BE THE SAME O.D. AS DUCTILE IRON PIPE. PVC JOINT - SHALL BE IN ACCORDANCE WITH ASTM D3139 AND AWWA STANDARDS. (B) DUCTILE IRON - SHALL CONFORM TO ANSI/AWWA A21.51/C151. A MINIMUM OF CLASS 50 PIPE SHALL BE SUPPLIED. DUCTILE IRON JOINT - SHALL BE IN ACCORDANCE WITH ANSI A21.11 AND AWWA C111. SERVICES - SHALL BE IN AC1.51/C151' CORDANCE WITH AWWA C901/C800 STANDARDS FOR POLYETHYLENE TUBING, CLASS 160.
10. ALL VALVES SHALL BE LOCATED IN NON PAVED AREAS, UNLESS SPECIFIED ON PLANS.
11. WATER MAIN CONNECTION SHALL BE MADE UNDER THE SUPERVISION OF THE **CITY OF BELLEVIEW** UTILITIES DIVISION. ALL VALVES SHALL BE OPERATED BY **CITY OF BELLEVIEW** PERSONNEL ONLY. WATER MAINS ARE TO BE DISINFECTED PER **ANSIWWA C651-92** AND **CITY OF BELLEVIEW** UTILITIES DIVISION MANUAL OF STANDARDS AND SPECIFICATIONS FOR WASTEWATER AND WATER MAIN CONSTRUCTION SECTION 51.6 WHICH INCLUDES A FULL FLUSH.
12. FIRE HYDRANT LEADS SHALL HAVE A MINIMUM INSIDE DIAMETER OF 6" AND SHALL INCLUDE AN AUXILIARY VALVE.
13. 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.
14. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL CONTAIN NO MORE THAN 8.0% LEAD, AND ANY SOLDER OR FLUX USED IN THIS PROJECT SHALL CONTAIN NO MORE THAN 0.2% LEAD.
15. NEW OR ALTERED DEAD-END WATER MAINS INCLUDED IN THIS PROJECT SHALL BE PROVIDED WITH A FIRE FLUSHING HYDRANT OR BLOW-OFF FOR FLUSHING PURPOSES.
16. ALL FIRE HYDRANTS THAT WILL BE INSTALLED UNDER THIS PROJECT SHALL BE LOCATED AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III 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 III OF CHAPTER 62-610, F.A.C.
17. WATER SERVICES ARE TO TERMINATE 1' OUTSIDE ROW ALONG THE PROPERTY LINE.
18. PROPOSED FIRE HYDRANTS CONNECTED TO THE POTABLE WATER MAIN, FOR THIS PROJECT, SHALL BE PAINTED PER JURISDICTION. 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 UNDEGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPED APPLIED TO THE PIPE WALL. PIPE STRIPED 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 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 LIKE UNDERGORUND PIPE.) [FAC 62-555.320(21)(b)3]
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 BEEDING 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 UNSUITABLY 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 WATERMAIN 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. NEW OR ALTERED WATERMAINS WILL BE CONSTRUCTED OF POLYVINYL CHLORIDE PIPE WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C605, AS INCORPORATED INTO RULE 62-555.330, F.A.C., AND ALL OTHER NEW OR ALTERED WATERMAINS WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600 AS INCORPORATED INTO RULE 62-555.330.
24. NEW OR ALTERED WATERMAINS, INCLUDING FIRE HYDRANT LEADS AND INCLUDING SERVICE LINES THAT WILL BE UNDER THE CONTROL OF A PUBLIC WATER SYSTEM AND THAT HAVE AN INSIDE DIAMETER OF THREE INCHES OR GREATER, WILL BE DISINFECTED AND BACTERIOLOGICALLY EVALUATED IN ACCORDANCE WITH RULE 62-555.340, F.A.C.

SANITARY SEWER NOTES

1. THIS PROJECT WILL UTILIZE ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM (OSTDS) WHICH SHALL BE PERMITTED WITH FDEP AND INSTALLED BY A QUALIFIED CONTRACTOR.
2. ALL MATERIALS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE **CITY OF BELLEVIEW AND MARION COUNTY** MANUAL OF STANDARD SPECIFICATIONS FOR WASTEWATER CONSTRUCTION. (SEE TABLE 2.0-WATER AND SEWER PIPE AND JOINT SPECIFICATIONS)
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 6 INCH 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. ANY PIPE CONSTRUCTED WITH LESS THAN THE MINIMUM SLOPE WILL BE RELAID BY CONTRACTOR TO MEET THE MINIMUM SLOPE REQUIREMENT AT NO ADDITIONAL COST.
8. MARK LATERALS WITH 4" X 4" X 8' PT POST PAINTED GREEN ON END.
9. PIPE MATERIAL IS SDR-35 UNLESS OTHERWISE NOTED.
10. A MINIMUM 1% 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.
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 OF 2 FEET.
    C) AIR TESTS, AS MINIMUM, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM C-828 FOR CLAY PIPE, ASTM C-924 FOR CONCRETE PIPE, ASTM F-1417 FOR PLASTIC PIPE AND FOR OTHER MATERIALS APPROPRIATE TEST PROCEDURES, AIR TESTING, IF SPECIFIED FOR CONCRETE SEWER MANHOLES, CONFORMS TO THE TEST PROCEDURES DESCRIBED IN ASTM C-1244.
12. DEFLECTION TESTS SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES, CHAPTER 33.85, FOR ALL GRAVITY SANITARY SEWER LINES. TESTING IS REQUIRED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS TO PERMIT STABILIZATION OF THE SOIL-PIPE SYSTEM.TESTING REQUIREMENTS SPECIFY:
    1) NO PIPE SHALL EXCEED A DEFLECTION OF 5%.
    2) USING A RIGID BALL OR MANDREL FOR THE PIPE DEFLECTION TESTS WITH A DIAMETER NOT LESS THAN 95% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE, DEPENDING ON WHICH IS SPECIFIED IN THE ASTM SPECIFICATION, INCLUDING THE APPENDIX, TO WHICH THE PIPE IS MANUFACTURED.
    3) PERFORMING THE TEST WITHOUT MECHANICAL PULLING DEVICES.
13. TESTING OF THE COLLECTION SYSTEM IS AS FOLLOWS
    A. ALL GRAVITY SEWER MAINS REQUIRE LOW PRESSURE AIR TESTING IN ACCORDANCE WITH THE LATEST UNI-BELL STANDARD FOR LOW PRESSURE AIR TESTS. AIR TEST, AS A MINIMUM, SHALL CONFORM TO THE TEST PROCEDURES DESCRIBED IN ASTM SPECIFICATIONS, ASTM F1417 FOR PLASTIC PIPE.
    B. ALL SEWER MAINS SHALL BE LAMPED BY IN THE PRESENCE OF A THIRD PARTY REPRESENTATIVE.
    C. ALL MANHOLES SHALL BE INSPECTED FOR INFILTRATION, ALIGNMENT, FLOW CHANNEL CONSTRUCTION AND COAL TAR EPOXY PAINT THROUGHOUT.
    D. HYDRO-STATIC TESTS CONSISTING OF A HYDROSTATIC PRESSURE TEST AND HYDROSTATIC LEAKAGE TEST SHALL BE CONDUCTED ON ALL NEWLY INSTALLED SEWER FORCE MAIN SYSTEM PRESSURE PIPES AND APPURTENANCES IN ACCORDANCE WITH AWWA C600 OR M23 AS APPLICABLE. THE PRESSURE SHALL BE 150 PSI FOR TWO (2) HOURS.
    E. DEFLECTION TEST ARE REQUIRED FOR ALL FLEXIBLE PIPE EXCLUDING FORCE MAINS. TESTS SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES.
    F. ALL MANHOLES SHALL BE INSPECTED AND TESTED FOR WATER-TIGHTNESS OR DAMAGE PRIOR TO PLACING IN SERVICE. AIR TESTING, IF SPECIFIED FOR CONCRETE MANHOLES, SHALLL CONFORM TO THE TEST PROCEDURES FOR ASTM C-1244.
13. AIR TESTING REQUIRED FOR LINE AND MANHOLES.
14. MANHOLES SHALL HAVE OUTSIDE DROP AND LINED IF > 5 FEET.

EROSION CONTROL NOTES

1. DURING CONSTRUCTION, THE CONTRACTORS SHALL TAKE ALL REASONABLE MEASURES TO INSURE AGAINST POLLUTING, SILTING OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING SURFACE WATERS. SUCH MEASURES SHALL BE APPROVED BY THE PROJECT ENGINEER AND MAY INCLUDE, BUT NOT LIMITED TO, CONSTRUCTION OF TEMPORARY EROSION CONTROL STRUCTURES SUCH AS SEDIMENT BASINS, SEDIMENT CHECKS, OR SILT BARRIERS.
2. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH ALL EROSION CONTROL MEASURES AS SHOWN ON THE EROSION CONTROL PLAN.
3. SODDING OF DETENTION PONDS SHOULD BE ACCOMPLISHED WITHIN 14 DAYS OF POND GRADING TO MINIMIZE EROSION POTENTIAL.
4. AT A MINIMUM, THE RETENTION/DETENTION STORAGE AREA MUST BE EXCAVATED TO ROUGH GRADE PRIOR TO BUILDING CONSTRUCTION OR PLACEMENT OF IMPERVIOUS SURFACE WITHIN THE AREA TO BE SERVED BY THOSE FACILITIES. TO PREVENT REDUCTION IN STORAGE VOLUME AND PERCOLATION RATES. ALL ACCUMULATED SEDIMENT MUST BE REMOVED FROM THE STORAGE AREA PRIOR TO FINAL GRADING AND STABILIZATION.
5. IF DURING CONSTRUCTION, THE PROPOSED EROSION SYSTEM DOES NOT PERFORM SATISFACTORILY, ALTERNATIVES AND ADDITIONAL METHODS OF PROTECTION SHALL BE IMPLEMENTED BY THE CONTRACTOR IN ORDER TO COMPLY WITH **S.J.R.W.M.D.** AND **CITY OF BELLEVIEW** EROSION CONTROL COSTS INCLUDING ANY COSTS ASSOCIATED WITH COMPLIANCE ISSUES AND ENFORCEMENT ACTIONS.
6. A 2' STRIP OF SOD SHALL BE PLACED BEHIND BACK OF CURB.
7. NO SITE WORK SHALL BE CONDUCTED PRIOR TO OBTAINING A **"TREE REMOVAL AND SITE GRADING PERMIT"** FROM THE CITY. CALL CITY ENGINEERING DEPARTMENT TO SCHEDULE A PRE-SITE WORK 'EROSION CONTROL AND TREE PROTECTION IMPLEMENTATION STRATEGY MEETING WHICH IS REQUIRED PRIOR TO OBTAINING THE ABOVE PERMIT

PAVING AND DRAINAGE NOTES

1. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCE BETWEEN CENTERLINES OF DRAINAGE STRUCTURES.
2. ALL PAVEMENT RETURN RADII SHALL BE 25' AND MEASURED FROM THE INTERFACE TO 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 ADS PIPE IN LIEU OF RCP. HOWEVER, CONTRACTOR MUST RECEIVE APPROVAL OF ADS USE BY CITY OF BELLEVIEW PRIOR TO CONSTRUCTION.
7. 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.
8. SEE TABLE 3.0 FOR STORM PIPE SEWER SPECIFICATIONS.
9. SEE TABLE 4.0 FOR REQUIRED STORM PIPE COVER BENEATH RIGID PAVEMENT.
10. SEE TABLE 5.0 FOR REQUIRED STORM PIPE COVER BENEATH AN UNPAVED SECTION

FIRE DEPARTMENT

1. THE STRUCTURES BEING CONSTRUCTED ON THE PROPERTY WILL BE CONSTRUCTED UNDER THE 2018 FLORIDA FIRE PREVENTION CODE.
2. ANY NEW HYDRANTS MUST BE ABLE TO SUPPLY 1500 G.P.M. 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.(8TH EDITION OF FLORIDA FIRE PREVENTION CODE)
3. WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK. 8TH EDITION OF FLORIDA FIRE PREVENTION CODE)
4. THE ACCESS ROADS SHALL REMAIN CLEAR OF VEHICULAR OBSTRUCTIONS TO ALLOW ACCESS OF FIRE DEPARTMENT UNITS WHILE THE BUILDINGS ARE BEING CONSTRUCTED. (8TH EDITION OF FLORIDA FIRE PREVENTION CODE)
5. IF LAND CLEARING OPERATIONS REQUIRE BURNING, A BURN PERMIT MUST BE OBTAINED FROM **CITY OF BELLEVIEW** AND THE DEPARTMENT OF FORESTRY PRIOR TO BURNING ANY MATERIAL.
6. ONCE ALL NEW HYDRANTS HAVE BEEN INSTALLED, TESTED, AND PINTED PER NFPA 291 BY A THIRD PARTY CONTRACTOR. PLEASE PROVIDE THE MARION COUNTY FIRE PREVENTION OFFICE WITH A COPY OF THE HYDRANT FLOW DATA.
7. FIRE HYDRANT LOCATIONS SHALL BE INDICATED BY PLACEMENT OF A BLUE REFLECTOR IN THE MIDDLE OF THE ROADWAY LANE CLOSEST TO THE HYDRANT

AS-BUILT NOTES

1. THE CONTRACTOR SHALL SUBMIT A CERTIFIED SET OF RECORD DRAWINGS TO THE ENGINEER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING INFORMATION ON THE APPROVED PLANS CONCURRENTLY WITH CONSTRUCTION PROGRESS. RECORD DRAWINGS SUBMITTED TO THE ENGINEER AS PART OF THE PROJECT ACCEPTANCE SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS.
    A. DRAWINGS SHALL BE LEGIBLY MARKED TO RECORD ACTUAL CONSTRUCTION.
    B. DRAWINGS SHALL SHOW ACTUAL LOCATION OF ALL UNDERGROUND AND ABOVE GROUND STORM DRAINAGE, WATER, REUSE AND WASTEWATER PIPING AND RELATED APPURTENANCES. ALL PIPING LOCATIONS INCLUDING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES AND APPURTENANCES SHALL BE CLEARLY HOWN AND REFERENCED TO PERMANENT SURFACE IMPROVEMENTS. RAWINGS SHALL ALSO SHOW ACTUAL INSTALLED PIPE MATERIAL, CLASS, ETC.
    C. DRAWINGS SHALL CLEARLY SHOW ALL FIELD CHANGES OF DIMENSION AND DETAIL INCLUDING CHANGES MADE BY FIELD ORDER OR BY CHANGE ORDER.
    D. DRAWINGS SHALL CLEARLY SHOW ALL DETAILS NOT ON ORIGINAL CONTRACT DRAWINGS, BUT CONSTRUCTED IN THE FIELD. ALL EQUIPMENT AND PIPING RELOCATION SHALL BE CLEARLY SHOWN.
    E. LOCATION OF ALL INLETS AND MANHOLES, HYDRANTS, VALVES AND VALVE BOXES SHALL BE SHOWN. ALL VALVES SHALL BE REFERENCED FROM AT LEAST TWO PREFERABLY THREE PERMANENT POINTS.
    F. DIMENSIONS BETWEEN ALL INLETS AND MANHOLES SHALL BE VERIFIED AND SHOWN THE INVERTS AND GRADE ELEVATIONS OF ALL INLETS, CONTROL STRUCTURES AND MANHOLES SHALL BE SHOWN.
    G. CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY FOR POND GRADING. SPOT ELEVATIONS SHALL BE TAKEN AT TOP OF BANK, POND BOTTOM, AND ALL GRADE BREAKS AT 50' INTERVALS.
    H. DRAWINGS SHALL CLEARLY INDICATE VERTICAL AND HORIZONTAL SEPARATION BETWEEN WATER MAIN AND STORM DRAINAGE/SANITARY SEWER/RECLAIM WATER MAINS AT POINTS OF CROSSING IN ACCORDANCE WITH FDEP CRITERIA.
    I. WHERE THE WATER MAIN CROSSES OTHER UTILITIES (STORM, GRAVITY SEWER, FORCEMAIN AND RECLAIMED WATER), THE CERTIFIED AS-BUILT DRAWINGS SHALL CLEARLY INDICATE THE CONSTRUCTED ELEVATIONS IN SUCH A WAY THAT THE VERTICAL SEPARATION BETWEEN THE WATER MAIN AND OTHER UTILITIES MAY BE VERIFIED BY THE ENGINEER. FAILURE TO PROVIDE THIS INFORMATION WILL RESULT IN THE CONTRACTOR EXCAVATING AND SURVEYING THE UTILITIES AT NO ADDITIONAL COST TO THE OWNER.
    J. WHERE THE WATER MAIN CROSSES OTHER UTILITIES (STORM, GRAVITY SEWER, FORCEMAIN AND RECLAIMED WATER), THE CERTIFIED AS-BUILT DRAWINGS SHALL CLEARLY INDICATED THE LOCATIONS OF PIPE JOINTS IN SUCH A MANNER AS TO DEMONSTRATE THE PIPE IS CENTERED AT ALL THE CROSSING. FAILURE TO PROVIDE THIS INFORMATION WILL RESULT IN THE CONTRACTOR EXCAVATING AND SURVEYING THE UTILITIES AT NO ADDITIONAL COST TO THE OWNER.
2. EACH SHEET OF THE PLANS SHALL BE SIGNED, SEALED AND DATED BY REGISTERED SURVEYOR WITH A NOTE READING "THESE AS-BUILT DRAWINGS ACCURATELY DEPICT THE ACTUAL IMPROVEMENTS AS CONSTRUCTED".
3. CONTRACTOR SHALL PROVIDE DETAILS OF VALVES AND FITTING LOCATIONS SO THAT SYSTEM DETAIL SHEETS CAN BE PREPARED BY LICENSED SURVEYOR. SEE SECTION 6 "SPECIFICATIONS FOR THE VALVE AND FITTING TIE SHEETS" IN C.O.B. WATER AND SEWER SYSTEM CONSTRUCTION AND DESIGN SPEC MANUAL.

TABLE 1.0 - UTILITY SEPARATIONS

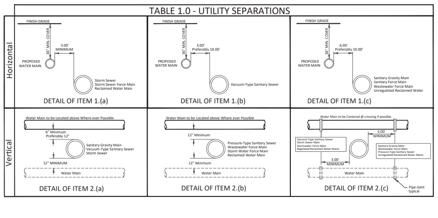


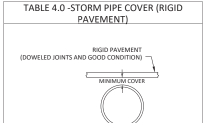
TABLE 2.0 - WATER AND SEWER PIPE AND JOINT SPECIFICATONS

FUNCTION	DIAMETER	MATERIAL	PIPE	JOINTS	GASKETS	FITTINGS
WATER MAIN	4"	FDOT SECTION 941	AWWA C-151/C-160 CLASS 51 CEMENT LINED AWWA C-104	PUSH-ON AWWA C-111	PLAIN RUBBER	M.J. DUCTILE IRON AWWA C-111 AND AWWA C-110 OR C-153
WATER MAIN	6" AND LARGER	FDOT SECTION 943 AASHTO M36 AASHTO M274	15" - 48" 16 GA. 54" - 60" 14 GA. 66" AND UP 12 GA.	PUSH-ON AWWA C-111	PLAIN RUBBER	M.J. DUCTILE IRON AWWA C-111 AND AWWA C-110 OR C-153
WATER MAIN	LESS THAN 4"	FDOT SECTION 943 AASHTO M36 AASHTO M190	15" - 24" 16 GA. 30" - 36" 14 GA. 42" - 54" 12 GA. 60" - 72" 10 GA. 68" AND UP 8 GA.	SOLVENT-WELD SOCKET TYPE ASTM D-2466	SOLVENT CEMENT FOR PVC ASTM D-2564	SOLVENT-WELD SOCKET TYPE ASTM D-2466
WATER MAIN	4" AND LARGER	FDOT SECTION 943 AASHTO M36 AASHTO M274	15" - 48" 16 GA. 54" - 60" 14 GA. 66" AND UP 12 GA.	PUSH-ON ASTM D-3139	RUBBER ASTM F-477	M.J. DUCTILE IRON AWWA C-111 AND AWWA C-110 OR C-153
WATER MAIN (UNDER PAVEMENT)	4" AND LARGER	FDOT SECTION 945 AASHTO M196	15" - 30" 16 GA. 36" - 42" 14 GA. 48" - 54" 12 GA. 60" AND UP 10 GA.	PUSH-ON ASTM D-3139	RUBBER ASTM F-477	M.J. DUCTILE IRON AWWA C-111 AND AWWA C-110 OR C-153
WATER SERVICE	1/2" TO 2"	FDOT SECTION 948-2 AASHTO M294-831	15" TO 30" PER FDOT > 30" NOT ALLOWED	N/A	N/A	CTS-00 COMPRESSION FITTINGS
SEWER MAIN	8" AND LARGER	AASHTO M304M	ASTM D-3034 UNI-BELL B-4 SDR 35	PUSH-ON ASTM D-3212	RUBBER ASTM F-477	MOLDED PVC ASTM D-4034
SEWER SERVICE	6" U.O.N.	PVC	AWWA D-3034 UNI-BELL B-4 SDR 35	PUSH-ON ASTM D-3212	RUBBER ASTM F-477	MOLDED PVC ASTM D-4034
SEWER MAIN	8" AND LARGER	DIP	AWWA C-151 CLASS 50 EPOXY LINED	PUSH-ON AWWA C-111	PLAIN RUBBER	M.J. DUCTILE IRON AWWA C-111 AND AWWA C-110 OR C-153 EPOXY LINED
SANITARY FORCE MAIN	4"	DIP	AWWA C-151 CLASS 51 EPOXY LINED	PUSH-ON AWWA C-111	PLAIN RUBBER	M.J. DUCTILE IRON AWWA C-111 AND AWWA C-110 OR C-153 EPOXY LINED
SANITARY FORCE MAIN	6" AND LARGER	DIP	AWWA C-151 CLASS 50 EPOXY LINED	PUSH-ON AWWA C-111	PLAIN RUBBER	M.J. DUCTILE IRON AWWA C-111 AND AWWA C-110 OR C-153 EPOXY LINED
SANITARY FORCE MAIN	LESS THAN 4"	PVC	SCHEDULE 40 ASTM D-1784 ASTM D-1785	SOLVENT-WELD SOCKET TYPE ASTM D-2466	SOLVENT CEMENT FOR PVC ASTM D-2564	SOLVENT-WELD SOCKET TYPE ASTM D-2466
SANITARY FORCE MAIN	4" AND LARGER	PVC	ASTM D-2241 SDR 26	PUSH-ON ASTM D-3139	RUBBER TRANSITION ASTM F-477	M.J. DUCTILE IRON AWWA C-111 AND AWWA C-110 OR C-153

TABLE 3.0 - STORM SEWER PIPE SPECIFICATONS

ABBREVIATION	MATERIAL	SPECIFICATION	MIN. THICKNESS
RCP (RCPE)	CONCRETE, CIRCULAR (ELLIPTICAL)	FDOT SECTION 941	
SRASP (SRASPA)(1)	SPIRAL - RIB ALUMINIZED STEEL. CIRCULAR (ARCH)	FDOT SECTION 943 AASHTO M36 AASHTO M274	15" - 48" 16 GA. 54" - 60" 14 GA. 66" AND UP 12 GA.
AGGCSP (AGGCSP)	ASPHALT - COATED GALVANIZED CORRUGATED STEEL. CIRCULAR (ARCH)	FDOT SECTION 943 AASHTO M36 AASHTO M190	15" - 24" 16 GA. 30" - 36" 14 GA. 42" - 54" 12 GA. 60" - 72" 10 GA. 68" AND UP 8 GA.
ACSP (ACSPA)(1)	ALUMINIZED CORRUAGTED STEEL. CIRCULAR (ARCH)	FDOT SECTION 943 AASHTO M36 AASHTO M274	15" - 48" 16 GA. 54" - 60" 14 GA. 66" AND UP 12 GA.
CAP (CAPA)(1)	CORRUGATED ALUMINIZED CIRCULAR (ARCH)	FDOT SECTION 945 AASHTO M196	15" - 30" 16 GA. 36" - 42" 14 GA. 48" - 54" 12 GA. 60" AND UP 10 GA.
CPEP(2,3)	CORRUGATED HIGH - DENSITY POLYETHYLENE	FDOT SECTION 948-2 AASHTO M294-831	15" TO 30" PER FDOT > 30" NOT ALLOWED
PVC(2,3)	POLYVINYL CHLORIDE	AASHTO M304M	

TABLE 4.0 -STORM PIPE COVER (RIGID PAVEMENT)



PIPE TYPE/SIZE & SHAPE	MINIMUM COVER
CONCRETE	
ROUND & ELIPTICAL	9"
CORRUGATED STEEL*	
15"-72" ROUND & ARCH EQUIVALENT	9"
78" & LARGER ROUND AND ARCH EQUIVALENT	15"
CORRUGATED ALUMINUM	
15" - 72" ROUND AND ARCH EQUIVALENT	9"
78" - 102" ROUND AND ARCH EQUIVALENT	15"
108" & LARGER ROUND	18"
CORRUGATED POLYETHYLENE	
15" - 48" ROUND	9"
POLYVINYL CHLORIDE	
15" - 48" ROUND	9"

*FOR PIPE CLASS "S" WITH DIAMETERS OF 12" TO 30", THE MINIMUM HEIGHT OF FILL IS 3'.

WATER MAIN NOTES

1. SUPPLYING WATER MAIN PERMIT NUMBER:
WD42-0080602-059-GP DATED MARCH 11, 2010, PROJECT NAME: NORTH US 441 WATER MAIN EXTENSION

2. PROJECT SHALL HAVE NO TEMPORARY CONNECTION OF ANY REUSE WATER MAIN WITH THE PROPOSED ONSITE POTABLE WATER MAINS. CROSS-CONNECTIONS BETWEEN ANY (PUBLIC OR PRIVATE) WATER SYSTEM AND: A WASTEWATER SYSTEM OR RECLAIMED WATER SYSTEM IS PROHIBITED. THE DEPARTMENT SHALL ALLOW AN EXCEPTION TO THIS REQUIREMENT IF THE SUPPLIER OF WATER PROVIDES JUSTIFICATION FOR THE EXCEPTION AND PROVIDES ALTERNATIVE BACKFLOW PROTECTION THAT ACHIEVES A LEVEL OF RELIABILITY AND PUBLIC HEALTH PROTECTION SIMILAR TO THAT ACHIEVED BY AN AIR GAP. SEE [62-555.360 (1)(B), F.A.C]

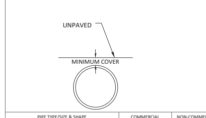
3. TECHNICAL SPECIFICATIONS:

AVERAGE DAY WATER DEMAND = 825 GPD = 0.6 GPM
MAX DAY DEMAND = ADWD X 2.25 = 0.6 X 2.25 = 1.3 GPM
FIRE FLOW (FF) = 1,000 GPM FROM POTABLE WATER SOURCE FOR 2 HOURS = 120,000 GPD
MAX DAY + FF = 1,857 GPD
PEAK HOUR DEMAND = ADWD X 4.5 = 0.6 X 4.5 = 2.6 GPM
PEAK HOUR WITH FF = MAX DAY + FF = 1.3 + 1,000 = 1,001.3 GPM
OPERATING PRESSURE RANGE = 60-70 PSI
DESIGN PRESSURE = 60 PSI

SITE HAS NO KNOWN AGGRESSIVE SOILS OR SOILS CONTAMINATED BY LOW MOLECULAR-WEIGHT PETROLEUM PRODUCTS OR ORGANIC SOLVENTS WHERE WATER MAINS WILL BE INSTALLED, [62-555.520(4)(A) 10.F, F.A.C.].

APPROXIMATE GROUND WATER ELEVATION DURING DIFFERENT SEASONS IS ESTIMATED TO BE BELOW ELEVATION 43, WHICH IS APPROXIMATELY 14-FT OR GREATER BELOW THE BOTTOM OF ANY PROPOSED WATER MAINS. [62-555.520(4)(A) 10.D, F.A.C.]

TABLE 5.0 - STORM PIPE COVER (UNPAVED)



PIPE TYPE/SIZE & SHAPE	COMMERCIAL	NON-COMMERCIAL
CONCRETE		
ROUND & ELIPTICAL	12"	3"
CORRUGATED STEEL		
12" - 30" ROUND	18" [15"]	12" [12"]
36"- 48" ROUND	18" (12") [15"]	12" (12") [12"]
54" - 72" ROUND	18" (12") [15"]	15" (12") [12"]
78" - 96" ROUND	(18") [27"]	(12") [12"]
102" & LARGER ROUND	24" [33"]	18" [21"]
15" - 30" ARCH EQUIVALENT	18" [18"]	12" [12"]
36" - 48" ARCH EQUIVALENT	24" (12") [21"]	18" (12") [15"]
54" - 72" ARCH EQUIVALENT	30" (18") [24"]	24" (12") [18"]
78" - 96" ARCH EQUIVALENT	(24") [27"]	(18") [21"]
102" & LARGER ARCH EQUIVALENT	(30")	(24")
CORRUGATED ALUMINUM		
12" - 24" ROUND	21" [21"]	15" [15"]
30" - 48" ROUND	24" (18") [21"]	18" (12") [15"]
54" - 72" ROUND	30" (24") [27"]	24" (18") [21"]
78" - 102" ROUND	(30") [33"]	(24") [27"]
108" & LARGER ROUND	36"	30"
15" - 24" ARCH EQUIVALENT	27" [24"]	24" [21"]
30" - 48" ARCH EQUIVALENT	33" (21") [27"]	27" (15") [21"]
54" - 72" ARCH EQUIVALENT	36" (24") [30"]	30" (18") [24"]
78" - 90" ARCH EQUIVALENT	(30") [36"]	(24") [30"]
96" - 102" ARCH EQUIVALENT	(36")	(30")
CORRUGATED POLYETHYLENE		
15" - 48" ROUND	21"	15"
POLYVINYL CHLORIDE		
15" - 48" ROUND	21"	15"

VALUES SHOWN IN PARENTHESIS ( ) ARE FOR 3" X 1" CORRUGATIONS WHICH MUST BE SPECIFIED TO UTILIZE THE LESSER COVER.
VALUES SHOWN IN PARENTHESIS ( ) ARE FOR 3" X 1" CORRUGATIONS WHICH MUST BE SPECIFIED TO UTILIZE THE LESSER COVER.

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REVISIONS | DATE

441 MODULAR HOME DEALERSHIP
MAJOR SITE PLAN
MARION COUNTY, FLORIDA

GENERAL NOTES

DATE 5/1/26
DRAWN BY
CHKD. BY
JOB NO. 25-0158

SHT. 02.01

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REVISIONS

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44 MODULAR HOME DEALERSHIP
MAJOR SITE PLAN
MARION COUNTY, FLORIDA

AERIAL PHOTOGRAPH

DATE 5/7/26
DRAWN BY
CHKD. BY
JOB NO. 25-0158

SHT. 03.01

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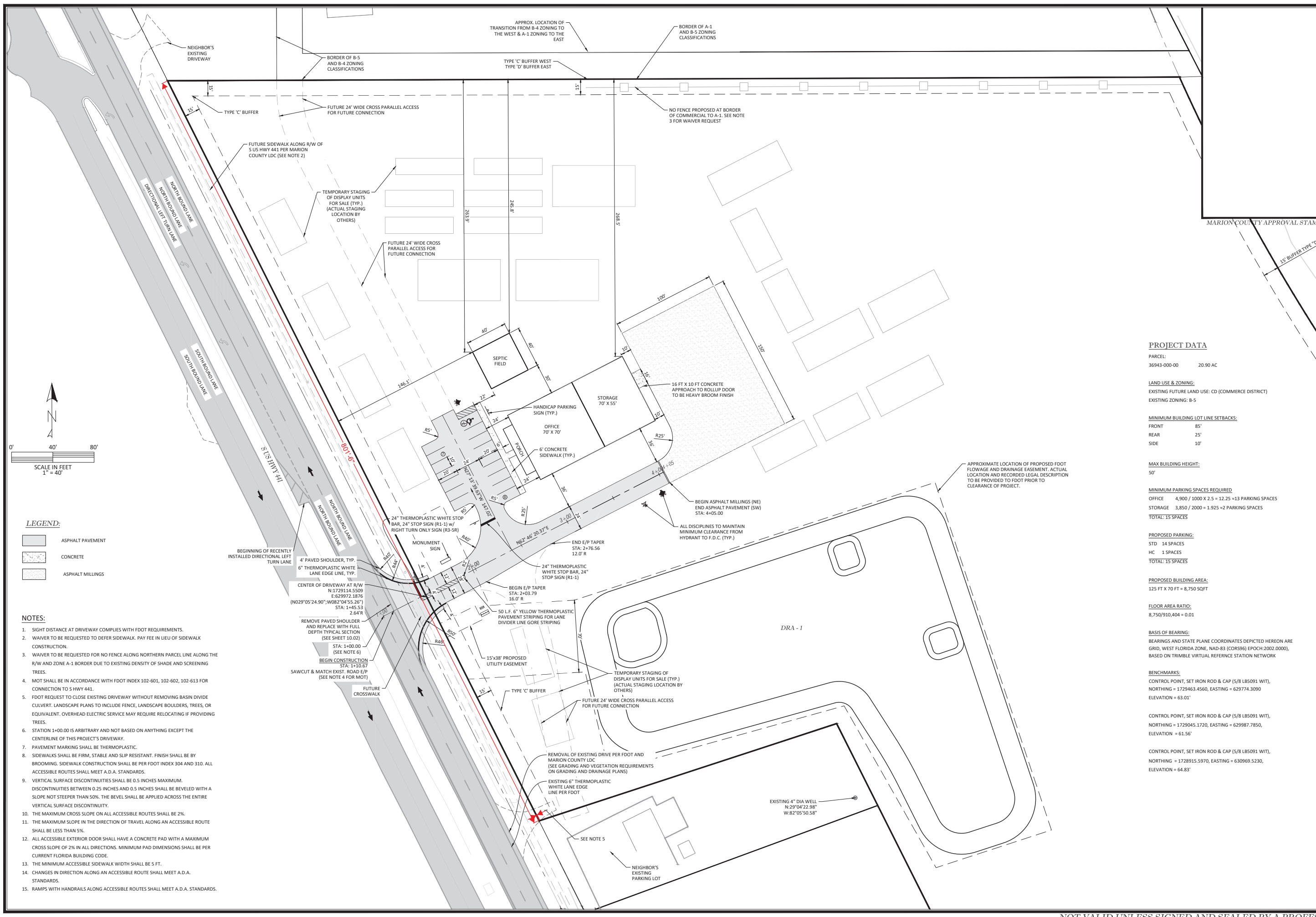

LEGEND:

ASPHALT PAVEMENT

CONCRETE

ASPHALT MILLINGS

NOTES:

1. SIGHT DISTANCE AT DRIVEWAY COMPLIES WITH FDOT REQUIREMENTS.
2. WAIVER TO BE REQUESTED TO DEFER SIDEWALK. PAY FEE IN LIEU OF SIDEWALK CONSTRUCTION.
3. WAIVER TO BE REQUESTED FOR NO FENCE ALONG NORTHERN PARCEL LINE ALONG THE R/W AND ZONE A-1 BORDER DUE TO EXISTING DENSITY OF SHADE AND SCREENING TREES.
4. MOT SHALL BE IN ACCORDANCE WITH FDOT INDEX 102-601, 102-602, 102-613 FOR CONNECTION TO S HWY 441.
5. FDOT REQUEST TO CLOSE EXISTING DRIVEWAY WITHOUT REMOVING BASIN DIVIDE CULVERT. LANDSCAPE PLANS TO INCLUDE FENCE, LANDSCAPE BOULDERS, TREES, OR EQUIVALENT. OVERHEAD ELECTRIC SERVICE MAY REQUIRE RELOCATING IF PROVIDING TREES.
6. STATION 1+00.00 IS ARBITRARY AND NOT BASED ON ANYTHING EXCEPT THE CENTERLINE OF THIS PROJECT'S DRIVEWAY.
7. PAVEMENT MARKING SHALL BE THERMOPLASTIC.
8. SIDEWALKS SHALL BE FIRM, STABLE AND SLIP RESISTANT. FINISH SHALL BE BY BROOMING. SIDEWALK CONSTRUCTION SHALL BE PER FDOT INDEX 304 AND 310. ALL ACCESSIBLE ROUTES SHALL MEET A.D.A. STANDARDS.
9. VERTICAL SURFACE DISCONTINUITIES SHALL BE 0.5 INCHES MAXIMUM. DISCONTINUITIES BETWEEN 0.25 INCHES AND 0.5 INCHES SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 50%. THE BEVEL SHALL BE APPLIED ACROSS THE ENTIRE VERTICAL SURFACE DISCONTINUITY.
10. THE MAXIMUM CROSS SLOPE ON ALL ACCESSIBLE ROUTES SHALL BE 2%.
11. THE MAXIMUM SLOPE IN THE DIRECTION OF TRAVEL ALONG AN ACCESSIBLE ROUTE SHALL BE LESS THAN 5%.
12. ALL ACCESSIBLE EXTERIOR DOOR SHALL HAVE A CONCRETE PAD WITH A MAXIMUM CROSS SLOPE OF 2% IN ALL DIRECTIONS. MINIMUM PAD DIMENSIONS SHALL BE PER CURRENT FLORIDA BUILDING CODE.
13. THE MINIMUM ACCESSIBLE SIDEWALK WIDTH SHALL BE 5 FT.
14. CHANGES IN DIRECTION ALONG AN ACCESSIBLE ROUTE SHALL MEET A.D.A. STANDARDS.
15. RAMPS WITH HANDRAILS ALONG ACCESSIBLE ROUTES SHALL MEET A.D.A. STANDARDS.

PROJECT DATA

PARCEL:
36943-000-00 20.90 AC

LAND USE & ZONING:
EXISTING FUTURE LAND USE: CD (COMMERCE DISTRICT)
EXISTING ZONING: B-5

MINIMUM BUILDING LOT LINE SETBACKS:

FRONT	85'
REAR	25'
SIDE	10'

MAX BUILDING HEIGHT:
50'

MINIMUM PARKING SPACES REQUIRED
OFFICE 4,900 / 1000 X 2.5 = 12.25 ≈13 PARKING SPACES
STORAGE 3,850 / 2000 = 1.925 ≈2 PARKING SPACES
TOTAL: 15 SPACES

PROPOSED PARKING:
STD 14 SPACES
HC 1 SPACES
TOTAL: 15 SPACES

PROPOSED BUILDING AREA:
125 FT X 70 FT = 8,750 SQFT

FLOOR AREA RATIO:
8,750/910,404 = 0.01

BASIS OF BEARING:
BEARINGS AND STATE PLANE COORDINATES DEPICTED HEREON ARE GRID, WEST FLORIDA ZONE, NAD-83 (CORS96) EPOCH:2002.0000), BASED ON TRIMBLE VIRTUAL REFERNCE STATION NETWORK

BENCHMARKS:
CONTROL POINT, SET IRON ROD & CAP (5/8 LB5091 WIT), NORTHING = 1729463.4560, EASTING = 629774.3090 ELEVATION = 63.01'

CONTROL POINT, SET IRON ROD & CAP (5/8 LB5091 WIT), NORTHING = 1729045.1720, EASTING = 629987.7850, ELEVATION = 61.56'

CONTROL POINT, SET IRON ROD & CAP (5/8 LB5091 WIT), NORTHING = 1728915.5970, EASTING = 630969.5230, ELEVATION = 64.83'

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441 MODULAR HOME DEALERSHIP
MAJOR SITE PLAN
MARION COUNTY, FLORIDA

GEOMETRY PLAN

DATE 5/11/2026
DRAWN BY -
CHKD. BY RQ
JOB NO. 25-0158

SHT. 04.01

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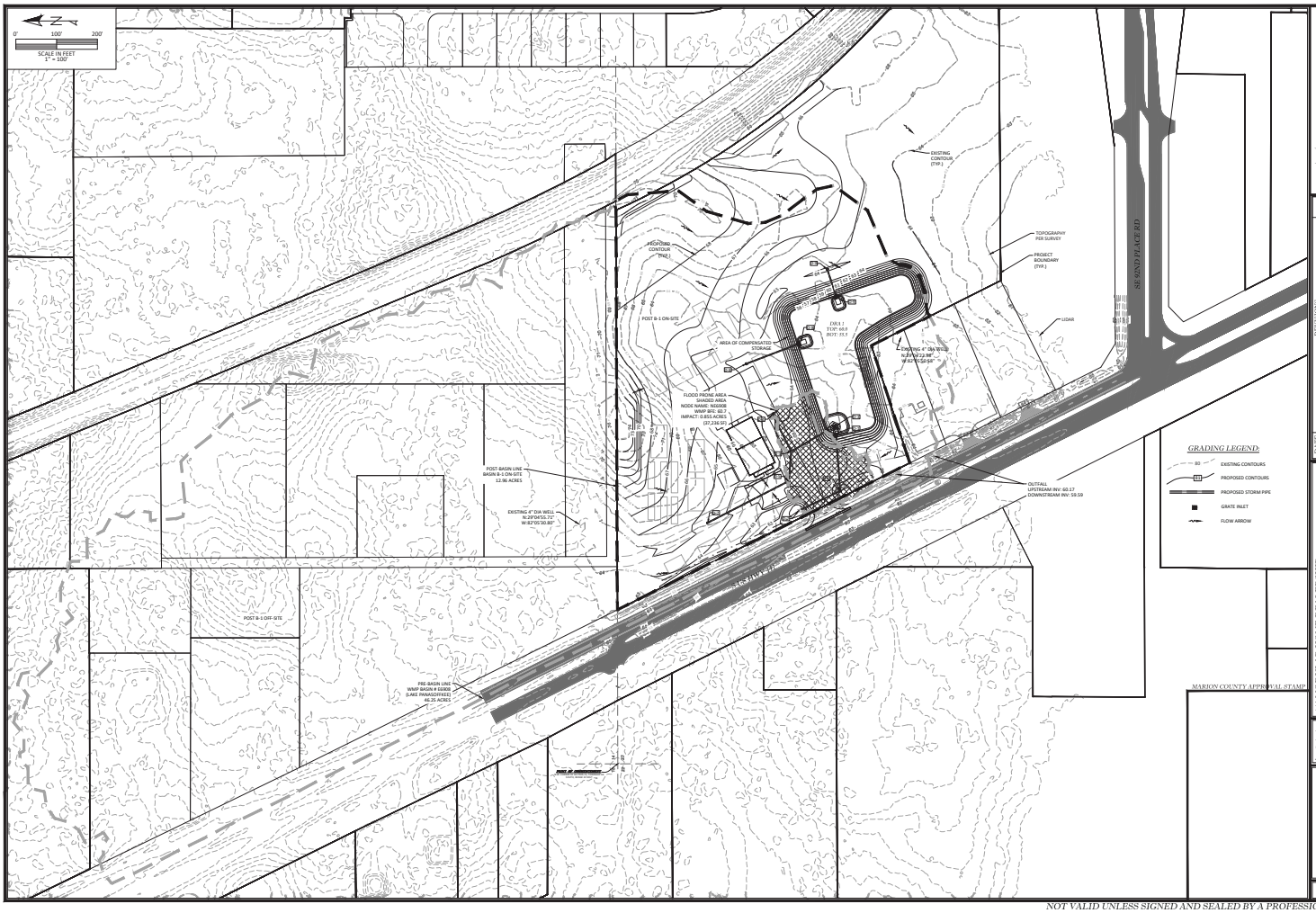

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REVISIONS

DATE

44 MODULAR HOME DEALERSHIP
MAJOR SITE PLAN
MARION COUNTY, FLORIDA

MASTER DRAINAGE PLAN

DATE 5/7/2026
DRAWN BY AS
CHKD. BY RO
JOB NO. 25-0158

SHT. 05.01

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GENERAL NOTES:

1. PROPERTY LINE AND RIGHT-OF-WAY MONUMENTS SHALL NOT BE DISTURBED BY CONSTRUCTION. IF DISTURBED, THEY SHALL BE RESET TO THEIR ORIGINAL LOCATIONS AT THE CONTRACTOR'S EXPENSE BY A REGISTERED LAND SURVEYOR.
2. BUILDING DIMENSIONS SHOWN ON THE CIVIL ENGINEERING PLANS ARE FOR REFERENCE PURPOSES ONLY. CONTRACTOR SHALL USE THE ARCHITECTURAL AND STRUCTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
3. ALL CURBING, CURB AND GUTTER, STREET PAVING, CURB CUTS, DRIVEWAY APPROACHES, HANDICAP RAMPS, ETC. CONSTRUCTED OUTSIDE THE PROPERTY LINE IN THE RIGHT-OF-WAY SHALL CONFORM TO ALL MUNICIPAL AND/OR STATE SPECIFICATIONS AND REQUIREMENTS.
4. ALL DISTURBANCE INCURRED TO ANY ADJOINING PROPERTY DUE TO CONSTRUCTION OR DEMOLITION SHALL BE RESTORED TO THE PREVIOUS CONDITION OR BETTER, AND TO THE SATISFACTION OF THE APPROPRIATE AGENCIES HAVING JURISDICTION.
5. FDOT REQUEST TO CLOSE EXISTING DRIVEWAY WITHOUT REMOVING BASIN DIVIDE CULVERT. LANDSCAPE PLANS TO INCLUDE FENCE, LANDSCAPE BOULDERS, TREES, OR EQUIVALENT. OVERHEAD ELECTRIC SERVICE MAY REQUIRE RELOCATING IF PROVIDING TREES.
6. ALL WELLS NOT SHOWN ON THE PLANS OR NOT IN USE SHALL BE MARKED TO BE REMOVED SHALL BE PERMITTED AND PERFORMED IN ACCORDANCE WITH ABANDONED WELL PLUGGING RULE 40D-3.531(2), F.A.C. BY A FLORIDA LICENSED WATER WELL CONTRACTOR.

CONSTRUCTION NOTES:

1. ALL MATERIALS, MACHINERY, AND VEHICLES SHALL BE STORED ON-SITE IN AN ORDERLY ORGANIZED FASHION.
2. CONTRACTOR SHALL PERIODICALLY SWEEP EXISTING ON-SITE PAVED SURFACES AS WELL AS ALL ABUTTING CITY STREETS, COUNTY ROADS AND STATE HIGHWAYS (AS APPROPRIATE FOR THE PARTICULAR PROJECT) TO KEEP THOSE SURFACES IN A SUBSTANTIALLY SEDIMENT-FREE CONDITION. SWEEPING SHALL BE DONE ON A PERIODIC, AS-NEEDED BASIS THROUGHOUT THE WORK WEEK INCLUDING, MOST IMPORTANTLY, AFTER EVERY RAIN EVENT AND EVERY FRIDAY AFTERNOON PRIOR TO CEASING WORK FOR THE WEEK.
3. CONTRACTOR SHALL FIELD VERIFY/LOCATE HORIZONTAL AND VERTICAL LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. CONTRACTOR SHALL COORDINATE ALL NECESSARY UTILITY RELOCATIONS.
6. EXISTING WATER AND SEWER APPURTENANCES AFFECTED BY THIS DEVELOPMENT ARE TO BE ADJUSTED TO FINISHED GRADE, MEETING FDEP AND COUNTY WATER AND SEWER REQUIREMENTS, PRIOR TO ISSUANCE OF THE C.O.
7. ALL AREAS DISTURBED BY CONSTRUCTION WHICH ARE NOT OTHERWISE PAVED SHALL BE SODDED WITH BAHIA SOD UNLESS OTHERWISE NOTED. FOR FINAL GRADING, IF SOD IS SPECIFIED, ALLOW FOR THICKNESS OF SOD WITH A 2-INCH UNDERCUT. SOD SHALL BE ARGENTINE BAHIA, AND SHALL BE REGULARLY WATERED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION DURATION. CONTRACTOR TO COMPLY WITH FDOT FOR SOD WITHIN HWY 441 RIGHT-OF-WAY.
8. ALL STORMWATER MANAGEMENT SYSTEMS SHALL BE COMPLETED PRIOR TO THE CONSTRUCTION OF IMPERVIOUS AREAS.
9. CONTRACTOR SHALL DEVELOP AND IMPLEMENT A PLAN TO ASSURE THAT ALL WASTE, SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASH-OUT, CHEMICALS, LITTER AND SANITARY WASTE, ARE PROPERLY CONTROLLED WHILE ON-SITE AND TRANSPORTED AND DISPOSED OF (OFF-SITE) IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS. NO WASTE MATERIALS OF ANY KIND ARE PERMITTED TO BE BURIED ON-SITE OR DISCHARGED TO SURFACE WATERS OF THE STATE OR TO THE COUNTY'S OR FDOT'S STORMWATER SYSTEM.
10. PRIOR TO PLACING FINAL STABILIZATION OF POND BOTTOM, AREAS SHALL BE SCARIFIED.

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44 MODULAR HOME DEALERSHIP
MAJOR SITE PLAN
MARION COUNTY, FLORIDA

GRADING AND DRAINAGE PLAN

DATE 5/12/2026
DRAWN BY
CHKD. BY RQ
JOB NO. 25-0158

SHT. 06.01

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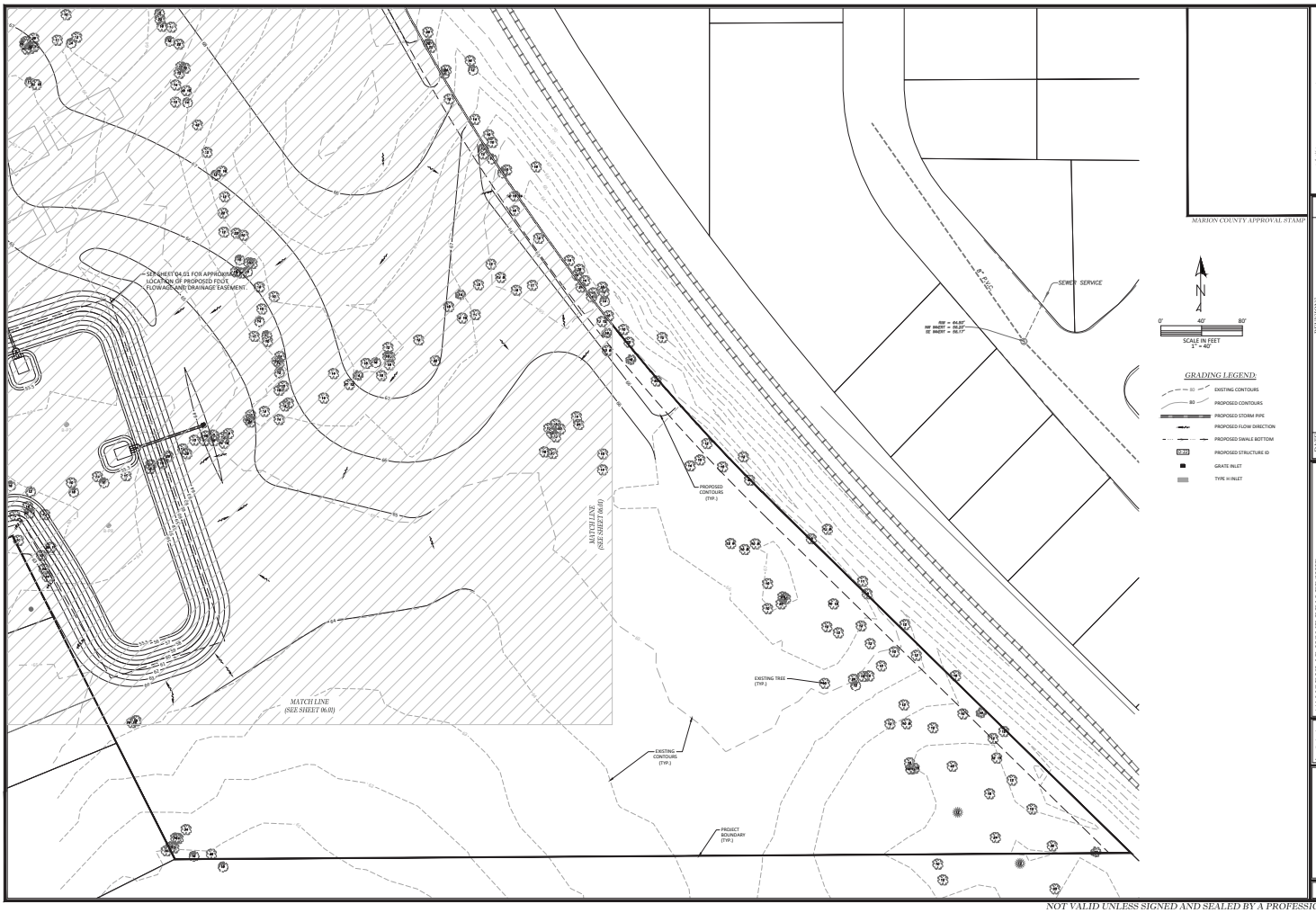

MARION COUNTY APPROVAL STAMP

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REVISIONS

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GRADING & DRAINAGE PLAN

44 MODULAR HOME DEALERSHIP
MAJOR SITE PLAN
MARION COUNTY, FLORIDA

DATE 5/12/26
DRAWN BY
CHKD. BY RO
JOB NO. 25-0158

SHT. 06.02

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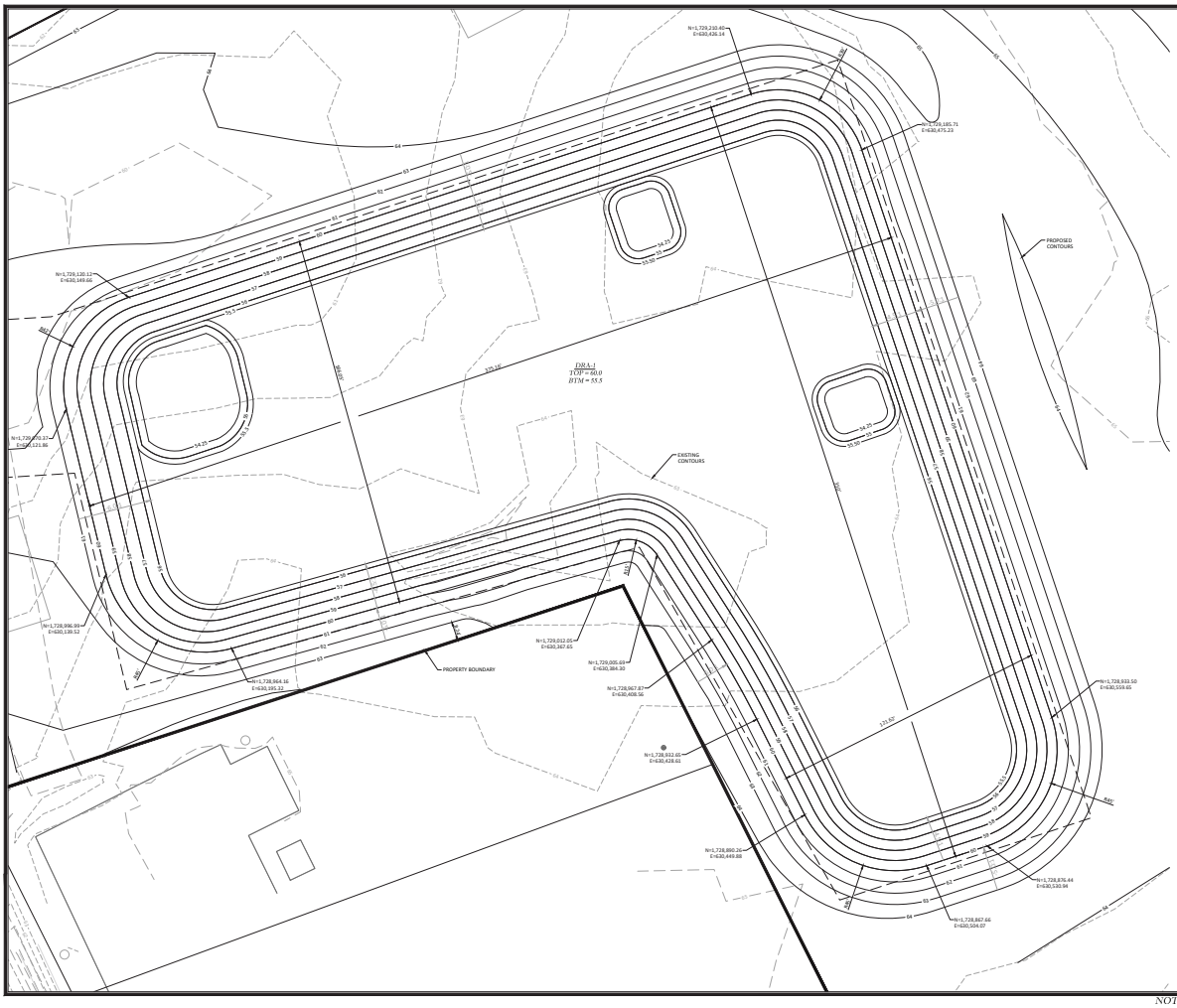

NOTES:

1. SITE PREPARATION SHALL BE IN ACCORDANCE WITH GEOTECHNICAL SITE EXPLORATION REPORT (PROJECT NO. 26-1-0209.01). CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REPORTS AND IMPLEMENTING THE RECOMMENDED CONSTRUCTION SPECIFICATIONS.
2. OWNER SHALL RETAIN SERVICES OF FLORIDA LICENSED GEOTECHNICAL ENGINEER TO OBSERVE SITE CONSTRUCTION AND PERFORM TESTING DURING CONSTRUCTION IN ACCORDANCE WITH MARION COUNTY L.D.R. AND REPORT FROM #1 ABOVE.
3. ONLY USE LOW IMPACT TRACKED EQUIPMENT TO CONSTRUCT DRA'S UNLESS OTHERWISE NOTED.
4. SEE DRAINAGE DETAILS PLANS FOR ADDITIONAL SITE PREP. CRITERIA.
5. PRIOR TO PLACING FINAL STABILIZATION OF PROPOSED DRA BOTTOM, BOTTOM AREA SHALL BE SCARIFIED.

MARION COUNTY APPROVAL STAMP

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44 MODULAR HOME DEALERSHIP
MAJOR SITE PLAN
MARION COUNTY, FLORIDA

DRA DETAILS

DATE 5/7/2026
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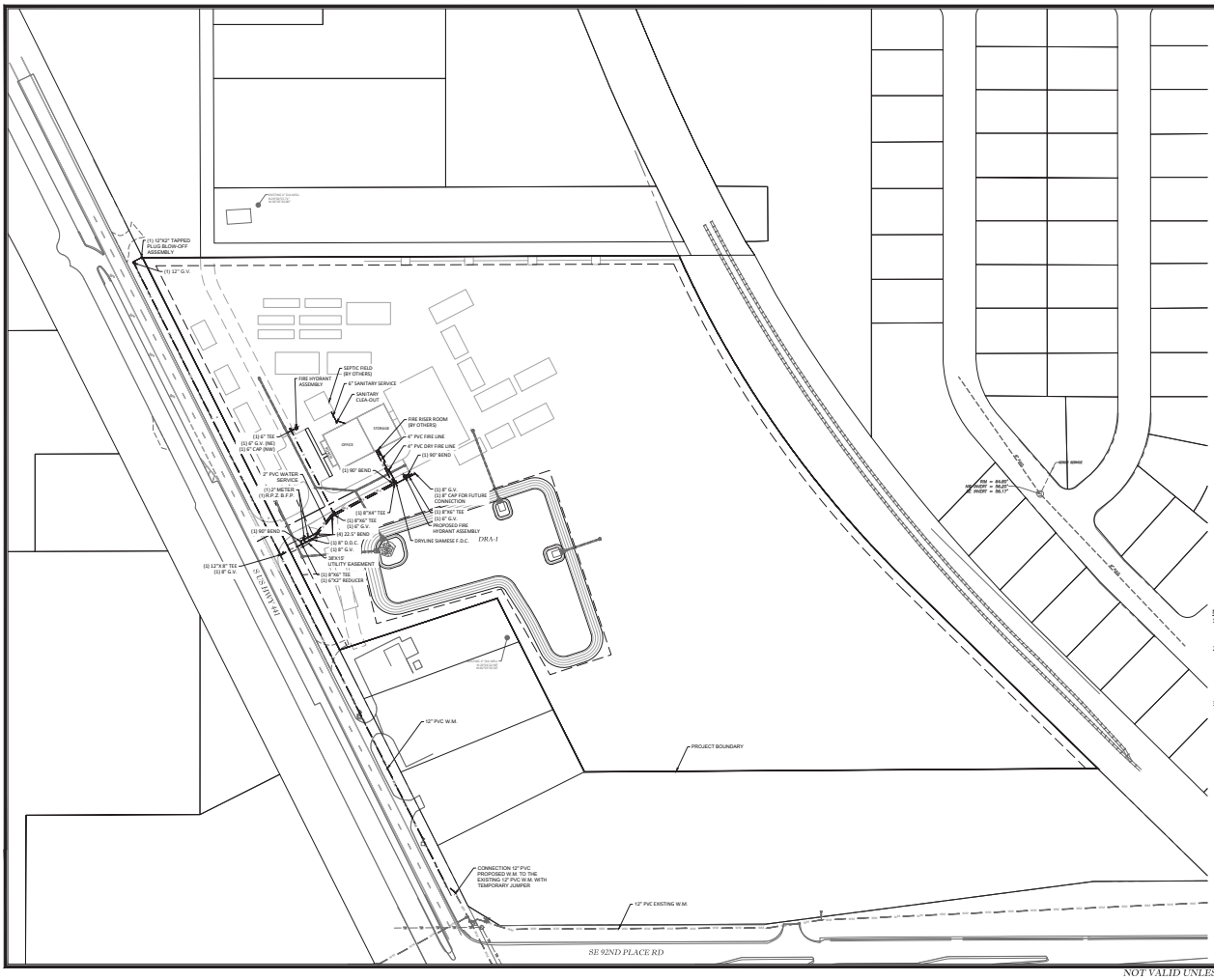

NOTE

1. MOT SHALL BE IN ACCORDANCE WITH FDOT INDEX 102-601, 102-602 AS WELL AS 102-603 IF ANY WORK OR STAGING WITHIN THE TRAVEL WAY.
2. CONTRACTOR TO RESTORE DISTURBED AREAS WITHIN THEROW AND ON PRIVATE PROPERTY TO A CONDITION EQUAL TO OR BETTER THAN THAT OF THE PRE-DEVELOPMENT CONDITION. SOD ALL DISTURBED AREAS WITHIN ROW. OBTAIN FDOT APPROVAL FOR APPROPRIATE SPECIES OF SOD.
3. CONTRACTOR SHALL COORDINATE ALL UTILITY LOCATES AND UTILITY RELOCATIONS NECESSARY FOR WATER MAIN INSTALLATIONS. DIAL 811 BEFORE DIGGING.

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44 MODULAR HOME DEALERSHIP
MAJOR SITE PLAN
MARION COUNTY, FLORIDA

MASTER UTILITY PLAN

DATE 5/8/26
DRAWN BY
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JOB NO. 25-0158

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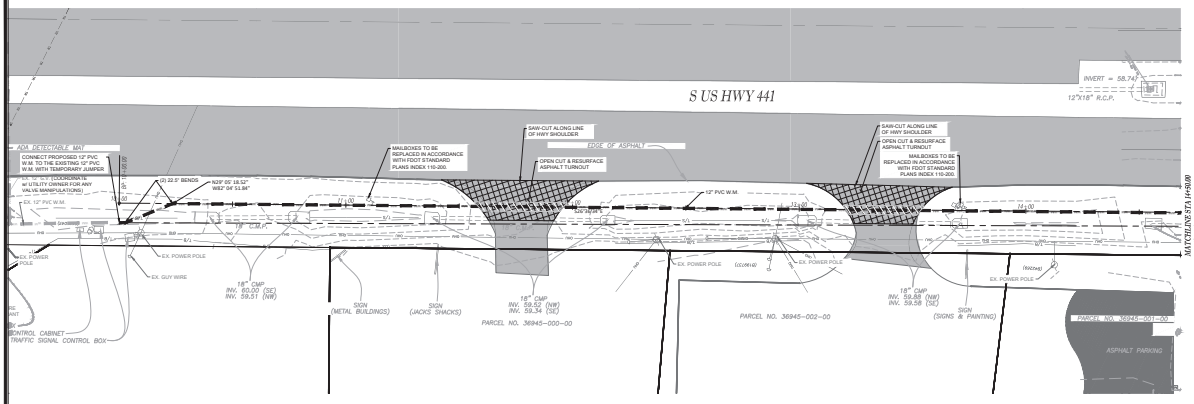

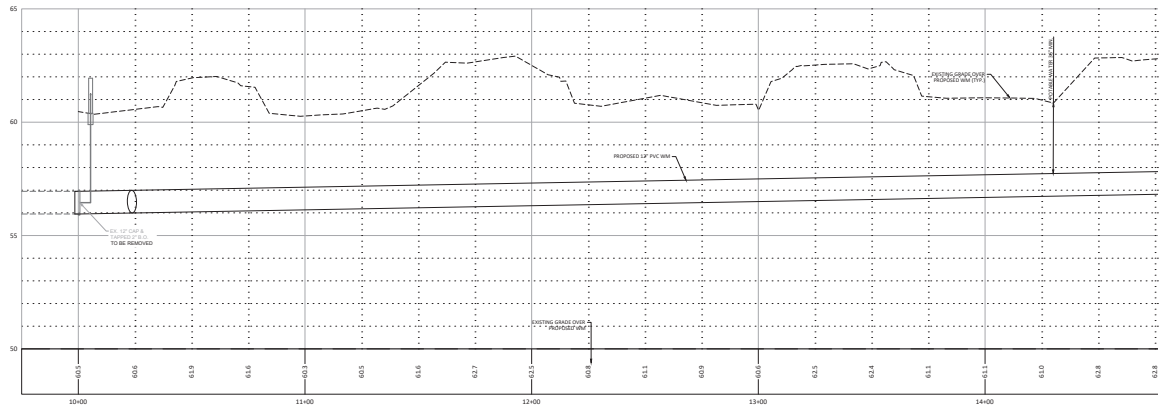

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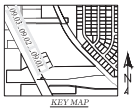
5. CONTRACTOR TO CONSTRUCT UNDER AND IN THE VICINITY OF BURIED FOC AND UGT. CONTRACTOR TO TAKE EVERY PRECAUTION TO SUPPORT AND NOT DAMAGE FOC OR UGT. CONTRACTOR TO COORDINATE WITH FOC / UGT UTILITY INSPECTION TEAM ON THE SAFE HANDLING OF THESE BURIED UTILITIES. ANY DAMAGE TO FOC OR UGT SHALL BE AT CONTRACTOR COST AND REPAIRS SHALL BE MADE IMMEDIATELY WITH CONTRACTOR WORKING ON A 24 HR/7 DAY SCHEDULE UNTIL REPAIRS ARE COMPLETED.
6. CONTRACTOR TO CONSTRUCT UNDER OVERHEAD ELECTRICAL. CONTRACTOR TO TAKE NECESSARY SAFETY PRECAUTIONS IN AREA OF ELECTRICAL. CONTRACTOR TO MEET WITH DUKE ENERGY BEFORE CONSTRUCTION COMMENCES TO DETERMINE SAFETY PRECAUTIONS, COORDINATION, AND ACTION PLAN FOR ALL LOCATIONS THAT DO NOT MEET CLEARANCES PER DUKE SPECIFICATION 36.02-107 GUIDELINES FOR THIRD PARTY EXCAVATION AND TRENCHING BESIDE DISTRIBUTION POWER POLES.
7. CONTRACTOR TO CONSTRUCT ACROSS EXISTING DRIVEWAY AT ONE TIME. CONTRACTOR WILL IMMEDIATELY PROCEED WITH RESTORATION TO A DRIVEABLE SURFACE FOLLOWING INSTALLATION OF THE WATERLINE. NO HOLE SHALL BE LEFT OPEN. CONTRACTOR SHALL RESTORE DRIVEWAY TO THE EDGE OF ROAD IF PERFORMING OPEN CUT TRENCHING.
8. CONTRACTOR TO DETERMINE EXACT AREA REQUIRED FOR STAGING. COORDINATION FOR STAGING ACCESS IS CONTRACTOR'S RESPONSIBILITY. RESTORATION OF ALL STAGING AREA INSIDE AND OUTSIDE OF RIGHT-OF WAY TO EXISTING OR BETTER CONDITIONS IS REQUIRED.



KEY MAP
1" = 1000' SCALE

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REVISIONS

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441 MODULAR HOME DEALERSHIP
MAJOR SITE PLAN
MARION COUNTY, FLORIDA

UTILITY PLAN & PROFILES

DATE 5/11/26
DRAWN BY
CHKD. BY RO
JOB NO. 25-0158

SHT. 09.01

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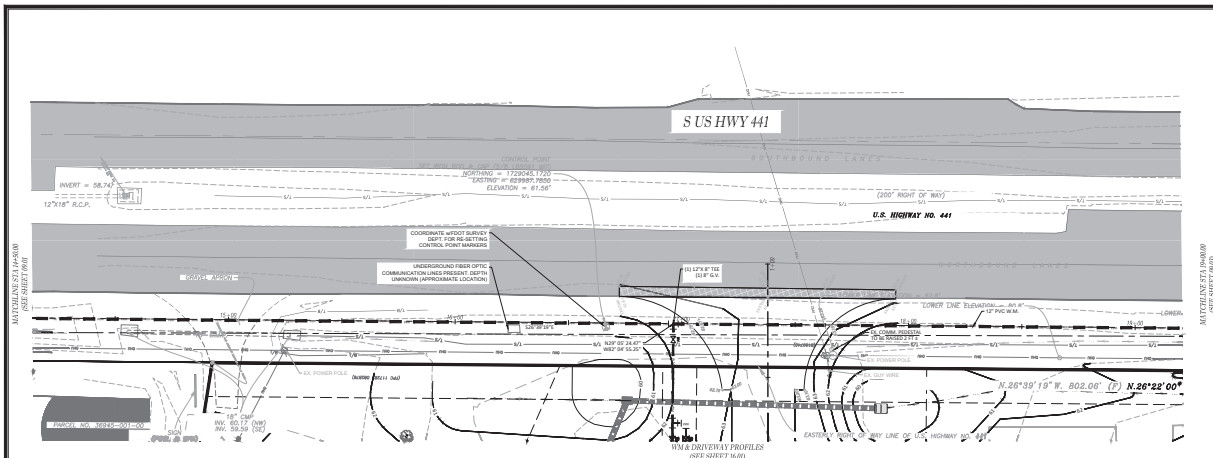

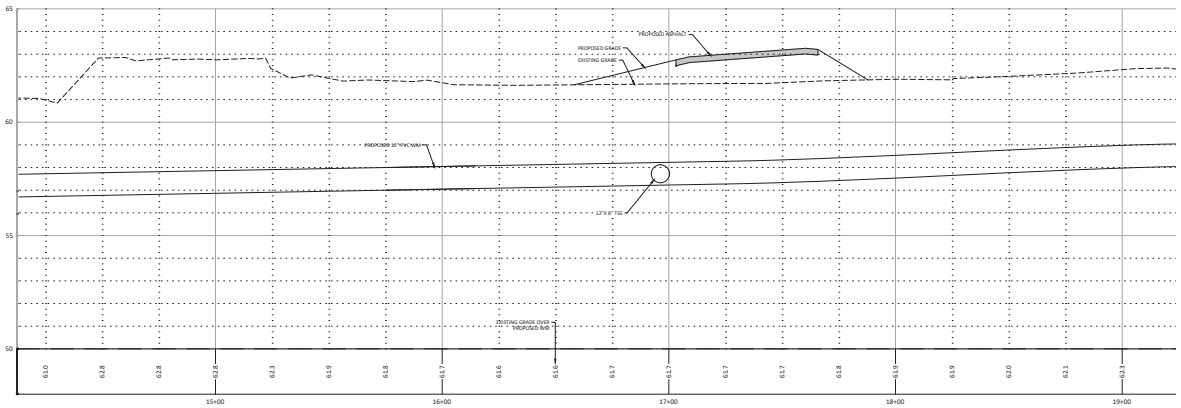

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KEY MAP
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MAJOR SITE PLAN
MARION COUNTY, FLORIDA

UTILITY PLAN & PROFILES

DATE 5/11/26
DRAWN BY
CHKD. BY RQ
JOB NO. 24-0158

SHT. 09.02

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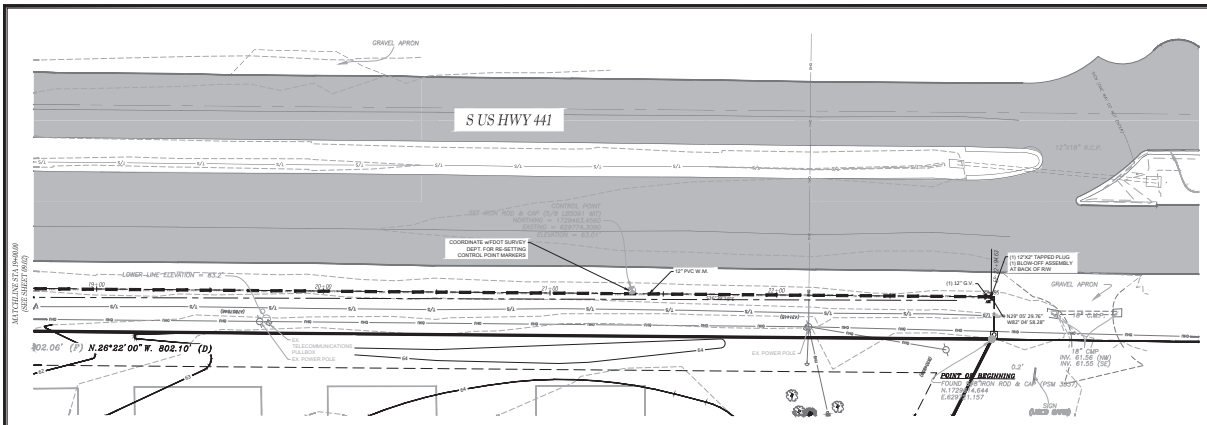
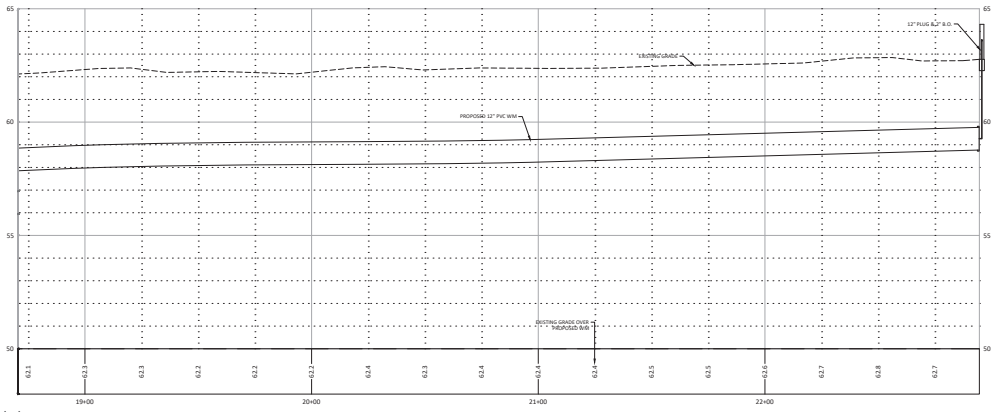
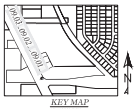




NOTE

1. MOT SHALL BE IN ACCORDANCE WITH FDOT INDEX 102-601, 102-602 AS WELL AS 102-603 IF ANY WORK OR STAGING WITHIN THE TRAVEL WAY.
2. CONTRACTOR TO RESTORE DISTURBED AREAS WITHIN THE ROW AND ON PRIVATE PROPERTY TO A CONDITION EQUAL TO OR BETTER THAN THAT OF THE PRE-DEVELOPMENT CONDITION. SOD ALL DISTURBED AREAS WITHIN ROW. OBTAIN FDOT APPROVAL FOR APPROPRIATE SPECIES OF SOD.
3. CONTRACTOR SHALL COORDINATE ALL UTILITY LOCATES AND UTILITY RELOCATIONS NECESSARY FOR WATER MAIN INSTALLATIONS. DIAL 811 BEFORE DIGGING.
4. SEE SHEET 04.01 GEOMETRY PLAN AND 06.01 GRADING AND DRAINAGE PLAN FOR FURTHER DETAILS.
5. CONTRACTOR TO CONSTRUCT UNDER AND IN THE VICINITY OF BURIED FOC AND UGT. CONTRACTOR TO TAKE EVERY PRECAUTION TO SUPPORT AND NOT DAMAGE FOC OR UGT. CONTRACTOR TO COORDINATE WITH FOC / UGT UTILITY INSPECTION TEAM ON THE SAFE HANDLING OF THESE BURIED UTILITIES. ANY DAMAGE TO FOC OR UGT SHALL BE AT CONTRACTOR COST AND REPAIRS SHALL BE MADE IMMEDIATELY WITH CONTRACTOR WORKING ON A 24 HR/7 DAY SCHEDULE UNTIL REPAIRS ARE COMPLETED.
6. CONTRACTOR TO CONSTRUCT UNDER OVERHEAD ELECTRICAL. CONTRACTOR TO TAKE NECESSARY SAFETY PRECAUTIONS IN AREA OF ELECTRICAL. CONTRACTOR TO MEET WITH DUKE ENERGY BEFORE CONSTRUCTION COMMENCES TO DETERMINE SAFETY PRECAUTIONS, COORDINATION, AND ACTION PLAN FOR ALL LOCATIONS THAT DO NOT MEET CLEARANCES PER DUKE SPECIFICATION 36.02.107 GUIDELINES FOR THIRD PARTY EXCAVATION AND TRENCHING BESIDE DISTRIBUTION POWER POLES.
7. CONTRACTOR TO CONSTRUCT ACROSS EXISTING DRIVEWAY AT ONE TIME. CONTRACTOR WILL IMMEDIATELY PROCEED WITH RESTORATION TO A DRIVEABLE SURFACE FOLLOWING INSTALLATION OF THE WATERLINE. NO HOLE SHALL BE LEFT OPEN. CONTRACTOR SHALL RESTORE DRIVEWAY TO THE EDGE OF ROAD IF PERFORMING OPEN CUT TRENCHING.
8. CONTRACTOR TO DETERMINE EXACT AREA REQUIRED FOR STAGING. COORDINATION FOR STAGING ACCESS IS CONTRACTOR'S RESPONSIBILITY. RESTORATION OF ALL STAGING AREA INSIDE AND OUTSIDE OF RIGHT-OF WAY TO EXISTING OR BETTER CONDITIONS IS REQUIRED.



KEY MAP
1" = 800' SCALE

Thomas & Associates
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1720 SE 16th Ave., Bldg 100, Ocala, FL 34471
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REVISIONS

DATE

441 MODULAR HOME DEALERSHIP
MAJOR SITE PLAN
MARION COUNTY, FLORIDA

UTILITY PLAN & PROFILES

DATE 5/11/26
DRAWN BY
CHKD. BY RO
JOB NO. 25-0158

SHT. 09.03

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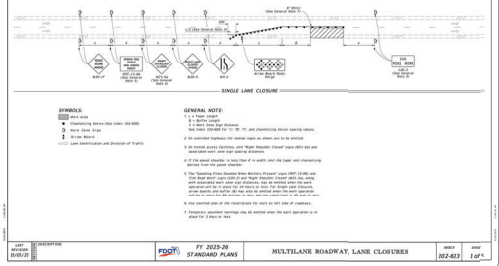

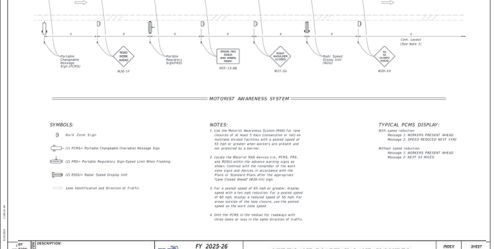

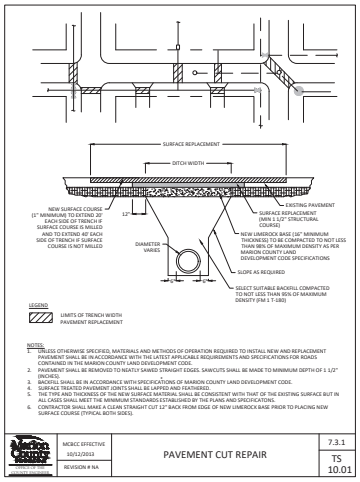

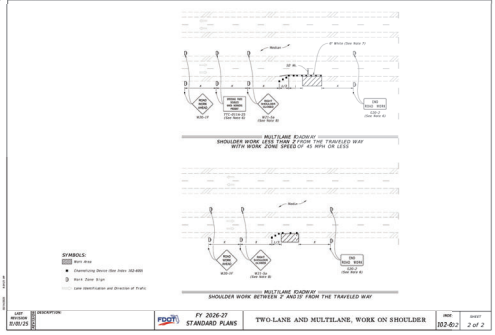

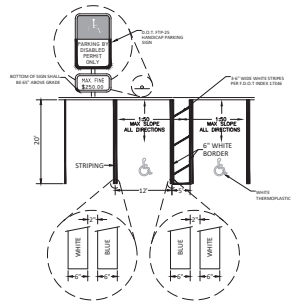

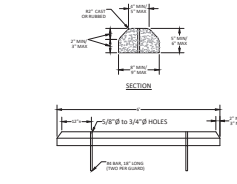

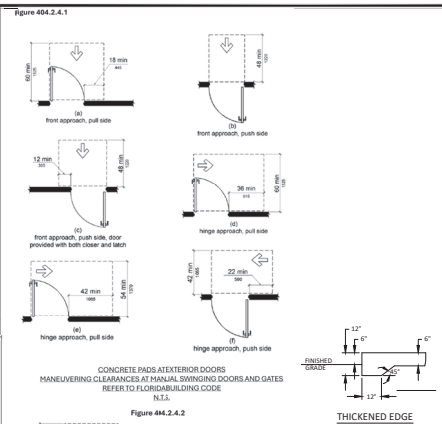

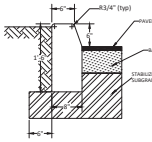

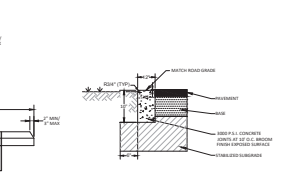

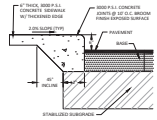

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REVISIONS

DATE

44 MODULAR HOME DEALERSHIP
MAJOR SITE PLAN
MARION COUNTY, FLORIDA

STANDARD DETAILS

DATE 5/8/26
DRAWN BY
CHKD. BY
JOB NO. 25-0158

SHT. 10.01

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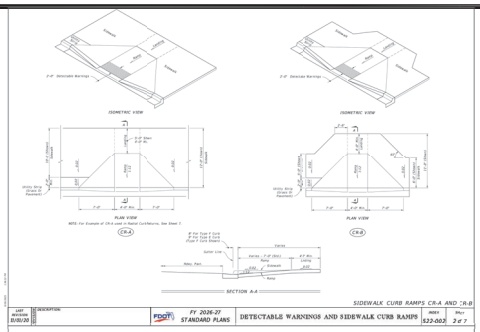
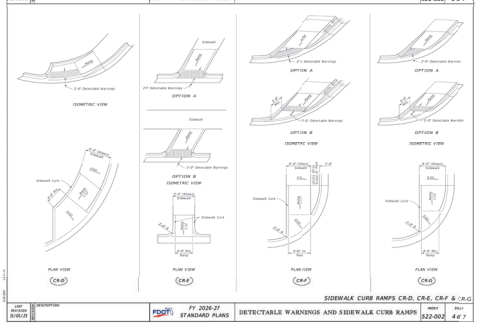


SIDEWALK CURB RAMPS CR-A AND "R-B

LAST REVISION	DESCRIPTION:
01/01/20	

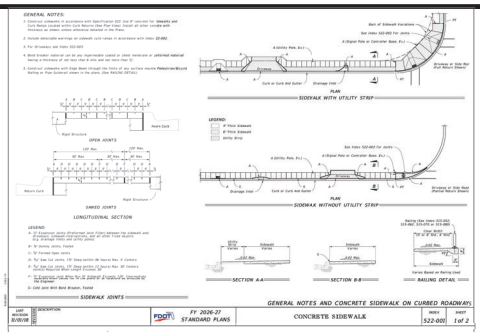
FDOT | FY 2026-27 STANDARD PLANS | DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS | INDEX 522-002 | SHEET May



SIDEWALK CURB RAMPS CR-D, CR-E, CR-F & "R-G

LAST REVISION	DESCRIPTION:
01/01/20	

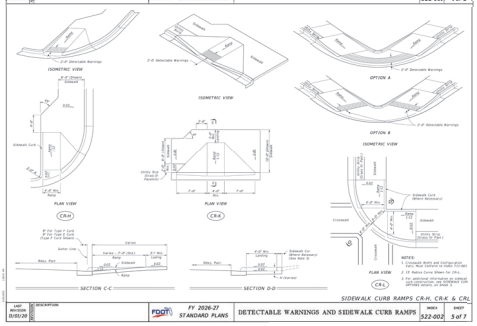
FDOT | FY 2026-27 STANDARD PLANS | DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS | INDEX 522-002 | SHEET 4 of 7



GENERAL NOTES AND CONCRETE SIDEWALK ON CURBED ROADWAYS

LAST REVISION	DESCRIPTION:
01/01/20	

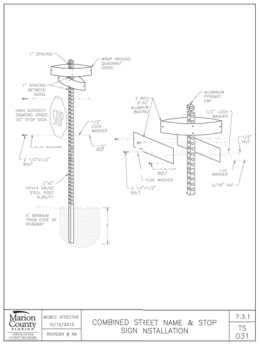
FDOT | FY 2026-27 STANDARD PLANS | CONCRETE SIDEWALK | INDEX 522-001 | SHEET 1 of 2



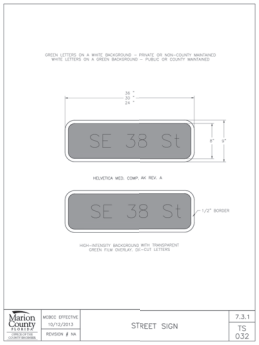
SIDEWALK CURB RAMPS CR-H, CR-K & CR-L

LAST REVISION	DESCRIPTION:
01/01/20	

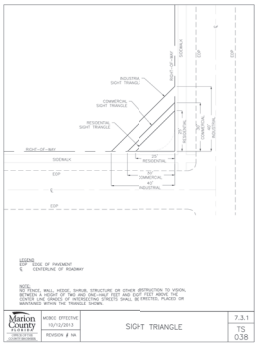
FDOT | FY 2026-27 STANDARD PLANS | DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS | INDEX 522-002 | SHEET 5 of 7



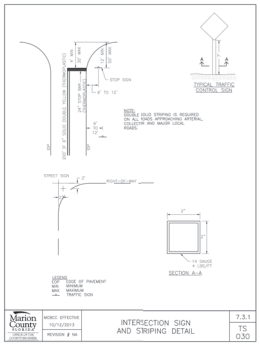
Marion County FLORIDA | MCBOC EFFECTIVE 10/12/2013 | REVISION # NA | COMBINED STREET NAME & STOP SIGN NSTALLATION | 7.3.1 TS 031



Marion County FLORIDA | MCBOC EFFECTIVE 10/12/2013 | REVISION # NA | STREET SIGN | 7.3.1 TS 032

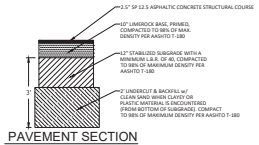


Marion County FLORIDA | MCBOC EFFECTIVE 10/12/2013 | REVISION # NA | SIGHT TRIANGLE | 7.3.1 TS 038



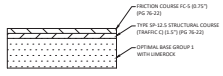
Marion County FLORIDA | MCBOC EFFECTIVE 10/12/2013 | REVISION # NA | INTERSECTION SIGN AND STRIPING DETAIL | 7.3.1 TS 050

"ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE."



PAVEMENT SECTION

N.T.S.



FDOT SHOULDER SECTION

N.T.S.

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REVISIONS | DATE

44 MODULAR HOME DEALERSHIP
MAJOR SITE PLAN
MARION COUNTY, FLORIDA

STANDARD DETAILS

DATE 5/8/26
DRAWN BY
CHKD. BY
JOB NO: 25-0158

SHT 10.02

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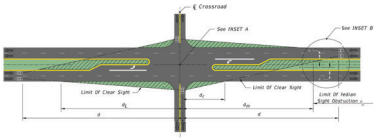
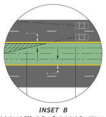
INTERSECTION SIGHT DISTANCE: 4-LANE DIVIDED



4-LANE DIVIDED

Median 30' or Less				
Design Speed (mph)	d (Ft.)	d_1 (Ft.)	d_2 (Ft.)	d_m (Ft.)
≤ 25	335	305	300	420
30	415	435	120	520
35	720	510	140	605
40	820	580	160	690
45	925	655	180	780
50	1025	725	200	860
55	1130	800	220	950
60	1230	870	240	1035
65	1335	945	260	1120
70	1440	1020	280	1210

Combined Vehicles



INSET B

" Lateral Offset For Restricted Conditions
Clear Zone For Nonrestricted Conditions

NOTES FOR 4-LANE DIVIDED ROADWAY

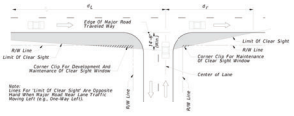
1. SEE FIGURE 212.11.1 FOR ORIGIN OF CLEAR SIGHT LINE ON THE MINOR ROAD.
2. VALUES SHOWN IN THE TABLES ARE THE GOVERNING (CONTROLLING) SIGHT DISTANCES CALCULATED BASED ON 'AASHTO CASE B - INTERSECTION WITH STOP CONTROL ON THE MINOR ROAD'.

NOT TO SCALE

SIGHT DISTANCES (d) & (d_1) AND RELATED DISTANCES (d_1 , d_2 , d_m & d_{SS}) (FEET)

LEGEND
Areas Free Of Sight Obstructions

EXHIBIT 212-6
01/01/2025



CLEAR SIGHT TRIANGLES
FIGURE 212.11.1
(FLORIDA GREENBOOK)
N.T.S.

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REVISIONS

DATE

44 MODULAR HOME DEALERSHIP
MAJOR SITE PLAN
MARION COUNTY, FLORIDA

STANDARD DETAILS

DATE 3/25/26
DRAWN BY
CHKD. BY
JOB NO. 25-0158

SHT. 10.03

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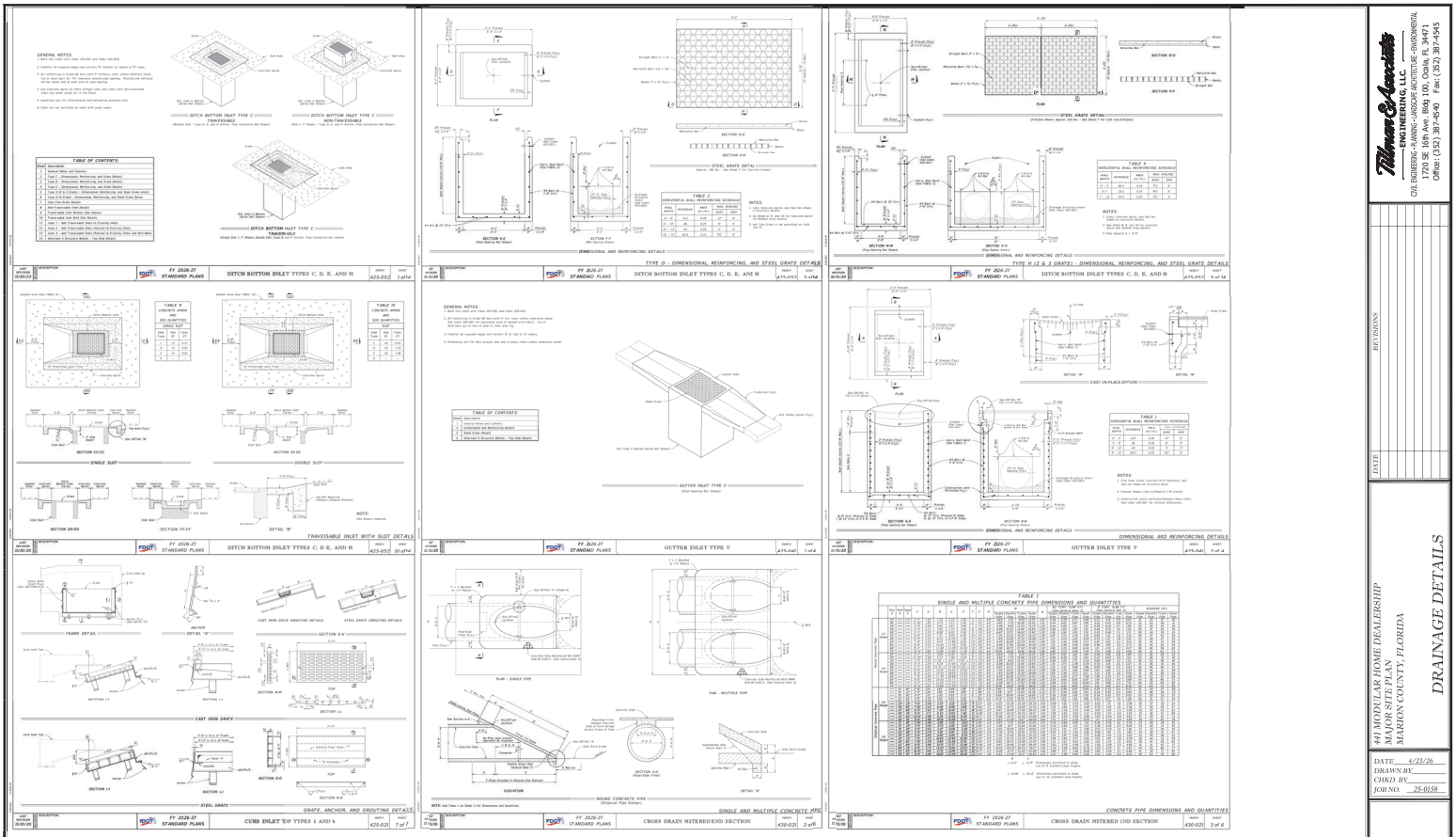

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REVISIONS

DATE

441 MOD'LAR HOME DEALERSHIP
MAJOR SITE PLAN
MARION COUNTY, FLORIDA

DRAINAGE DETAILS

DATE 4/23/26
DRAWN BY
CHKD. BY
JOB NO. 25-0158

SHT. 11.01

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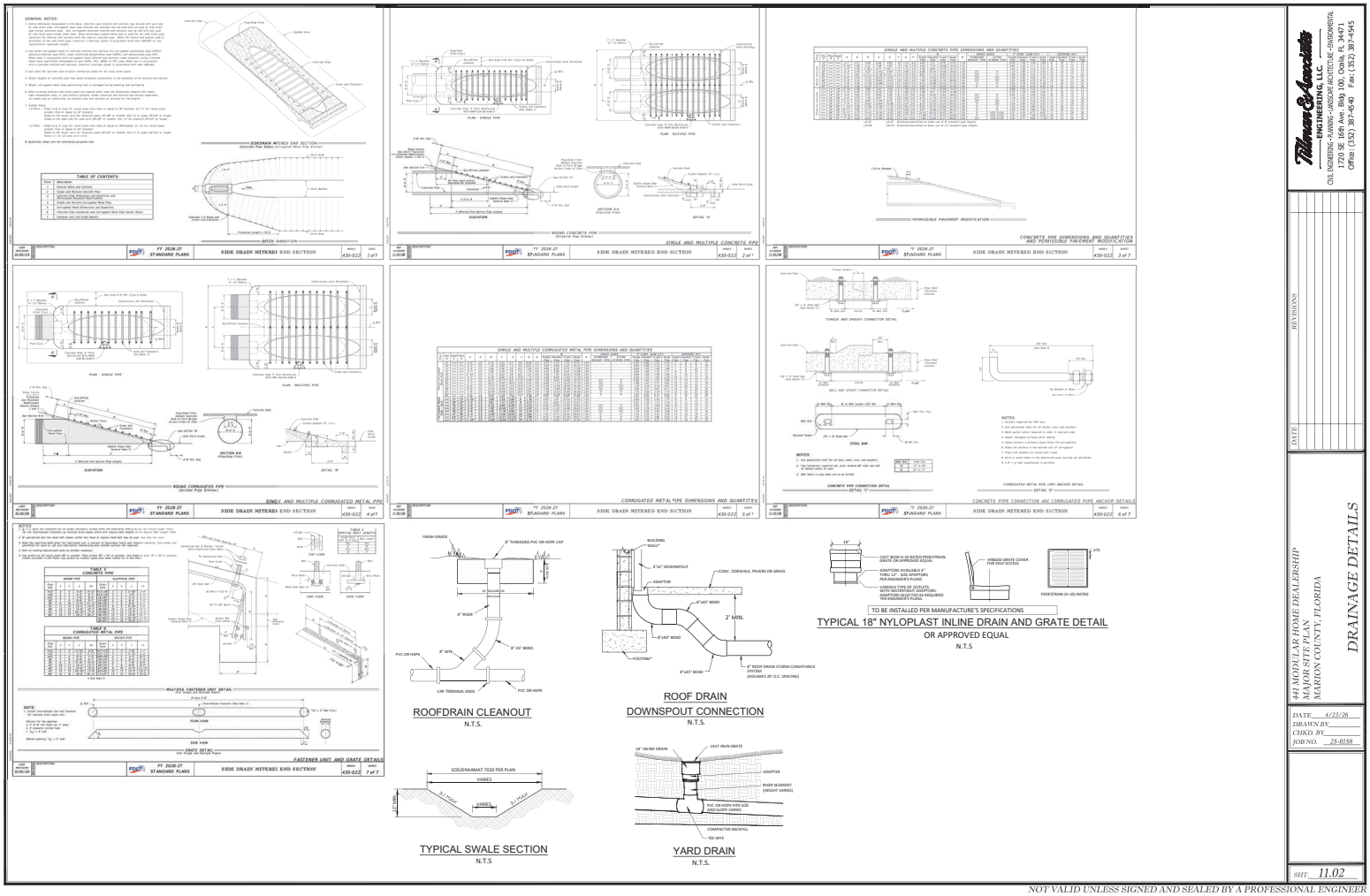

ROOFDRAIN CLEANOUT
N.T.S.

ROOF DRAIN
DOWNSPOUT CONNECTION
N.T.S.

TO BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS

TYPICAL 18" NYLOPLAST INLINE DRAIN AND GRATE DETAIL
OR APPROVED EQUAL
N.T.S

TYPICAL SWALE SECTION
N.T.S

YARD DRAIN
N.T.S.

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SHT. 11.02

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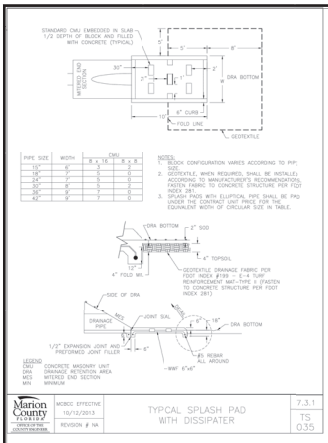
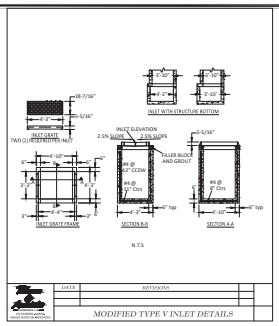
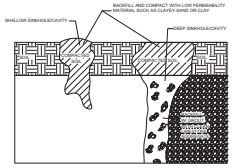






NOTES

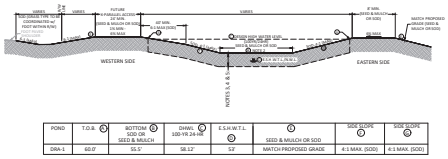
IN THE EVENT THAT ANY KARST FEATURES SUCH AS SINKHOLES, SOLUTION CAVITIES, CHANNELS, ETC. ARE DISCOVERED DURING ROUTINE INSPECTIONS OF THE STORMWATER BASINS, THE FOLLOWING REMEDIATION PROCEDURE SHALL BE PROFORMED

SHALLOW REPAIR (SEE DETAIL):
IF THE COLLAPSE IS SHALLOW (2'-0" OR 3'-0" DEEP) AND THE VOIDS IN THE LIMESTONE ARE SMALL, THEN THE SINKHOLE CAN BE REPAIRED BY BACKFILLING WITH A LOWER-PERMEABILITY 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) SHALL BE FILLED WITH CONCRETE TO WITHIN 1'-0" OF THE TOP OF ROCK. CLAYEY MATERIAL SHALL BE PLACED OVER THE CONCRETE PLUG. THE MATERIAL SHALL BE COMPACTED AND BROUGHT TO EXISTING BASIN BOTTOM.

NOTIFICATION:
THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SURWMD) 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 SURWMD FOR APPROVAL WITHIN 30 DAYS. THE SURWMD WILL NEED NOTIFY THE CONTRACTOR IN WRITING AS TO THE ACCEPTANCE, DENIAL OR NEED FOR MODIFICATION OF THE REPAIR METHOD.

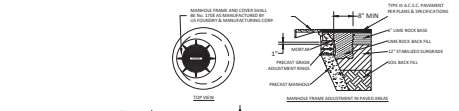
SHALLOW AND DEEP SINKHOLE/CAVITY MAINTENANCE REPAIR DETAIL
N.T.S

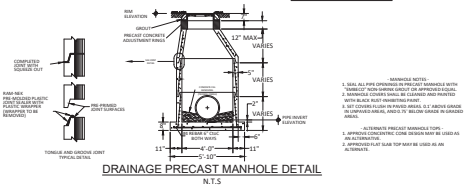


POND	T.O.B. (A)	BOTTOM (B) SOD OR SEED & MULCH	DIAM. (C) 100-YR 24-HR	E.S.H.W.T.L. (D)	SEED & MULCH OR SOD	SIDE SLOPE (E)	SIDE SLOPE (E)
DRA-1	60.0'	55.5'	58.12'	53'	MATCH PROPOSED GRADE	4:1 MAX. (SOD)	4:1 MAX. (SOD)

DRA CROSS-SECTION
N.T.S.

NOTE:
1. POND SIDE SLOPES AND SWALES SHALL BE SODDED. SOD SHALL BE FLORIDA FRIENDLY NON-MUCK GROWN SOD.
2. SEED AND MULCH OR SOD OF POND BOTTOMS. METHOD OF STABILIZING POND BOTTOMS MAY BE EITHER BY SEED AND MULCH OR SOD. WITH EITHER METHOD, POND BOTTOM SHALL MEET OR EXCEED VEGETATIVE COVER REQUIREMENTS PER FDOT SPECIFICATION 570 PRIOR TO PROJECT CLOSE-OUT. IF USED, SOD SHALL BE FLORIDA FRIENDLY NON-MUCK GROWN SOD FOR POND BOTTOM.
3. A MINIMUM OF THREE (3) FEET OF UNCONSOLIDATED SOIL MATERIAL SHALL BE PROVIDED BETWEEN THE SURFACE OF ANY LIMESTONE BEDROCK OR CLAY, AND THE BOTTOM AND SIDES OF ANY STORMWATER FACILITY. EXCAVATION THEREOF AND BACKFILL WITH SUITABLE MATERIAL MAY BE MADE TO MEET THIS CRITERION.
4. DURING POND CONSTRUCTION, ONLY USE LOW IMPACT TRACKED CONSTRUCTION EQUIPMENT.
5. POND BOTTOM TO BE OVER EXCAVATED DOWN TO 51.5 TO REMOVE EXISTING CLAYEY SAND AND REPLACE WITH CLEAN SAND FILL. CROSS-CROSS SCARIFY BOTTOM OF EXCAVATION PRIOR TO REPLACING WITH CLEAN NATIVE FINE SAND MATERIAL. POND BOTTOM BACKFILL MATERIAL IS TO BE FREE OF ORGANICS WITH MAXIMUM PERCENT PASSING A U.S. STANDARD NO. 200 SIEVE OF FIVE (5) PERCENT. DURING CONSTRUCTION OF THE POND BOTTOM, COMPACTION SHALL BE KEPT TO A MINIMUM AND CRISS-CROSS SCARIFIED AFTER CONSTRUCTION. GEOTECHNICAL ENGINEER SHALL BE ON-SITE DURING CONSTRUCTION TO WITNESS CONSTRUCTION AND TO TEST CONSTRUCTION MATERIALS. FOR VALIDATING DOSIGN, FOLLOW UP BORINGS (AND TWO PERMEABILITY TESTS) TO BE PERFORMED AND PROVIDED TO E.O.R. PRIOR TO DRA CERTIFICATION. SEE GEOTECHNICAL REPORT FOR ANY ADDITIONAL CONSTRUCTION REQUIREMENTS.





MANHOLE NOTES:
1. SEAL ALL PIPE OPENINGS IN PRECAST MANHOLE WITH "EMBECO" NON-SHRINK GROUT OR APPROVED EQUAL.
2. MANHOLE COVERS SHALL BE CLEANED AND PAINTED WITH BLACK RUST INHIBITING PAINT.
3. ALL MANHOLES SHALL BE CONSTRUCTED, 0.1' ABOVE GRADE IN UNPAVED AREAS, AND 0.75' BELOW GRADE IN GRADED AREAS.

ALTERNATE PRECAST MANHOLE TOPS -
1. APPROVED CONCENTRIC CONE DESIGN MAY BE USED AS AN ALTERNATIVE.
2. APPROVED FLAT SLAB TOP MAY BE USED AS AN ALTERNATE.

DRAINAGE PRECAST MANHOLE DETAIL
N.T.S

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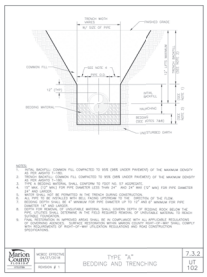
DRAINAGE DETAILS

#41 MODULAR HOME DEALERSHIP
MAJOR SITE PLAN
MARION COUNTY, FLORIDA

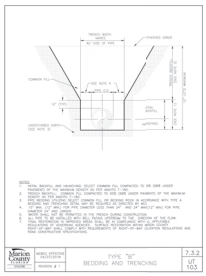
DATE 8/5/26
DRAWN BY
CHKD. BY
JOB NO. 25-0188

SHT. 11.03

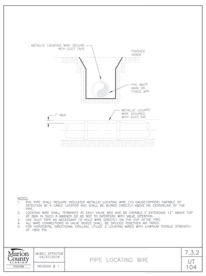
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



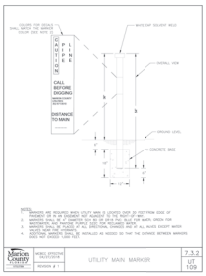
TYPE "A" BEDDING AND TRENCHING — 7.3.2 UT 102



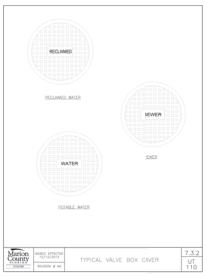
TYPE "B" BEDDING AND TRENCHING — 7.3.2 UT 103



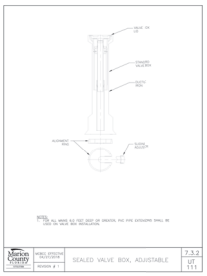
PIPE LOCATING WIRE — 7.3.2 UT 104



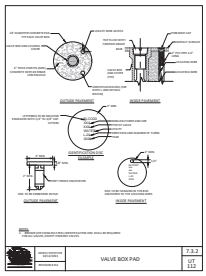
UTILITY MAIN MARKER — 7.3.2 UT 109



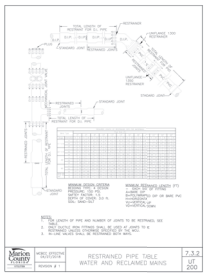
TYPICAL VALVE BOX COVER — 7.3.2 UT 110



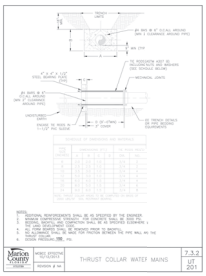
SEALED VALVE BOX, ADJUSTABLE — 7.3.2 UT 111



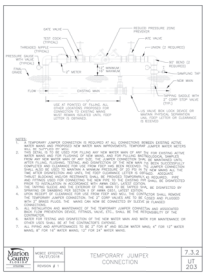
VALVE BOX PAD — 7.3.2 UT 119



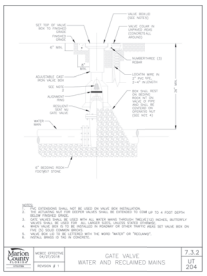
RESTRAINED PIPE TABLE WATER AND RECLAIMED MAINS — 7.3.2 UT 200



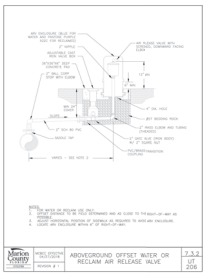
THRUST COLLAR WATEF MAINS — 7.3.2 UT 201



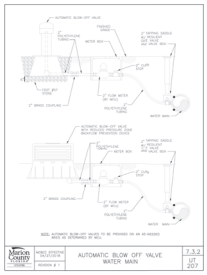
TEMPORARY JUMPER CONNECTION — 7.3.2 UT 203



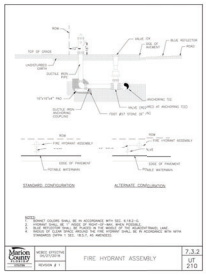
GATE VALVE WATER AND RECLAIMED MAINS — 7.3.2 UT 204



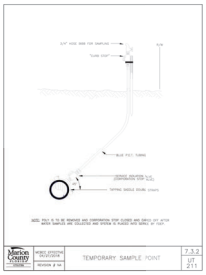
ABOVEGROUND OFFSET WATER OR RECLAIM AIR RELEASE VALVE — 7.3.2 UT 206



AUTOMATIC BLOW OFF VALVE WATER MAIN — 7.3.2 UT 207



FIRE HYDRANT ASSEMBLY — 7.3.2 UT 210



TEMPORARY SAMPLE POINT — 7.3.2 UT 211

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Office: (352) 387-4540 Fax: (352) 387-4545

REVISIONS

DATE

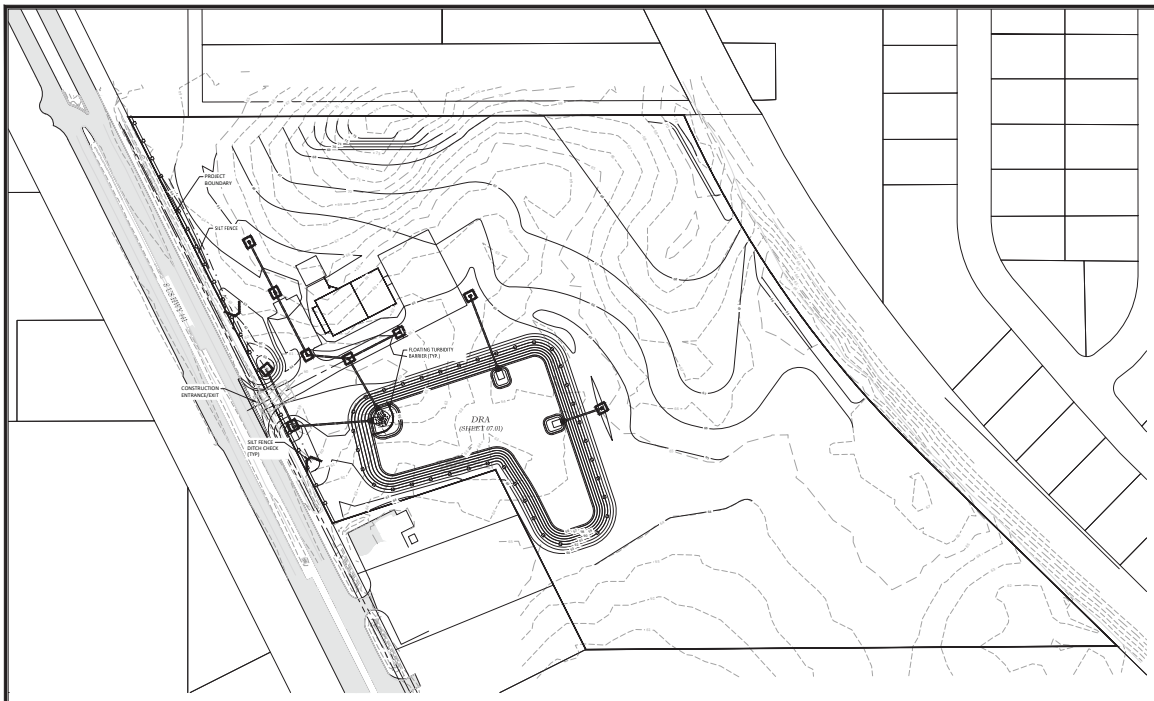
44 MODULAR HOME DEALERSHIP
MAJOR SITE PLAN
MARION COUNTY, FLORIDA

POTABLE WATER
DISTRIBUTION DETAILS

DATE 1/23/26
DRAWN BY
CHKD. BY
JOB NO. 25-0158

SHT. 12.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



EROSION CONTROL LEGEND

- PROPOSED SILT FENCE
- INLET PROTECTION (TYP.) (SEE DETAIL)
- TURBIDITY BARRIER (TYP.)
- SILT FENCE OR HAY BALE DITCH CHECK

GENERAL NOTES:

1. THE FOLLOWING LIST REPRESENTS A BASIC EROSION AND SEDIMENT CONTROL PROGRAM WHICH IS TO BE IMPLEMENTED TO HELP PREVENT OFF SITE SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROJECT.
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).
11. ALL INLETS TO BE PROTECTED BY DETAILS AS OUTLINED IN F.D.O.T. EROSION SEDIMENT CONTROL MANUAL (LATEST EDITION).
12. CONTRACTOR MUST MAINTAIN POSITIVE DRAINAGE AT ALL TIMES DURING THE COURSE OF THE CONSTRUCTION WORK.
13. CONTRACTOR MUST COORDINATE WITH ALL OF THE RESPONSIBLE AGENCIES PERTAINING TO EROSION AND SEDIMENT CONTROL WORK AND MAKE NECESSARY CHANGES BASED ON THE AGENCY'S GUIDANCE/DIRECTION AT NO ADDITIONAL COST TO THE OWNER.
14. 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.
15. ALL DISTURBED AREAS TO BE SODDED OR SEEDED AND MULCHED WITHIN 7 DAYS AFTER FINAL GRADING.

Tillman & Associates
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REVISIONS

DATE

441 MODULAR HOME DEALERSHIP
MAJOR SITE PLAN
MARION COUNTY, FLORIDA

EROSION CONTROL PLAN

DATE 5/12/26
DRAWN BY
CHKD. BY
JOB NO. 25-0158

SHT. 14.01

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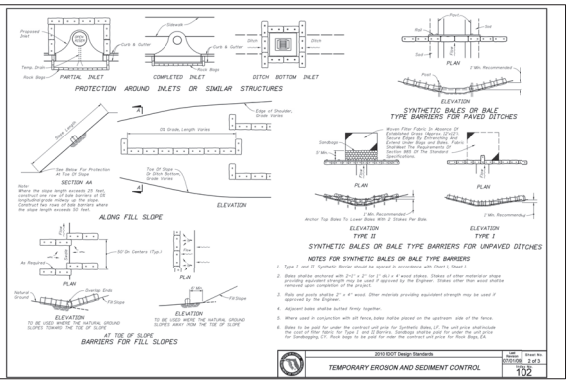
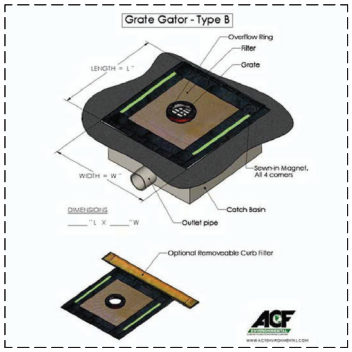
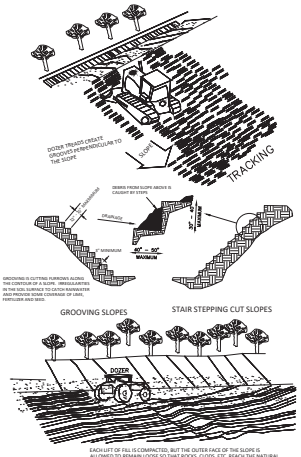
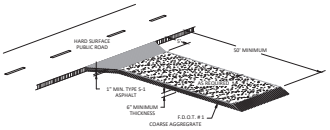




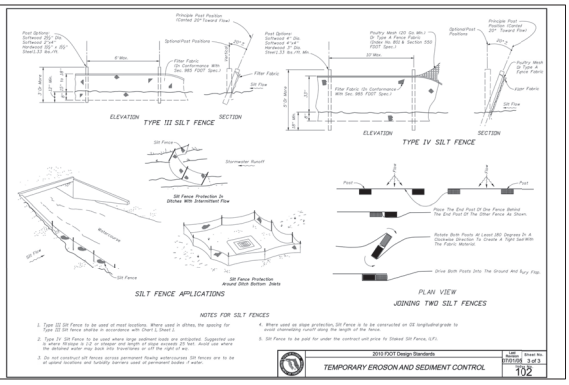


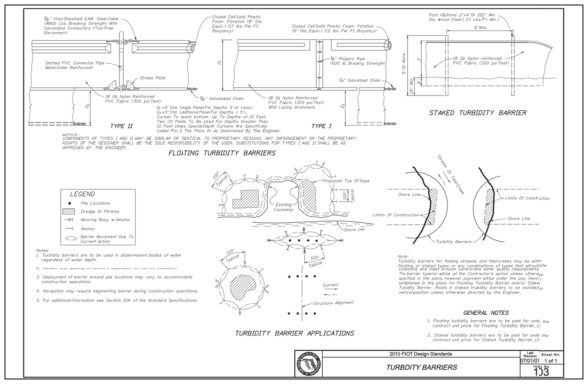


GRAVEL CONSTRUCTION ENTRANCE
N.T.S.

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. ALL DISTURBED AREAS TO BE SODDED OR SEEDED AND MULCHED WITHIN 7 DAYS AFTER FINAL GRADING.





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REVISIONS

DATE

44 MODULAR HOME DEALERSHIP
MAJOR SITE PLAN
MARION COUNTY, FLORIDA

EROSION CONTROL PLAN

DATE 5/11/26
DRAWN BY
CHKD. BY
JOB NO. 25-0158

SHT. 14.02

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

MARION COUNTY CODE REQUIREMENTS

TREE REMOVAL, PRESERVATION, AND/ OR REPLACEMENT INSPECTIONS/ PERMITS ARE PURSUANT TO MARION COUNTY LAND DEVELOPMENT CODE, ARTICLE 6, DIVISION 7, TREE PROTECTION AND REPLACEMENT
https://library.municode.com/fl/marion_county

TREE PRESERVATION AND REMOVAL

PROJECT AREA = 21.16± AC
TREE PRESERVATION AREA = 21.16 AC

PROTECTED TREES (SEC. 6.7.3)
ALL TREES 10" DIAMETER BREAST HEIGHT (DBH) OR LARGE ARE PROTECTED BY CODE.

EXISTING TREES TO REMAIN
TREES = 2,676"

EXISTING TREES TO REMOVE
TREES = 3,018"

PROTECTED TREES (SEC. 6.7.3)
ALL TREES 10" DIAMETER BREAST HEIGHT (DBH) OR LARGER ARE PROTECTED BY CODE.

SUBMITTAL REQUIREMENTS (SEC. 6.7.6)

EXISTING NUMBER OF TREES 10"+ = 338
EXISTING TREE DBH INCHES 10"+ = 5,514"
PRE-DEVELOPMENT INCHES PER ACRE = 261"/AC (5514"/21.16 AC)

POST-DEVELOPMENT INCHES = 2,116" (21.16 AC x 100")
POST-DEVELOPMENT INCHES PER ACRE = 100" MINIMUM

PROTECTED TREE REPLACEMENT REQUIREMENTS (SEC. 6.7.8)

RETAIN / REPLACE TREES EQUAL TO THE LESSER OF PRE-DEVELOPMENT INCHES PER ACRE, OR 100" DBH PER ACRE

TOTAL REQUIRED = 2,116" (100" x 21.16 AC)
TOTAL PROVIDED = 2,511" (SEE BELOW)

TREE INCHES REQUIRED TO BE PROVIDED AS FOLLOWS:
EXISTING TREES TO REMAIN = 2,676"
BUFFER TREES = 35" (NEW SHADE TREES REQUIRED FOR FRONT BUFFER)

NOTE: ALL EXISTING TREES ARE ASSUMED VIABLE AND FAVORABLY ASSESSED. CONTRACTOR SHALL NOTIFY ENGINEER IF TREES DISPLAY OF FAILURE OR APPEAR TO BE OF POOR HEALTH.

N

0' 80' 160'
SCALE IN FEET
1" = 80'

TREE PROTECTION, REMOVAL, PERMITTING, AND INSPECTIONS

THE FOLLOWING REQUIREMENTS SHALL BE CONDITIONS OF TREE PROTECTION AND REMOVAL PERMITS. ALL PERMITS FOR CONSTRUCTION IN PUBLIC RIGHTS-OF-WAY, AND ALL DEVELOPMENT PERMITS ISSUED UNDER AND PURSUANT TO THE MARION COUNTY CODE:

1. TREE PRESERVATION AND/OR REPLACEMENT INSPECTIONS ARE REQUIRED TO ENSURE COMPLIANCE WITH THE MARION COUNTY CODE AND WITH PERMITTING REQUIREMENTS.
2. PRIOR TO ANY CLEARING, GRUBBING, OR ANY CONSTRUCTION, TREE PROTECTION BARRICADES SHALL BE ERECTED AROUND ALL TREES TO BE PRESERVED. PROTECTION BARRICADES SHALL BE APPROVED BY THE COUNTY'S LANDSCAPE ARCHITECT OR DESIGNEE PRIOR TO CONSTRUCTION.
3. PRIOR TO ANY CLEARING, GRUBBING, OR CONSTRUCTION, A PRELIMINARY INSPECTION SHALL BE CONDUCTED BY THE COUNTY'S LANDSCAPE ARCHITECT OR DESIGNEE TO CONFIRM THAT THE PERMITTEE HAS MARKED TREES PERMITTED TO BE REMOVED AND HAS INSTALLED TREE PROTECTION BARRICADES AROUND TREES TO BE PRESERVED. ANY DEFICIENCIES NOTED DURING THIS INSPECTION SHALL BE CORRECTED PRIOR TO ANY CLEARING, GRUBBING, OR CONSTRUCTION. ANY ADDITIONAL TREES NOTED FOLLOWING THE PRELIMINARY INSPECTION, APPROVAL SHALL BE NOTED BY THE COUNTY'S LANDSCAPE ARCHITECT OR HIS DESIGNEE ON THE PERMIT AND SHALL CONSTITUTE NOTICE TO PROCEED WITH TREE REMOVAL.
4. CONTRACTOR SHALL HAVE ALL AGREEMENTS AND PERMITS SECURED FOR DEMOLITION AND PROTECTION ON PROJECT SITE.
5. OWNER IS RESPONSIBLE FOR INSURING THAT ALL POSSIBLE MEASURES ARE TAKEN TO AVOID DAMAGE TO TREES NOT APPROVED FOR REMOVAL.
6. TREES TO REMAIN SHALL BE PROTECTED PER THE MARION COUNTY, FLORIDA TREE PROTECTION AND TRIMMING SPECIFICATIONS, INCLUDING HIRING ARBORISTS TO DIRECT ALTERATIONS TO THE SITE THOROUGHLY AND PROTECTING TREES FROM ANY DAMAGE TO PRESERVE THE LONG TERM VIABILITY OF EXISTING TREES.
7. THE MOVEMENT OR THE STORAGE OF EQUIPMENT, MATERIALS, DEBRIS, OR FILL, WITHIN THE TREE PROTECTION ZONE (TPZ) OR DRIP LINE OF ANY PROTECTED TREE IS PROHIBITED.
8. THE CLEANING OF CONSTRUCTION EQUIPMENT, TOOLS, MATERIALS, OR THE DISPOSAL OF WASTE, E.G. PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, WITHIN THE TPZ OR DRIP LINE OF ANY PROTECTED TREE IS PROHIBITED.
9. THE CONTRACTOR SHALL INSPECT ALL TREE PROTECTION BARRICADES AND SIGNS EVERY WEEK THROUGHOUT CONSTRUCTION. ANY BARRICADE OR SIGN THAT IS DAMAGED OR MISSING SHALL BE IMMEDIATELY REPLACED.
10. ANY TREE NOT PERMITTED FOR REMOVAL THAT IS DESTROYED OR DAMAGED SO AS TO PLACE ITS LONG TERM SURVIVAL IN QUESTION, SHALL BE REPLACED AT AN INCH-TO-INCH BASIS OF THE TOTAL (COMBINED) DBH OF THE TREE(S) SO DESTROYED OR DAMAGED. THE REPLACEMENT TREES SHALL BE OF COMPARABLE SPECIES TO THE DESTROYED OR DAMAGED TREES WITH A MINIMUM REPLACEMENT SIZE OF 1.5-INCH CALIPER. THE COUNTY RESERVES THE RIGHT TO ESTABLISH A REPLACEMENT VALUE FOR SUCH TREES AND PAYMENT INTO THE TREE MITIGATION FUND MAY BE AUTHORIZED BY THE COUNTY'S LANDSCAPE ARCHITECT.
11. NO CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF COMPLETION, AS APPROPRIATE, MAY BE ISSUED FOR ANY DEVELOPMENT INVOLVING THE REMOVAL OF TREES REQUIRING A PERMIT, UNTIL ALL REQUIRED INSPECTIONS HAVE BEEN COMPLETED AND APPROVED.
12. A FINAL INSPECTION SHALL BE CONDUCTED BY THE COUNTY'S LANDSCAPE ARCHITECT OR DESIGNEE AFTER COMPLETION OF TREE REMOVAL AND REPLACEMENT. FOLLOWING FINAL INSPECTION, AND IF FOUND TO BE IN ACCORDANCE WITH THE APPROVED PLANS AND REQUIREMENTS, APPROVAL SHALL BE NOTED BY THE COUNTY'S LANDSCAPE ARCHITECT OR DESIGNEE ON THE PERMIT AND SHALL CONSTITUTE NOTICE OF COMMENCEMENT OF THE REQUIRED MAINTENANCE PERIOD OF REPLACEMENT TREES IF REPLACEMENT IS REQUIRED.

TREE PROTECTION BARRICADE NOTES:

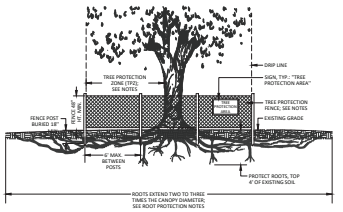
1. BARRICADES SHALL BE CONSTRUCTED OF A RIGID AND LASTING MATERIAL THAT SHALL REMAIN WHOLE AND IN PLACE FOR THE DURATION OF THE PROJECT.
2. BARRICADE AREAS MAY BE ENLARGED TO INCLUDE OR COMBINED FOR MULTIPLE TREES, SO LONG AS BARRICADES DO NOT ENCROACH INTO THE TREE CANOPY DRIP LINE.
3. DAMAGED OR MISSING BARRICADES OR SIGNS SHALL BE IMMEDIATELY REPAIRED OR REPLACED.
4. BARRICADES SHALL REMAIN INTACT UNTIL LANDSCAPE OPERATIONS BEGIN, OR WHEN CONSTRUCTION HAS BEEN FINALIZED, AND WITH APPROVAL OF LANDSCAPE ARCHITECT.
5. LANDSCAPE PREPARATION OR INSTALLATION SHALL BE PERFORMED BY HAND WITHIN THE TREE PROTECTION ZONE (TPZ), DRIP LINE OF ANY TREE TO REMAIN, OR WITHIN A BARRICADE AREA.
6. TRENCHING IS PROHIBITED WITHIN THE TREE PROTECTION ZONE (TPZ), DRIP LINE OF ANY TREE TO REMAIN, OR WITHIN A BARRICADE AREA. TUNNELING IS REQUIRED IF UTILITIES ARE ROUTED THROUGH THESE AREAS.
7. THE MOVEMENT OR THE STORAGE OF EQUIPMENT, MATERIALS, DEBRIS, OR FILL, WITHIN THE TREE PROTECTION ZONE (TPZ), DRIP LINE OF ANY TREE TO REMAIN, OR WITHIN A BARRICADE AREA IS PROHIBITED.
8. THE CLEANING OF CONSTRUCTION EQUIPMENT, TOOLS, MATERIALS, OR THE DISPOSAL OF WASTE, E.G. PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, WITHIN THE TREE PROTECTION ZONE (TPZ), DRIP LINE OF ANY TREE TO REMAIN, OR WITHIN A BARRICADE AREA IS PROHIBITED.
9. TREE PROTECTION ZONE:
   a. IF THE DRIP LINE IS LESS THAN 20 FEET FROM THE TRUNK OF THE TREE, THE ZONE SHALL BE THAT AREA WITHIN A MINIMUM RADIUS OF SIX (6) FEET AROUND THE TREE.
   b. IF THE DRIP LINE IS MORE THAN SIX (6) FEET FROM THE TRUNK OF THE TREE, BUT LESS THAN TWENTY (20) FEET, THE ZONE SHALL BE THAT AREA WITHIN A RADIUS OF THE FULL DRIP LINE AROUND THE TREE.
   c. IF THE DRIP LINE IS TWENTY (20) FEET OR MORE FROM THE TRUNK OF THE TREE, THE ZONE SHALL BE THAT AREA WITHIN A MINIMUM RADIUS OF TWENTY (20) FEET AROUND THE TREE.

ROOT PROTECTION NOTES:

PROTECT AND CARE FOR EXISTING TREE ROOTS TO REMAIN BY MINIMIZING DAMAGE FROM COMPACTION, EXCAVATION, AND DISEASE. WHEN WORK IS REQUIRED THAT MAY DAMAGE THE ROOTS OF TREE TO REMAIN, CUT ROOTS IN ADVANCE USING SHARP, CLEAN, MECHANICAL AND HAND TOOLS. FOR WORK WITHIN THE TREE PROTECTION ZONES, HAND CLEAN AND EXCAVATE USING NARROW-TINE SPADING FORKS TO COMB SOIL AND EXPOSE ROOTS. SELECTIVELY CUT AND PRUNE ROOTS. IMMEDIATELY FOLLOWING ROOT PRUNING, TREES SHALL BE THOROUGHLY WATERED AND HAVE A FOUR (4) INCH COVER OF CLEAN FILL.

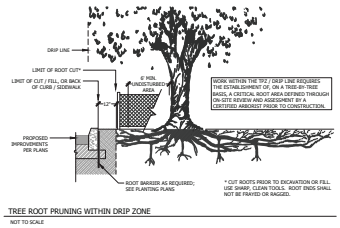
CANOPY PROTECTION NOTES:

CONTRACTOR SHALL COORDINATE WITH LANDSCAPE ARCHITECT PRIOR TO CANOPY PRUNING. LIFT TREE CANOPY OF EXISTING TREES TO REMAIN AS REQUIRED ALONG PROPOSED BUILDINGS, PARKING AND DRIVE AISLES, AND SIDEWALKS, ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE BEST MANAGEMENT PRACTICES - TREE PRUNING. REFER TO LF ERG FACT SHEET ENV-B51 FOR ADDITIONAL TREE PRUNING CRITERIA.



TREE PROTECTION BARRICADE DETAIL

NOT TO SCALE



TREE ROOT PRUNING WITHIN DRIP ZONE

NOT TO SCALE

Tillman & Associates ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave., Bldg 100, Ocala, FL 34471
Office: (352) 387-4640 Fax: (352) 387-4945

REVISIONS

DATE

441 MODULAR HOME DEALERSHIP
MAJOR SITE PLAN
MARION COUNTY, FLORIDA

TREE REMOVAL PLAN

DATE 4/29/26
DRAWN BY
CHKD. BY
JOB NO. 25-0158

SHT. 15.01

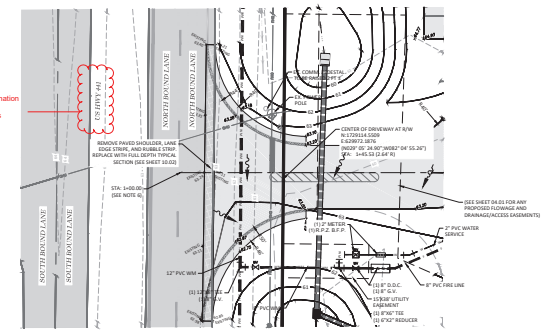
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

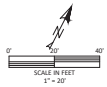
WATER LEGEND:

- WATER MAIN
- FIRE HYDRANT ASSEMBLY (FHA)
- TEE
- BENDS
- GATE VALVE & BOX

STORM LEGEND:

- STORM PIPE
- STORM STRUCTURE ID
- GRATE INLET
- TYPE H INLET



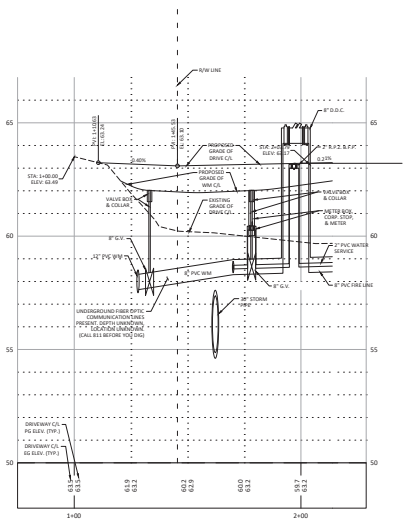


MARION COUNTY APPROVAL STAMP

NOTES:

1. SEE SHEETS 04.01 GEOMETRY PLAN AND 06.01 GRADING AND DRAINAGE PLAN FOR FURTHER DETAILS.
2. SIGHT DISTANCE AT DRIVEWAY COMPLIES WITH FDOT REQUIREMENTS.
3. WAIVER TO BE REQUESTED TO DEFER SIDEWALK. PAY FEE IN LIEU OF SIDEWALK CONSTRUCTION.
4. MOT SHALL BE IN ACCORDANCE WITH FDOT INDEX 102-601, 102-602, 102-613 FOR CONNECTION TO S HWY 441.
5. PAVEMENT MARKING SHALL BE THERMOPLASTIC.
6. STATION 1+00.00 IS ARBITRARY AND NOT BASED ON ANYTHING EXCEPT THE CENTERLINE OF THIS PROJECT'S DRIVEWAY.
7. CONTRACTOR TO CONSTRUCT UNDER AND IN THE VICINITY OF BURIED FOC AND UST. CONTRACTOR TO TAKE EVERY PRECAUTION TO SUPPORT AND NOT DAMAGE FOC OR UST. CONTRACTOR TO COORDINATE WITH FOC / UST UTILITY INSPECTION TEAM ON THE SAFE HANDLING OF THESE BURIED UTILITIES. ANY DAMAGE TO FOC OR UST SHALL BE AT CONTRACTOR COST AND REPAIRS SHALL BE MADE IMMEDIATELY WITH CONTRACTOR WORKING ON A 24 HR/7 DAY SCHEDULE UNTIL REPAIRS ARE COMPLETED.
8. CONTRACTOR TO CONSTRUCT UNDER OVERHEAD ELECTRICAL. CONTRACTOR TO TAKE NECESSARY SAFETY PRECAUTIONS IN AREA OF ELECTRICAL. CONTRACTOR TO MEET WITH DUKE ENERGY BEFORE CONSTRUCTION COMMENCES TO DETERMINE SAFETY PRECAUTIONS, COORDINATION, AND ACTION PLAN FOR ALL LOCATIONS THAT DO NOT MEET CLEARANCES PER DUKE SPECIFICATION 36.02-107 GUIDELINES FOR THIRD PARTY EXCAVATION AND TRENCHING BESIDE DISTRIBUTION POWER POLES.
9. CONTRACTOR TO CONSTRUCT ACROSS EXISTING DRIVEWAY AT ONE TIME. CONTRACTOR WILL IMMEDIATELY PROCEED WITH RESTORATION TO A DRIVEABLE SURFACE FOLLOWING INSTALLATION OF THE WATERLINE. NO HOLE SHALL BE LEFT OPEN. CONTRACTOR SHALL RESTORE DRIVEWAY TO THE EDGE OF ROAD IF PERFORMING OPEN CUT TRENCHING.
10. CONTRACTOR TO DETERMINE EXACT AREA REQUIRED FOR STAGING. COORDINATION FOR STAGING ACCESS IS CONTRACTOR'S RESPONSIBILITY. RESTORATION OF ALL STAGING AREA INSIDE AND OUTSIDE OF RIGHT-OF WAY TO EXISTING OR BETTER CONDITIONS IS REQUIRED.

PROFILE SCALE:
1" = 20' HORIZ.
1" = 2' VERT.



ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave., Bldg 100, Ocala, FL 34471
OFFICE: (352) 387-6646 FAX: (352) 307-4545
CERTIFICATE OF AUTHORIZATION #28296

REVISIONS

DATE

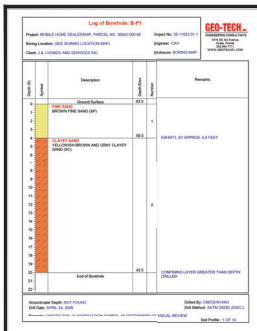
DRIVEWAY PLAN & PROFILE

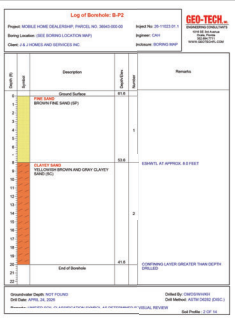
#4 MODULAR HOME DEALERSHIP
MAJOR SITE PLAN
MARION COUNTY, FLORIDA

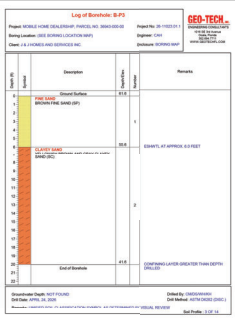
DATE 5/12/2026
DRAWN BY -
CHKD. BY RO
JOB NO. 25-0156

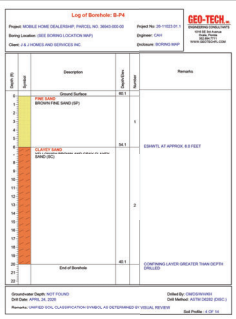
SHT. 16.01

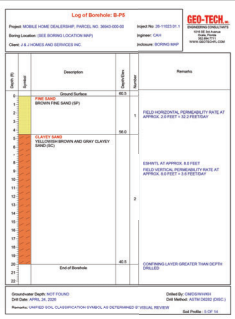
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

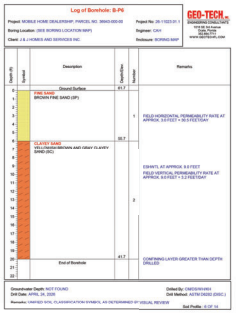


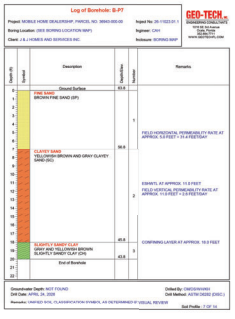


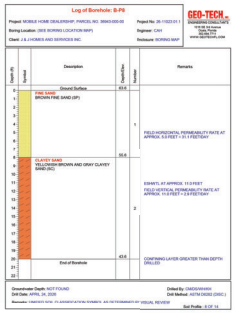


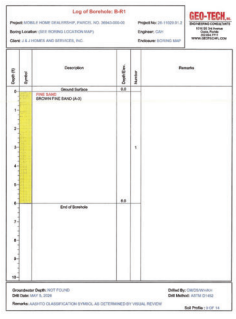


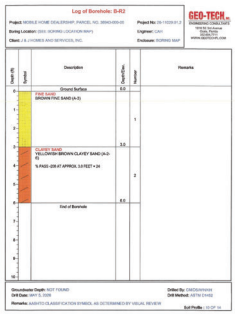


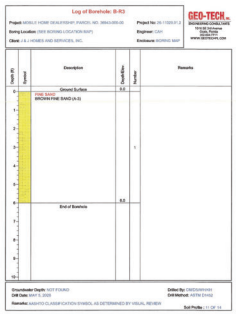


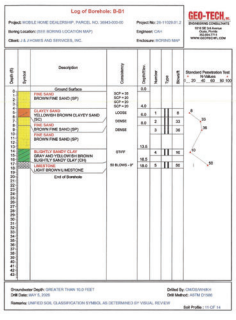


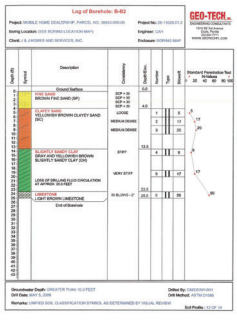


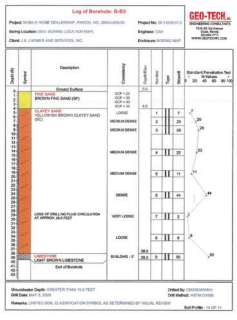


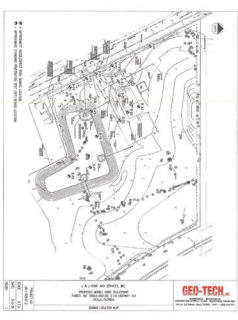












Tillman & Associates ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave - Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

REVISIONS

DATE

SOIL BORING LOGS

44 MODULAR HOME DEALERSHIP
MAJOR SITE PLAN
MARION COUNTY, FLORIDA

DATE: 5/11/26
DRAWN BY:
CHKD. BY:
JOB NO: 25-0158

SHT. BL.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

Marion County

Development Review Committee

Agenda Item

File No.: 2026-23342 **Agenda Date:** 6/15/2026 **Agenda No.:** 6.3.

SUBJECT:
Belleview Circle K - Major Site Plan - 33483 - Waiver to Major Site Plan in Review
Parcel #: 45415-000-00, 45415-002-00 #WaiverPIR-000872-2026
Cadjazz Engineering

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 using Marion County lidar contours along with latest survey within the areas in proximity of this parcel, we find no offsite impacts in the pre/post development conditions.

LDC 6.13.7.B(1) Geotechnical criteria
CODE states Depth. Soil test borings shall be performed to a minimum depth of 10 feet below the proposed finished grade of the bottom of all retention/detention areas or the permanent pool elevation and once the data has been obtained the hole shall be backfilled and compacted.
APPLICANT request to waive the 10-foot depth because we have one boring at 10 feet below and one boring at 7 feet below.

LDC 6.12.12.A Sidewalks
CODE states Sidewalks shall be provided in the Urban Area, Rural Activity Centers, and Specialized Commerce Districts along arterial, collector, and major local streets where these streets adjoin the project and minimally along one side of the internal streets. Sidewalks shall be constructed with all-weather surfaces and shall meet Americans with Disabilities Act, Florida Building Code, and FDOT Design Standards.
APPLICANT requests to contribute to Marion County Sidewalk Fund in lieu of construction.

LDC 2.12.16 Environmental Assessment
CODE states An Environmental Assessment for listed species and vegetative communities.
APPLICANT - requests a waiver to the Environmental Assessment. Existing development included a number of residential and commercial buildings located throughout the site including a number of wells and utility corridors. This is a developed site.

SUBMITTAL SUMMARY REPORT
33483

PLAN NAME:	BELLEVIEW CIRCLE K	**LOCATION:**	13210 S US HWY 301 BELLEVIEW,
APPLICATION DATE:	10/01/2025	**PARCEL:**	45415-000-00
DESCRIPTION:			

CONTACTS	NAME	COMPANY
Applicant	HERB GREEN	CADJAZZ ENGINEERING
Engineer of Record	HERB GREEN	CADJAZZ ENGINEERING

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.2	03/12/2026	03/19/2026	03/26/2026	Requires Re-submit
OCE: Plan Review (DR) v.1	11/14/2025	12/02/2025	12/29/2025	Requires Re-submit
OCE: Plan Review (DR) v.3				Not Received

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.2

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Caroline Dennison	03/19/2026	03/13/2026	Requires Re-submit

Corrections Additional 911 Comments (**Resolved**) - On Sheet 1 – The Parcel Number listed at the top of the sheet is 45415-000-00 but it should list Parcels 45418-000-00, 45415-001-00, 45415-000-00, and 45415-002-00. Under Data Summary the address is incorrectly listed as 13214 US-301, Belleview, FL 34420 it should be TBD S US HWY 301. Sheet 2, 3, 3T, 4, 4T, 5, 8, 9, 10, 11, and 12 - Title Bar has Circle K @ NWC of US301 & CR484 Belleview but it should be Circle K at NWC S US HWY 301 & SE 132nd Street Rd. Sheets 3A - Title Bar has Circle K @ US HWY 301 Belleview but it should be Circle K at NWC S US HWY 301 & SE 132nd Street Rd. Sheets 7, 13 and L1 - Title Bar has Circle K @ US HWY 301 & CR 484 but it should be Circle K at NWC S US HWY 301 & SE 132nd Street Rd. Sheets 4, 4T, 5, and L1 – S US HWY 301 is incorrectly labeled as US HIGHWAY 301. Sheet 6 – S US HWY 301 is incorrectly labeled as US HIGHWAY 301 in the Title Bar. Sheet L1 – SE 132nd Street Rd is incorrectly labeled as County Road 484

Corrections Additional 911 Comments (**Not Resolved**) - Sheets 4, 4T, and 5 have S US HWY 301 labeled incorrectly as US HWY 301. Sheet L1 has SE 132nd Street Rd incorrectly labeled as County Road 484 and S US HWY 301 incorrectly labeled as US HWY 301. Sheets L1, ECP, and MOT 1 - Title Bar have Circle K @ NWC of US301 & CR484 Belleview but it should be Circle K at NWC S US HWY 301 & SE 132nd Street Rd.

Environmental Health (Plans) (Environmental Health)	Evan Searcy	03/19/2026	03/13/2026	Approved
Fire Marshal (Plans) (Fire)	Anthony Marino	03/19/2026	03/12/2026	Approved

Comments Fire Review has been approved a hydrant to be installed

Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Erik Kramer	03/19/2026	03/19/2026	Requires Re-submit

Corrections 2.12.16/6.5 - EALS or Exemption provided (**Not Resolved**) - **Corrective Action:** Second round review: An EALS or exemption request is required. No waivers are approved for these requirements. Review criteria for a LDC Div 6.5 and provide one of the two options.

First round review: Provide Environmental Assessment of Listed Species (EALS) or submit an Exemption Request per LDC Sec. 6.5.3. - 2.12.16/6.5 - EALS or Exemption provided?: Provide Environmental Assessment of Listed Species (EALS) or submit an Exemption (EALS-ER). Copy of the EALS/EALS-ER will be forwarded to review agency for comments. Refer to LDC Sec. 6.5 for submittal requirements and review procedures.

Corrections 2.12 - Parcel number (**Not Resolved**) - **Corrective Action:** Second round review: The four separate parcels still exist. Staff is providing a signed combine form, see files associated with this Plan number. The combine form will need to given to Marion County Appraiser's Office. This comment will not be cleared until the parcels are combined and the plan lists the subject property's new parcel number.

First round review: Only parcel 4515-000-00 is listed on cover sheet, but the site encompasses three other parcels. Contact the Zoning division at 352-438-2675 to get a signed land combine form and take record it with the Property Appraisers Office. Ensure the parcel listed on the cover sheet is consistent with the parcel number of the combined property. - 2.12 - Parcel number: Show parcel numbers on the cover sheet.

Corrections 2.12/4.2 - Building height (**Resolved**) - **Corrective Action:** Show provided building height in the data summary table on cover page, per LDC Sec. 2.4.L(8) - 2.12/4.2 - Building height: Show building height (primary and accessory structures) in the site data table.

Corrections 2.12.9 - Existing, proposed & adjacent ROWs (**Resolved**) - **Corrective Action:** Existing, proposed, and/or adjacent ROW information is missing/incorrect/not compliant to LDC/approved XXX. Please provide correct information for all existing, proposed, and adjacent ROW serving the project on the plan. - 2.12.9 - Existing, proposed & adjacent ROWs: Show name, location and dimensions of any existing, proposed, and adjacent streets, including all rights-of-way serving the project on plan.

SUBMITTAL SUMMARY REPORT (33483)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Erik Kramer	03/19/2026	03/19/2026	Requires Re-submit
Corrections	2.12.5/1.8.2.F - Concurrency Deferral Statement (**Not Resolved**) - **Corrective Action:** Second round review: Applicant notes the desire to not defer concurrency payments. Contact kim.hatcher@marionfl.org and erik.kramer@marionfl.org to discuss this process. Comment may be cleared by next submittal after discussion. First round review: Provide the concurrency statement on the cover sheet, if deferring concurrency review to the Building Permitting stage. Indicate where this statement is added in the V2 submittal. - 2.12.5/1.8.2.F - Concurrency Deferral Statement: Please provide a concurrency statement on the cover sheet according to LDC Sec. 1.8.2 (F) - Concurrency Deferral. An owner may elect to defer required concurrency review and approval for a development application identified in Section 1.8.2.A to a subsequent development application review stage by executing the following "Concurrency Deferral Statement" on the development application plan, or in a separate sworn and notarized affidavit, a copy of which shall be provided to Growth Services and the original shall be recorded in Marion County's Public Records, as applicable: "This project has not been granted concurrency approval and/or granted and/or reserved any public facility capacities. Future rights to develop the resulting property(ies) are subject to a deferred concurrency determination, and final approval to develop the property has not been obtained. The completion of concurrency review and/or approval has been deferred to later development review stages, such as, but not limited to, [list subsequent applications expected pursuant to Section 1.8.2.C as applicable]."			
Corrections	3.2.3 - NON-RESIDENTIAL - Complies with FAR (**Resolved**) - **Corrective Action:** Show max FAR and proposed FAR. - 3.2.3 - NON-RESIDENTIAL - Complies with FAR: For non-residential project, show maximum allowable Floor Area Ratio (FAR) and proposed FAR.			
Corrections	4.4 - Show proposed signs to meet LDC Sec 4.4 (**Not Resolved**) - **Corrective Action:** Second round review: The corrective action listed in first round review was not addressed by applicant. Address prior to third round review. First round review: Sign shown on site plan as note 10, located near intersection of US Hwy 301 and CR 484. Indicate if this will be a multi-occupancy sign for the gas station and restaurant, or a single-occupancy signs for gas station or restaurant. Review LDC Sec. 4.4.4.F. which covers which indicates rules for multi-occupancy and single-occupancy, including in certain cases when development is located on a corner lot. Show a minimum 5-foot setback from property lines and provide a note indicating signage will not exceed 30 feet in height per Sec. 4.4.4.F.(2) - 4.4 - Show proposed signs to meet LDC Sec 4.4: If sign(s) is proposed on site, show proposed sign's location and design. The signs shall comply with LDC Sec. 4.4. A master sign plan and/or permit may be required.			
Corrections	2.12 - Zoning Classification-adjacent properties (**Resolved**) - **Corrective Action:** Zoning classification of adjacent parcels is missing. Please add labels to site plan sheet. - 2.12 - Zoning Classification-adjacent properties: Show existing zoning classification on the adjacent properties.			
Corrections	2.12.24 - Landscape requirements/6.8.6 - Buffering (**Resolved**) - **Corrective Action:** Proposed buffer along US HWY 301 and CR 484 are required to be C-Type buffer with min 15' width. Buffer on site plan is shown as 15', but not clearly labeled as C-Type. Landscape sheet does not appear to provide any labels/description of the buffers along these roads as C-Type. Staff notes, the minimums are provided on the cover sheet, but please indicate where this information is added on the Site Plan and Landscape Plan sheets. - 2.12.24 - Landscape requirements/6.8.6 - Buffering: Show buffer types, locations, and dimensions of required buffering on plan. Show buffer descriptions and illustrations of each proposed buffer (including longitudinal and transverse cross-sections)			
Corrections	2.12.19 - Dimension & location of site improvement (**Resolved**) - **Corrective Action:** Proposed site improvements are missing for the 6,335 SF building. Please provide dimensions for the width and depth of the building. - 2.12.19 - Dimension & location of site improvement: Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements.			
Corrections	2.12 - Land Use Designation-adjacent properties (**Resolved**) - **Corrective Action:** Land use designation of adjacent parcels is missing. Please add labels to site plan sheet. - 2.12 - Land Use Designation-adjacent properties: Show existing land use designation on the adjacent properties.			
Corrections	2.12.4.L & Article 5 - Overlay zones (**Resolved**) - **Corrective Action:** Provide a note on the cover sheet indicating the property is located in the Secondary Springs Protection Overlay Zone. - 2.12.4.L & Article 5 - Overlay zones: Provide a statement showing all applicable overlay zones on the subject property.			
Corrections	2.12.4/6.11.7 - Loading area (**Resolved**) - **Corrective Action:** Proposed loading area is missing. Please show location on the site plan. - 2.12.4/6.11.7 - Loading area: Show proposed loading areas on plan, per Sec. 6.11.7. - Loading areas.			
Corrections	2.12 - Waivers (Requested & Approved) (**Resolved**) - **Corrective Action:** Please list any waivers requested/approved. This comment will be cleared once the applicant indicates in their comment response that waivers have been requested/approved or provides a list on the cover sheet. - 2.12 - Waivers (Requested & Approved): List of all requested and approved waivers, conditions, and the date of approval.			
Comments	Please review and respond to the "corrective action" portion of the staff comments.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	03/19/2026	03/13/2026	Requires Re-submit
Comments	See markups on plans			
OCE Design (Plans) (Office of the County Engineer)	William Poole	03/19/2026	03/16/2026	Requires Re-submit
Corrections	2.12.4.I & 6.2.1.D - Index of sheets and numbering (**Not Resolved**) - **Corrective Action:** All sheets shall indicate each sheet number and the total number of sheets. - 2.12.4.I & 6.2.1.D - Index of sheets and numbering: Index of sheets; All sheets shall indicate each sheet number and the total number of sheets. Cross references between sheets is required			
Corrections	Additional Design Comments (**Not Resolved**) - **Corrective Action:** Please review LDC 2.12 prior to submission of plan and resubmit - Additional Comments:			
Corrections	2.12.3 - Title block (**Not Resolved**) - **Corrective Action:** Missing, type of application - 2.12.3 - Title block: Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions			
Corrections	2.21.2.A - Multi-phase Major Site Plans (**Not Resolved**) - 2.21.2.A - Multi-phase Major Site Plans: Multi-phase Major Site Plans may include a separate sheet showing independent, stand alone phasing and shall not be subject to a separate Master Plan application			
Corrections	2.12.4 - Front page of the plan (**Not Resolved**) - **Corrective Action:** Please include all items under the LDC 2.12.4 - Typye of application, Oners Contact and phonenumber, 3" x 5" inch space for county approval, - 2.12.4 - Front page of the plan: Front page of the plan shall minimally include A through L of this section of the LDC.			

SUBMITTAL SUMMARY REPORT (33483)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	03/19/2026	03/20/2026	Requires Re-submit

Comments Please add signature line, and singer's information (name and title) to the owner's certification on the plan coversheet. -EMW 03.20.26

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]."

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	03/19/2026	03/16/2026	Requires Re-submit

Corrections 6.13.8.B(7) - Minimum Pipe Size (**Not Resolved**) - **Corrective Action:** Minimum pipe size is 15" diameter

Corrections 6.13.4 - Stormwater Quantity Criteria (**Not Resolved**) - **Corrective Action:** See comments under "6.13.7 □ Geotechnical Criteria"

Corrections 6.13.2.A.3 - Retention/Detention Design Parameters (**Not Resolved**) - **Corrective Action:** Pond bottom needs to be sodded. This needs to be noted on the cross section

Corrections 6.13.4.D - Recovery Analysis (**Not Resolved**) - **Corrective Action:** See comments under "6.13.7 □ Geotechnical Criteria"

Corrections 7.1.3.B. - Drainage Construction Specifications (**Not Resolved**) - **Corrective Action:** LDC requires the use of RCP pipe for stormwater conveyance piping. To pursue using an alternative material, the engineer needs to 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.

Corrections 6.13.2.B(6) - Freeboard (**Not Resolved**) - **Corrective Action:** See comments under "6.13.7 □ Geotechnical Criteria"

Corrections 6.13.2.B(4) - Hydrologic Analysis (**Not Resolved**) - **Corrective Action:** See comments under "6.13.7 □ Geotechnical Criteria"

Corrections 6.13.6.C - Best Management Practices (**Not Resolved**) - **Corrective Action:** Oil/water separators required for gas stations

Corrections 6.13.4.C - Discharge Conditions (**Not Resolved**) - **Corrective Action:** See comments under "6.13.7 □ Geotechnical Criteria"

Corrections 6.13.7 - Geotechnical Criteria (**Not Resolved**) - **Corrective Action:** Soil borings need to extend at least 10 ft below the proposed pond bottom

Corrections 6.13.6 - Stormwater Quality Criteria (**Not Resolved**) - **Corrective Action:** See comments under "6.13.7 □ Geotechnical Criteria"

Corrections 6.13.12 - Operation and Maintenance (**Not Resolved**) - **Corrective Action:** An operation and maintenance manual is required for all projects. This is a standalone document from the plans and calculations. O&M manual not included in the submittal as stated

Corrections 2.12.8 - Topographical Contours (**Not Resolved**) - **Corrective Action:** Survey needs to be no older than 12 months. Staff would support a waiver - 2.12.8 - Topographical Contours: 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.

Corrections 6.13.2.B(8) - Calculation & Plan Consistency (**Not Resolved**) - **Corrective Action:** This item will be reviewed at resubmittal - 6.13.2.B (8) - Calculation & Plan Consistency: Calculations must be consistent with the plan sheets and other supporting details. Calculations shall use standard methodology recognized in the State of Florida, including hand and/or computerized calculations.

SUBMITTAL SUMMARY REPORT (33483)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	03/19/2026	03/16/2026	Requires Re-submit

Corrections Additional Stormwater comments (**Not Resolved**) - **Corrective Action:** (1) Please provide a signed and sealed karst analysis (2) Please provide a copy of the NPDES permit or NOI as well as a copy of the District permit prior to construction. (3) If you have questions or would like to discuss the stormwater review comments, please contact Alexander Turnipseed at (352) 671-8376 or at alexander.turnipseed@marionfl.org. - Additional Stormwater comments

Corrections 6.13.2.A.12/6.12.5-Details, X-Sections, References (**Not Resolved**) - **Corrective Action:** Diagram for oil/water separator is needed

Corrections Final signed and sealed hard copy signature page (**Not Resolved**) - After all stormwater comments are resolved, please upload a scanned copy of the digitally signed and sealed certification page of the stormwater report. Alternatively, a hard copy can be submitted. If you choose to submit a hard copy, you only need to submit the certification page of the report. A full report is not necessary. However, full reports are accepted if desired.

OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	03/19/2026	03/19/2026	Requires Re-submit

Corrections 2.12.8. - Current boundary and topographic survey (**Not Resolved**) - 2.12.8. - Current boundary and topographic survey: 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.

OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	03/19/2026	03/26/2026	Requires Re-submit

Corrections 6.11.9.A - Traffic signals (**Not Resolved**) - **Corrective Action:** Any traffic signal modifications will be determined once the traffic study has been submitted and reviewed. - 6.11.9.A - Traffic signals: If a new traffic signal or traffic signal modifications are required, provide a separate offsite improvement plan with details as required in Section 6.11.9.A

Corrections 6.11.3 - Traffic Impact Analysis (**Not Resolved**) - **Corrective Action:** A traffic study is required. The traffic study must be submitted separately for review as a Traffic Impact Analysis - Traffic Study application. The traffic study must be approved prior to final approval of the site plan. The traffic study has not been submitted properly for review as previously instructed. Please submit the traffic study as a separate application. Once the traffic study is submitted properly, a review will be performed. - 6.11.3 - Traffic Impact Analysis: Provide a Traffic Impact Analysis

Corrections 6.12.12 - Sidewalks (**Not Resolved**) - **Corrective Action:** Sidewalk is required along SE 132nd Street Road and US 301. A waiver may be requested from the Development Review Committee to allow payment of a fee in-lieu of construction of the sidewalk. If approved, the fee comes out $19,270.50 for a 3,854.10 SF sidewalk at $5 per square foot. - 6.12.12 - Sidewalks: Show sidewalk on the plans as required in section 6.12.12.

Corrections 6.11.5 - Driveway access (**Not Resolved**) - **Corrective Action:** The driveways do not meet spacing requirements. A deviation may be considered after approval of the traffic study. Coordination with FDOT on the driveway connection to US 301 is necessary. A deviation for the driveway on US 301 will be provided subject to FDOT providing a notice of intent to issue a permit for the proposed driveway. - 6.11.5 - Driveway access: The driveways must meet the requirements of section 6.11.5.

Corrections 6.12.11 - Turn lanes (**Not Resolved**) - **Corrective Action:** Provide turn lane construction details for the turn lane on CR 484 including a typical section showing the new turn lane and existing through lanes. Also include a pavement design matching the requirements for an arterial roadway in section 6.12.7 of the Land Development Code. - 6.12.11 - Turn lanes: Turn lanes shall be required as determined by the Traffic Impact Analysis or for safety purposes as determined by the County. A separate offsite improvement plan is required.

Corrections 6.11.4.B - Cross access (**Not Resolved**) - **Corrective Action:** Please fully address the previous comment. Provide a 24' wide paved public cross access easement parallel to both CR 484 and US 301 as shown on the markups. The easement must be paved to each property line. The easement must be in the form established by the County. The template for the easement can be obtained from the Development Review Office at DevelopmentReview@marionfl.org or 352-671-8686. The easement must be executed and returned back to the Development Review Office along with the recording fees prior to final plan approval. - 6.11.4.B - Cross access: Provide a 24' wide paved cross access easement as specified in 6.11.4.B

Corrections 6.11.9.C - Pavement marking (**Not Resolved**) - **Corrective Action:** Label the pavement markings for the turn lane on CR 484. All markings shall be thermoplastic. - 6.11.9.C - Pavement marking: Provide pavement markings as required in Section 6.11.9.C.

Corrections 6.11.9.B - Traffic signs (**Not Resolved**) - **Corrective Action:** Place a right turn only sign underneath the stop signs at the driveways. Also place a one-way sign in the medians in front of the driveways. - 6.11.9.B - Traffic signs: Provide traffic signs as required in Section 6.11.9.B.

Comments Please address previous comments

Utilities (OCE Plans) (Utilities)	Heather Proctor	03/19/2026	03/19/2026	Requires Re-submit

Corrections 6.14.5.A(2) - Proposed mains & connections shown (**Not Resolved**) - **Corrective Action:** Ensure proposed new mains are called out; include profile views. - 6.14.5.A(2) - Proposed mains & connections shown: Proposed mains shall be marked as private or public (MCU); points of demarcation shall be called out as necessary to identify changes in ownership. Shall include profile views unless otherwise noted.

Corrections 6.14.2.A(1) - Letter from utility provider (**Not Resolved**) - **Corrective Action:** The parcel is located within the City of Belleview Utilities service area. A letter from the City of Belleview stating utility service availability and connection requirements must be submitted prior to building permit issuance. Because the parcel is within the City of Belleview Utilities service area but outside the City limits, connection distance requirements will be determined in accordance with the Marion County Land Development Code if utilities are not immediately available.

A completed capacity charge worksheet has been provided and uploaded with the application attachments. - 6.14.2.A(1) - Letter from utility provider:

Corrections 6.14.2 - Connection Requirements (**Resolved**) - **Corrective Action:** Parcel is within the City of Belleview Utility Service area. - 6.14.2 - Connection Requirements:

Corrections 6.14.5.A(1) - Existing water & sewer mains shown (**Not Resolved**) - **Corrective Action:** Show all mains; a field locate may be required. - 6.14.5.A(1) - Existing water & sewer mains shown: The entire utility system shall be shown on the plan, including existing water systems and all proposed components within the project area.

Comments Parcel is within the City of Belleview utility service area, but outside of the City's municipality. Marion County Utilities will need to determine if the site is within connection distance. Applicant needs to submit correspondence from the City of Belleview stating where the closest water and sewer mains are.

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

PLN 33483
CIRCLE K

Development Review Committee Waiver Request Form

Per Section 2.10.1. of the Land Development Code: The Development Review Committee (DRC) may waive certain code requirements when not applicable to the proposed type of development or where alternative standards may promote flexibility, economical flexibility, and environmental soundness in layout and design.

Waiver requests and required documentation may be submitted through Civic Access. Waiver requests will not be processed without required information and applicable fees paid. Please be specific with all entries below.

Section Number & Title of Code:

2.12.8 Current Boundary and Topographic Survey

Section Details from Code:

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.

Reason/Justification for Request:

Using Marion County lidar contours along with latest survey within the areas in proximity of this parcel, we find no offsite impacts in the pre/post development conditions.

Section Number & Title of Code:

6.13.7 Geotechnical Criteria

Section Details from Code:

6.13.7.B.1 Depth, Soil test borings shall be performed to a minimum depth of 10 feet below the proposed finished grade of the bottom of all retention/detention areas or the permanent pool elevation and once the data has been obtained the hole shall be backfilled and compacted.

Reason/Justification for Request:

We have one boring at 10 feet below and one boring at 7 feet below.

Section Number & Title of Code:

6.12.12 Sidewalks

Section Details from Code:

Sidewalks shall be provided in the Urban Area, Rural Activity Centers, and Specialized commerce Districts along arterial, collector, and major local streets where these streets adjoin the project and minimally along one side of the internal streets. Sidewalks shall be constructed with all weather surfaces and shall meet Americans with Disabilities Act, Florida building Code, and FDOT Design Standards.

Reason/Justification for Request:

Applicant will contribute to Marion County Sidewalk Fund.

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Section Number & Title of Code:

2.12.16 Environmental Assessment

Section Details from Code:

An environmental Assessment for listed species and vegetative communities.

Reason/Justification for Request:

Existing development included a number of residential and commercial buildings located throughout the site including a number of wells and utility corridors. This is a developed site.

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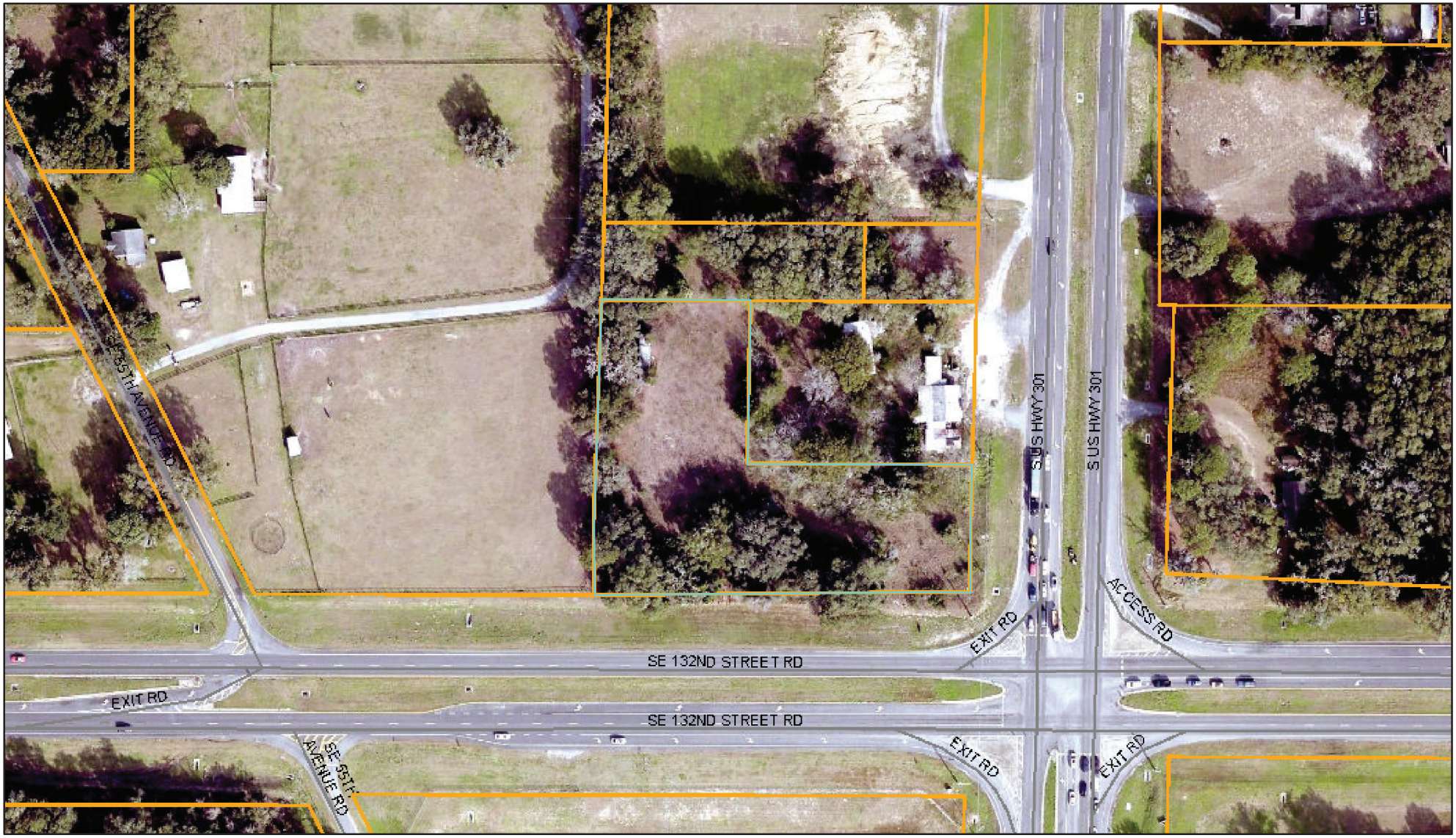
Section Number & Title of Code:

Section Details from Code:

Reason/Justification for Request:

ArcGIS Web Map1



6/5/2026, 10:47:18 AM

Marion County

Parcels

Streets

Aerial 2024

Red: Band_1

Green: Band_2

Blue: Band_3

1:2,006

0 0.01 0.03 0.06 mi

0 0.02 0.04 0.09 km

Marion County BOCC, Marion County Property Appraiser

CIVIL CONSTRUCTION PLANS

For

RESUBMIT

TBD S US HWY 301, BELLEVIEW, FL 34420
PARCELS ID #45418-000-00, 45415-001-00, 45415-000-00, & 45415-002-00
JANUARY 2026

PREPARED FOR:

ARBOR CAPITAL

PREPARED BY:

CADJAZZ Engineering Consultants

SHEET INDEX

NO.	TITLE	REV. NO.
1.	COVER SHEET	
2.	SPECIFICATIONS & NOTES	
3.	SITE DEMOLITION AND SWPPP PLAN	
3A.	SWPP SUPPLEMENTAL DETAILS	
3T.	TREE PRESERVATION PLAN	
4.	SITE PLAN	
4T.	TRUCK TURN	
5P.	PREDEVELOPMENT DRAINAGE PATTERN	
5A.	POSTDEVELPOMENT DRAINAGE BASIN	
5.	PAVING GRADING AND DRAINAGE	
6.	US 301 TURN LANE PLAN	
7.	UTILITY PLAN	
8.	SIGNAGE PLAN	
9.	GRADING DETAILS	
10.	UTILITY DETAILS	
11.	MISCELLANEOUS DETAILS & DUMPSTER	
12.	CROSS SECTIONS	
13.	CROSS SECTIONS	
L1	LANDSCAPE PLAN	
EP1.	PHOTOMETRIC PLAN	
13.	MOT 1	
	SURVEY	

CONSULTANTS

CIVIL ENGINEER
CADJAZZ ENGINEERING CONSULTANTS
117 E. MONUMENT AVENUE
KISSIMMEE, FLORIDA 34741
PH: 407 738-1979
EMAIL: HGREEN@CADJAZZ.COM

LAND SURVEYOR:
WADE SURVEYING, INC
1608 TRACY AVENUE
LADY LAKE, FLORIDA 32159
PH: 352. 753-6511

UTILITIES

WATER:
Non Applicable

POWER:
SUMTER ELECTRIC COOPERATIVE, INC
P O BOX 301
SUMTERVILLE, FL 33585
HILLARY BREWER
P. 352-569-9568

SEWER:
Non Applicable

TRANSPORTATION:
Non Applicable

CABLE:
CENTURYLINK
1325 BLAIRSTON RD RM 113
TALLAHASSEE, FL 32301
BILL MCCLOUD
PH. 850-815-5144

GAS:
TECO PEOPLES GAS
316 SW 33RD AVE
OCALA, FL 34474
PH: 352-622-0111

FDOT ITS INFRASTRUCTURE:
Non Applicable

PHONE:
Non Applicable

CONTRACTOR TO CALL SUNSHINE ONE AT 1-800-432-4770 (811)
TO VEFITY LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION

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

THE DESIGN AND IDEAS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF CADJAZZ, AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION FROM CADJAZZ.

DIMENSION INFORMATION SHOULD NOT BE OBTAINED BY SCALING THE PLANS. DIMENSION INFORMATION NOT PROVIDED HEREIN CAN BE OBTAINED BY CONTACTING CADJAZZ, LLC AT (407) 738-1979

DATA SUMMARY

PROJECT INTENT:
THE INTENT OF THIS PROJECT IS THE CONSTRUCTION OF CIRCLE K CONVENIENCE STORE WITH 6 PASSENGER MPDS (12 FUELING STATIONS)

PROPERTY LOCATION:
TBD S US HWY 301, BELLEVIEW, FL 34420

OWNER OF RECORD:
BELLEVIEW PROPERTY HOLDINGS, LLC
27658 CASHFORD CIR STE 101
WESLEY CHAPEL FL 33544-6959

APPLICANT:
HERB GREEN
117 E. MONUMENT AVE
KISSIMMEE, FL 34741

LAND USE: COMMERCIAL
ZONING: BUSINESS COMMERCIAL (B-2)

MAXIMUM BUILDING HEIGHT: 50 FEET, PROPOSED BUILDING HEIGHT = 21'-6"

MAXIMUM FLOOR AREA RATIO (FAR): 2.0, PROPOSED FAR = 0.04

BUILDING SETBACKS:

REQUIRED	PROVIDED
FRONT = 40' (65' W/ GAS PUMPS)	FRONT = 171'
SIDE = 10' (65' W/ GAS PUMPS)	SIDE = 88'
REAR = 25'	REAR = 200'

EXISTING LOT COVERAGE CALCULATIONS:

DESCRIPTION	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
IMPERVIOUS			
BUILDINGS	5,040 S.F.	0.12 AC.	2.89 %
CONCRETE/PAVEMENT	4,121 S.F.	0.095 AC.	2.36 %
SUBTOTAL IMPERVIOUS AREA:	9,161 S.F.	0.21 AC.	5.25 %
PERVIOUS			
PERVIOUS AREA	165,383 S.F.	3.80 AC.	94.75%
TOTAL IMPERVIOUS & PERVIOUS AREA:	174,544 S.F.	4.01 AC.	100 %

PROPOSED LOT COVERAGE CALCULATIONS:

DESCRIPTION	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
IMPERVIOUS			
CIRCLE K	6,335 S.F.	0.15 AC.	3.63 %
CONCRETE/PAVEMENT	57,458 S.F.	1.32 AC.	32.92 %
IMPERVIOUS AREA:	63,793 S.F.	1.47 AC.	36.55 %
FUTURE IMPERVIOUS AREA:	67,115 S.F.	1.54 AC.	38.45 %
SUBTOTAL IMPERVIOUS AREA:	130,908 S.F.	3.01 AC.	75 %
PERVIOUS			
BUFFER & LANDSCAPE AREA	37,625 S.F.	0.86 AC.	21.56%
POND BOTTOM AREA	6,011 S.F.	0.14 AC.	
TOTAL SITE AREA:	174,544 S.F.	4.01 AC.	100 %

LDC TABLE 6.11-5 REQUIRES 1 SPACE PER 300 S.F. OF STORE AREA AND 1 SPACE PER 4 SEATS IN RESTAURANT USE AREA; 5,335 / 300 = 18 SPACES
LDC TABLE 6.11-5 REQUIRES 1 SPACE PER 4 SEATS; AT 1,000 S.F. WE ANTICIPATE MAXIMUM 56 SEATS FOR REQUIRED PARKING OF 14 PARKING SPACES

TOTAL REQUIRED PARKING = 32 SPACES WITH MINIMUM 2 ADA SPACES

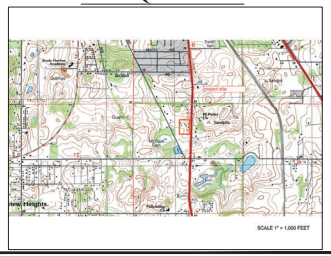
PARKING PROVIDED = 50 SPACES INCLUDING 2 ADA PARKING SPACES WITH MINIMUM 5' ACCESSIBLE AISLE THAT SATISFIES LDC TABLE 6.11-5 PARKING REQUIREMENTS

LANDSCAPE BUFFER MINIMUMS:
FRONT – TYPE C BUFFER 15' (US 301)
SIDE SOUTH – TYPE C BUFFER 15' (SE 132ND STREET, CR 484)
SIDE NORTH – NO BUFFER REQUIRED (COMMERCIAL)
REAR WEST – TYPE D BUFFER 15' WITH WALL

PROPERTY IS LOCATED IN THE SECONDARY SPRINGS PROTECTION ZONE

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

USGS QUAD MAP



1" ~ 1,000'

SECTION: 7
TOWNSHIP: 17 S
RANGE: 23 E

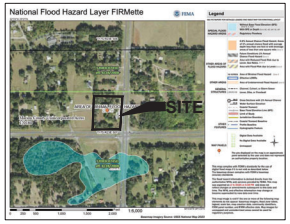
AERIAL MAP

NTS

SECTION: 7
TOWNSHIP: 17 S
RANGE: 23 E

FEMA MAP

FLOOD ZONE: ZONE X
12083C0745D August, 2008



NTS

SECTION: 7
TOWNSHIP: 17 S
RANGE: 23 E

SOIL MAP

THE DOMINANT SOIL FOR THIS SITE IS:
44 - KENDRINK LOAMY SAND

NTS

SECTION: 7
TOWNSHIP: 17 S
RANGE: 23 E

LEGAL DESCRIPTION

BEGIN AT A POINT ON THE S.E. CORNER OF THE N.E. 1/4 OF THE N.W. 1/4 OF SAID SECTION 7, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF S.E. 132ND STREET ROAD, THENCE S. 84°52'42" E. ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE N.E. 1/4 OF SAID SECTION 7 AND AFORESAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 94.84 FEET TO THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 301, (HAVING A 200 FEET WIDE RIGHT OF WAY), THENCE N. 01°34'54" E. DEPARTING SAID NORTH RIGHT-OF-WAY LINE AND ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 417.73 FEET; THENCE N. 84°45'13"W. DEPARTING SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 418.50 FEET; THENCE S. 01°32'23" W. A DISTANCE OF 417.12 FEET TO THE AFORESAID NORTH RIGHT-OF-WAY LINE OF S.E. 132ND STREET ROAD AND THE SOUTH LINE OF THE S.E. 1/4 OF THE N.E. 1/4 OF THE N.W. 1/4 OF SAID SECTION 7; THENCE S. 84°44'33" E. ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 877.75 FEET TO THE POINT OF BEGINNING.
CONTAINING 4.01 ACRES, MORE OR LESS.

THESE PLANS MAY NOT BE COPIED OR MODIFIED WITHOUT WRITTEN PERMISSION FROM CADJAZZ.

NOT VALID UNLESS SIGNED & EMBOSSED BY A REGISTERED ENGINEER CADJAZZ, CERTIFICATE OF AUTHORIZATION #28509

HERBERT SEAY GREEN No. 46867 STATE OF FLORIDA PROFESSIONAL ENGINEER

MARION COUNTY PROJECT #33483

DATE:	DESCRIPTION:	BY: SEF

SHEET NUMBER
1

SPECIFICATIONS & NOTES

FIELD ENGINEERING

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL SURVEYING SERVICES REQUIRED. THIS SHALL INCLUDE ALL STAKEOUT BOTH HORIZONTAL AND VERTICAL.

2. MAINTAIN A COMPLETE, ACCURATE LOG OF ALL FIELD NOTES.

3. ON COMPLETION OF PROJECT, PREPARE A RECORD DRAWING SHOWING LOCATION AND ELEVATION FOR ALL IMPROVEMENTS.

4. TESTING LABORATORY TO MEET RECOMMENDED REQUIREMENTS FOR INDEPENDENT LABORATORY QUALIFICATIONS, LATEST EDITION AS PUBLISHED BY AMERICAN COUNCIL OF INDEPENDENT LABORATORIES AND MEET BASIC REQUIREMENTS OF ASTM E 329 STANDARDS FOR TESTING FOR CONCRETE AND STEEL AS USED IN CONSTRUCTION.

5. TESTING REQUIREMENTS SHALL BE IN ACCORDANCE WITH ACCEPTABLE STANDARDS; ASTM, FDOT, OR OTHER RECOGNIZED AUTHORITIES AND AS SPECIFIED.

6. CONTRACTOR IS RESPONSIBLE FOR OBTAINING REQUIRED TEMPORARY ELECTRICAL SERVICE, AND PROVIDING WATER AS REQUIRED FOR CONSTRUCTION AND LANDSCAPING MAINTENANCE UNTIL SUCH TIME THE OWNER ACCEPTS THE PROJECT AS COMPLETE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.

7. CONTRACTOR TO PROVIDE BARRIERS AS REQUIRED TO PREVENT PUBLIC ENTRY TO CONSTRUCTION AREAS AND PROTECT EXISTING FACILITIES AND ADJACENT PROPERTIES FROM DAMAGE FROM CONSTRUCTION OPERATIONS. THE REQUIRED BARRIERS AND DEVICES SHALL BE ERECTED PRIOR TO CREATION OF ANY HAZARDOUS CONDITION. CONTRACTORS SHALL PAY ALL COSTS OF BARRIERS AND SAFETY CONTROL DEVICES.

8. CONTRACTOR SHALL PROVIDE TO THE OWNER'S ENGINEER SHOP DRAWINGS AND ENGINEER SHALL BE GIVEN ONE WEEK FOR RETURN OF REVIEWED SHOP DRAWINGS TO CONTRACTOR.

9. CONTRACTOR SHALL COORDINATE AND GIVE PROPER NOTIFICATIONS TO ALL INSPECTION AGENCIES PRIOR TO START OF CONSTRUCTION.

10. UPON SUBSTANTIAL COMPLETION OF PROJECT, CONTRACTOR SHALL PROVIDE CONSTRUCTION AS BUILT DRAWINGS THAT ARE LEGIBLY MARKED SHOWING ACTUAL CONSTRUCTED FACILITIES INCLUDING PIPE HORIZONTAL LOCATIONS SHOWING ANY DEVIATIONS FROM THE PLANS AND ALL FITTINGS INCLUDING VALVES AND FITTINGS BASED ON TWO MEASUREMENTS FROM A PERMANENT SURFACE REFERENCE SUCH AS MANHOLES, CATCH BASINS, POWER POLES, CURBS, OR SIDEWALKS.

11. AS PART OF THE CLOSE OUT DOCUMENTS, CONTRACTOR SHALL PROVIDE TO OWNER ALL MANUALS, WARRANTIES, AND MAINTENANCE MANUALS.

SITEWORK

1. CONTRACTOR WILL LOCATE AND VERIFY EXISTING CABLES, DUCTS, CONDUIT, PIPELINE, ETC. IN ADVANCE OF ANY PROPOSED CONSTRUCTION. CONTRACTOR WILL NOTIFY ALL AFFECTED UTILITIES, ENGINEER, AND OWNER AT LEAST 48 HOURS IN ADVANCE OF THE CONSTRUCTION NEAR THESE EXISTING UTILITIES.

2. CONTRACTOR WILL NOTIFY ENGINEER OF ANY SUBSTANTIAL CHANGES THAT WOULD REQUIRE A DEVIATION IN THE PLANS.

3. CONTRACTOR WILL REPAIR ANY DAMAGE DONE TO EXISTING UTILITIES AT NO ADDITIONAL EXPENSE TO THE OWNER OR ENGINEER.

4. CONTRACTOR TO OBTAIN A COPY OF THE GEOTECHNICAL REPORT FROM OWNER OR ENGINEER TO CONSTRUCT EARTHWORKS IN ACCORDANCE WITH THE GEOTECHNICAL RECOMMENDATIONS.

5. CONTRACTOR SHALL PROVIDE FILL MATERIAL THAT CONSIST OF CLEAN GRANULAR MATERIAL FREE OF ROOTS, TIMBERS, LARGE ROCKS AND OTHER DELETERIOUS SUBSTANCES. FILL WILL BE TAKEN FROM ON-SITE PILES FIRST, AND IF REQUIRED, ADDITIONAL FILL WILL BE SUPPLIED FROM AN OFF-SITE BORROW.

6. CONTRACTOR SHALL PROVIDE SUFFICIENT PROTECTION FOR TRENCHING AND EARTHWORK ACTIVITIES BY PROVIDING PROPER SHORING AND BRACING TO PREVENT DAMAGE OR SHIFTING OF EARTHWORKS.

7. CONTRACTOR SHALL PROVIDE GRADING THAT IS CONSISTENT OF BRINGING THE GROUND ELEVATIONS TO THE LEVELS, GRADES, AND ELEVATIONS CALLED FOR IN THE PLANS. THIS MAY INCLUDE TAPERING OR TRANSITIONING EXISTING GROUND ELEVATIONS OUTSIDE OF THE PROJECT LIMITS SHOWN ON THE PLANS.

8. FINE GRADING SHALL CONSIST OF ELIMINATING UNEVEN AREAS AND LOW SPOTS, REMOVING DEBRIS, ROOTS, BRANCHES, STONES IN EXCESS OF HALF INCH IN SIZE SUCH THAT THE FINE GRADING HAS A FINISHED APPEARANCE THAT IS PLEASING TO THE EYE.

9. WHEN ACCEPTABLE MATERIAL IS ENCOUNTERED IN THE TRENCH, THE BOTTOM SHALL BE EXCAVATED AND GRADED TO THE DEPTH REQUIRED SO AS TO PROVIDE A UNIFORM AND CONTINUOUS BEARING AND SUPPORT FOR THE PIPE ON SOLID AND UNDISTURBED GROUND AT EVERY POINT BETWEEN BELL HOLES, EXCEPT THAT IT WILL BE PERMISSIBLE TO DISTURB AND OTHERWISE SHAPE THE FINISHED SURFACE OVER A MAX LENGTH OF 18" NEAR THE MIDDLE OF EACH LENGTH OF PIPE BY THE WITHDRAWAL OF PIPE SLINGS OR OTHER LIFTING TACKLE.

10. BELL HOLES SHALL BE PROVIDED AT EACH JOINT TO PERMIT THE JOINT TO BE MADE PROPERLY.

11. IF MUCK OR OTHER DELETERIOUS MATERIAL IS ENCOUNTERED IN THE TRENCH, IT SHALL BE COMPLETELY REMOVED FOR THE WIDTH OF THE TRENCH AT THE PIPE AND TO A DEPTH WHERE ACCEPTABLE MATERIAL IS ENCOUNTERED. AFTER REMOVAL OF ALL MUCK OR DELETERIOUS MATERIAL, THE TRENCH SHALL BE BACKFILLED WITH BEDDING MATERIAL TO THE BOTTOM OF PIPE GRADE.

12. EXCAVATION FOR FOUNDATIONS SHALL BE TO THE BOTTOM ELEVATIONS SHOWN ON THE PLANS, AND 12" BEYOND THE HORIZONTAL LIMITS OF THE FOUNDATIONS IN ALL DIRECTIONS. EXCAVATION SIDE SLOPES SHALL BE SUCH THAT THE SOIL WILL BE SELF SUPPORTING BUT SHALL NOT BE STEEPER THAN 1:1 .

13. BACKFILL SHALL NOT BE PLACED AGAINST WALLS UNTIL A MINIMUM CONCRETE COMPRESSIVE STRENGTH OF 1,500 PSI IS ACHIEVED.

14. STOCKPILE OF EXCESS EXCAVATED MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

15. TRENCH BACKFILL UNDER PAVEMENT AREAS WITH SELECT MATERIAL AROUND AND UNDER HAUNCHES OF PIPE AND UP TO THE BOTTOM OF THE PAVEMENT SUBBASE MATERIAL PLACED IN 6" LIFTS AND COMPACTED TO NOT LESS THAN 98% OF THE MAXIMUM DENSITY AS DETERMINED BY FM 1-T 180.

16. TRENCH BACKFILL IN AREAS OUTSIDE PAVEMENT TO ONE FOOT ABOVE THE CROWN OF THE PIPE TO NOT LESS THAN 95% OF THE MAXIMUM DENSITY AS DETERMINED BY FM 1-T 180. ABOVE THE ONE FOOT OF PIPE CROWN, CONTRACTOR TO PROVIDE DENSITY EQUAL TO OR GREATER THAN THE SOIL ADJACENT TO THE PIPE TRENCH TO FINAL GRADE.

17. COMPACTION REQUIREMENTS FOR DITCHES AND SWALES TO BE FILLED SHALL BE CLEAN GRANULAR FILL PLACED AND COMPACTED IN 12" LIFTS TO 98% MAXIMUM FM 1-T 180 DENSITY.

18. CONTRACTOR WILL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS ASSOCIATED WITH DEWATERING.

19. LIMEROCK BASE MATERIAL SHALL MEET THE REQUIREMENTS OF SECTION 911 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION LATEST EDITION AVERAGE LBR VALUE OF NOT LESS THAN 100.

20. ASPHALTIC CONCRETE MATERIALS S-1, S-2, AND S-3 SHALL MEET THE REQUIREMENTS OF SECTION 331 OF FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION LATEST EDITION.

21. SUBGRADE SHALL BE PREPARED, STABILIZED, GRADED, AND COMPACTED TO AN AVERAGE LBR OF 40 WITH A 98% MAXIMUM DENSITY PER FM 1-T 180.

22. PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH SECTIONS 710 AND 971 FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION LATEST EDITION.

23. CONCRETE UNLESS OTHERWISE SPECIFIED SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI SHALL BE PLACED IN ACCORDANCE WITH ACI 301, ACI 318, AND ACI 347 LATEST EDITIONS.

24. CONCRETE REINFORCEMENT SHALL BE DEFORMED BILLET STEEL GRADE 60 IN ACCORDANCE WITH THE ASTM A615-A LATEST EDITION. WELDED FABRIC STEEL SHALL BE IN A ACCORDANCE WITH ASTM A185 LATEST EDITION, AND WELDING ELECTRODES SHALL BE LOW HYDROGEN, E70 SERIES.

25. REINFORCED UNIT MASONRY SYSTEM SHALL BE ASTM C90, GRADE N-1 TYPE I NORMAL WITH COMPRESSIVE STRENGTH OF F'M = 1,800 PSI WITH TYPE S 1,800 PSI MORTARS ABOVE GRADE AND TYPE M (2,500 PSI BELOW GRADES). REINFORCED MASONRY WILL BE LAID IN A RUNNING BOND CONFIGURATION UNLESS OTHERWISE NOTED.

26. GROUT FILL FOR MASONRY SHALL BE 3,000 PSI AT 28 DAYS PREMIXED IN ACCORDANCE WITH ASTM C476 OR ASTM C94.

SITE CONSTRUCTION NOTES

1. ALL CURB RADII TO BE 3 FEET AND AT BACK OF CURB, UNLESS OTHERWISE NOTED.

2. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB, UNLESS OTHERWISE NOTED.

3. CONCRETE SIDEWALK RAMPS SHALL BE INSTALLED ACCORDING TO F.D.O.T. INDEX 304 OR A.D.A. STANDARDS, WHICHEVER IS MORE RESTRICTIVE. THIS SHALL INCLUDE, BUT NOT LIMITED TO, THE INSTALLATION OF DETECTABLE WARNING SURFACES. COLOR REQUIREMENTS FOR THE DETECTABLE WARNING SURFACES SHALL PROVIDE A DARK-ON-LIGHT OR LIGHT-ON-DARK CONTRAST BETWEEN THE DETECTABLE WARNING SURFACE AND THE ADJACENT WALKING SURFACE PER F.D.O.T. AND A.D.A. STANDARDS.

4. ALL STRUCTURES, PIPE AND OTHER CONSTRUCTION IN THE DEPARTMENT RIGHT-OF-WAY SHALL BE PERFORMED TO THE LATEST APPLICABLE FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY DESIGN STANDARDS AND SPECIFICATIONS.

UTILITIES NOTES

WATER AND SEWER LINES

1. CONTRACTOR SHALL FIELD VERIFY EXISTING LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND NOTIFY ENGINEER OF ANY INCONSISTENCIES WITH THE PLANS PRIOR TO START OF CONSTRUCTION.

2. WATER LINE DUCTILE IRON PIPES SHALL BE CLASS 50 CONFORMING TO ANSI/AWWA C150/A21.5 LATEST EDITION AND ANSI AWWA C151/A21.51 LATEST EDITION WITH PUSH ON JOINTS CONFORMING TO ANSI/AWWA C111/A21.11 LATEST EDITION AND CEMENT MORTAR LINING CONFORMING TO ANSI/AWWA C104/A21.4 LATEST EDITION, ALL FITTINGS SHALL CONFORM TO ANSI/AWWA C110/A21.10 AND CEMENT LINED WHICH CONFORMS TO ANSI/AWWA C104/A21.4, ALL FITTING SHALL BE RATED TO 250 PSI, ALL RETAINER GLANDS SHALL BE DUCTILE IRON CONSTRUCTION.

3. RESTRAINED JOINTS SHALL BE DUCTILE IRON CLASS 51 AMERICAN CAST IRON PIPE CO. LOK-FAST OR APPROVED EQUAL.

4. ALL VALVES 4" THROUGH 10" SHALL BE IRON BODY, RESILIENT SEAT GATE VALVES CONFORMING TO AWWA C-509, NON RISING STEM TYPE, WITH INTERIOR PARTS COATED WITH THERMOSETTING EPOXY. THEY SHALL MECHANICAL JOINT ENDS, AND SHALL OPEN LEFT (COUNTERCLOCKWISE) WITH 2 INCH SQUARE NUT, VALVES 12" AND LARGER SHALL BE BUTTERFLY TYPE CONFORMING TO AWWA C-504 SUITABLE FOR BURIED SERVICE, WITH "O" RING SHAFT SEALS, CAST IRON BODY AND DISC.

5. FIRE HYDRANTS SHALL BE IN ACCORDANCE WITH AWWA 502 AS REQUIRED BY THE LOCAL UTILITY, CONTRACTOR TO CONFIRM THE REQUIRED LOCAL FIRE HYDRANT REQUIREMENT PRIOR TO INSTALLATION.

6. TAPPING TEES SHALL BE FULL-BODIED MECHANICAL JOINT, DUCTILE IRON; TAPPING SADDLES SHALL BE EPOXY COATED WITH STEEL BANDS.

7. UNLESS OTHERWISE NOTED PVC LINES 4" TO 12" SHALL BE CONSISTENT WITH AWWA C900 AND MEET THE MINIMUM REQUIREMENTS FOR SDR 18 CLASS 150 PER ASTM D-2241.

8. WATER PVC LINES BETWEEN 2" AND 4" SHALL MEET THE MINIMUM REQUIREMENTS FOR SDR 21 PER ASTM D2241 UNLESS OTHERWISE NOTED.

9. ALL PVC PIPES SMALLER THAN 2" SHALL BE SCHEDULE 40 PER ASTM WITH SOLVENT WELDED JOINTS.

10. UNLESS OTHERWISE NOTED ON THE PLANS, ALL UTILITIES WILL HAVE A MINIMUM OF 36" COVER.

11. WATER LINES SHALL BE COLOR CODED PER THE PVC INDUSTRY STANDARDS.

12. CONTRACTOR WILL PROVIDE WATER LINE LOCATING WIRE PER LOCAL REQUIREMENTS.

13. SEWER DUCTILE IRON PIPE SHALL BE CLASS 350 PER ANSI A21.51 (AWWA C151) AND SHALL BE EXTERIOR COATED WITH BITUMINUOUS COATING PER ANSI A21.51 (AWWA C151) AND SHALL BE EPOXY LINED PER LOCAL STANDARDS AND PER ANSI A21.4 (AWWA C104).

14. ALL RIMS, VALVE COVERS, AND CLEAN OUTS IN TRAFFIC AREAS SHALL BE HS-20 LOAD RATED.

15. SEWER PVC LINES AND FITTINGS SHALL BE IN ACCORDANCE WITH THE ASTM D-3034, AND THE JOINTS SHALL BE IN ACCORDANCE WITH ASTM D-3212.

16. ALL SEWER PIPING SHALL BE COLOR CODED PER THE PVC INDUSTRY STANDARDS.

17. CONTRACTOR SHALL LOCATE MAGNETIC TAPE IDENTIFYING AS "FORCEMAIN" PRINTED ON THE TAPE COLOR GREEN, LOCATED PER LOCAL STANDARDS.

18. CONTRACTOR SHALL PROVIDE SANITARY SEWER LINE LOCATING WIRE PER LOCAL REQUIREMENTS.

UTILITY SEPARATION - VERTICAL CLEARANCE

1. WHERE WATER AND GRAVITY SANITARY SEWER MAINS CROSS WITH LESS THAN 12 INCHES VERTICAL CLEARANCE OR THE SEWER MAIN IS ABOVE THE WATER MAIN, THE SANITARY SEWER WILL BE 20 FEET OR EITHER:

A. DUCTILE IRON PIPE, CENTERED ON THE POINT OF CROSSING, OR;
B. CONCRETE ENCASED VITRIFIED CLAY; OR
C. PVC PIPE UPGRADED TO WATER MAIN STANDARDS AND PRESSURE TESTED.

2. WHERE WATER MAINS AND STORM SEWER PIPES CROSS WITH LESS THAN 12 INCHES VERTICAL CLEARANCE, THE WATER MAIN SHALL BE 20 FEET OF DUCTILE IRON PIPE CENTERED ON THE POINT OF CROSSING.

FDOT NOTES:

1. MOT SETUP MUST BE SUPERVISED BY A CERTIFIED PERSON.

2. TEST RESULTS ARE REQUIRED UPON REQUEST.

3. THE ENGINEER'S CERTIFICATION ALONG WITH AS-BUILTS, IF REQUIRED, MUST BE SUBMITTED WITHIN 30 DAYS FROM COMPLETION OF THE PROJECT.

4. FDOT OFFICE TO BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO ANY WORK WITHIN THE RIGHT-OF-WAY OR LANE CLOSURES.

5. ALL DISTURBED AREAS TO BE SODDED.

6. CONCRETE SIDEWALKS AND RAMPS WITHIN THE RIGHT-OF-WAY SHALL BE INSTALL PER F.D.O.T. INDEXES 304 AND 310. THIS SHALL INCLUDE, BUT NOT LIMITED TO, THE INSTALLATION OF DETECTABLE WARNING SURFACES AT RAMPS. COLOR REQUIREMENTS FOR THE DETECTABLE WARNING SURFACES SHALL PROVIDE A DARK-ON-LIGHT OR LIGHT-ON-DARK CONTRAST BETWEEN THE DETECTABLE WARNING SURFACE AND THE ADJACENT WALKING SURFACE PER F.D.O.T. AND A.D.A. STANDARDS.

ASPHALTIC CONCRETE QUALITY CONTROL SPECIFICATIONS

SPECIFIC REQUIREMENTS FOR ASPHALTIC CONCRETE WEARING SURFACES ARE OUTLINED IN SECTIONS 330 AND 334 IN THE FLORIDA DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2004 EDITION. REQUIREMENTS SHALL MEET OR EXCEED THE FOLLOWING.

1. IT SHALL BE THE CONTRACTOR RESPONSIBILITY TO FURNISH A 15 FOOT MANUAL AND A 15 FOOT ROLLING STRAIGHTEDGE. MAKE THEM AVAILABLE AT THE JOB SITE AT ALL TIMES DURING THE PAVING OPERATIONS FOR CHECKING JOINTS AND SURFACE IRREGULARIES.

2. OBTAIN A SMOOTH SURFACE ON ALL PAVEMENT COURSES PLACED, AND THEN STRAIGHTEDGE ALL INTERMEDIATE AND FINAL COURSES WITH A 15 FOOT ROLLING STRAIGHTEDGE.

3. CONSTRUCT A PAVEMENT SURFACE WITH CROSS SLOPE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CONTRACT PLANS. FURNISH A LEVEL WITH A MINIMUM LENGTH OF 4 FEET, OR A DIGITAL MEASURING DEVICE APPROVED BY THE ENGINEER, FOR THE CONTROL OF CROSS SLOPE. MAKE THE LEVEL OR MEASURING DEVICE AVAILABLE AT THE JOB SITE AT ALL TIMES FOR THE MEASUREMENT OF CROSS SLOPE DURING PAVING OPERATIONS.

4. PRODUCE A FINISHED SURFACE OF UNIFORM TEXTURE AND COMPACTION WITH NO PULLED, TORN, CRUSHED OR LOOSENED PORTIONS AND FREE FROM SEGREGATION, SAND STREAKS, SAND SPOTS, OR RIPPLES. CORRECT ANY AREA THAT DOES NOT MEET THE REQUIREMENTS.

5. UPON COMPLETION OF THE FINAL SURFACE OR FRICTION COURSE, PERFORM ACCEPTANCE TESTING FOR SURFACE TOLERANCE ON THE FINISHED SURFACE WITH A 15 FOOT ROLLING STRAIGHTEDGE. CORRECT ALL DEFICIENCIES IN EXCESS OF 3/16 INCH.

INSPECTION AND TESTING

1. CONTRACTOR SHALL COORDINATE TIE INS TO EXISTING LINES FOR MOST APPROPRIATE TIME.

2. AFTER THE MAINS HAVE BEEN LAID AND BEFORE PRESSURE TESTING, EACH RUN OF PIPE SHALL BE THOROUGHLY FLUSHED SO AS TO REMOVE ALL DEBRIS AND FOREIGN MATTER FROM THE LINES. WHERE FIRE HYDRANTS OR BLOWOFFS ARE NOT AVAILABLE OR ARE OF INSUFFICIENT CAPACITY TO PERMIT ADEQUATE FLUSHING, THE WATER LINE SHALL BE OPENED AND FLUMES OR PIPING SHALL BE PROVIDED BY THE CONTRACTOR TO WASTE THE WATER TO THE NEAREST APPROVED DISPOSAL OR CONTAINMENT POINT. SUFFICIENT FLUSHING OF WATER SHALL BE INTRODUCED INTO THE MAINS TO PRODUCE A VELOCITY OF NOT LESS THAN 5 FEET PER SECOND, AND THIS RATE OF FLOW SHALL BE CONTINUED UNTIL THE DISCHARGE IS CLEAR AND NO EVIDENCE OF SILT OR FOREIGN MATTER IS VISIBLE.

3. CONTRACTOR SHALL OBTAIN A COPY OF FDEP WATER AND SEWER PERMITS IN ORDER TO SATISFY THE PERMIT REQUIREMENTS FOR TESTING AND CLEARANCE.

4. CONTRACTOR SHALL USE DISINFECTING AGENT SUCH AS LIQUID CHLORINE OR SODIUM HYPOCHLORITE SOLUTION. DRY HYPOCHLORITE, SIMILAR OR EQUAL TO "HTH" MAY ALSO BE USED AS THE DISINFECTING AGENT. THE DISINFECTING AGENT SHALL BE PUMPED INTO THE PIPING IN SUCH A MANNER THAT THE ENTIRE SYSTEM WILL BE FILLED WITH WATER CONTAINING A MINIMUM CHLORINE CONCENTRATION OF 50 PPM AT ANY POINT IN THE PIPING. THIS WATER SHALL BE ALLOWED TO REMAIN IN THE SYSTEM FOR A MINIMUM CONTACT PERIOD OF EIGHT HOURS BEFORE THE SYSTEM IS FLUSHED OUT.

5. AFTER THE DISINFECTING AGENTS HAVE BEEN PERMITTED TO REMAIN FOR THE SPECIFIED CONTACT PERIODS, THE WATER LINES AND VALVES SHALL BE THOROUGHLY FLUSHED WITH POTABLE WATER UNTIL RESIDUAL CHLORINES TESTS ARE LESS THAN 2 PPM IN EACH INSTANCE.

6. FORCE MAINS SHALL BE TESTED WITH HYDROSTATIC PRESSURE CONSISTENT WITH THE WATER LINE TESTING PROCEDURES.

7. GRAVITY SEWERS SHALL BE TESTED BY MEANS OF EXFILTRATION/INFILTRATION OR VACUUM PRESSURE TESTING. CONTRACTOR SHALL COORDINATE THE REQUIRED TESTING OF THE GRAVITY LINE PER LOCAL REQUIREMENTS. CONTRACTOR SHALL CONFIRM THE VIDEO REQUIREMENTS OF THE LOCAL CODE PRIOR TO CONSTRUCTION AND SHALL PROVIDE VIDEO AS REQUIRED WITHOUT ADDITIONAL COST TO OWNER.

STRIPING NOTES

1. TYPICAL PARKING SPACE SHALL BE STRIPED WITH A 4" WHITE STRIPE.

2. SEE DETAILS FOR HANDICAP PARKING.

3. LOADING ZONE SHALL BE MARKED WITH 12" WHITE STRIPES AT 5' CENTERS ON A 45° ANGLE.

4. TYPICAL STOP BAR SHALL BE 24" WIDE WHITE STRIPE.

5. ALL OFF-SITE PAVEMENT MARKING SHALL BE WHITE THERMOPLASTIC STYLE PAINT.

6. ALL ON-SITE PAVEMENT MARKING SHALL BE WHITE REFLECTIVE PAINT.

UTILITY CONSTRUCTION NOTES

1. CONTRACTOR TO TIE INTO EXISTING WATER AND SEWER SERVICES AS SPECIFIED ON PLANS.

2. CONTRACTOR TO COORDINATE WITH ALL UTILITY COMPANIES FOR EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.

3. ON-SITE WASTEWATER COLLECTION SYSTEM WILL BE PRIVATELY OWNED AND MAINTAINED.

4. ON-SITE POTABLE WATER DISTRIBUTION SYSTEM WILL BE PRIVATELY OWNED AND MAINTAINED.

NOTE TO CONTRACTORS:

1. BEFORE BEGINNING SITE WORK, THE CONTRACTOR IS REQUIRED TO FIELD VERIFY THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES AND OTHER FEATURES. THE CONTRACTOR MAY CONSULT THE UTILITIES OWNER'S RECORD DRAWINGS, BUT THE UTILITY OWNER AND THE ENGINEER DO NOT GUARANTEE, BY IMPLICATION OR OTHERWISE, THE ACCURACY OF THE UTILITY OWNERS RECORD DRAWINGS. THE SITE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR ANY MODIFICATION REQUIRED, OTHER THAN SHOWN ON PLANS.

2. CONTRACTOR TO COORDINATE WITH LOCAL WATER PROVIDER FOR INSTALLATION OF WATER METER.

SLOPE CRITERIA FOR WALKWAYS AND PLAZA SURFACES:

ARCHITECTURAL REQUIREMENTS FOR PLAZA ELEVATIONS ARE BASED UPON POSITIVE DRAINAGE, AND ACCESSIBLE ROUTE REQUIREMENTS, INCLUDING THE FOLLOWING:

02 ALL PAVED AREAS SURFACE SHALL BE CONTINUOUSLY SLOPED TOWARD DRAINAGE COLLECTION DEVICES, SO THAT ALL WALKING SURFACES DRY OUT UNIFORMLY, WITHOUT BIRDBATHS OR TRAPPED PUDDLES. PROVIDE MIN. 1% POSITIVE SLOPE FOR DRAINAGE IN ALL AREAS (NO DEAD LEVEL REGIONS).

03 DETECTABLE WARNINGS: WHERE WALKWAYS MEET VEHICULAR WAYS AND NO RAISED CURB EXISTS, PROVIDE A DETECTABLE WARNING SURFACE PER FLORIDA BUILDING CODE 11-4-29-2 AND ICC/ANSI A-117.3, SECTION 705. ALSO PROVIDE DETECTABLE WARNING SURFACE AT ALL CURB RAMPS, PER FLORIDA BUILDING CODE SECTION 11-4.7.7 AND SECTION 11-4.29.2. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND DEPTH OF THE CURB RAMP. DETECTABLE WARNING SURFACES SHALL HAVE CONTRASTING COLOR PER ICC/ANSI A-117.1 SECTION 705.3, AND SHALL UTILIZE TRUNCATED DOMES COMPLYING WITH ICC/ANSI A117.1 SECTION 705.5.

04 SLOPE IN DIRECTION OF TRAVEL SHALL BE 1 IN 20 OR LESS, UNLESS THE SURFACE IS TREATED AS A RAMP.

05 SLOPE IN DIRECTION OF TRAVEL ON RAMPS MAY VARY FROM 1 IN 20 TO 1 IN 12. THERE SHALL BE NO PAVED SURFACES SLOPED MORE 1 IN 12.

06 TRAVEL DISTANCE ALONG RAMPS SHALL NOT EXCEED 6' HORIZONTALLY, NOR SHALL IT RISE MORE THAN 6" VERTICALLY, UNLESS THE RAMP IS EQUIPPED WITH GRASPING RAILS ON BOTH SIDES. NO SUCH CONDITIONS ARE ANTICIPATED.

07 CROSS SLOPE (PERPENDICULAR TO DIRECTION OF TRAVEL) ON WALKWAYS AND RAMPS SHALL NOT EXCEED 1 IN 50 (I.E. 2% MAX).

08 CHANGE IN DIRECTION ALONG A RAMP OR WALKING SERFACE: PROVIDE A 5'X5' TURNING SPACE WITH A CROSS SLOPE IN BOTH DIRECTIONS LESS THAN 1 IN 20. PROVIDE 1% MIN TO 2% MAX SURFACE SLOPE FOR DRAINAGE. SLOPE IN GENERAL DIRECTION OF SURROUNDING PAVEMENT.

09 WALKWAYS ALONG THE FRONT OF STOREFRONT ENTRANCES SHALL HAVE A CROSS SLOPE (PERPENDICULAR TO THE DIRECTION OF TRAVEL – PARALLEL TO STOREFRONT) THAT IS 1 IN 50 OR LESS (I.E. 2% MAX). A 6'-0" WIDE REGION ALONG ALL STOREFRONT ENTRY SYSTEMS HAS BEEN DEFINED AS THE WALKWAY, WITH A MAX FALL IN THE CROSS SLOPE DIRECTION OF 0.11 FEET IN 6'-0" (I.E. 01.833%)

10 CHANGES IN LEVEL: CHANGES IN LEVEL UP TO 1/4" MAY BE VERTICAL AND WITHOUT EDGE TREATMENT. CHANGES IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1 VERTICAL TO 2 HORIZONTAL. LEVEL CHANGES GREATER THAN 1/2" SHALL BE TREATED AS A RAMP. (FL. BLDG. CODE 11-4.5.2)

CHANGES IN LEVEL AT DOOR THRESHOLDS: ALL DOORS SHALL HAVE ROLL-THROUGH THRESHOLDS THAT MEET THE ABOVE REQUIREMENT FOR CHANGES IN LEVEL. DOOR THRESHOLDS SHALL BE RECESSED 1/4" MAX. INTO CONCRETE SLAB (FOR WATERPROOFING). ALL THRESHOLDS SHALL TAPER DOWN AT THE OUTSIDE EDGE, TO MEET THE EXTERIOR SLAB WITH LESS THAN A 1/4" HIGH BUMP. THE HIGHEST BUMP IN THE THRESHOLD SHALL NOT EXCEED 1/2", AND SHALL SLOPE 1 VERTICAL TO 2 HORIZONTAL.

THE ABOVE SLOPE REQUIREMENTS SHALL BE MET IN ALL WALKWAY AREAS, REGARDLESS OF WHETHER ARCHITECTURAL SPOT ELEVATIONS ARE PROVIDED THAT INDICATE THE REQUIRED ELEVATIONS. WHERE ERRORS OR DISCREPENCIES IN DESIGN DATA EXIST (WHETHER SUCH INFORMATION IS OBTAINED FROM ARCHITECTURAL OR CIVIL DRAWINGS), THE ABOVE CRITERIA SHALL BE MET, TO ENSURE CODE COMPLIANCE. ALL DISCREPENCIES SHALL BE COORDINATED WITH THE ARCHITECT OR CIVIL ENGINEER PRIOR TO CONSTRUCTION.

LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314

(N.T.S.)

Other Pipe	Horizontal Separation	Crossings (1)	Joint Spacing @ Crossings (Full Joint Centered)
Storm Sewer, Storm water Force Main, Reclaimed Water (2)	Water Main, 3 ft. minimum	Water Main, 12 inches is the minimum, except for storm sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 3 ft. minimum, Water Main
Vacuum Sanitary Sewer	Water Main, 10 ft. preferred, 6 ft. minimum	Water Main, 12 inches preferred, 6 inches minimum	Alternate 3 ft. minimum, Water Main
Gravity or Pressure Sanitary Sewer, Sanitary Sewer Force Main, Reclaimed Water (4)	Water Main, 10 ft. preferred, 6 ft. minimum (3)	Water Main, 12 inches is the minimum, except for gravity sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 6 ft. minimum, Water Main
On-Site Sewage Treatment & Disposal System	10 ft. minimum	---	---

(1) Water main should cross above other pipe. When water main must be below other pipe, the minimum separation is 12 inches.
(2) Reclaimed water regulated under Part III of Chapter 62-610, F.A.C.
(3) 3 ft. for gravity sanitary sewer where the bottom of the water main is laid at least 6 inches above the top of the gravity sanitary sewer.
(4) Reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HERB GREEN, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DESIGNED BY:	HEG		
DRAWN BY:	KJH		
CHECKED BY:	HEG		
DATE:	12/15/2021		
JOB NUMBER:	2021-0161		
SCALE:	AS NOTED		
NO.	DESCRIPTION	DATE	APP.
1			
2			
3			
4			
5			

SPECIFICATIONS & NOTES

CIRCLE K @ NWC S US HWY 301 & SE 132ND STREET RD
MARION COUNTY, FLORIDA

ARBOR CAPITAL PARTNERS

Engineering Consultants
PO Box 450006 ● Kissimmee, Florida 34745
Phone: (407) 238-1979 Fax: (407) 348-7532

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SEAL

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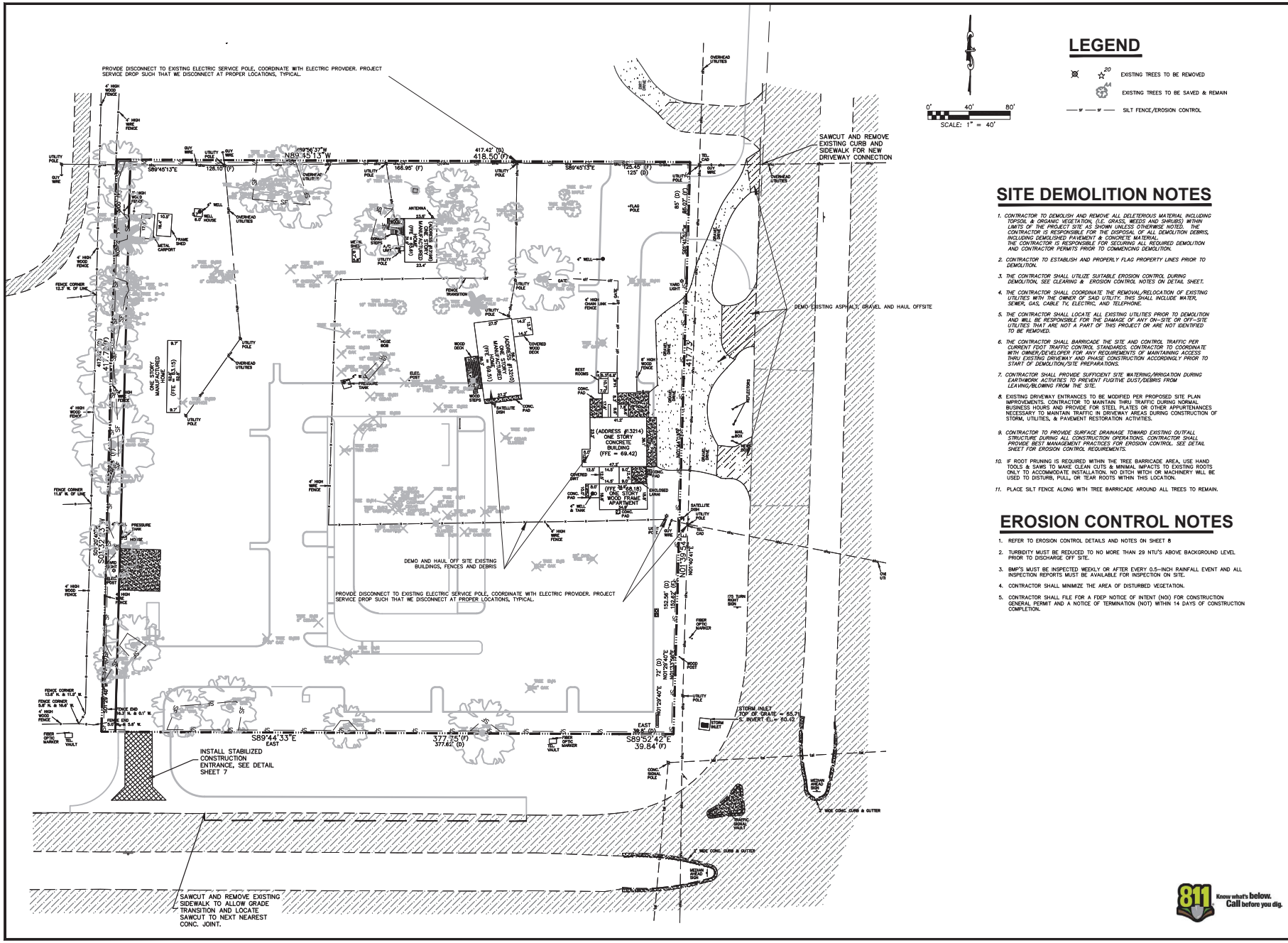
CADIAZZ, LLC
CERTIFICATION OF AUTHORIZATION # 28509

SHEET NUMBER
2



LEGEND

- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO BE SAVED & REMAIN
- SILT FENCE/EROSION CONTROL

SITE DEMOLITION NOTES

1. CONTRACTOR TO DEMOLISH AND REMOVE ALL DELETERIOUS MATERIAL INCLUDING TOPSOIL & ORGANIC VEGETATION, (I.E. GRASS, WEEDS AND SHRUBS) WITHIN LIMITS OF THE PROJECT SITE AS SHOWN UNLESS OTHERWISE NOTED. THE CONTRACTOR IS RESPONSIBLE FOR THE DISPOSAL OF ALL DEMOLITION DEBRIS, INCLUDING DEMOLISHED PAVEMENT & CONCRETE MATERIAL. THE CONTRACTOR IS RESPONSIBLE FOR SECURING ALL REQUIRED DEMOLITION AND CONTRACTOR PERMITS PRIOR TO COMMENCING DEMOLITION.
2. CONTRACTOR TO ESTABLISH AND PROPERLY FLAG PROPERTY LINES PRIOR TO DEMOLITION.
3. THE CONTRACTOR SHALL UTILIZE SUITABLE EROSION CONTROL DURING DEMOLITION, SEE CLEARING & EROSION CONTROL NOTES ON DETAIL SHEET.
4. THE CONTRACTOR SHALL COORDINATE THE REMOVAL/RELOCATION OF EXISTING UTILITIES WITH THE OWNER OF SAID UTILITY. THIS SHALL INCLUDE WATER, SEWER, GAS, CABLE TV, ELECTRIC, AND TELEPHONE.
5. THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO DEMOLITION AND WILL BE RESPONSIBLE FOR THE DAMAGE OF ANY ON-SITE OR OFF-SITE UTILITIES THAT ARE NOT A PART OF THIS PROJECT OR ARE NOT IDENTIFIED TO BE REMOVED.
6. THE CONTRACTOR SHALL BARRICADE THE SITE AND CONTROL TRAFFIC PER CURRENT FDOT TRAFFIC CONTROL STANDARDS. CONTRACTOR TO COORDINATE WITH OWNER/DEVELOPER FOR ANY REQUIREMENTS OF MAINTAINING ACCESS THRU EXISTING DRIVEWAY AND PHASE CONSTRUCTION ACCORDINGLY PRIOR TO START OF DEMOLITION/SITE PREPARATIONS.
7. CONTRACTOR SHALL PROVIDE SUFFICIENT SITE WATERING/IRRIGATION DURING EARTHWORK ACTIVITIES TO PREVENT FUGITIVE DUST/DEBRIS FROM LEAVING/BLOWING FROM THE SITE.
8. EXISTING DRIVEWAY ENTRANCES TO BE MODIFIED PER PROPOSED SITE PLAN IMPROVEMENTS. CONTRACTOR TO MAINTAIN THRU TRAFFIC DURING NORMAL BUSINESS HOURS AND PROVIDE FOR STEEL PLATES OR OTHER APPURTENANCES NECESSARY TO MAINTAIN TRAFFIC IN DRIVEWAY AREAS DURING CONSTRUCTION OF STORM, UTILITIES, & PAVEMENT RESTORATION ACTIVITIES.
9. CONTRACTOR TO PROVIDE SURFACE DRAINAGE TOWARD EXISTING OUTFALL STRUCTURE DURING ALL CONSTRUCTION OPERATIONS. CONTRACTOR SHALL PROVIDE BEST MANAGEMENT PRACTICES FOR EROSION CONTROL. SEE DETAIL SHEET FOR EROSION CONTROL REQUIREMENTS.
10. IF ROOT PRUNING IS REQUIRED WITHIN THE TREE BARRICADE AREA, USE HAND TOOLS & SAWS TO MAKE CLEAN CUTS & MINIMAL IMPACTS TO EXISTING ROOTS ONLY TO ACCOMMODATE INSTALLATION. NO DITCH WITCH OR MACHINERY WILL BE USED TO DISTURB, PULL, OR TEAR ROOTS WITHIN THIS LOCATION.
11. PLACE SILT FENCE ALONG WITH TREE BARRICADE AROUND ALL TREES TO REMAIN.

EROSION CONTROL NOTES

1. REFER TO EROSION CONTROL DETAILS AND NOTES ON SHEET 8
2. TURBIDITY MUST BE REDUCED TO NO MORE THAN 29 NTU'S ABOVE BACKGROUND LEVEL PRIOR TO DISCHARGE OFF SITE.
3. BMP'S MUST BE INSPECTED WEEKLY OR AFTER EVERY 0.5-INCH RAINFALL EVENT AND ALL INSPECTION REPORTS MUST BE AVAILABLE FOR INSPECTION ON SITE.
4. CONTRACTOR SHALL MINIMIZE THE AREA OF DISTURBED VEGETATION.
5. CONTRACTOR SHALL FILE FOR A FDEP NOTICE OF INTENT (NOI) FOR CONSTRUCTION GENERAL PERMIT AND A NOTICE OF TERMINATION (NOT) WITHIN 14 DAYS OF CONSTRUCTION COMPLETION.

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

NO.	REVISIONS	DATE	DRAWN BY	DESIGNED BY
1	REVISED PER DRC COMMENTS	09/23	JOW	HLG
2				
3				
4				
5				

JOB NUMBERS: CIH 36 | SCALE: 1"=40' | CHKD BY: HLG

SITE DEMOLITION AND PREPARATION PLAN

CIRCLE K @ NWC S US HWY 301 & SE 132ND STREET RD
MARION COUNTY, FLORIDA
ARBOR CAPITAL PARTNERS

CADJAZZ
• Engineering Consultants •
PO Box 540006 • Kissimmee, Florida 34745
Phone: (407) 758-1079 Fax: (407) 348-7552

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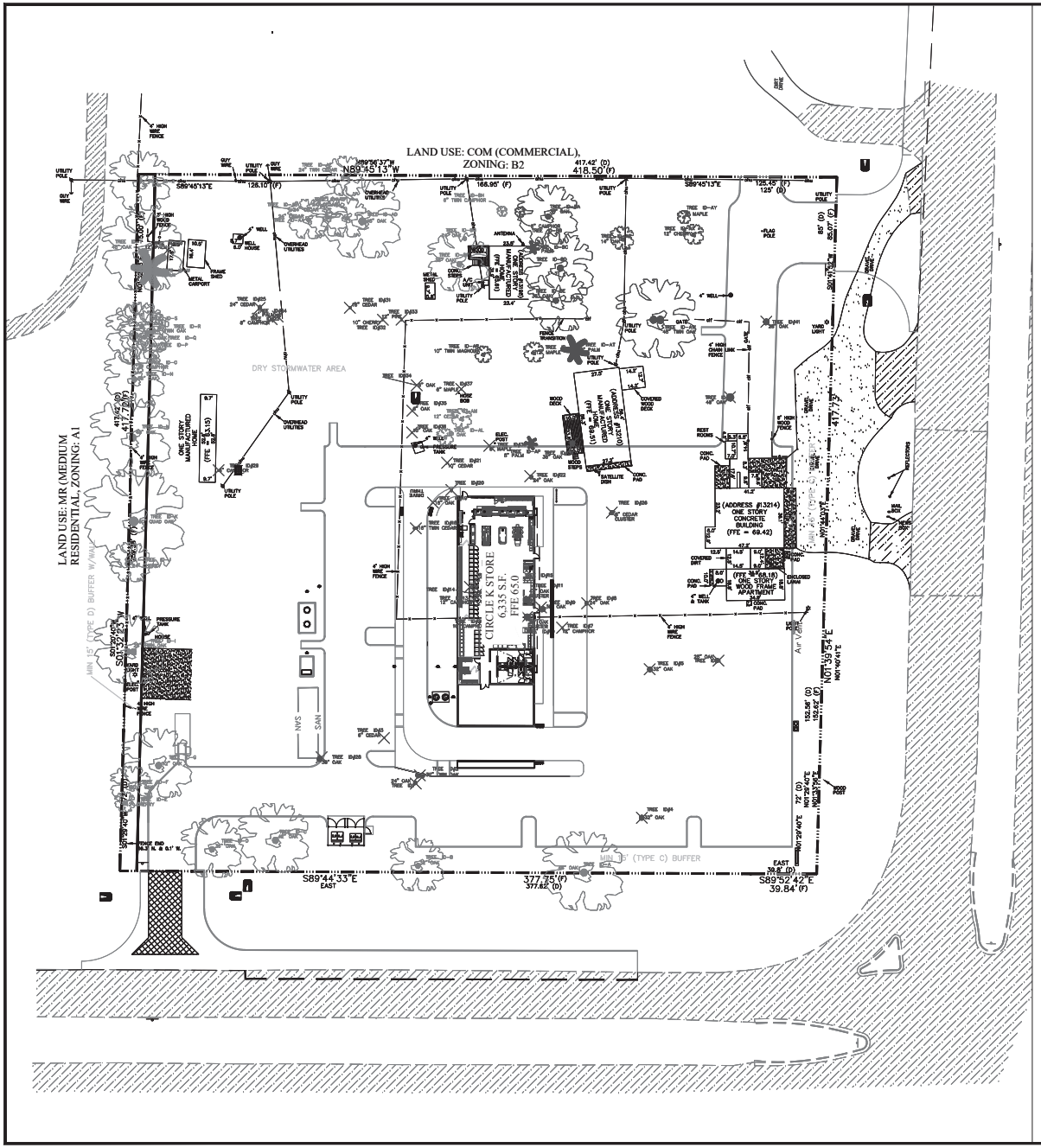
CADJAZZ, LLC
CERTIFICATION OF AUTHORIZATION # 28580

SHEET NUMBER
3



LEGEND

EXISTING TREES TO BE REMOVED

EXISTING TREES TO BE SAVED & REMAIN

SILT FENCE/EROSION CONTROL

0' 30' 60'

SCALE: 1" = 30'

Hardees Belleview

Tree Preservation List

	Tree ID	Diam. (in)	Tree Type
**	A	48	OAK
**	B	32	OAK
**	C	42	OAK
**	D	36	OAK
	E	12	CHERRY
	F	24	OAK
**	G	42	OAK
	I	28	TWIN OAK
	J	24	CHERRY
**	K	60	QUAD OAK
**	M	48	OAK
**	N	36	OAK
	O	6	CAMPHOR
**	P	36	OAK
	Q	28	OAK
	R	24	TWIN OAK
	S	28	OAK
	W	24	PALM
**	Y	48	OAK
**	Z	36	OAK
	AA	24	CEDAR
	AB	24	CEDAR
	AC	24	CEDAR
**	AD	48	OAK
	AE	24	TWIN CEDAR
	AL	10	OAK
	AM	12	CEDAR
**	BF	36	OAK
	BG	24	OAK
	total	888	

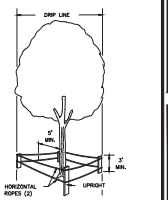
(888 INCHES DBH SAVED)

** TREE CANOPY THAT ARE EQUAL OR OR GREATER THAN 30 FEET RADIUS.

Hardees Belleview

Tree Removal Tabulation

Tree ID	Diam (in)	Type
1	24	OAK
2	32	OAK
3	6	CEDAR
4	32	OAK
5	32	OAK
6	28	OAK
7	12	CAMPHOR
8	24	OAK
9	36	OAK
10	24	OAK CLUSTER
11	42	OAK
12	12	CAMPHOR
13	12	CAMPHOR
14	10	CEDAR
15	12	CAMPHOR
16	12	CAMPHOR
17	12	CAMPHOR
18	16	TWIN CEDAR
19	16	OAK
20	12	CEDAR
21	10	CEDAR
22	24	OAK
23	8	CAMPHOR
24	24	PALM
25	24	CEDAR
26	8	CEDAR CLUSTER
28	36	OAK
29	6	CAMPHOR
30	12	PALM
31	16	CEDAR
32	10	CHERRY
33	12	PINE
34	6	OAK
35	6	OAK
36	10	OAK
37	6	MAPLE
38	8	MAPLE
39	36	OAK
40	48	OAK
41	28	OAK
42	8	PALM
AR	10	TWIN MAGNOLIA
AS	12	MAPLE
AT	18	PALM
AU	48	OAK
AV	28	OAK
AW	48	TWIN OAK
AX	12	CHERRY
AY	8	MAPLE
AZ	14	OAK
BA	36	OAK
BB	6	CAMPHOR
BC	8	PALM
BD	42	OAK
BE	36	OAK
BF	36	OAK
BG	24	OAK
BH	6	TWIN OAK
Total	1144	



TREE PROTECTION MEASURES

NOTE:
BARRIER MUST BE ERECTED PRIOR TO CONSTRUCTION

WHY A BARRIER?

1. TO PROTECT ALL ABOVE GROUND PORTIONS
2. TO PROTECT SOIL NEAR TREE FROM COMPACTION
3. PROVIDES PHYSICAL AND MENTAL AWARENESS OF TREES' PRESENCE TO EQUIPMENT OPERATORS

SPECIFICATIONS FOR WOOD BARRIER

1. MINIMUM RADIUS TO BE PROTECTED IS ENTIRE DRIPLINE
2. MINIMUM 3' IN HEIGHT
3. UPRIGHTS– THE EQUIVALENT OF 2"x4" LUMBER ON 6' MINIMUM CENTERS
4. HORIZONTAL– THE EQUIVALENT OF TWO COURSES OF 1/2" ROPING WITH YELLOW PLASTIC TAPE FLAGGING
5. BARRIERS TO BE ERECTED AROUND TREES TO REMAIN BEFORE CONSTRUCTION OR WHEN NEARBY TREES ARE REMOVED
6. BARRIERS TO REMAIN IN PLACE UNTIL ALL PAVING, CONSTRUCTION AND HEAVY EQUIPMENT IS OUT OF AREA

1. All Trees over 10" to be preserved shall be evaluated for condition and long term viability2. All trees 30" DBH and greater shall be assessed for condition to determine mitigation requirements.3. A Tree Protection Zone shall be established for all trees being preserved; show and label on plan 4. The Critical Root zone shall be established on a tree by tree basis by a Landscape Architect or Certified Arborist; show and label on plan and shown on the plan.5. Trees are shown to be preserved around the proposed DRA; show how the tree roots will be protected (CRZ)6. Provide full mitigation calculations per 6.7.6,6.7.7,6.7.8,&6.7.9 LDC 6.7.3

DESIGNED BY:	RLG	DRAWN BY:	SEF	CHKD BY:	RLG
JOB NUMBER:	COM 04-013 DO PH2	DATE:	11/2003	SCALE:	1"=30'

NO.	REVISIONS	DATE	APP.
1			
2			
3			
4			
5			

TREE PRESERVATION PLAN

CIRCLE K @ NWC S US HWY 301 & SE 132ND STREET RD
MARION COUNTY, FLORIDA

ARBOR CAPITAL PARTNERS

CADIAZZ
• Engineering Consultants •
PO Box 145006 • Gainesville, Florida 32614-5006
Phone: (407) 738-1979 Fax: (407) 348-7552

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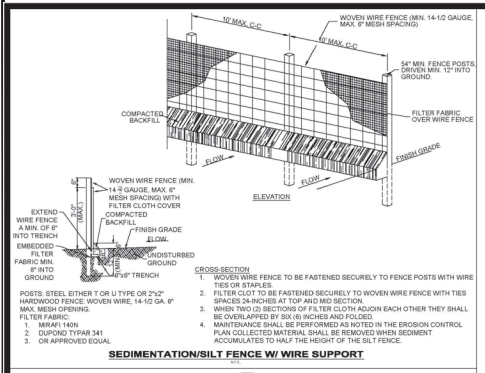
SHEET NUMBER

3T

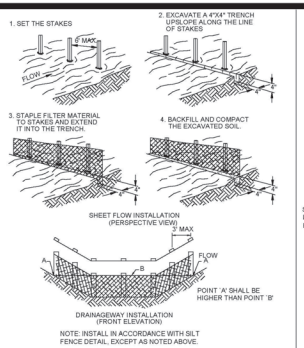


POSTS: STEEL EITHER T OR U TYPE OR 2"x2" HARDWOOD FENCE: WOVEN WIRE, 14-1/2 GA. 6" MAX. MESH OPENING.
FILTER FABRIC:
1. MIRAFI 140N
2. DUPONT TYPAR 341
3. OR APPROVED EQUAL

CROSS-SECTION
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOT TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED 24-INCHES AT TOP AND MID SECTION.
3. WHEN TWO (2) SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX (6) INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE EROSION CONTROL PLAN COLLECTED MATERIAL SHALL BE REMOVED WHEN SEDIMENT ACCUMULATES TO HALF THE HEIGHT OF THE SILT FENCE.

SEDIMENTATION/SILT FENCE W/ WIRE SUPPORT

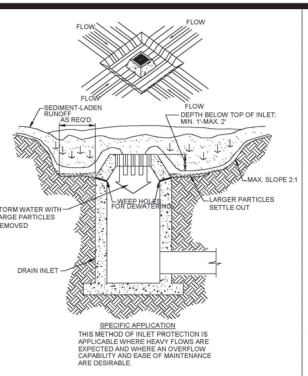
N.T.S.



NOTE: INSTALL IN ACCORDANCE WITH SILT FENCE DETAIL, EXCEPT AS NOTED ABOVE.

SEDIMENTATION/SILT FENCE WITHOUT WIRE SUPPORT

N.T.S.

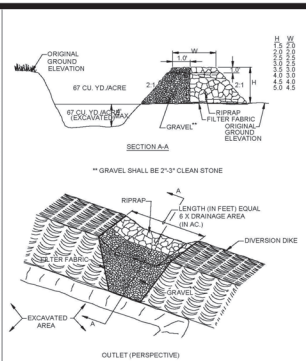


SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE HEAVY FLOWS ARE EXPECTED AND WHERE AN OVERFLOW CAPABILITY AND EASE OF MAINTENANCE ARE DESIRABLE.

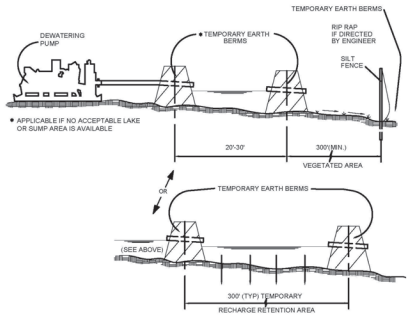
EXCAVATED INLET SEDIMENT TRAP

N.T.S.



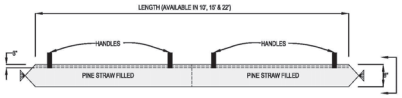
TEMPORARY SEDIMENT TRAP

N.T.S.

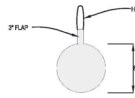


TYPICAL DEWATERING DISCHARGE PLAN

N.T.S.

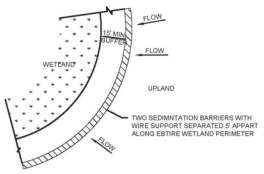


MODEL #
TLW 10
TLW 15
TLW 22



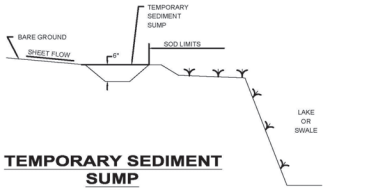
END VIEW

MATERIAL: HIGH VISIBILITY GREEN
FABRIC MATERIAL: POLYESTER



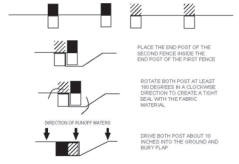
WETLAND PROTECTION

N.T.S.

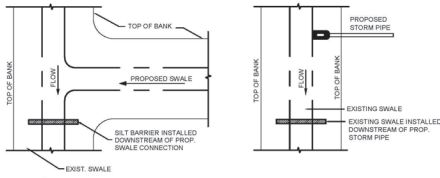


TEMPORARY SEDIMENT SUMP

N.T.S.



ATTACHING TWO SILT FENCES

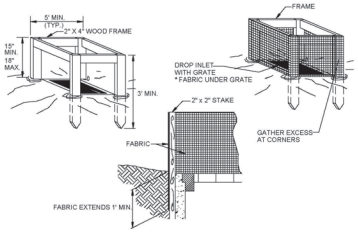


SILT BARRIER AT CONNECTION OF SWALE TO EXISTING SWALE

N.T.S.

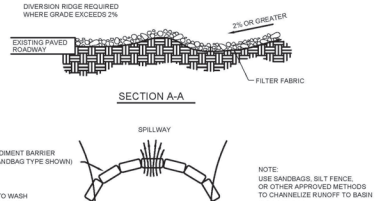
SILT BARRIER AT CONNECTION OF STORM PIPE TO EXISTING SWALE

N.T.S.



SILT FENCE INLET PROTECTION

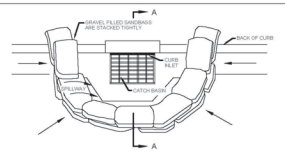
N.T.S.



NOTE:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-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 CONSTRUCTION ACCESS DETAIL

N.T.S.



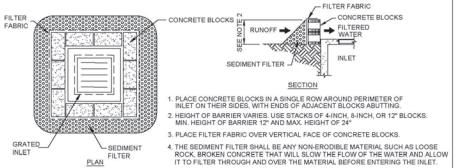
PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.

SANDBAGS OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC, ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.

3. LEAVE ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW.
4. INSPECT BARRIERS AND REMOVE SEDIMENT AS NECESSARY. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

CURB INLET PROTECTION DETAIL

N.T.S.

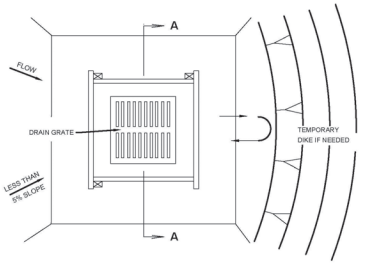


1. PLACE CONCRETE BLOCKS IN A SINGLE ROW AROUND PERIMETER OF INLET ON THEIR SIDES, WITH ENDS OF ADJACENT BLOCKS ABUTTING.
2. HEIGHT OF BARRIER VARIES. USE STACKS OF 4-INCH, 8-INCH, OR 12" BLOCKS. MIN. HEIGHT OF BARRIER 12" AND MAX. HEIGHT OF 24"
3. PLACE FILTER FABRIC OVER VERTICAL FACE OF CONCRETE BLOCKS.
4. THE SEDIMENT FILTER SHALL BE ANY NON-ERODIBLE MATERIAL SUCH AS LOOSE ROCK, BROKEN CONCRETE THAT WILL SLOW THE FLOW OF THE WATER AND ALLOW IT TO FILTER THROUGH AND OVER THE MATERIAL BEFORE ENTERING THE INLET.

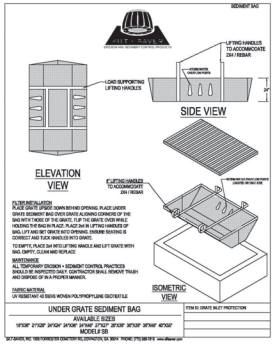
BLOCK AND AGGREGATE INLET SEDIMENT FILTER

N.T.S.

NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%)
2. THE TOP OF THE FRAME (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BYPASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.



PLAN VIEW



DESIGNED BY:	HLG	CHKD BY:	HLG
DRAWN BY:	SEF	SCALE: 1:1.0	
JOB NUMBER:	CIR1405131DCPSL	DATE:	1/28/15

NO:	REVISIONS	DATE:	APP'L
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SWPP SUPPLEMENT DETAILS

CIRCLE K @ NWC S US HWY 301 & SE 132ND STREET RD
MARION COUNTY, FLORIDA

ARBOR CAPITAL PARTNERS

CADIAZZ
• Engineering Consultants •
PO Box 450006 • Kissimmee, Florida 34745
Phone: (407) 738-1979 Fax: (407) 348-7552

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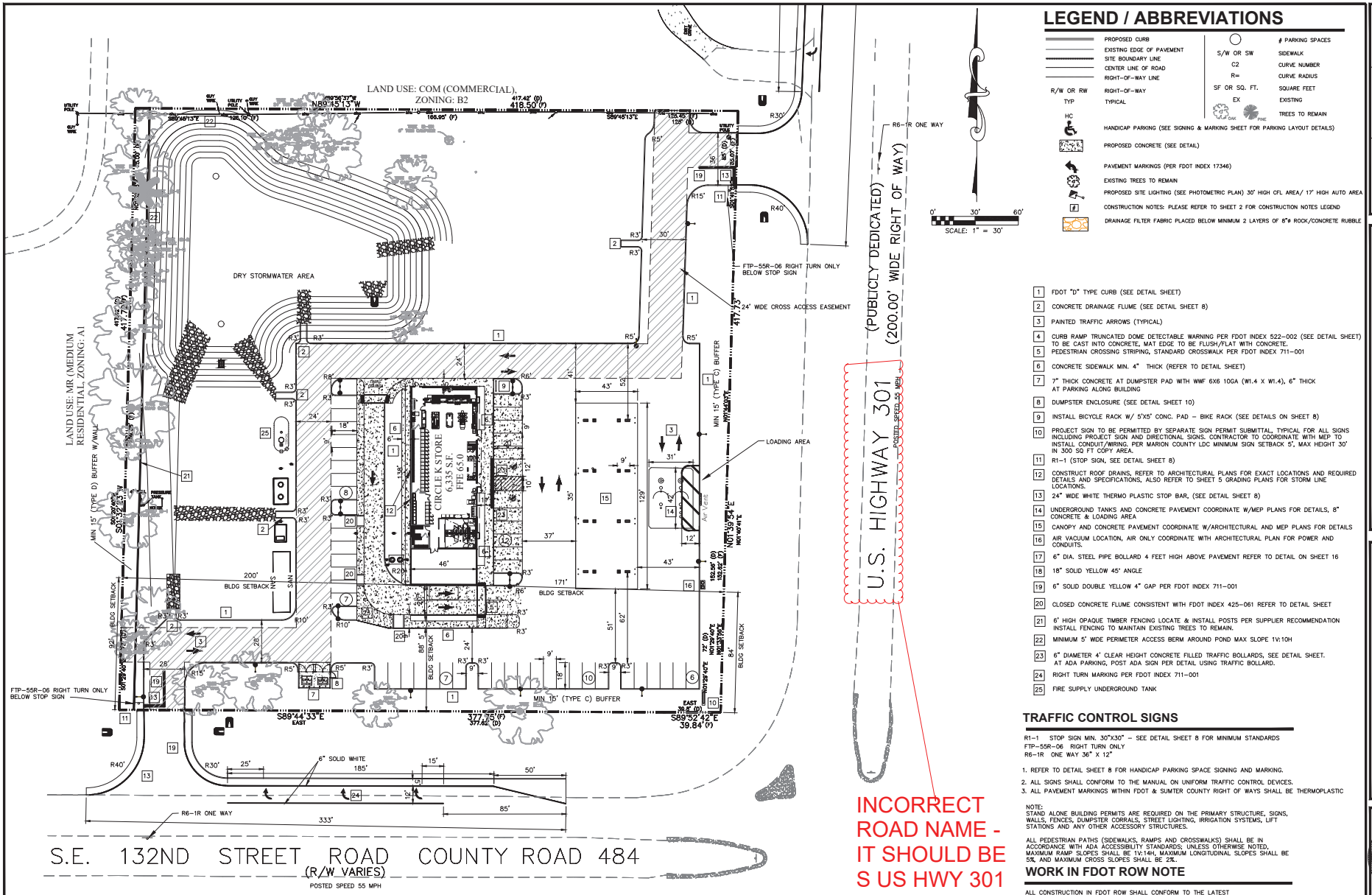
SEAL

NOT VALID UNLESS SIGNED & SEALED BY A REGISTERED ENGINEER CADIAZZ, LLC CERTIFICATION OF AUTHORIZATION # 28500

SHEET NUMBER

3A



LEGEND / ABBREVIATIONS

- PROPOSED CURB
- EXISTING EDGE OF PAVEMENT
- SITE BOUNDARY LINE
- CENTER LINE OF ROAD
- RIGHT-OF-WAY LINE
- R/W OR RW — RIGHT-OF-WAY
- TYP — TYPICAL
- HC — HANDICAP PARKING (SEE SIGNING & MARKING SHEET FOR PARKING LAYOUT DETAILS)
- PROPOSED CONCRETE (SEE DETAIL)
- PAVEMENT MARKINGS (PER FDOT INDEX 17346)
- EXISTING TREES TO REMAIN
- PROPOSED SITE LIGHTING (SEE PHOTOMETRIC PLAN) 30' HIGH CFL AREA/ 17' HIGH AUTO AREA
- CONSTRUCTION NOTES: PLEASE REFER TO SHEET 2 FOR CONSTRUCTION NOTES LEGEND
- DRAINAGE FILTER FABRIC PLACED BELOW MINIMUM 2 LAYERS OF 8"ø ROCK/CONCRETE RUBBLE

- # PARKING SPACES
- S/W OR SW — SIDEWALK
- C2 — CURVE NUMBER
- R= — CURVE RADIUS
- SF OR SQ. FT. — SQUARE FEET
- EX — EXISTING
- TREES TO REMAIN

1. FDOT "D" TYPE CURB (SEE DETAIL SHEET)
2. CONCRETE DRAINAGE FLUME (SEE DETAIL SHEET 8)
3. PAINTED TRAFFIC ARROWS (TYPICAL)
4. CURB RAMP TRUNCATED DOME DETECTABLE WARNING PER FDOT INDEX 522-002 (SEE DETAIL SHEET) TO BE CAST INTO CONCRETE, MAT EDGE TO BE FLUSH/FLAT WITH CONCRETE.
5. PEDESTRIAN CROSSING STRIPING, STANDARD CROSSWALK PER FDOT INDEX 711-001
6. CONCRETE SIDEWALK MIN. 4" THICK (REFER TO DETAIL SHEET)
7. 7" THICK CONCRETE AT DUMPSTER PAD WITH WWF 6X6 10GA (W1.4 X W1.4), 6" THICK AT PARKING ALONG BUILDING
8. DUMPSTER ENCLOSURE (SEE DETAIL SHEET 10)
9. INSTALL BICYCLE RACK W/ 5'X5' CONC. PAD - BIKE RACK (SEE DETAILS ON SHEET 8)
10. PROJECT SIGN TO BE PERMITTED BY SEPARATE SIGN PERMIT SUBMITTAL, TYPICAL FOR ALL SIGNS INCLUDING PROJECT SIGN AND DIRECTIONAL SIGNS. CONTRACTOR TO COORDINATE WITH MEP TO INSTALL CONDUIT/WIRING. PER MARION COUNTY LDC MINIMUM SIGN SETBACK 5', MAX HEIGHT 30' IN 300 SQ FT COPY AREA.
11. R1-1 (STOP SIGN, SEE DETAIL SHEET 8)
12. CONSTRUCT ROOF DRAINS, REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND REQUIRED DETAILS AND SPECIFICATIONS, ALSO REFER TO SHEET 5 GRADING PLANS FOR STORM LINE LOCATIONS.
13. 24" WIDE WHITE THERMO PLASTIC STOP BAR, (SEE DETAIL SHEET 8)
14. UNDERGROUND TANKS AND CONCRETE PAVEMENT COORDINATE W/MEP PLANS FOR DETAILS, 8" CONCRETE & LOADING AREA
15. CANOPY AND CONCRETE PAVEMENT COORDINATE W/ARCHITECTURAL AND MEP PLANS FOR DETAILS
16. AIR VACUUM LOCATION, AIR ONLY COORDINATE WITH ARCHITECTURAL PLAN FOR POWER AND CONDUITS.
17. 6" DIA. STEEL PIPE BOLLARD 4 FEET HIGH ABOVE PAVEMENT REFER TO DETAIL ON SHEET 16
18. 18" SOLID YELLOW 45° ANGLE
19. 6" SOLID DOUBLE YELLOW 4" GAP PER FDOT INDEX 711-001
20. CLOSED CONCRETE FLUME CONSISTENT WITH FDOT INDEX 425-061 REFER TO DETAIL SHEET
21. 6' HIGH OPAQUE TIMBER FENCING LOCATE & INSTALL POSTS PER SUPPLIER RECOMMENDATION INSTALL FENCING TO MAINTAIN EXISTING TREES TO REMAIN.
22. MINIMUM 5' WIDE PERIMETER ACCESS BERM AROUND POND MAX SLOPE 1V:10H
23. 6" DIAMETER 4' CLEAR HEIGHT CONCRETE FILLED TRAFFIC BOLLARDS, SEE DETAIL SHEET. AT ADA PARKING, POST ADA SIGN PER DETAIL USING TRAFFIC BOLLARD.
24. RIGHT TURN MARKING PER FDOT INDEX 711-001
25. FIRE SUPPLY UNDERGROUND TANK

TRAFFIC CONTROL SIGNS

R1-1 STOP SIGN MIN. 30"X30" - SEE DETAIL SHEET 8 FOR MINIMUM STANDARDS
FTP-55R-06 RIGHT TURN ONLY
R6-1R ONE WAY 36" X 12"

1. REFER TO DETAIL SHEET 8 FOR HANDICAP PARKING SPACE SIGNING AND MARKING.
2. ALL SIGNS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
3. ALL PAVEMENT MARKINGS WITHIN FDOT & SUMTER COUNTY RIGHT OF WAYS SHALL BE THERMOPLASTIC

NOTE:
STAND ALONE BUILDING PERMITS ARE REQUIRED ON THE PRIMARY STRUCTURE, SIGNS, WALLS, FENCES, DUMPSTER CORRALS, STREET LIGHTING, IRRIGATION SYSTEMS, LIFT STATIONS AND ANY OTHER ACCESSORY STRUCTURES.

ALL PEDESTRIAN PATHS (SIDEWALKS, RAMPS AND CROSSWALKS) SHALL BE IN ACCORDANCE WITH ADA ACCESSIBILITY STANDARDS; UNLESS OTHERWISE NOTED, MAXIMUM RAMP SLOPES SHALL BE 1V:14H, MAXIMUM LONGITUDINAL SLOPES SHALL BE 5%, AND MAXIMUM CROSS SLOPES SHALL BE 2%.

WORK IN FDOT ROW NOTE

ALL CONSTRUCTION IN FDOT ROW SHALL CONFORM TO THE LATEST EDITIONS OF THE FDOT DESIGN STANDARD PLANS, THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FDOT UTILITY ACCOMMODATION MANUAL.

INCORRECT ROAD NAME - IT SHOULD BE S US HWY 301

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

DESIGNED BY	DRAWN BY	CHKD BY
HLG	HLG	HLG
JOB NUMBER	DATE	SCALE: 1"=30'
C0146	12/2021	DATE

NO.	REVISIONS	DATE	APP.
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SITE PLAN

CIRCLE K @ NWC S US HWY 301 & SE 132ND STREET RD
MARION COUNTY, FLORIDA

ARBOR CAPITAL PARTNERS

Engineering Consultants
PO Box 450006 • Kissimmee, Florida 34745
Phone: (407) 738-1979 Fax: (407) 348-7552

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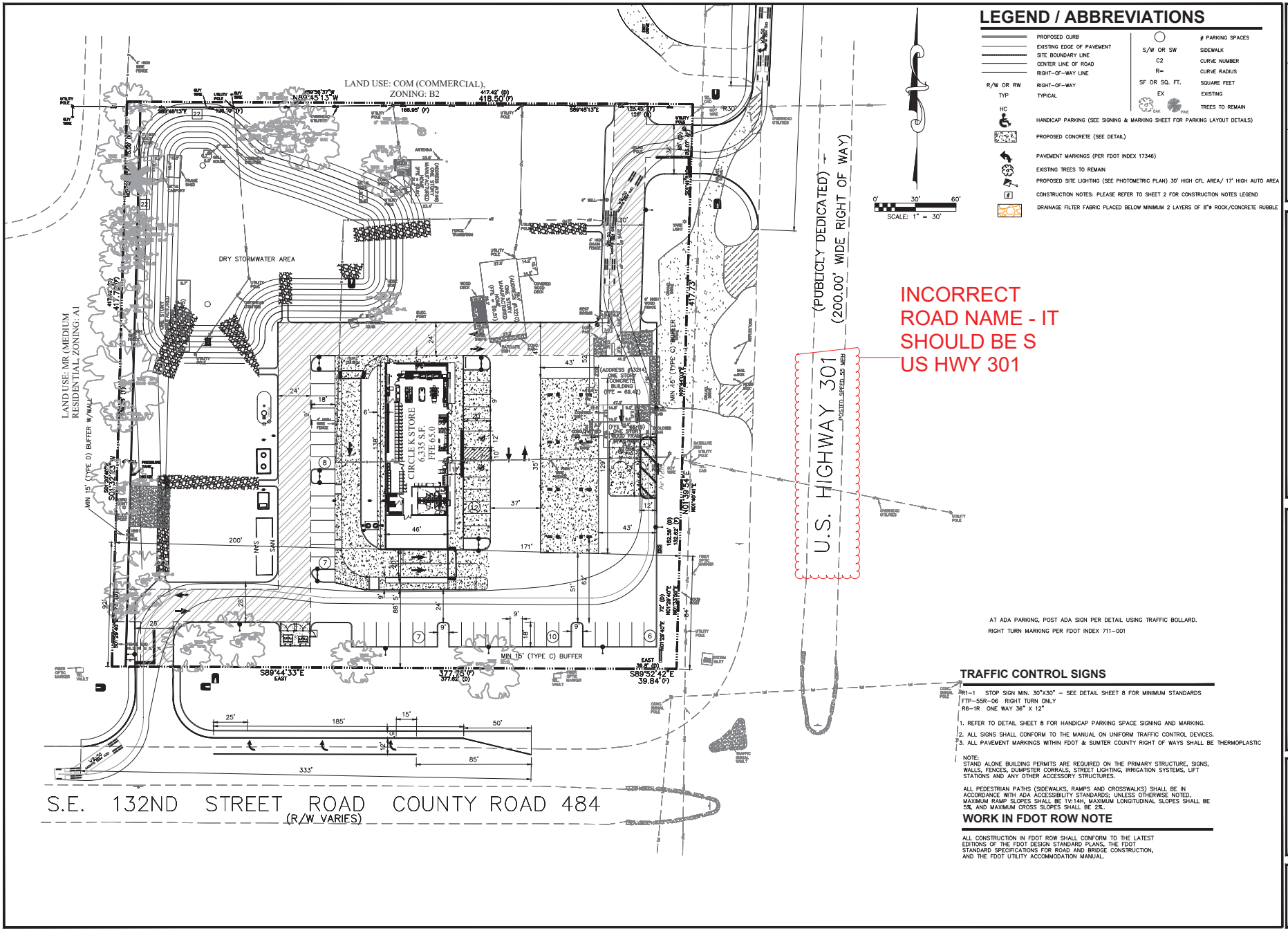
HENRY L. GRIMES No. 48867 STATE OF FLORIDA REGISTERED PROFESSIONAL ENGINEER
CERTIFICATION OF AUTHORIZATION # 28500

SHEET NUMBER
4



LEGEND / ABBREVIATIONS

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- EXISTING EDGE OF PAVEMENT
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- PAVEMENT MARKINGS (PER FDOT INDEX 17346)
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- CONSTRUCTION NOTES: PLEASE REFER TO SHEET 2 FOR CONSTRUCTION NOTES LEGEND
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- # PARKING SPACES
- S/W OR SW — SIDEWALK
- C2 — CURVE NUMBER
- R= — CURVE RADIUS
- SF OR SQ. FT. — SQUARE FEET
- EX — EXISTING
- TREES TO REMAIN (OAK, PINE)

AT ADA PARKING, POST ADA SIGN PER DETAIL USING TRAFFIC BOLLARD.
RIGHT TURN MARKING PER FDOT INDEX 711-001

TRAFFIC CONTROL SIGNS

R1-1 STOP SIGN MIN. 30"X30" – SEE DETAIL SHEET 8 FOR MINIMUM STANDARDS
FTP-55R-06 RIGHT TURN ONLY
R6-1R ONE WAY 36" X 12"

1. REFER TO DETAIL SHEET 8 FOR HANDICAP PARKING SPACE SIGNING AND MARKING.
2. ALL SIGNS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
3. ALL PAVEMENT MARKINGS WITHIN FDOT & SUMTER COUNTY RIGHT OF WAYS SHALL BE THERMOPLASTIC

NOTE:
STAND ALONE BUILDING PERMITS ARE REQUIRED ON THE PRIMARY STRUCTURE, SIGNS, WALLS, FENCES, DUMPSTER CORRALS, STREET LIGHTING, IRRIGATION SYSTEMS, LIFT STATIONS AND ANY OTHER ACCESSORY STRUCTURES.

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WORK IN FDOT ROW NOTE

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DESIGNED BY	HLG
JOB NUMBER	C0136
DRAWN BY	JMW
DATE	12/2023
CHKD BY	HLG
SCALE	1"=30'

NO.	REVISIONS	DATE	APP.
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TRUCK TURN

CIRCLE K @ NWC S US HWY 301 & SE 132ND STREET RD
MARION COUNTY, FLORIDA

ARBOR CAPITAL PARTNERS

Engineering Consultants
PO Box 450006 • Kissimmee, Florida 34745
Phone: (407) 738-1979 Fax: (407) 348-7552

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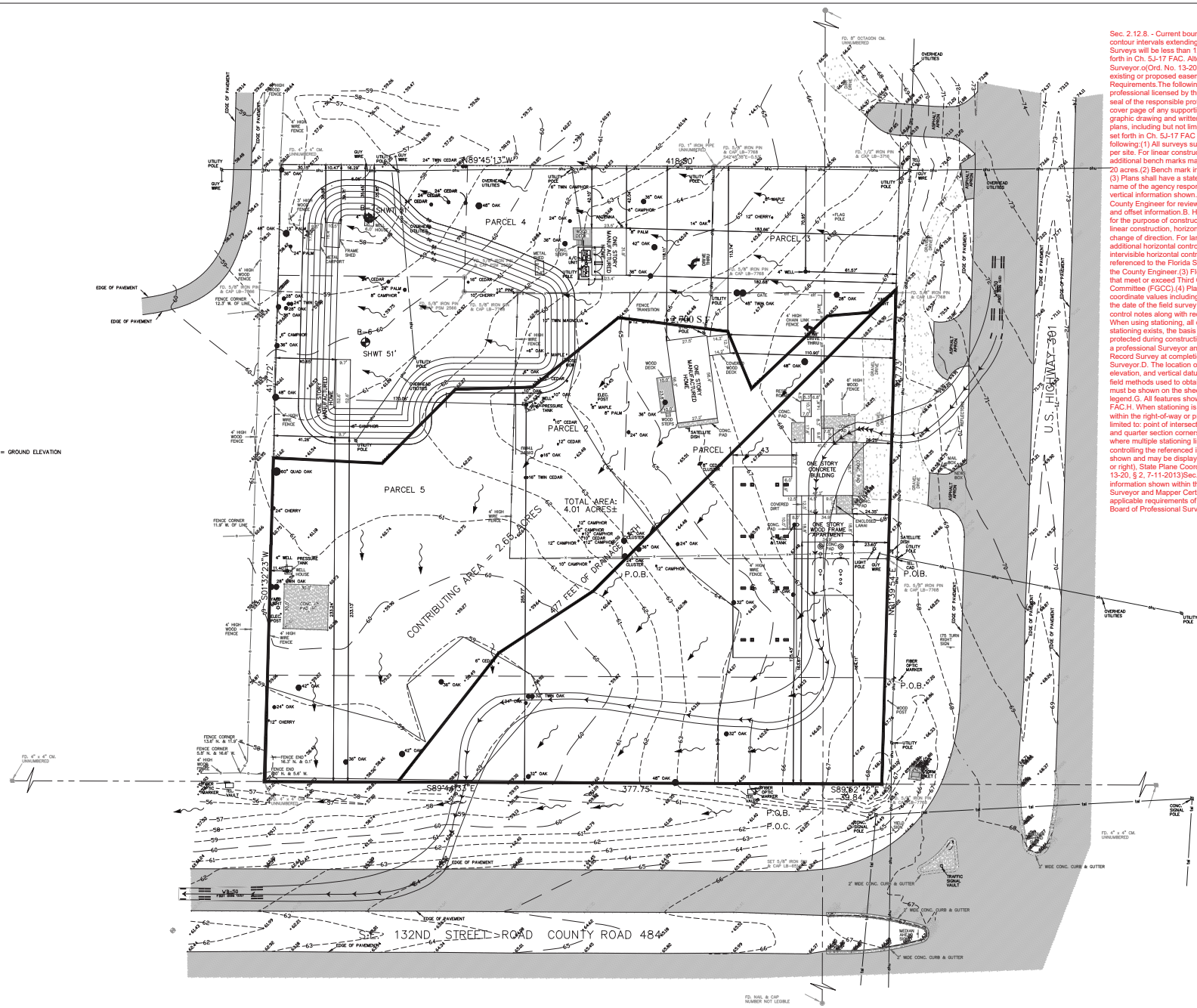
CADIAZ ENGINEERING LLC
CERTIFICATION OF AUTHORIZATION # 28599

SHEET NUMBER
4T



PREDEVELOPMENT DRAINAGE PATTERN

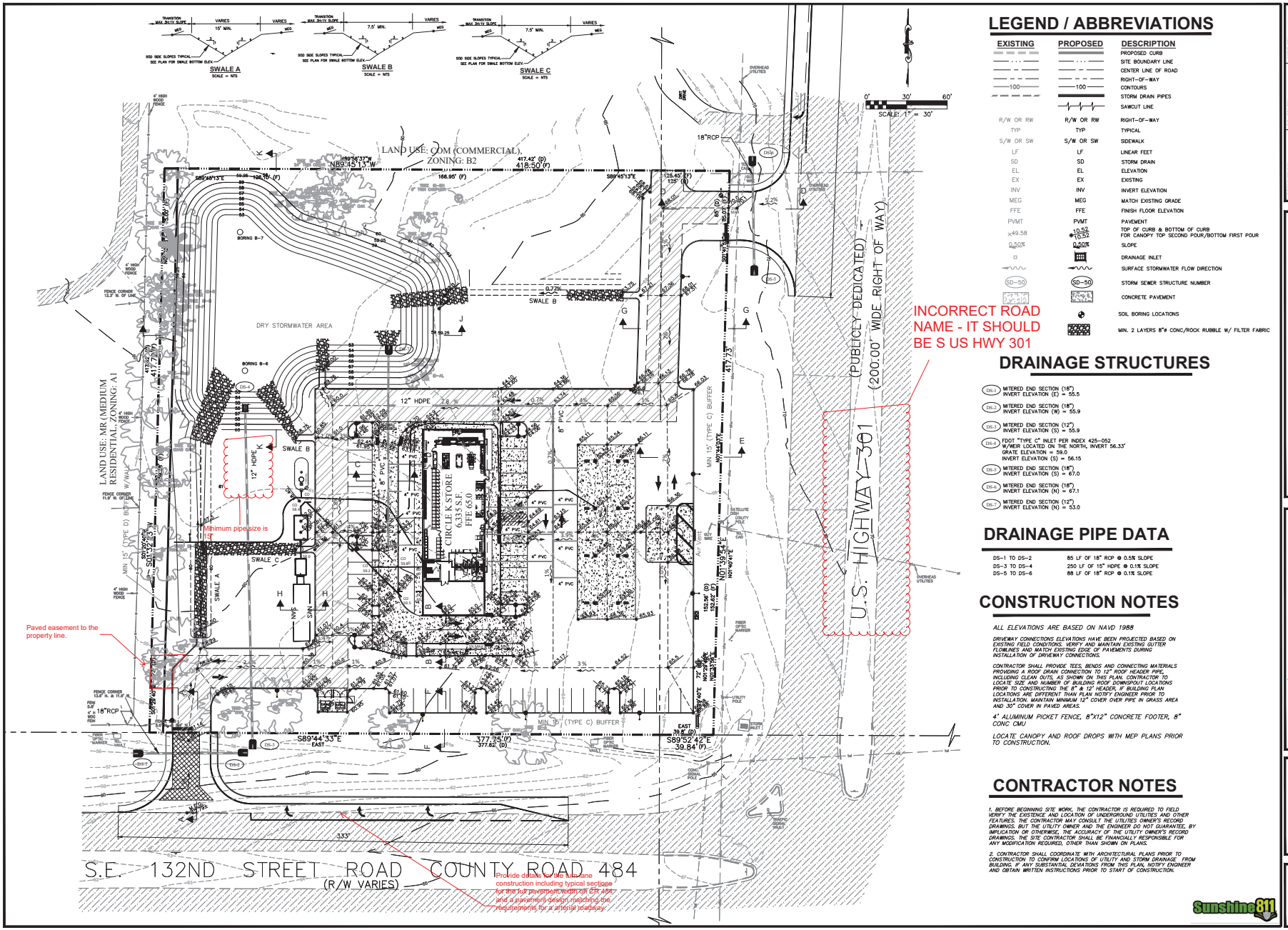
Sec. 2.12.8. - Current boundary and topographic survey.oCurrent boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.or(Ord. No. 13-20, § 2, 7-11-2013)Sec. 2.12.10. - Easement or land reservation.Show any known existing or proposed easement or land reservation.(Ord. No. 13-20, § 2, 7-11-2013)Sec. 6.2.1. - Requirements.The following requirements apply to all supporting plans:A. Plans shall be prepared by a professional licensed by the State of Florida. The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet. The same shall be provided on the cover page of any supporting documents and calculations.E. Provide drawing legend.F. Provide north arrow and graphic drawing and written scale.Sec. 6.4.7. - Construction plans.Survey information to support construction plans, including but not limited to Mass Grading, Improvement, or Major Site plans, shall meet requirements as set forth in Ch. 5J-17 FAC in addition to the following:A. Vertical control shall be provided and meet the following:(1) All surveys submitted for the purpose of construction shall show a minimum of two bench marks per site. For linear construction, bench marks shall be set at 1,000-foot intervals. For large acreage sites, additional bench marks may be required by the County Surveyor, not to exceed a ratio of one bench mark per 20 acres.(2) Bench mark information shall be in a current datum approved by the Office of the County Engineer. (3) Plans shall have a statement or table detailing vertical datum and adjustment, including the origin points with name of the agency responsible for establishing the point, with the date of the field survey used to establish the vertical information shown. One copy of the vertical control field notes shall be submitted to the Office of the County Engineer for review.(4) When using stationing, all vertical control points shall be referenced to station and offset information.B. Horizontal control shall be provided and meet the following:(1) All surveys submitted for the purpose of construction shall show a minimum of two intervisible horizontal control points per site. For linear construction, horizontal control points shall be set at no greater than 1,000-foot intervals and at every change of direction. For large acreage sites, horizontal control points shall include all boundary corners and additional horizontal control points as may be required by the County Surveyor not to exceed a ratio of two intervisible horizontal control points per 20 acres.(2) Horizontal control points shall be monumented and referenced to the Florida State Plane Coordinate System based on a current datum approved by the Office of the County Engineer.(3) Florida State Plane Coordinate values shall be derived from redundant measurements that meet or exceed Third Order, Class I accuracy standards as set forth by the Federal Geodetic Control Committee (FGCC).(4) Plans shall have a statement or table detailing horizontal datum, adjustment, and coordinate values including the origin points with name of the agency responsible for establishing the point, with the date of the field survey used to establish the State Plane information shown. One copy of the horizontal control notes along with reduction reports shall be submitted to the Office of the County Engineer for review.(5) When using stationing, all control points shall be referenced to station and offset information. If multiple line stationing exists, the basis for the station and offsets shall be clearly defined.C. Monumentation shall be protected during construction. Any monuments disturbed or destroyed during construction shall be replaced by a professional Surveyor and Mapper licensed in the State of Florida and shown as "reset" on the As-Built/ Record Survey at completion of construction. Any variance from this must be pre-approved by the County Surveyor.D. The location of the existing one percent (100-year) flood plain as shown on FEMA FIRM, with zone, elevation, and vertical datum noted. A note shall appear on the construction plans detailing source and survey field methods used to obtain and delineate the flood plain line shown.E. Line and curve tables can be used but must be shown on the sheet to which they apply.F. All abbreviations used shall be clearly defined in the legend.G. All features shown as existing or proposed shall be mapped to standards as set forth in Ch. 5J-17 FAC.H. When stationing is used to define features on a plan, all property corners and any control points found within the right-of-way or project site shall be referenced to this stationing (these points include but are not limited to: point of intersection, point of curvature, point of tangency, and vertical and horizontal control). Section and quarter section corners found within 1,320 feet of the limits of the project shall also be referenced. On plans where multiple stationing lines are shown, a note shall appear within the general notes indicating the line controlling the referenced information. The reference information will appear on the sheet where it is graphically shown and may be displayed in a table. Information shown shall contain, at a minimum, the station, offset (left or right), State Plane Coordinate, elevation (if applicable), and a detailed description of the point. (Ord. No. 13-20, § 2, 7-11-2013)Sec. 2.12.4. - Front page of the plan.F. Each licensed professional is responsible for information shown within their particular field of practice and shall sign and seal, as applicable, as follows: (2) Surveyor and Mapper Certification: 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;

PHONE: (352)753-6511 FAX: (352)753-9374
ESTABLISHED 1992
WSI PROFESSIONAL SURVEYING & MAPPING
WADE SURVEYING, INC.
LB-6514
1628 TRACY AVENUE LADY LAKE, FLORIDA 32159

BOUNDARY, TOPOGRAPHIC AND TREE LOCATION SURVEY
certified to:
BELLEVIEW PROPERTY HOLDINGS, LLC

A PORTION OF THE N. 1/2 OF SECTION 7, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA.

DATE OF FIELD SURVEY:	09/27/24
FIELD BOOK/PAGE:	2257 / 13–20
DATA FILE:	24-1036
SECTION, TOWNSHIP, RANGE	7–17–23
SCALE OF DRAWING:	1" = 30'
JOB NO.:	24–1036



LEGEND / ABBREVIATIONS

EXISTING	PROPOSED	DESCRIPTION
		PROPOSED CURB
		SITE BOUNDARY LINE
		CENTER LINE OF ROAD
		RIGHT-OF-WAY
100	100	CONTOURS
		STORM DRAIN PIPES
		SAWCUT LINE
R/W OR RW	R/W OR RW	RIGHT-OF-WAY
TYP	TYP	TYPICAL
S/W OR SW	S/W OR SW	SIDEWALK
LF	LF	LINEAR FEET
SD	SD	STORM DRAIN
EL	EL	ELEVATION
EX	EX	EXISTING
INV	INV	INVERT ELEVATION
MEG	MEG	MATCH EXISTING GRADE
FFE	FFE	FINISH FLOOR ELEVATION
PVMT	PVMT	PAVEMENT
×49.58	10.52 / 10.52	TOP OF CURB & BOTTOM OF CURB FOR CANOPY TOP SECOND POUR/BOTTOM FIRST POUR
0.50%	0.50%	SLOPE
		DRAINAGE INLET
		SURFACE STORMWATER FLOW DIRECTION
SD-50	SD-50	STORM SEWER STRUCTURE NUMBER
		CONCRETE PAVEMENT
		SOIL BORING LOCATIONS
		MIN. 2 LAYERS 8"ø CONC/ROCK RUBBLE W/ FILTER FABRIC

DRAINAGE STRUCTURES

- DS-1 MITERED END SECTION (18") INVERT ELEVATION (E) = 55.5
- DS-2 MITERED END SECTION (18") INVERT ELEVATION (W) = 55.9
- DS-3 MITERED END SECTION (12") INVERT ELEVATION (S) = 55.9
- DS-4 FDOT "TYPE C" INLET PER INDEX 425-052 W/WEIR LOCATED ON THE NORTH, INVERT 56.33' GRATE ELEVATION = 59.0 INVERT ELEVATION (S) = 56.15
- DS-5 MITERED END SECTION (18") INVERT ELEVATION (S) = 67.0
- DS-6 MITERED END SECTION (18") INVERT ELEVATION (N) = 67.1
- DS-7 MITERED END SECTION (12") INVERT ELEVATION (N) = 53.0

DRAINAGE PIPE DATA

DS-1 TO DS-2	85 LF OF 18" RCP @ 0.5% SLOPE
DS-3 TO DS-4	250 LF OF 15" HDPE @ 0.1% SLOPE
DS-5 TO DS-6	88 LF OF 18" RCP @ 0.1% SLOPE

CONSTRUCTION NOTES

ALL ELEVATIONS ARE BASED ON NAVD 1988

DRIVEWAY CONNECTIONS ELEVATIONS HAVE BEEN PROJECTED BASED ON EXISTING FIELD CONDITIONS. VERIFY AND MAINTAIN EXISTING GUTTER FLOWLINES AND MATCH EXISTING EDGE OF PAVEMENTS DURING INSTALLATION OF DRIVEWAY CONNECTIONS.

CONTRACTOR SHALL PROVIDE TEES, BENDS AND CONNECTING MATERIALS PROVIDING A ROOF DRAIN CONNECTION TO 12" ROOF HEADER PIPE, INCLUDING CLEAN OUTS, AS SHOWN ON THIS PLAN. CONTRACTOR TO LOCATE SIZE AND NUMBER OF BUILDING ROOF DOWNSPOUT LOCATIONS PRIOR TO CONSTRUCTING THE 8" & 12" HEADER. IF BUILDING PLAN LOCATIONS ARE DIFFERENT THAN PLAN NOTIFY ENGINEER PRIOR TO INSTALLATION. MAINTAIN MINIMUM 12" COVER OVER PIPE IN GRASS AREA AND 30" COVER IN PAVED AREAS.

4' ALUMINUM PICKET FENCE, 8"X12" CONCRETE FOOTER, 8" CONC CMU

LOCATE CANOPY AND ROOF DROPS WITH MEP PLANS PRIOR TO CONSTRUCTION.

CONTRACTOR NOTES

1. BEFORE BEGINNING SITE WORK, THE CONTRACTOR IS REQUIRED TO FIELD VERIFY THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES AND OTHER FEATURES. THE CONTRACTOR MAY CONSULT THE UTILITIES OWNER'S RECORD DRAWINGS, BUT THE UTILITY OWNER AND THE ENGINEER DO NOT GUARANTEE, BY IMPLICATION OR OTHERWISE, THE ACCURACY OF THE UTILITY OWNER'S RECORD DRAWINGS. THE SITE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR ANY MODIFICATION REQUIRED, OTHER THAN SHOWN ON PLANS.

2. CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION TO CONFIRM LOCATIONS OF UTILITY AND STORM DRAINAGE FROM BUILDING. IF ANY SUBSTANTIAL DEVIATIONS FROM THIS PLAN, NOTIFY ENGINEER AND OBTAIN WRITTEN INSTRUCTIONS PRIOR TO START OF CONSTRUCTION.

Sunshine811

DESIGNED BY	HLG
CHECKED BY	HLG
DRAWN BY	RW
DATE	12/20/21
SCALE	AS NOTED

NO.	REVISIONS	DATE	APP.
1			
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PAVING GRADING & DRAINAGE PLAN

CIRCLE K @ NWC S US HWY 301 & SE 132ND STREET RD
MARION COUNTY, FLORIDA
ARBOR CAPITAL PARTNERS

Engineering Consultants
PO Box 450016 ● Kissimmee, Florida 34745
Phone: (407) 738-1999 Fax: (407) 348-7352

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CADIAZZ, LLC
CERTIFICATION OF AUTHORIZATION # 28589

SHEET NUMBER
5

LEGEND / ABBREVIATIONS

EXISTING	PROPOSED	DESCRIPTION
		PROPOSED CURB
		SITE BOUNDARY LINE
		CENTER LINE OF ROAD
		RIGHT-OF-WAY
100	100	CONTOURS
		STORM DRAIN PIPES
		SAWCUT LINE
R/W OR RW	R/W OR RW	RIGHT-OF-WAY
TYP	TYP	TYPICAL
S/W OR SW	S/W OR SW	SIDEWALK
LF	LF	LINEAR FEET
SD	SD	STORM DRAIN
EL	EL	ELEVATION
EX	EX	EXISTING
INV	INV	INVERT ELEVATION
MEG	MEG	MATCH EXISTING GRADE
FFE	FFE	FINISH FLOOR ELEVATION
PVMT	PVMT	PAVEMENT
x49.58	10.52	GRADE ELEVATION
0.50%	0.50%	SLOPE
		DRAINAGE INLET
		SURFACE STORMWATER FLOW DIRECTION
SD-50	SD-50	STORM SEWER STRUCTURE NUMBER
		CONCRETE PAVEMENT
		HEAVY DUTY PAVEMENT
		TURN LANE PAVEMENT PER COUNTY STANDARDS

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

DESIGNED BY: HLG | DRAWN BY: SEP | CHKD BY: HLG
JOB NUMBER: CDI 14.013 DOPSL | DATE: 1/2013 | SCALE: 1:30

NO.	REVISIONS	DATE	APPR.
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POST DEVELOPMENT DRAINAGE BASINS

CIRCLE K @ NWC S US HWY 301 & SE 132ND STREET RD
MARION COUNTY, FLORIDA

ARBOR CAPITAL PARTNERS

Engineering Consultants
PO Box 450006 • Kissimmee, Florida 34745
Phone: (407) 738-1979 Fax: (407) 348-7552

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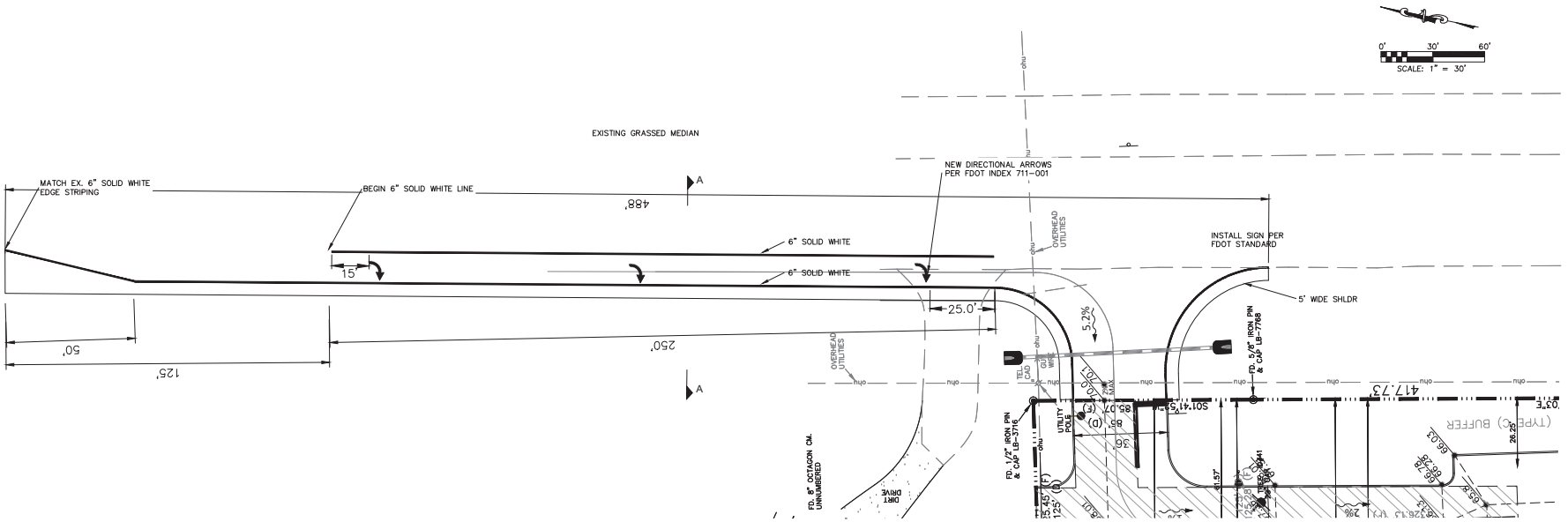
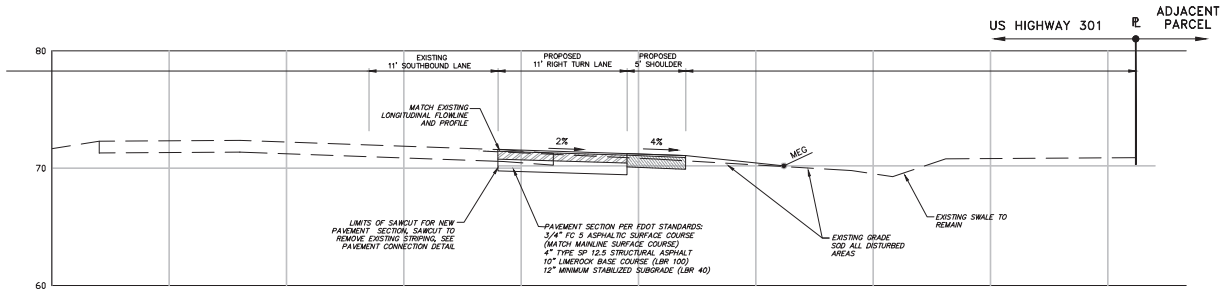
CADIAZ INC.
CERTIFICATION OF AUTHORIZATION # 28509

SHEET NUMBER

5B





TURN LANE SECTION A

SCALE: 1" = 5'

WORK IN FDOT ROW NOTE

ALL CONSTRUCTION IN FDOT ROW SHALL CONFORM TO THE LATEST EDITIONS OF THE FDOT DESIGN STANDARD PLANS, THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FDOT UTILITY ACCOMMODATION MANUAL.

LEGEND / ABBREVIATIONS

	PROPOSED CURB	#	# PARKING SPACES
	EXISTING EDGE OF PAVEMENT	S/W OR SW	SIDEWALK
	SITE BOUNDARY LINE	C2	CURVE NUMBER
	CENTER LINE OF ROAD	R=	CURVE RADIUS
	RIGHT-OF-WAY LINE	SF OR SQ. FT.	SQUARE FEET
R/W OR RW	RIGHT-OF-WAY	EX	EXISTING
TYP	TYPICAL		
HC	HANDICAP PARKING (SEE SIGNING & MARKING SHEET FOR PARKING LAYOUT DETAILS)		
	PROPOSED CONCRETE (SEE DETAIL)		
	PAVEMENT MARKINGS (PER FDOT INDEX 17346)		
	EXISTING TREES TO REMAIN		
	PROPOSED SITE LIGHTING (SEE PHOTOMETRIC PLAN)		
#	CONSTRUCTION NOTES: PLEASE REFER TO SHEET 2 FOR CONSTRUCTION NOTES LEGEND		
	HEAVY DUTY PAVEMENT SECTION		
	SOIL BORING LOCATIONS		

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

DESIGNED BY: BLG | DRAWN BY: SBP | CHKD BY: BLG
DSN NUMBER: CO114013 DOPSL | DATE: 1/2013 | SCALE: 1:30 | DATE: APPR.

NO.	REVISIONS	DATE	APPR.
1			
2			
3			
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5			

US HIGHWAY 301 RIGHT TURN LANE PLAN

CIRCLE K @ NWC S US HWY 301 & SE 132ND STREET RD
MARION COUNTY, FLORIDA

ARBOR CAPITAL

CADAZ ENGINEERING
Engineering Consultants
PO Box 450006 Kissimmee, Florida 34745
Phone: (407) 738-1979 Fax: (407) 348-7552

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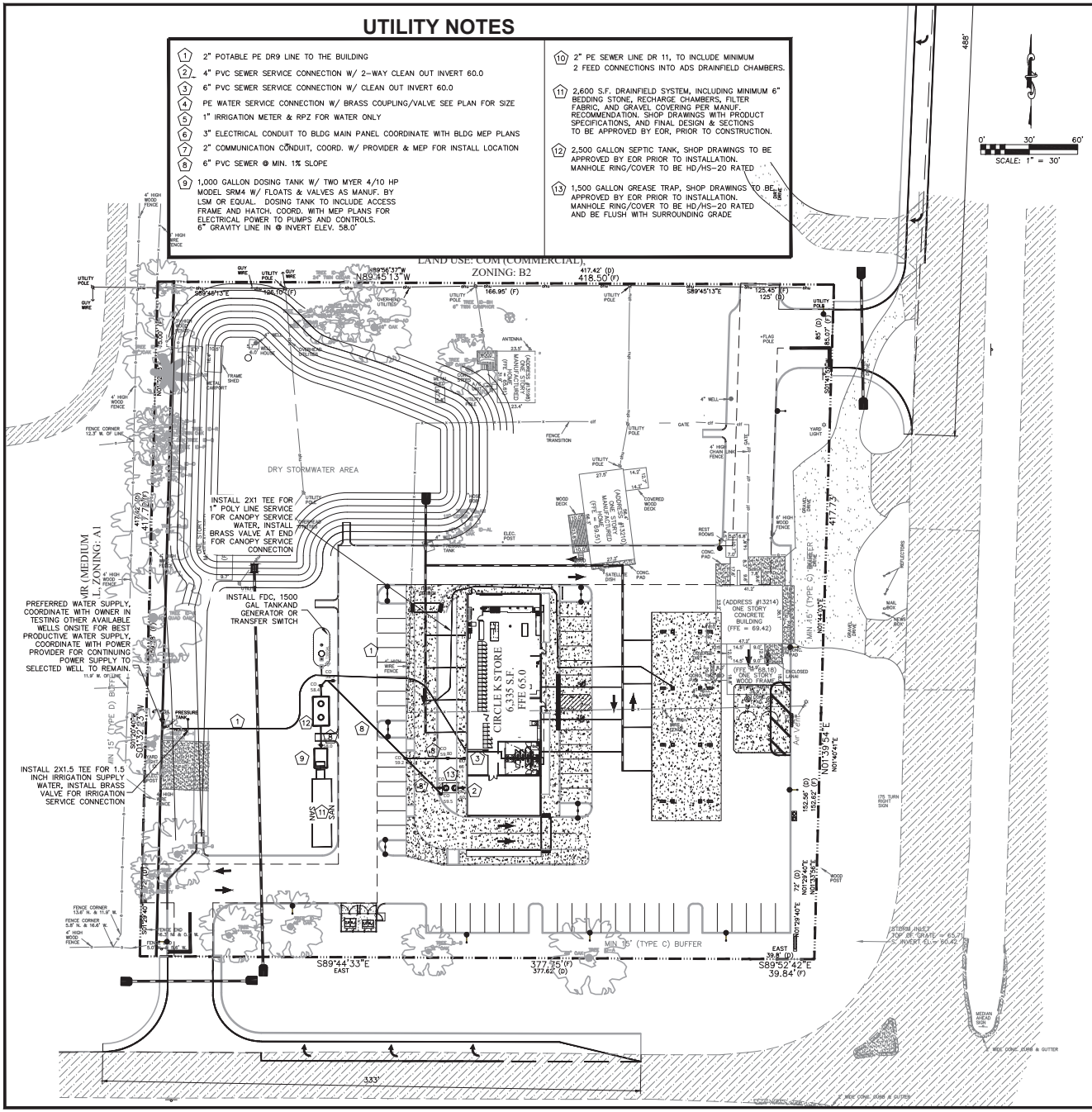
SHEET NUMBER

6

UTILITY NOTES

1. 2" POTABLE PE DR9 LINE TO THE BUILDING
2. 4" PVC SEWER SERVICE CONNECTION W/ 2-WAY CLEAN OUT INVERT 60.0
3. 6" PVC SEWER SERVICE CONNECTION W/ CLEAN OUT INVERT 60.0
4. PE WATER SERVICE CONNECTION W/ BRASS COUPLING/VALVE SEE PLAN FOR SIZE
5. 1" IRRIGATION METER & RPZ FOR WATER ONLY
6. 3" ELECTRICAL CONDUIT TO BLDG MAIN PANEL COORDINATE WITH BLDG MEP PLANS
7. 2" COMMUNICATION CONDUIT, COORD. W/ PROVIDER & MEP FOR INSTALL LOCATION
8. 6" PVC SEWER @ MIN. 1% SLOPE
9. 1,000 GALLON DOSING TANK W/ TWO MYER 4/10 HP MODEL SRM4 W/ FLOATS & VALVES AS MANUF. BY LSM OR EQUAL. DOSING TANK TO INCLUDE ACCESS FRAME AND HATCH. COORD. WITH MEP PLANS FOR ELECTRICAL POWER TO PUMPS AND CONTROLS. 6" GRAVITY LINE IN @ INVERT ELEV. 58.0'
10. 2" PE SEWER LINE DR 11, TO INCLUDE MINIMUM 2 FEED CONNECTIONS INTO ADS DRAINFIELD CHAMBERS.
11. 2,600 S.F. DRAINFIELD SYSTEM, INCLUDING MINIMUM 6" BEDDING STONE, RECHARGE CHAMBERS, FILTER FABRIC, AND GRAVEL COVERING PER MANUF. RECOMMENDATION. SHOP DRAWINGS WITH PRODUCT SPECIFICATIONS, AND FINAL DESIGN & SECTIONS TO BE APPROVED BY EOR, PRIOR TO CONSTRUCTION.
12. 2,500 GALLON SEPTIC TANK, SHOP DRAWINGS TO BE APPROVED BY EOR PRIOR TO INSTALLATION. MANHOLE RING/COVER TO BE HD/HS-20 RATED
13. 1,500 GALLON GREASE TRAP, SHOP DRAWINGS TO BE APPROVED BY EOR PRIOR TO INSTALLATION. MANHOLE RING/COVER TO BE HD/HS-20 RATED AND BE FLUSH WITH SURROUNDING GRADE



LEGEND / ABBREVIATIONS

EXISTING	PROPOSED	DESCRIPTION
		FIRE HYDRANT
		WATER VALVE-WV
		BLOWOFF – BO
		WATER METER – WM
		SANITARY MANHOLE – MH
		SANITARY CLEANOUT – CO
		BACKFLOW PREVENTER – BFP OR REDUCED PRESSURE ASSEMBLY – RPZ
	WM	WATER MAIN
	SAN	SANITARY MAIN
	G	GAS LINE
		EASEMENT LINE
		SWALE
	LF	LINEAR FEET
	PVC	POLYVINYL CHLORIDE
	SD	STORM DRAIN
	INV	INVERT
		PROPOSED SITE LIGHTING (SEE PHOTOMETRIC PLAN)

CONSTRUCTION NOTES

1. CONTRACTOR TO COORDINATE WITH MARION COUNTY FOR SCHEDULE OF ANY INSPECTION/INSTALLATION FEE.

2. CONTRACTOR SHALL PROVIDE RPZ BFP CONSISTENT WITH THE MARION COUNTY STANDARDS OF MC UTILITIES APPROVED EQUIPMENT.

3. ALL SPECIFICATIONS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH MARION COUNTY UTILITY STANDARDS & SPECIFICATIONS LATEST EDITION AND STANDARD UTILITY DETAILS. CONSTRUCTION MATERIALS SHALL BE IN ACCORDANCE WITH THE MARION COUNTY QUALIFIED PRODUCTS LIST.

WATER

1. 2" WATER SUPPLY TO BUILDING

2. 1" WATER SUPPLY WITH RPZ OR VACUUM BREAKER TO CANOPY

3. 1.5" WATER SUPPLY WITH RPZ FOR IRRIGATION SUPPLY

SEWER

1. CLEANOUTS, SEE PLAN FOR INVERTS. SEE UTILITY DETAILS FOR SPECIFICATIONS.

2. HAND HOLE LIDS ARE REQUIRED FOR CLEANOUTS LOCATED IN AREAS WITH VEHICULAR TRAFFIC, SEE SANITARY CLEANOUT DETAIL

ELECTRICAL

1. CONTRACTOR TO COORDINATE W SIGN PROVIDER & INSTALL CONDUIT AND WIRING FOR SIGN POWER, COORDINATE WITH MEP PLANS AND PROVIDE POWER & TO SIGN.

2. ELECTRICAL CONDUIT PER ARCHITECTURAL PLANS & COORDINATE WITH POWER PROVIDER & CONFIRM WITH OWNER ON PLACEMENT OF ELECTRIC TRANSFORMER PRIOR TO INSTALLATION.

3. CONTRACTOR TO PROVIDE ALL ELECTRICAL CONDUITS AND WIRING FOR SITE POWER AND LIGHTING COORDINATE WITH ARCHITECTURAL/MEP PLANS FOR POLE HEIGHT AND LIGHTING SPECIFICATIONS.

4. CONTRACTOR TO COORDINATE WITH LOCAL SERVICE PROVIDERS FOR INSTALLING CONDUIT FOR CABLE, PHONE AND INTERNET SERVICES.

5. CONTRACTOR SHALL PROVIDE POWER SUPPLY TO THE IRRIGATION CONTROLLER THROUGH THE HOUSE PANEL

6. CONTRACTOR TO PROVIDE SLEEVING UNDER PAVED AREAS FOR IRRIGATION WATER AND COORDINATE WITH POWER, PHONE AND CABLE ON CONDUIT REQUIREMENTS PRIOR TO BASE INSTALLATION.

7. CONTRACTOR TO PROVIDE 4" SLEEVING UNDER PAVED AREAS TO ACCOMMODATE IRRIGATION & COORDINATE WITH LANDSCAPE PLANS.

8. NO LANDSCAPING SHALL BE PLANTED IN SUCH A MANNER AS TO ADVERSELY AFFECT UTILITY INSTALLATION, OPERATION AND MAINTENANCE.

REQUIRED MATERIALS

1. PVC WATER LINES SHALL BE IN ACCORDANCE WITH AWWA C900 AND C905 CLASS 235; FOR LINES BETWEEN 4" AND 12" PIPE SCHEDULE SHALL BE DR 18. ALL FITTINGS SHALL BE IN ACCORDANCE WITH AWWA/ANSI C153/A 21.53.06 CLASS 350. ALL PVC LINES SMALLER THAN 4" SHALL BE ASTM D2241, SDR 21, 200 PSI PRESSURE RATING.

2. POLYETHYLENE TUBING SHALL BE IN ACCORDANCE WITH AWWA C901 PE 3608 CLASS 200 AND BE SCHEDULE DR 9 FOR POTABLE WATER LINES. POLY SEWER LINES SHALL BE CLASS 160 DR 11.

3. GRAVITY SEWER SHALL BE IN ACCORDANCE WITH ASTM D-3034 WITH A SCHEDULE SDR 26 WITH JOINTS IN ACCORDANCE WITH ASTM D-3212. LOW PRESSURE PVC SHALL BE IN ACCORDANCE WITH ASTM D2241 AND 1784 SDR 21 CLASS 200.

4. ALL VALVES SHALL BE RESILIENT SEAT GATE VALVES

5. CONTRACTOR WILL COORDINATE WITH THE INSTALL OF TRANSFER SWITCH IN ACCORDANCE WITH F.S.S. 526.143 PRE-WIRING FOR ALTERNATE POWER SOURCE TO SUPPLY AND CHARGE FOR FUEL.

CONTRACTOR NOTES

1. BEFORE BEGINNING SITE WORK, THE CONTRACTOR IS REQUIRED TO FIELD VERIFY THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES AND OTHER FEATURES. THE CONTRACTOR MAY CONSULT THE UTILITIES OWNER'S RECORD DRAWINGS BUT THE UTILITY OWNER AND THE ENGINEER DO NOT GUARANTEE, BY IMPLICATION OR OTHERWISE, THE ACCURACY OF THE UTILITY OWNER'S RECORD DRAWINGS. THE SITE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR ANY MODIFICATION REQUIRED, OTHER THAN SHOWN ON PLANS.

2. CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION TO CONFIRM LOCATIONS OF UTILITY AND STORM DRAINAGE FROM BUILDING. IF ANY SUBSTANTIAL DEVIATIONS FROM THIS PLAN, NOTIFY ENGINEER AND OBTAIN WRITTEN INSTRUCTIONS PRIOR TO START OF CONSTRUCTION.

3. PRIOR TO COMMENCEMENT OF UTILITY SITE CONSTRUCTION, THREE COPIES OF SHOP DRAWINGS, IN ADDITION TO ANY COPIES REQUIRED BY THE APPLICANT SHALL BE SUBMITTED TO THE UTILITY DEPARTMENT FOR REVIEW AND APPROVAL.

Sunshine811

DESIGNED BY	DRAWN BY	CHKD BY
HLG	HLG	HLG
JOB NUMBER	DATE	SCALE: 1"=30'
C0136	12/2023	APPR.

NO.	REVISIONS	DATE
1		
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3		
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5		

UTILITY PLAN

CIRCLE K @ NWC S US HWY 301 & SE 132ND STREET RD
BELLVIEW MARION, FLORIDA

ARBOR CAPITAL PARTNERS

Engineering Consultants
PO Box 450006 ● Kissimmee, Florida 34745
Phone: (407) 738-1979 Fax: (407) 348-7552

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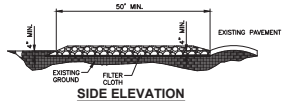
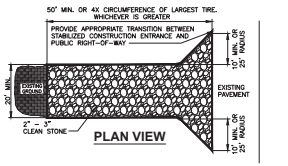
SHEET NUMBER

7



SIDE ELEVATION

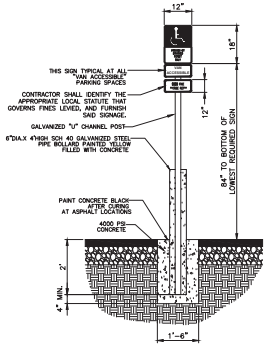


PLAN VIEW

CONSTRUCTION SPECIFICATIONS

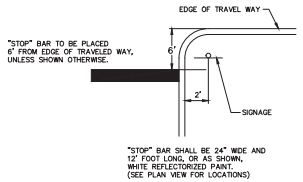
1. STONE – USE COARSE AGGREGATE (2 – 3 INCH STONE)
2. LENGTH – AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
3. THICKNESS – NOT LESS THAN EIGHT (8) INCHES.
4. WIDTH – NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. WASHING – WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS.
6. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
7. 12' X 24' METAL GRATE MAY BE USED. GRATE SHALL BE 25' AWAY FROM PAVEMENT AND APPROPRIATE SEDIMENT CONTROL TRAPPING DEVICE SHALL BE USED AT GRATE OUTLET POINT.

STABILIZED CONSTRUCTION ENTRANCE

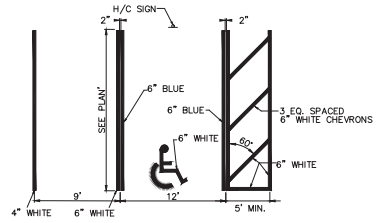


HANDICAP SIGN DETAIL

SCALE = NTS

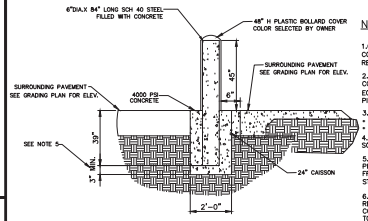


STOP BAR DETAIL WITH SIGNAGE



ADA PARKING STALL DETAIL

(NOT TO SCALE)

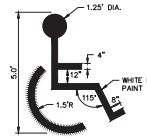


NOTES:

1. CONCRETE MUST BE MINIMUM 4,000 PSI COMPRESSIVE STRENGTH WITH FIBER MESH REINFORCEMENT
2. PROVIDE PLASTIC BOLLARD COVER. COVER TO BE IDEALSHIELD (OR APPROVED EQUAL) 3/16" THICK BROWN (PO-440C). 6" PIPE FITMENT, WITH DOME TOP, 48" TALL.
3. DESIGN PARAMETERS:
   - 20 MPH
   - 5,000 LB VEHICLE
4. USE SONOTUBE IN SANDY OR OTHER SOILS THAT MIGHT CAVE IN.
5. INCREASE DEPTH OF CAISSON BELOW PIPE TO MEET LOCAL JURISDICTION MIN. FROST DEPTH REQUIREMENT. PIPE CAN STAY AT 39" BELOW PAVEMENT.
6. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY NO UTILITY CONFLICTS EXIST WHERE BOLLARDS ARE TO BE INSTALLED, NOTIFY ENGINEER OF RECORD OF ANY CONFLICTS AND AWAIT WRITTEN INSTRUCTIONS PRIOR TO INSTALLATION.

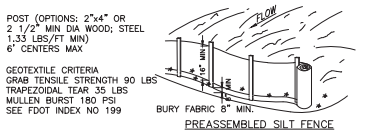
TYPICAL BOLLARD DETAIL

SCALE = NTS

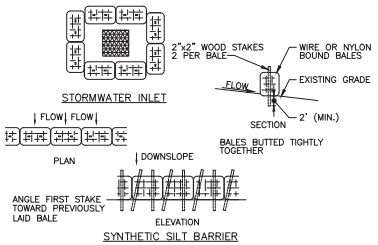


HANDICAP PAVEMENT SYMBOL DETAIL

SCALE = NTS



PREASSEMBLED SILT FENCE



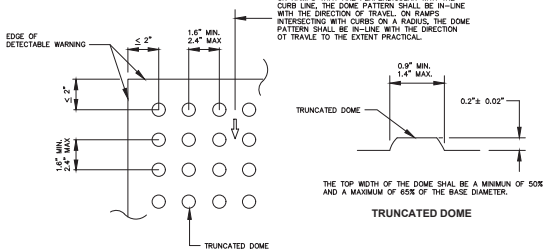
SYNTHETIC SILT BARRIER

EROSION CONTROL/WATER QUALITY MANAGEMENT PRACTICES

1. THE CONTRACTOR MUST SELECT, IMPLEMENT, AND OPERATE ALL EROSION AND SEDIMENT CONTROL MEASURES REQUIRED TO RETAIN SEDIMENT ON-SITE AND TO PREVENT VIOLATIONS OF WATER QUALITY STANDARD AS SPECIFIED IN CHAPTERS 17-301, 17-302, 17-4, F.A.C.. THE CONTRACTOR IS ENCOURAGE TO USE APPROPRIATE BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROLS AS DESCRIBED IN THE FLORIDA LAND DEVELOPEMENT MANUAL: A GUIDE TO SOUND LAND AND WATER MANAGEMENT (DER, 1988)
2. THE CONTRACTOR SHALL CONTROL TURBID RUNOFF FROM THE PROJECT BY ROUGH EXCAVATING THE PROPOSED RETENTION AREAS IMMEDIATELY FOLLOWING CLEARING AND GRUBBING OPERATIONS. ALL DEWATERING DISCHARGE SHALL BE DIRECTED TO THESE AREA(S) FOR SETTLING PRIOR TO DISCHARGE OFF-SITE.
3. THE CONTRACTOR SHALL INSTALL WATER QUALITY CONTROL DEVICES ALONG THE SITE PERIMETER,AS DESIGNATED ON THESE PLANS. THE CONTRACTOR SHALL RECEIVE THE ENGINEERS APPROVAL OF THE INSTALLATION PRIOR TO ANY OTHER SITE CONSTRUCTION.
4. ALL EROSION CONTROL/ WATER QUALITY DEVICES SHALL BE IN ACCORDANCE WITH SECTION 104 OF THE LATEST EDITION OF THE FDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION". SILT FENCES, SYNTHETIC BALES, AND/OR TURBIDITY BARRIERS SHALL BE INSTALLED AT ALL OFF-SITE DISCHARGE POINTS. ALL EROSION CONTROL/WATER QUALITY DEVICES SHALL BE LEFT IN PLACE UNTIL THE DISTURBED AREAS ARE COMPLETELY STABILIZED AND/ OR VEGETATED.
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SOIL MOISTURE TO PREVENT WIND GENERATED SOIL EROSION. ALL SURFACES 30 OR MORE DAYS SHALL BE VEGETATED WITH A TEMPORARY OR PERMANENT COVER.
6. REFER TO FDOT SPECIFICATIONS, SECTION 104 FOR EROSION CONTROL STANDARDS.

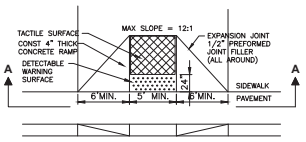
EROSION CONTROL DETAIL

SCALE = NTS



ALL SIDEWALK CURB RAMPS SHALL HAVE DECTECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24" (6" MIN) FROM THE BACK OF CURB.

CURB RAMP DETECTABLE WARNING DETAIL

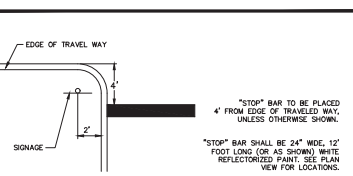


HANDICAPPED RAMP

SCALE = NTS

NOTES:

1. TACTILE SURFACES SHALL BE CONSTRUCTED BY TEXTURING TO A DEPTH NOT EXCEEDING 1/8" BY USE OF A TAMP OR ROLLER FABRICATED WITH AN IMPRINT SURFACE OF EITHER 1" MESH 0.250 WIRE CLOTH (PLAIN WEAVE, CONVENTIONAL CRIMP), #6 EXPANDED METAL (STANDARD) OR 3 LB. EXPANDED METAL GRATING.
2. DETECTABLE WARNING SURFACE SHALL BE INSTALL IN ACCORDANCE WITH F.D.O.T. INDEX 522-002 AND A.D.A. STANDARDS. PER F.D.O.T. AND A.D.A. STANDARDS, THE COLOR REQUIREMENTS FOR THE DETECTABLE WARNING SURFACE SHALL PROVIDE A DARK-ON-LIGHT OR LIGHT-ON-DARK CONTRAST BETWEEN THE DETECTABLE WARNING SURFACE AND THE ADJACENT WALKING SURFACE.



STOP BAR DETAIL WITH SIGNAGE

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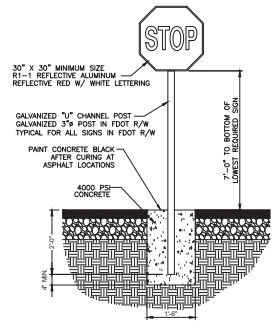

STOP SIGN DETAIL

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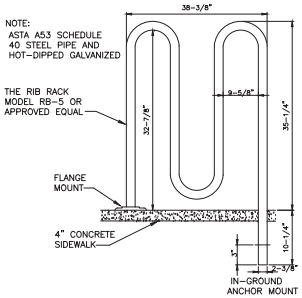

BICYCLE RACK DETAILS

DESIGNED BY	DRAWN BY	CHKD BY	SCALE:
JDH	CDUK	JMW	NTS

NO.	DATE	REVISIONS	DATE	APPR.
1				
2				
3				
4				
5				

SIGN, PARKING & EROSION CONTROL DETAILS

CIRCLE K @ NWC S US HWY 301 & SE 132ND STREET RD
MARION COUNTY, FLORIDA
ARBOR CAPITAL PARTNERS

Engineering Consultants
PO Box 450006 Kissimmee, Florida 34745
Phone: (407) 786-1979 Fax: (407) 348-7552

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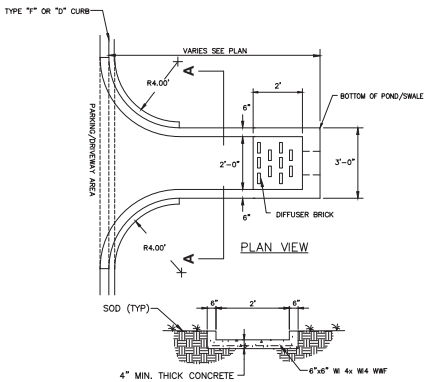
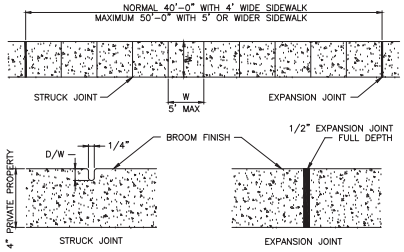
CERTIFICATION OF AUTHORIZATION # 28569

SHEET NUMBER

8



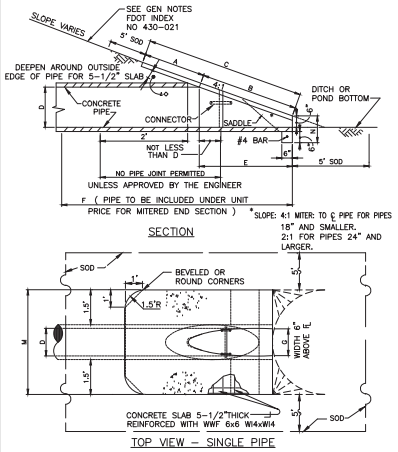
CONCRETE FLUME DETAIL
SCALE = NTS



NOTES:
1. SIDEWALK EXPANSION JOINTS TO BE AT ALL TIES TO CONCRETE OTHER THAN DRIVEWAYS. MAXIMUM SPACING SHALL BE 60'.
2. EXPANSION JOINT MATERIAL SHALL BE ASPHALT FIBER IMPREGNATED PREFORMED JOINT FILLER, TO FILL DEPTH OF CONCRETE.

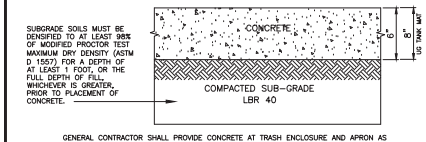
TYPICAL SIDEWALK
SCALE = NTS

	D	X	A	B	C	E	F	G	H	M SINGLE PIPE	M DOUBLE PIPE	M TRIPLE PIPE	M QUAD PIPE	N
4:1	15"	2'-7"	2.27'	4.09'	6.36'	4.03'	8'	1.22'	4.00'	4.63'	7.21'	9.79'	12.37'	1.19'
	18"	2'-10"	2.36'	5.12'	7.48'	5.03'	9'	1.41'	4.00'	4.92'	7.75'	10.58'	13.42'	1.21'
	24"	3'-5"	2.53'	7.18'	9.71'	7.03'	11'	1.73'	4.00'	5.50'	8.92'	12.33'	15.75'	.25'
	30"	4'-3"	2.70'	9.25	11.95'	9.03'	13'	2.00'	4.00'	6.08'	10.33'	14.58'	18.83'	1.29'



*SLOPE: 4:1 MITER: TO ℄ PIPE FOR PIPES 18" AND SMALLER. 2:1 FOR PIPES 24" AND LARGER.

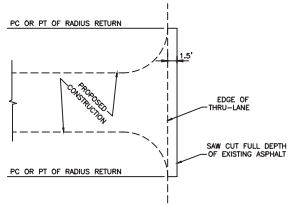
MITERED END SECTION

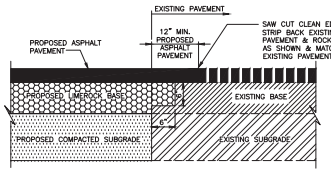


GENERAL CONTRACTOR SHALL PROVIDE CONCRETE AT TRASH ENCLOSURE AND APRON AS FOLLOWS:

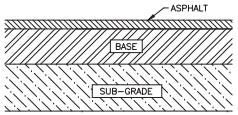
- MINIMUM 3,000 PSI COMPRESSIVE STRENGTH CONCRETE WITH FIBER REINFORCEMENT, MINIMUM MODULUS OF RUPTURE OF 600 PSI

TYPICAL CONCRETE PAVEMENT DETAIL
SCALE = NTS



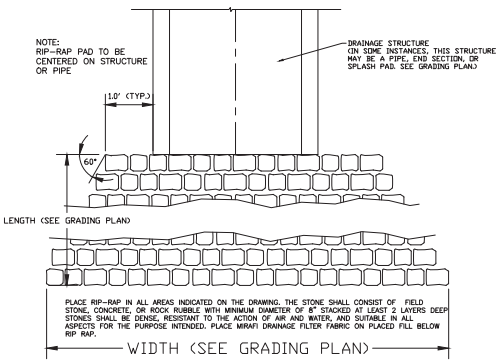


PAVEMENT CONNECTION DETAIL AT EXISTING AISLES & DRIVEWAYS
SCALE = NTS

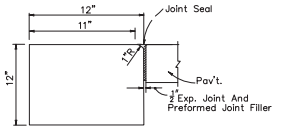


	STANDARD/HEAVY DUTY	
ASPHALT	2"/3"	TYPE S-3 OR SP 9.5 ASPHALTIC CONCRETE SURFACE COURSE
BASE	6"/8"	LIMEROCK LBR 100 OR RECYCLED CONCRETE BASE LBR 130 COMPACTED TO 98% DENSITY PER MODIFIED PROCTOR TEST AASHTO T-180
SUB-GRADE	12"/12"	COMPACTED SUB-GRADE COMPACTED TO 98% DENSITY MODIFIED PROCTOR TEST PER AASHTO T-180, MINIMUM LBR 40

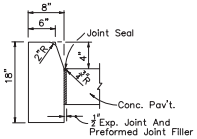
TYPICAL PAVEMENT SECTION
SCALE = NTS



RIPRAP / ROCK RUBBLE DETAIL
SCALE = NTS

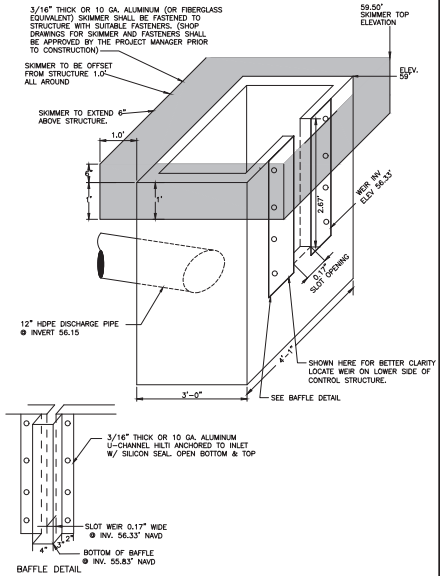


CONC. FLUSH HEADER CURBS
SCALE = NTS



TYPE D
PER FDOT INDEX 520-001

CONCRETE CURBS
SCALE = NTS



DS-4

F.D.O.T. INDEX No. 425-052
MODIFIED TYPE "C" INLET
OUTFALL CONTROL STRUCTURE

NO.	DESCRIPTION	DATE	APP'D
1			
2			
3			
4			
5			

DESIGNED BY: BLG | DRAWN BY: JMW | CHK'D BY: NTS
JOB NUMBER: COA 96 | DATE: 12/2023 | SCALE: NTS

PAVING AND DRAINAGE DETAILS
CIRCLE K @ NWC S US HWY 301 & SE 132ND STREET RD
MARION COUNTY, FLORIDA
ARBOR CAPITAL PARTNERS

CADJAZZ
Engineering Consultants
P.O. Box 490067 • Leesburg, Florida 34749
Phone: (407) 738-1979 Fax: (407) 348-7552

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SEAL

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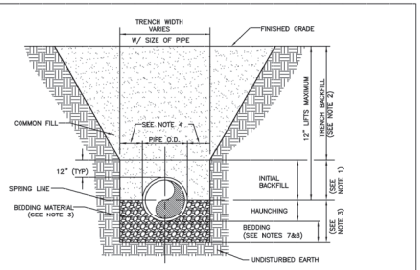
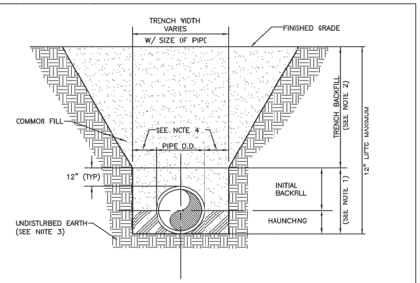
SHEET NUMBER
9



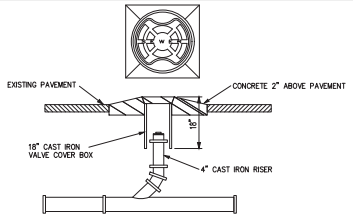
NOTES:
1. INITIAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. BEDDING MATERIAL SHALL CONFORM TO FDOT NO. 57 AGGREGATE.
4. 15" 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 PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER UP TO 12" AND 6" MINIMUM FOR PIPE DIAMETER 15" AND LARGER.
8. DEPTH FOR REMOVAL OF 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.
9. FINAL RESTORATION IN IMPROVED 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 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 UTILITIES	MCBCC EFFECTIVE 04/13/2023 REVISION # 2	BEDDING AND TRENCHING 1	7.3.2 LT 102

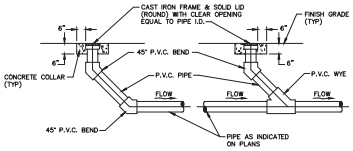


NOTES:
1. INITIAL BACKFILL AND HAUNCHING: SELECT COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL OF BEDDING ROCK IN ACCORDANCE WITH BEDDING AND TRENCHING 1 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 PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. FINAL RESTORATION IN IMPROVED 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 RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.
8. ONE COMPACTION TEST SHALL BE REQUIRED FOR EACH LIFT NOT TO EXCEED 200'.

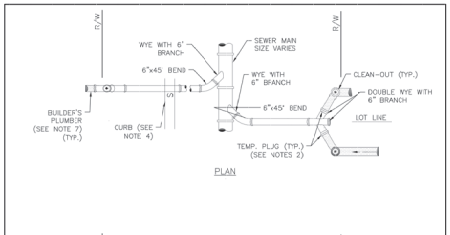
Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023 REVISION # 2	BEDDING AND TRENCHING 2	7.3.2 LT 103



TRAFFIC BEARING CLEANOUT
SCALE = NTS



CLEANOUT DETAIL IN UNPAVED AREA
SCALE = NTS



NOTES:
1. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
2. WYE TO BE NO SHALLOWER THAN 1'-FEET AND NO DEEPER THAN 5'-FEET.
3. ALL FITTINGS SHOWN ARE TO BE INSTALLED.
4. SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY ETCHING OR STAMPING AN "S" IN THE CURB DIRECTLY OVER THE LATERAL WHERE NO CURB EXISTS, LOCATION SHALL BE MARKED BY PLACEMENT OF ADHESIVE REFLECTIVE MARKERS AS SPECIFIED BY MCU.
5. BUILDER'S PLUMBER WILL REMOVE PLUG, INSTALL CLEANOUT, AND CONNECT SERVICE LATERAL TO HOUSE.
6. CLEANOUT SHALL BE INSTALLED AT THE PROPERTY LINE AND SET A MINIMUM OF 2' ABOVE THE FINISHED GRADE.
7. DURING CONSTRUCTION SERVICE LATERAL AND CLEANOUTS SHALL BE STUBBED OUT A MINIMUM OF 1' AND SHALL BE CAPPED BY DEVELOPER'S SITE-WORK CONTRACTOR UNTIL PROPERTY IS DEVELOPED AND CONNECTION TO CENTRAL SEWER IS MADE.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/27/2018 REVISION # 1	SEWER SERVICE LATERAL	7.3.2 UT 312

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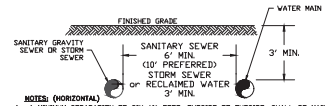
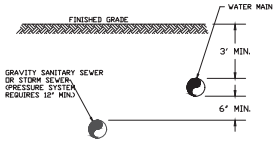


NOTES: (HORIZONTAL)
1. A MINIMUM SEPARATION OF SIX (6) FEET, OUTSIDE TO OUTSIDE, SHALL BE MAINTAINED BETWEEN WATER MAINS AND SANITARY GRAVITY SEWER LINES.
2. A MINIMUM HORIZONTAL SEPARATION OF THREE (3) FEET, OUTSIDE TO OUTSIDE, SHALL BE MAINTAINED BETWEEN WATER MAINS AND RECLAIMED WATER LINES CARRYING UNRESTRICTED PUBLIC ACCESS REUSE WATER, AND STORM SEWER LINES.



3. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND SANITARY GRAVITY SEWERS SHALL BE REDUCED TO THREE FEET (3') WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES (6") ABOVE THE TOP OF THE SEWER (62-555.314(C)).

UTILITY PIPE MINIMUM SEPARATION

NO.	REVISIONS	DATE	APPR.
1			
2			
3			
4			
5			

DESIGNED BY: HLG | DRAWN BY: HLG | CHKD BY: NTS
JOB NUMBER: C0136 | DATE: 12/2022 | SCALE: NTS

UTILITY DETAILS
CIRCLE K @ NWC S US HWY 301 & SE 132ND STREET RD
MARION COUNTY, FLORIDA
ARBOR CAPITAL PARTNERS

Engineering Consultants
PO Box 450006 Kissimmee, Florida 34745
Phone: (407) 738-1979 Fax: (407) 348-7552

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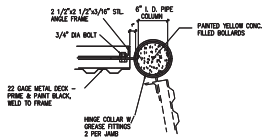
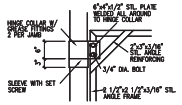
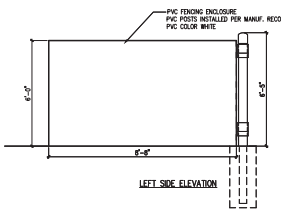
SHEET NUMBER
10



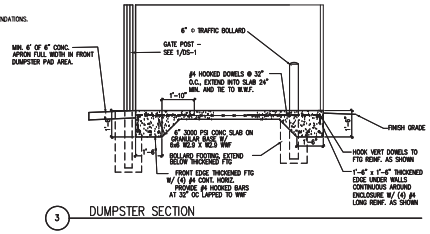


TYPICAL PVC PANEL COLOR WHITE

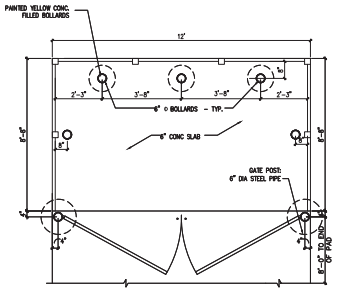
2 HARDWARE DETAILS
NTS

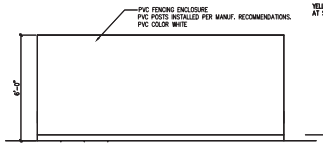


LEFT SIDE ELEVATION

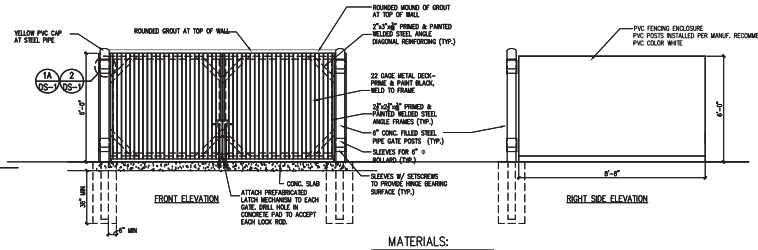


3 DUMPSTER SECTION

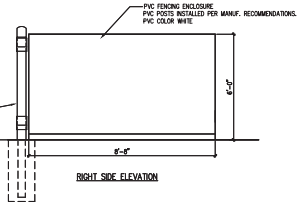




REAR ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION

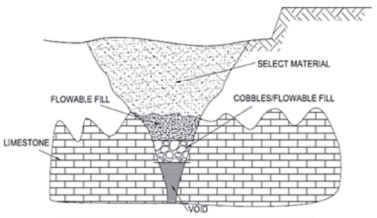
GENERAL NOTES

1. 6" DIA. STEEL POSTS SHALL BE SET A MINIMUM OF 36" INTO CONCRETE.
2. DUMPSTER ENCLOSURE CONSTRUCTION TO MATCH BUILDING CONSTRUCTION, U.N.O.
3. CONCRETE STRENGTH: F'C = 3000 PSI, MIN. SLUMP = 3" FOR SLABS AND FOOTINGS
4. REINFORCING STEEL: ASTM A615, GRADE 60
5. DESIGN IN ACCORDANCE WITH FLORIDA BUILDING CODE, 8TH EDITION, 2023.
6. PVC FENCING TO BE INSTALLED PER MANUFACTURER'S RECOMMENDTION FOR MINIMUM WIND LOAD RESISTANCE PER FBC, 8TH EDITION, 2023.

MATERIALS:

1. ALL MASONARY TO MATCH BUILDING & COLOR COORDINATED TO BE CONSISTENT WITH BUILDING COLORS.

1 DUMPSTER PLAN & ELEVATIONS
NTS



NOTE:

SJRWMD AND THE COUNTY SHOULD BE NOTIFIED AFTER FEATURES ARE OBSERVED, AND THE ACTUAL REMEDATION PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO REPAIR BASED ON SPECIFIC SITE VISIT.

SINKHOLE REPAIR DETAIL
SCALE = NTS

DESIGNED BY:	HLG	DRAWN BY:	RAW	CHKD BY:	NSS	HLG
JOB NUMBER:	020-06	DATE:	12/2022	SCALE:		APPR.

NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		

MISCELLANEOUS DETAILS

CIRCLE K @ NWC S US HWY 301 & SE 132ND STREET RD
MARION COUNTY, FLORIDA

ARBOR CAPITAL PARTNERS

CADJAZZ
• Engineering Consultants •
PO Box 450006 • Kissimmee, Florida 34745
Phone: (407) 738-1979 Fax: (407) 348-7552

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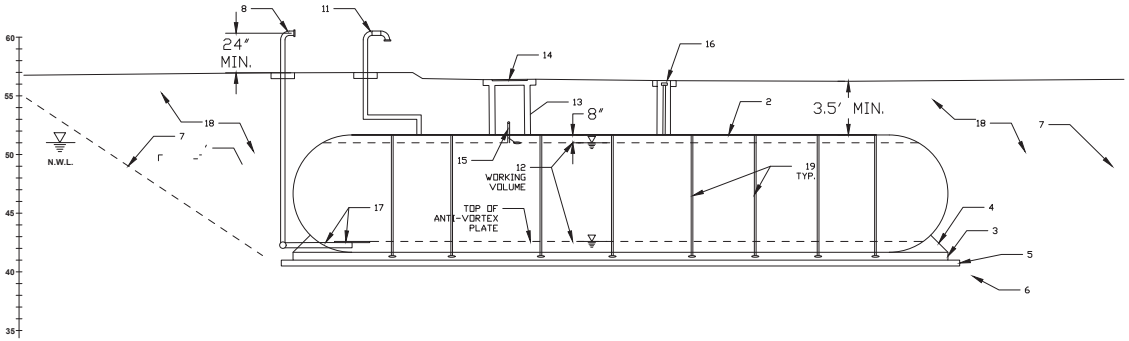
CADJAZZ, LLC
CERTIFICATION OF AUTHORIZATION # 28509

SHEET NUMBER
11



GENERAL FIRE TANK & DRY HYDRANT ASSEMBLY NOTES

GENERAL FIRE TANK & DRY HYDRANT ASSEMBLY NOTES:

A. UNDERGROUND FIRE WATER STORAGE TANK (TANK) SHALL BE FIBER REINFORCED PLASTIC (FRP) SINGLE WALL CONSTRUCTION AS MANUFACTURED BY XERXES OR EQUIVALENT. TANK SHALL HAVE A WORKING VOLUME OF 27,000 GALLONS AS SHOWN ON THE DRAWINGS. WORKING VOLUME IS THE NET VOLUME AVAILABLE AFTER SUBTRACTING OUT THE VOLUME FROM THE TOP OF THE VORTEX PLATE DOWN AND 8" DOWN FROM THE TOP OF THE TANK (MAXIMUM WATER LEVEL). THE TANK SHALL HAVE THE FOLLOWING AMENITIES:

- FRP CONSTRUCTION, 10' NOMINAL DIAMETER SINGLE WALL TANK, LENGTH AS REQUIRED FOR REQUIRED WORKING VOLUME
- 4" FLANGED VENT NOZZLE
- 6" FLANGED TANGENTIAL FULL BOTTOM DRAIN NOZZLE WITH ANTI-VORTEXING PLATE
- 30" MANWAY WITH EXTENSION TO FINISH GRADE
- 48" ROUND MANHOLE FRAME COVER, COMPLETE AND ADJUSTED TO FINISH GRADE
- FRP LADDER ATTACHED AND MEETING SAFETY STANDARDS
- 4" NPT SERVICE FITTING, RISER PIPE, 4" FILL WITH CAM-LOCK CONNECTION AND 16" ROUND MANHOLE
- C FRAME AND COVER, COMPLETE AND ADJUSTED TO GRADE
- HOLD DOWN STRAP AND TURNBUCKLE ASSEMBLY THAT CAN BE CAST INTO CONCRETE SLAB. STRAP SHALL BE FRP OR STAINLESS STEEL. TURN BUCKLE ASSEMBLY AND ANCHOR SHALL BE STAINLESS STEEL. HOLD DOWN ASSEMBLY SHALL BE RATED FOR EMPTY TANK AND WALSH TO FINISH GRADE BUOYANCY LOADS WITH NO SOIL CONTRIBUTION AND A SAFETY FACTOR OF 2.0.
- REMOTE LEVEL INDICATOR

B. CONCRETE FOR ANCHOR SLAB SHALL BE 3500 PSI, ¾" AGGREGATE, 4" SLUMP, AND MAY HAVE UP TO 15% FLY ASH. REBAR SHALL BE ASTM A615, 60 KSI STEEL. REINFORCEMENT SHALL BE #5 BAR AT 12" O.C.E.W. WITH 3" CLEAR CONCRETE COVER FROM BOTTOM. TANK ANCHORS SHALL BE RESTRAINED IN PLACE FOR THE CONCRETE POUR, BUT SHALL NOT BE WIRED TO THE REBAR. EXPOSED PORTIONS OF THE STAINLESS STEEL TURN BUCKLE ASSEMBLY SHALL BE WRAPPED WITH ELECTRICIANS OR PLUMBERS TAPE BEFORE BACKFILLING. GROUT SPACE BETWEEN TOP OF ANCHOR SLAB UP 24" ABOVE

C. TANK FILL SYSTEM SHALL BE 1" PIPE. PIPE FILL ASSEMBLY SHALL BE INSTALLED IN THE MANWAY. UNDERGROUND PIPING SHALL BE SCHEDULE 40 PVC. EXPOSED PIPING AND PIPING IN THE MANWAY SHALL BE GALVANIZED STEEL. PIPING IN THE MANWAY SHALL CONSIST OF ELBOW, BALLVALVE, UNION, PIPE EXTENSION INTO THE TANK AND BALL COCK ASSEMBLY SET AT ELEVATION AS CALLED FOR ON THE PLANS. FILL ASSEMBLY SHALL BE MOUNTED TO THE MANWAY WITH UNISTRUT SUPPORTS. FILL ASSEMBLY SHALL BE REMOVABLE FROM THE SURFACE BY UNDOING THE UNION AND STRAPPING HOLDING THE PIPE TO THE UNISTRUT SUPPORT.

D. DRY HYDRANT ASSEMBLY SHALL BE CONSTRUCTED OF FLANGED CLASS 350 DUCTILE IRON OR EQUIVALENT WELDED STEEL PIPE. PIPING FROM THE TANK SHALL BE AS SHOWN ON THE DRAWINGS. PIPING SHALL EXTEND MINIMUM 24" ABOVE FINISH GRADE AND SHALL TERMINATE WITH ELBOW AND 4.5" FIRE CONNECTION (NST) MALE. PIPE SHALL BE RESTRAINED AT GRADE WITH A 3'X3'X6" CONCRETE SLAB. GUARD POSTS SHALL BE LOCATED AS SHOWN ON THE DRAWINGS. INSTALL PLASTIC ALL WEATHER SIGN WITH THE FOLLOWING INFORMAION ON IT:

E.

DRY HYDRANT
STORAGE CAPACITY = 27,000 GAL
AVAILABLE SITE PRESSURE = 5.65 PSI

THIS INFORMATION SHALL ALSO BE STAMPED INTO THE CONCRETE SLAB OR ON A BRASS PLATE ANCHORED TO THE CONCRETE.

F. THE 4" FILL PIPE SHALL BE TERMINATED WITH A 4" FILL WITH CAM LOCK CONNECTION IN A 16" ACCESS VAULT OR MANHOLE WITH H-20 RATED COVER, ADJUSTED TO FINISH GRADE.

G. THE 30" MANWAY WITH AN H-20 RATED CAST IRON FRAME AND COVER SET IN CONCRETE AND ADJUSTED TO FINISH GRADE. CAST IRON COVER SHALL BE 30"X24" CONCENTRIC RING COVER.

H. VENT PIPING SHALL BE 4" FLANGED PVC SCHEDULE 80 PIPE. VENT PIPING SHALL BE EXTENDED A MINIMUM 24" ABOVE GRADE WITH 180 DEGREE RETURN. TERMINATE WITH BLIND FLANGE WITH HOLE DRILLED TO MATCH INSIDE PIPE DIAMETER. SANDWICH STAINLESS STEEL ¼" MESH WITH STAINLESS STEEL BUG SCREEN MESH BETWEEN FLANGES. CONSTRUCT 18"X18"X6" CONCRETE SLAB AT BASE OF VENT. PAINT ABOVE GROUND PIPING WITH TWO COATS OF PAINT, COLOR AS SELECTED BY OWNER.

CONSTRUCTION NOTES ON THIS SHEET

1 CONSTRUCT 1" WATER LINE TO FIRE WATER STORAGE TANK
2 CONSTRUCT FRP FIRE WATER STORAGE TANK
3 CONSTRUCT CONCRETE ANCHOR SLAB, 12'X56'X8" THICK, OF REINFORCE CONCRETE
4 CONSTRUCT GROUT TANK SUPPORT BACK FILL UP MINIMUM 24"
5 CONSTRUCT 6" OF AGGREGATE BASE COURSE COMPACTED TO 90% STD. PROCTOR (TYP)
6 NATIVE SOIL DEWATERED TO MINIMUM 24" BELOW GRADE AND COMPACTED TO 90% STD. PROCTOR (TYP)
7 SHORE OR CONSTRUCT STABLE SLOPE CUT AS REQUIRED BY INDUSTRIAL SAFETY ORDERS
8 CONSTRUCT DRY HYDRANT ASSEMBLY WITH CONCRETE SLAB
9 CONSTRUCT DRY HYDRANT SIGN
10 CONSTRUCT GUARD POSTS
11 CONSTRUCT VENT ASSEMBLY
12 CONTRACTOR TO SUPPLY MANUFACTURER'S CALCULATIONS SHOWING THE TANK PROVIDED WILL PROVIDE THE REQUIRED WORKING VOLUME.
13 CONSTRUCT FRP MANWAY EXTENSION
14 CONSTRUCT MANHOLE COVER WITH CONCRETE RING AND CAST IRON FRAME AND COVER
15 CONSTRUCT 1" FILL WATER ASSEMBLY IN MANWAY
16 CONSTRUCT 4" FILL ASSEMBLY IN VAULT OR MANHOLE
17 CONSTRUCT VORTEX PLATE AND DRY HYDRANT ASSEMBLY
18 CONSTRUCT BACK FILL OF CLEAN SOIL COMPACTED TO 95% STD. PROCTOR (TYP). BENCH BACKFILL INTO EXCAVATION SIDE SLOPES.
19. CONSTRUCT STAINLESS STEEL TIE-DOWNS.

NFPA 1142 2022 EDITION

Ws = Vs/OHC X CC

Ws: "WATER SOURCE VOLUME"
Vs: "TOTAL VOLUME"
OHS: "OCCUPANCY HAZARD CLASSIFICATION"
CC: "CONSTRUCTION CLASSIFICATION"

Vs =56,850 OHC = SERVICE STATION = 6 CC = 0.75

THEREFORE WATER SOURCE VOLUME IN GALLONS SHOULD BE MINIMUM 7,106 GAL.

DESIGNED BY: H.G. | DRAWN BY: | CHKD BY: H.G.
CHK'D NUMBER: | CHK'D: | DATE: 12/9/22 | SCALE: | SYS:

NO.	REVISIONS	DATE	APPD.
1			
2			
3			
4			
5			

FIRE SUPPLY TANK

CIRCLE K @ NWC S US HWY 301 & SE 132ND STREET RD
MARION COUNTY, FLORIDA

ARBOR CAPITAL PARTNERS

CADAZZ
• Engineering Consultants •
PO Box 450006 • Kissimmee, Florida 34745
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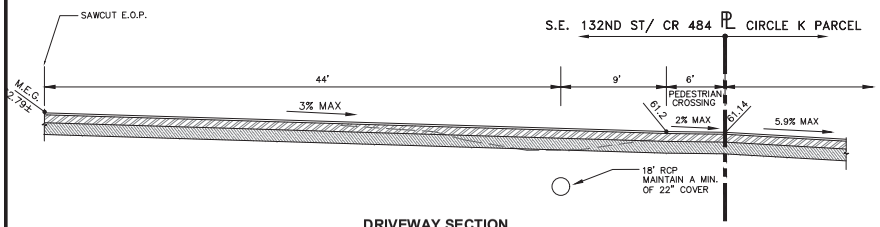
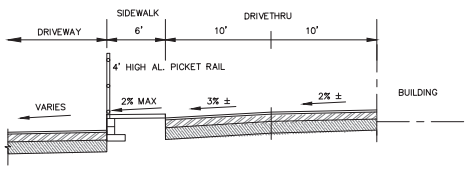
CADAZZ, LLC
CERTIFICATION OF AUTHORIZATION # 28509

SHEET NUMBER

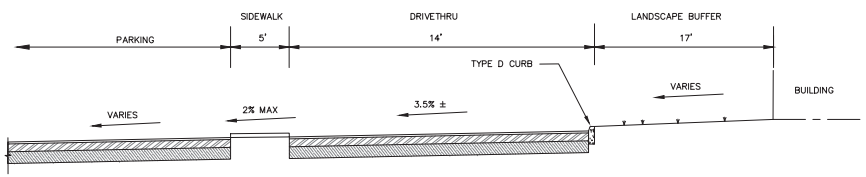
11A



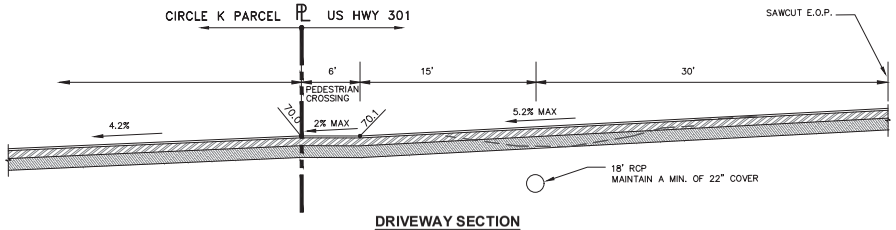
DRIVEWAY SECTION
SECTION A - A
SCALE: 1" = 5'



TYPICAL SECTION
SECTION B-B
SCALE: 1" = 5'



TYPICAL SECTION
SECTION C-C
SCALE: 1" = 5'



DRIVEWAY SECTION
SECTION D-D
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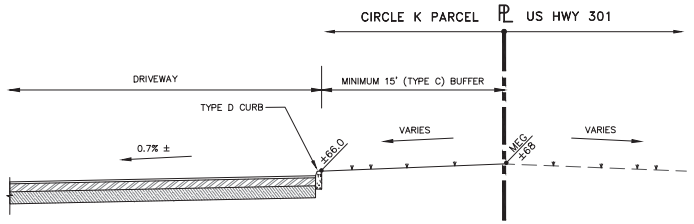
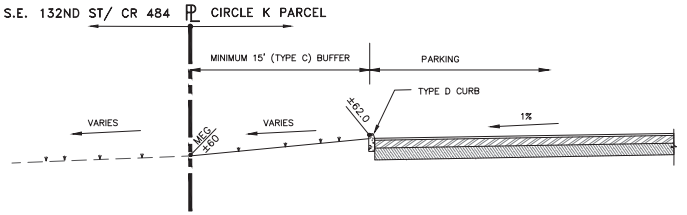
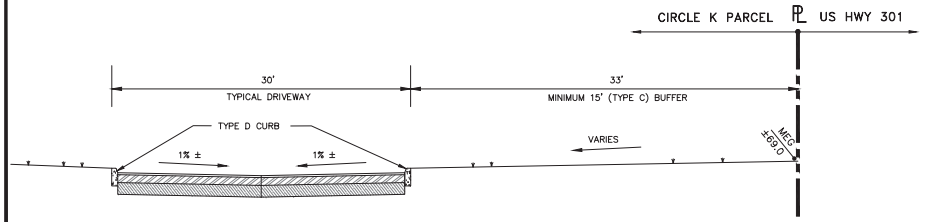


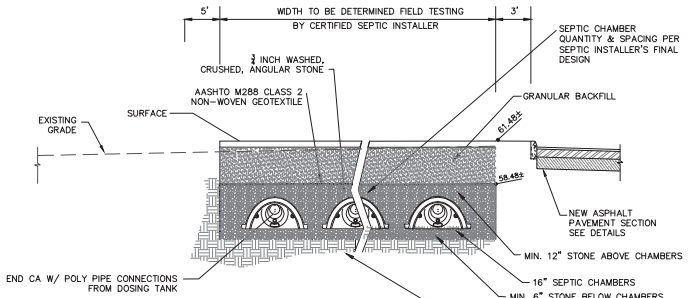
TYPICAL SECTION
SECTION E-E
SCALE: 1" = 5'



TYPICAL SECTION
SECTION F-F
SCALE: 1" = 5'



TYPICAL SECTION
SECTION G-G
SCALE: 1" = 5'



TYPICAL SECTION
SECTION H-H
SCALE: 1" = 5'

DESIGNED BY: JBLG | DRAWN BY: SEP | CHECKED BY: JBLG
JOB NUMBER: CDA16203.11EP.MD | DATE: 10/2014 | SCALE:

NO	REVISIONS	DATE
1		
2		
3		
4		
5		

CROSS SECTIONS AND DETAILS
CIRCLE K @ NWC S US HWY 301 & SE 132ND STREET RD
MARION COUNTY, FLORIDA
ARBOR CAPITAL

CADIAZ
• Engineering Consultants •
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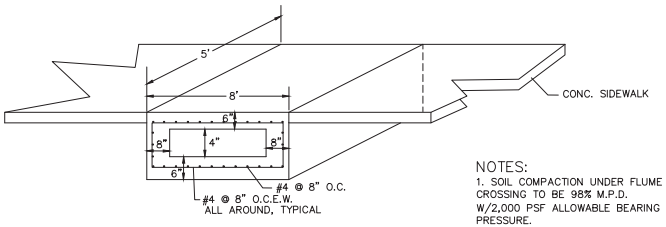
CERTIFICATION OF AUTHORIZATION #28909

SHEET NUMBER
12



CLOSED FLUME DETAIL

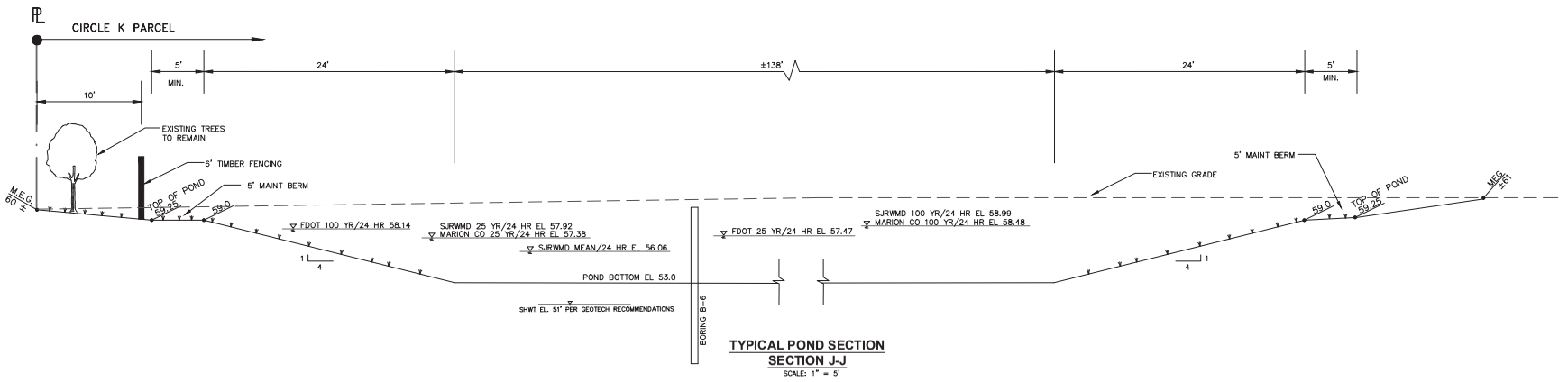
SCALE = NTS

J–J

NOTES:
1. SOIL COMPACTION UNDER FLUME CROSSING TO BE 98% M.P.D. W/2,000 PSF ALLOWABLE BEARING PRESSURE.

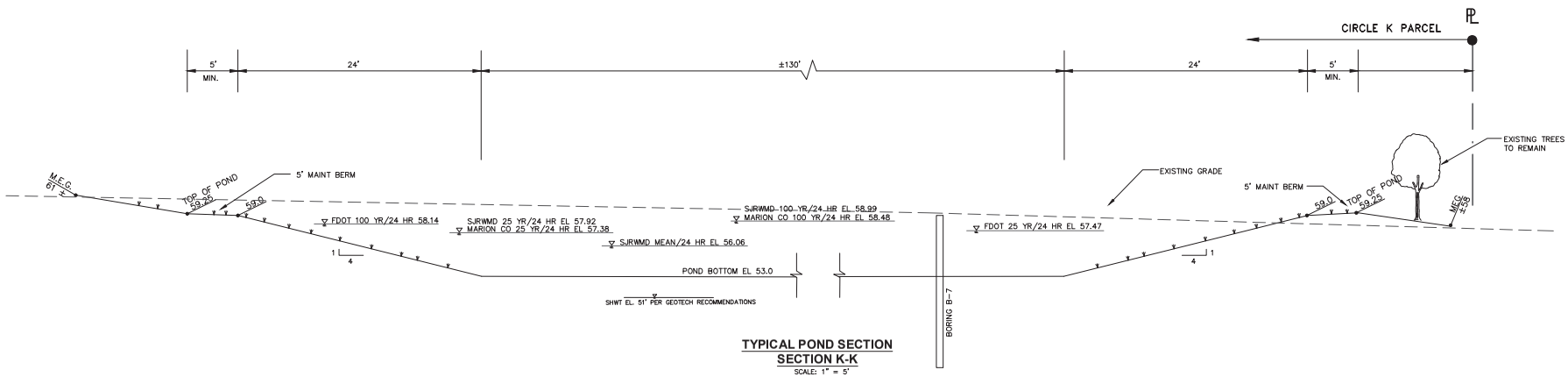
2. CONCRETE: 4000 PSI AT 28 DAYS/ MIN. 3" COVER.

3. REINFORCEING STEEL TO BE 60,000 PSI MIN.



TYPICAL POND SECTION
SECTION J-J

SCALE: 1" = 5'



TYPICAL POND SECTION
SECTION K-K

SCALE: 1" = 5'

DESIGNED BY:	HLG	DRAWN BY:	SJP	CHKD BY:	HLG
JOB NUMBER:	1230.02.01.1129	DATE:	10/2024	SCALE:	

NO.	REVISIONS	DATE
1		
2		
3		
4		
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CROSS SECTIONS AND DETAILS

CIRCLE K @ NWC S US HWY 301 & SE 132ND STREET RD
MARION COUNTY, FLORIDA

ARBOR CAPITAL

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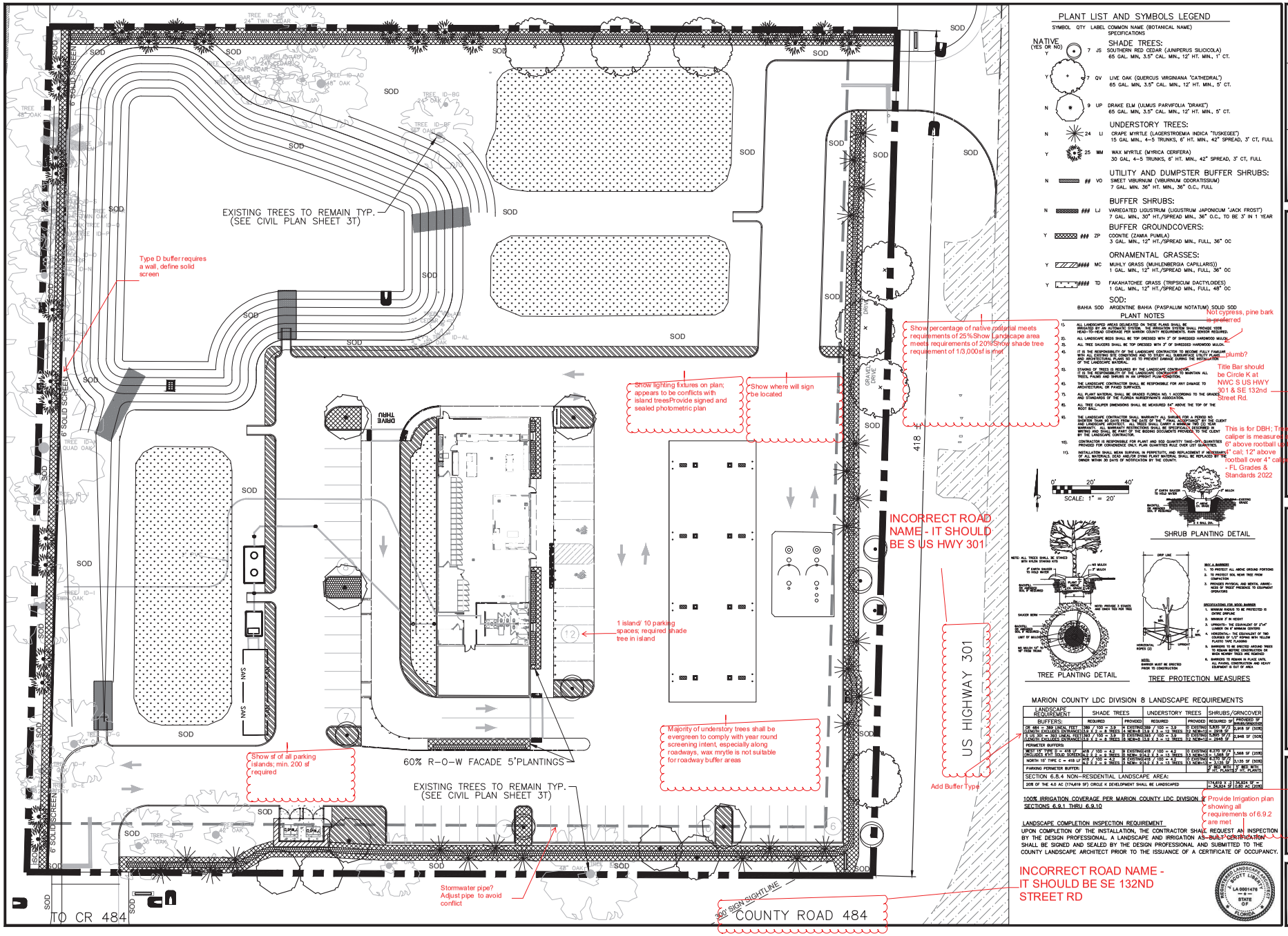
SHEET NUMBER

13



PLANT LIST AND SYMBOLS LEGEND

SYMBOL	QTY	LABEL	COMMON NAME (BOTANICAL NAME) SPECIFICATIONS	NATIVE (YES OR NO)
			SHADE TREES:	
	7	JS	SOUTHERN RED CEDAR (JUNIPERUS SILICICOLA) 65 GAL. MIN, 3.5" CAL. MIN., 12' HT. MIN., 1' CT.	N
	7	QV	LIVE OAK (QUERCUS VIRGINIANA "CATHEDRAL") 65 GAL. MIN, 3.5" CAL. MIN., 12' HT. MIN., 5' CT.	Y
	9	UP	DRAKE ELM (ULMUS PARVIFOLIA "DRAKE") 65 GAL. MIN, 3.5" CAL. MIN., 12' HT. MIN., 5' CT.	N
			UNDERSTORY TREES:	
	24	LI	CRAPE MYRTLE (LAGERSTROEMIA INDICA "TUSKEGEE") 15 GAL MIN., 4-5 TRUNKS, 6' HT. MIN., 42" SPREAD, 3' CT, FULL	N
	25	WM	WAX MYRTLE (MYRICA CERIFERA) 30 GAL, 4-5 TRUNKS, 6' HT. MIN., 42" SPREAD, 3' CT, FULL	Y
			UTILITY AND DUMPSTER BUFFER SHRUBS:	
	##	VO	SWEET VBURNUM (VIBURNUM ODORATISSIUM) 7 GAL. MIN. 36" HT. MIN., 36" O.C., FULL	N
			BUFFER SHRUBS:	
	###	LJ	VARIEGATED LIGUSTRUM (LIGUSTRUM JAPONICUM "JACK FROST") 7 GAL. MIN., 30" HT./SPREAD MIN., 36" O.C., TO BE 3' IN 1 YEAR	N
			BUFFER GROUNDCOVERS:	
	###	ZP	COONTIE (ZAMIA PUMILA) 3 GAL. MIN., 12" HT./SPREAD MIN., FULL, 36" OC	Y
			ORNAMENTAL GRASSES:	
	####	MC	MUHLY GRASS (MUHLENBERGIA CAPILLARIS)) 1 GAL. MIN., 12" HT./SPREAD MIN., FULL, 36" OC	Y
	####	TD	FAKAHATCHEE GRASS (TRIPSICUM DACTYLOIDES) 1 GAL. MIN., 12" HT./SPREAD MIN., FULL, 48" OC	Y
			SOD: BAHIA SOD ARGENTINE BAHIA (PASPALUM NOTATUM) SOLID SOD	

PLANT NOTES

1. ALL LANDSCAPED AREAS DELINEATED ON THESE PLANS SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM WHICH SHALL PROVIDE 100% HEAD-TO-HEAD COVERAGE PER MARION COUNTY REQUIREMENTS. RAIN SENSOR REQUIRED.
2. ALL LANDSCAPE BEDS SHALL BE TOP DRESSED WITH 3" OF SHREDDED HARDWOOD MULCH.
3. ALL TREE SAUCERS SHALL BE TOP DRESSED WITH 3" OF SHREDDED HARDWOOD MULCH.
4. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO BECOME FULLY FAMILIAR WITH ALL EXISTING SITE CONDITIONS AND TO UTILIZE ALL SURFACE/SUB UTILITY PLANS AND ARCHITECTURAL PLANS SO AS TO PREVENT DAMAGE DURING THE INSTALLATION OF THE LANDSCAPE MATERIAL.
5. STAKING OF TREES IS REQUIRED BY THE LANDSCAPE CONTRACTOR. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO MAINTAIN ALL TREES, PALMS AND SHRUBS IN AN UPRIGHT PLUMB CONDITION.
6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ARCHITECTURAL OR PAVED SURFACES.
7. ALL PLANT MATERIAL SHALL BE GRADED FLORIDA NO. 1 ACCORDING TO THE GRADES AND STANDARDS OF THE FLORIDA NURSERYMAN'S ASSOCIATION.
8. ALL TREE CALIPER DIMENSIONS SHALL BE MEASURED 54" ABOVE THE TOP OF THE ROOT BALL.
9. THE LANDSCAPE CONTRACTOR SHALL WARRANTY ALL SHRUBS FOR A PERIOD NO SHORTER THAN ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE CLIENT AND ALL TREES FOR A PERIOD NO LESS THAN TWO YEARS FROM THE DATE OF SUCH WARRANTY. ALL WARRANTY RESTRICTIONS SHALL BE SPECIFICALLY DESCRIBED IN WRITING AND SHALL BE PART OF THE BIDDING DOCUMENTS PROVIDED TO THE CLIENT BY THE LANDSCAPE CONTRACTOR.
10. CONTRACTOR IS RESPONSIBLE FOR PLANT AND SOD QUANTITY TAKE-OFF. QUANTITIES PROVIDED FOR CONVENIENCE ONLY. PLAN QUANTITIES RULE OVER LIST QUANTITIES.
11. 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.

Show percentage of native material meets requirements of 25% Show Landscape area meets requirements of 20% Show shade tree requirement of 1/3,000 sf is met

Not cypress, pine bark is preferred

plumb?

Title Bar should be Circle K at NWC S US HWY 301 & SE 132nd Street Rd.

This is for DBH; Tree caliper is measured at 6" above rootball up to 4" cal; 12" above rootball over 4" caliber - FL Grades & Standards 2022

SCALE: 1" = 20'

SHRUB PLANTING DETAIL

TREE PLANTING DETAIL

TREE PROTECTION MEASURES

MARION COUNTY LDC DIVISION 8 LANDSCAPE REQUIREMENTS

LANDSCAPE REQUIREMENT	SHADE TREES		UNDERSTORY TREES		SHRUBS/GRNCOVER	
BUFFERS:	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED SF	PROVIDED SF
OR 484 = 350 LINEAL FEET (LENGTH EXCLUDES ENTRANCES)	350 / 100 = 3.5 3.5 / 2 = 2 TREES	2 EXISTING 4 NEW=6	3.5 x 4 = 14 TREES 14 / 2 = 7 TREES	12 NEW=12	3,675 SF (50%)	3,675 SF (50%)
S 10 300 = 383 LINEAL FEET (LENGTH EXCLUDES ENTRANCE)	383 / 100 = 3.8 3.8 / 2 = 2 TREES	2 EXISTING 6 NEW=8	3.8 x 4 = 15 TREES 15 / 2 = 8 TREES	12 NEW=12	4,025 SF (50%)	2,348 SF (30%)
PERIMETER BUFFERS						
WEST 15' TYPE C = 418 LF (INCLUDES 8'FT SOLID SCREEN)	418 / 100 = 4.2 4.2 / 2 = 2 TREES	2 EXISTING 2 NEW=4	4.2 x 4 = 17 TREES 17 / 2 = 9 TREES	13 NEW=13	6,270 SF (75%)	7,568 SF (180%)
NORTH 15' TYPE C = 418 LF	418 / 100 = 4.2 4.2 / 2 = 2 TREES	2 EXISTING 2 NEW=4	4.2 x 4 = 17 TREES 17 / 2 = 9 TREES	13 NEW=13	6,270 SF (75%)	3,135 SF (50%)
PARKING PERIMETER BUFFER:					1,500 SF	1,500 SF 1" BTL WITH 3' HT. PLANTED HT. PLANTS
SECTION 6.8.4 NON-RESIDENTIAL LANDSCAPE AREA:						
2/3 OF THE 4.0 AC (174,419 SF) CIRCLE K DEVELOPMENT SHALL BE LANDSCAPED					174,419 X .2 = 34,924 SF = 34,924 SF	0.80 AC (20%)

100% IRRIGATION COVERAGE PER MARION COUNTY LDC DIVISION 6 SECTIONS 6.9.1 THRU 6.9.10

Provide Irrigation plan showing all requirements of 6.9.2 are met

LANDSCAPE COMPLETION INSPECTION REQUIREMENT

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.

DESIGNED BY: JSL | DRAWN BY: JSL | CHKD BY: JSL
JOB NUMBER: COM 14-06 13 DWG FILE: | DATE: 11/20/13 | SCALE: 1"=30'
NO. | REVISIONS | DATE | APPR.
1
2
3
4
5

LANDSCAPE PLAN

CIRCLE K @ US301 & CR484
BELLVIEW, FLORIDA

HARDEES

CADJAZZ
• Engineering Consultants •
PO Box 450006 • Kissimmee, Florida 34745
Phone: (407) 738-1979 Fax: (407) 348-7552

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SEAL

SHEET NUMBER

L1

DESCRIPTION OF PURPOSE AND TYPES OF SOIL DISTURBING ACTIVITIES:
TO PERFORM CLEARING AND EARTHWORK GRADING FOR CONSTRUCTION STORAGE UNIT BUILDINGS INCLUDING PARKING AND ALL ASSOCIATED INFRASTRUCTURE INCLUDING POND CONSTRUCTION, UTILITIES, AND LANDSCAPING.

SEQUENCE OF MAJOR EVENTS:

1. STAKE SILT FENCE AS INDICATED ON THE CONSTRUCTION PLANS.
2. CLEAR AND GRUB AREAS TO BE USED AS SEDIMENTATION BASINS AS REQUIRED.
3. EXCAVATE AREAS FOR SEDIMENT TRAPS FOR SITE RUNOFFS AS REQUIRED.
4. BEGIN BUILDING CONSTRUCTION.
5. CONSTRUCT DIVERSION SWALES AROUND PERIMETER OF SITE TO PONDS, AS REQUIRED.
6. INSTALL STORM SEWER SYSTEM AND ITS SILTATION PROTECTION, UTILITIES AND OUT FALL STRUCTURES.
7. EXCAVATE THE REMAINDER OF THE PONDS INCLUDING REMOVAL OF SILT DEPOSITS.
8. STABILIZE PARKING LOT.
9. CONSTRUCT CURB, BASE AND ASPHALT.
10. COMPLETE FINAL SITE GRADING.
11. INSTALL PERMANENT LANDSCAPING ON SITE. REPAIR ANY WASHED OUT AREAS.
12. WHEN CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE EROSION PROTECTION DEVICES AND PLACE SOD AS NECESSARY.

NAME OF RECEIVING WATERS: LAND LOCK

POLLUTION REDUCTION CONTROLS: PER THIS PLAN

EROSION AND SEDIMENT CONTROLS: PER THIS PLAN

STABILIZATION PRACTICES

WIND EROSION STABILIZATION – THE CONTRACTOR SHALL STRIP OR DEGRADE ONLY AREAS WHERE IT IS EXPECTED TO BE GRADED OR ALTERED WITHIN A TWO (2) WEEK TIME FRAME. ALL PERVIOUS AREAS OF THE SITE INCLUDED IN GRADING THAT ARE DISTURBED DURING CONSTRUCTION SHALL BE GRADED AND PREPARED WITH A COMBINATION OF SOD AND/OR SEEDING AND MULCHING. PAD AREAS WITHIN FUTURE UNITS WHERE EARTHWORK IS COMPLETED SHALL BE COMPLETELY SEEDED AND MULCHED. AREAS WHERE CONSTRUCTION OPERATIONS WILL BE CONTINUOUS, FUGITIVE DUST SHALL BE MANAGED BY APPLYING A WATER SPRAY TO SATURATE THE SURFACE SOILS ON A DAILY BASIS (OR AS NEEDED) TO MAINTAIN MINIMAL DUST TRANSPORT. FUGITIVE DUST SHALL BE MONITORED CONTINUOUSLY AND ADDITIONAL MEASURES MAY NEED TO BE TAKEN TO CONTROL OFF SITE TRANSPORT OF UNACCEPTABLE LEVELS OF DUST.

TEMPORARY STABILIZATION – TOP OF SOIL STOCK PILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR AT LEAST 21 DAYS SHALL BE STABILIZED WITH TEMPORARY GRASS AND MULCH NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY. GRASS SEED SHALL BE A MIXTURE OF 20 PARTS OF BERMUDA AND 80 PARTS OF PENSACOLA BAHIA. THE SEPARATE TYPES OF SEED USED SHALL BE THOROUGHLY DRY MIXED IMMEDIATELY BEFORE SOWING. SEED WHICH HAS BECOME WET SHALL NOT BE USED. THE MULCH MATERIAL USED SHALL NORMALLY BE DRY MULCH. DRY MULCH SHALL BE STRAW OR HAY CONSISTING OF OAT, RYE OR WHEAT STRAW, OR OF PANGOLA, PEANUT, COASTAL BERMUDA OR BAHIA GRASS HAY. ONLY UNDETERIORATED MULCH WHICH CAN BE READILY CUT INTO THE SOIL SHALL BE USED. AREAS OF THE SITE WHICH ARE TO BE PAVED WILL BE TEMPORARILY STABILIZED BY APPLYING STABILIZATION AND BASE.

PERMANENT STABILIZATION – DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY PERMANENTLY CEASES SHALL BE STABILIZED WITH SOD NO LATER THAN 14 DAYS AFTER LAST CONSTRUCTION ACTIVITY.

STRUCTURAL PRACTICES

EROSION PROTECTION – DURING THE CONSTRUCTION PHASES, APPROPRIATE PRACTICES INCLUDING, BUT NOT LIMITED TO SILT FENCE BARRIERS, HAY BALES AND WATERING OR OTHER METHODS NECESSARY WILL BE IMPLEMENTED TO CONTROL FUGITIVE DUST. SEDIMENT BASINS – THE STORM WATER MANAGEMENT AREAS (RETENTION AREAS) WILL SERVE AS SEDIMENT BASINS DURING THE CONSTRUCTION PERIOD. AT THE CONTRACTOR' DISCRETION, THE SEDIMENT BASINS WILL BE CONSTRUCTED TO THE DESIGN CROSS-SECTION OR A MINIMUM OF 2-FEET BELOW EXISTING GROUND TO ALLOW THE SILT TO BE COLLECTED AND REMOVED PRIOR TO COMPLETION OF THE GRADING.

STORM WATER MANAGEMENT

STORM WATER DRAINAGE WILL BE PROVIDED BY A SYSTEM OF SWALES AND CATCH BASINS FOR THE DEVELOPED AREAS. THE AREAS NOT DEVELOPED SHALL BE GRADED ACCORDINGLY AND RECEIVE PERMANENT SEEDING OR PLANTINGS. WHEN CONSTRUCTION IS COMPLETE THE SITE WILL DRAIN TO STORM WATER PONDS THAT WERE UTILIZED AS THE TEMPORARY SEDIMENT BASINS DURING THE CONSTRUCTION PROCESS. ANY ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE SEDIMENT BASINS AS REQUIRED.

SPECIFIED OTHER CONTROLS

WASTE DISPOSAL

WASTE MATERIALS – ALL WASTE MATERIAL SHALL BE COLLECTED AND CONTAINED IN A CONTROLLED AREA PURSUANT TO STATE AND LOCAL SOLID WASTE REGULATIONS. ALL TRASH AND CONSTRUCTION DEBRIS GENERATED FROM CONSTRUCTION IS TO BE REMOVED FROM THE SITE AND DISPOSED OF APPROPRIATELY. NO CONSTRUCTION MATERIALS SHALL BE BURIED ON SITE. ALL PERSONNEL SHALL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES SHALL BE POSTED IN THE ON SITE OFFICE TRAILER AND THE CONSTRUCTION MANAGER RESPONSIBLE FOR THE DAY TO DAY SITE OPERATIONS SHALL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

HAZARDOUS WASTE – IF ENCOUNTERED, ALL WASTE MATERIALS SHALL BE DISPOSED OF IN THE MANNER SPECIFIED BY STATE AND/LOCAL REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.

SANITARY WASTE – ALL SANITARY WASTE SHALL BE COLLECTED FROM PORTABLE UNITS BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR AS REQUIRED BY STATE AND LOCAL CODES AND REGULATIONS.

OFF SITE VEHICLE TRACKING

STABILIZED CONSTRUCTION ENTRANCES SHALL BE PROVIDED TO HELP REDUCE OFF SITE VEHICLE TRACKING OF SEDIMENTS. CONTRACTOR SHALL PLACE ON SITE AN AREA OF APPROXIMATELY 40 FEET BY 20 FEET WIDE OF 3 INCHES THICK OF NUMBER 4 FDOT ROCK OR EQUIVALENT TO HELP PREVENT EXITING WHEEL MUD. THE PAVED STREETS SHALL BE CLEANED AS NEEDED TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE SITE SHALL BE COVERED WITH A TARPAULIN AT ALL TIMES.

TIMING OF CONTROL MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, STAKED SILT FENCE, STABILIZED CONSTRUCTION ENTRANCES AND SEDIMENT BASINS SHALL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY OTHER PORTIONS OF THE SITE. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN 21 DAYS SHALL BE STABILIZED WITH A TEMPORARY GRASS AND MULCH WITHIN 14 DAYS OF THE LAST DISTURBANCE. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY THAT AREA SHALL BE STABILIZED WITH PERMANENT SOD. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE TRAPS AND THE STAKED SILT FENCES SHALL BE REMOVED.

CERTIFICATION OF COMPLIANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS

THE STORM WATER POLLUTION PREVENTION PLAN REFLECTS THE NPDES AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD) REQUIREMENTS FOR STORM WATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL AS ESTABLISHED BY NPDES STORM WATER MANAGEMENT PRACTICES MANUAL AND THE FLORIDA ADMINISTRATIVE CODE, CHAPTER 40D -4 AND 40D-40. TO ENSURE COMPLIANCE, THIS PLAN WAS PREPARED IN ACCORDANCE WITH FDEP & SJRWMD.

MAINTENANCE INSPECTION PROCEDURES

EROSION AND SEDIMENT CONTROL INSPECTION AND MAINTENANCE PRACTICES

THESE ARE THE INSPECTION AND MAINTENANCE PRACTICES THAT SHALL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROL:

1. LESS THAN ONE HALF OF THE SITE SHALL BE STRIPED AT ONE TIME.
2. ALL CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE EACH WEEK AND FOLLOWING ANY STORM EVENT OF 0.5-INCHES OR GREATER BY A CONTRACTORS REPRESENTATIVE.
3. ALL MEASURES SHALL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT SHALL BE INITIATED WITHIN 24 HOURS OF REPORT.
4. BUILT UP SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE SILT FENCE.
5. SILT FENCE SHALL BE INSPECTED REGULARLY FOR DEPTH OF SEDIMENT AND TEARS TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.
6. THE SEDIMENT BASINS SHALL BE INSPECTED DEPTH OF SEDIMENT AND BUILD UP OF SEDIMENT SHALL BE REMOVED WHEN IT REACHES 10% OF THE DESIGN CAPACITY OR AT THE END OF THE JOB.
7. TEMPORARY AND PERMANENT GRASSING AND MULCHING AND SODDING SHALL BE INSPECTED FOR BARE SPOTS, WASHOUTS AND HEALTHY GROWTH.
8. A MAINTENANCE INSPECTON REPORT SHALL BE MADE AFTER EACH INSPECTION BY THE CONTRACTOR AND SHALL BE KEPT IN AN ACTIVE LOG READILY AVAILABLE AT THE JOB SITE.
9. EITHER THE SITE SUPERINTENDENT OR HIS DESIGNEES SHALL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE, REPAIR ACTIVITIES AND COMPLETING THE INSPECTION AND MAINTENANCE REPORT.
10. PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES SHALL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT. THEY SHALL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ON SITE IN GOOD WORKING ORDER.

NON-STORM WATER DISCHARGE

IT IS EXPECTED THAT THE FOLLOWING NON-STORM WATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:

1. WATER FROM WATER LINE FLUSHING.
2. PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).
3. UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION). ALL NON-STORM WATER DISCHARGES SHALL BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE.

NON-STORM WATER DISCHARGE

IT IS EXPECTED THAT THE FOLLOWING NON-STORM WATER DISCHARGES SHALL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:

CONCRETE	FERTILIZERS
DETERGENTS	PETROLEUM BASED PRODUCTS
PAINTS (ENAMEL AND LATEX)	AND FUELS
METAL STUDS	CLEANING SOLVENTS
GLASS	WOOD
TAR	MASONRY BLOCK
SAND	ROOFING SHINGLES
	STONE

SPILL PREVENTION

MATERIAL MANAGEMENT PRACTICES

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT SHALL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

GOOD HOUSEKEEPING
THE FOLLOWING GOOD HOUSEKEEPING PRACTICES SHALL BE FOLLOWED ON SITE DURING THE CONSTRUCTION PROJECT. AN EFFORT SHALL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO COMPLETE THE PROJECT. ALL MATERIALS STORED ON SITE SHALL BE STORED IN A NEAT ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND IF POSSIBLE, UNDER A ROOF OR OTHER CONTAINED ENCLOSURE. PRODUCTS SHALL BE KEPT IN THEIR ORIGINAL MANUFACTURE'S LABELED CONTAINERS. SUBSTANCES SHALL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURE. WHENEVER POSSIBLE, ALL OF THE PRODUCT SHALL BE USED BEFORE DISPOSING OF THE CONTAINER. MANUFACTURE'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED. THE SITE SUPERINTENDENT SHALL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ON SITE.

HAZARDOUS PRODUCTS
THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS. PRODUCTS SHALL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE. ORIGINAL LABELS AND MATERIAL SAFETY DATA SHALL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION. IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURE'S OR LOCAL AND STATE RECOMMENDED METHODS OF PROPER DISPOSAL SHALL BE FOLLOWED.

PETROLEUM PRODUCTS
ALL ON SITE VEHICLES SHALL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS SHALL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ON SITE SHALL BE APPLIED ACCORDINGLY TO THE MANUFACTURE'S RECOMMENDATIONS.

FERTILIZERS
FERTILIZERS USED SHALL BE APPLIED ONLY IN THE MINIMUM AMOUNT RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER SHALL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE SHALL BE IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINTS
ALL CONTAINERS SHALL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT SHALL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT SHALL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURES' INSTRUCTIONS OR STATE AND LOCAL REGULATIONS. CONCRETE TRUCKS: CONTRACTOR SHALL DESIGNATE AN AREA FOR DISCHARGE OF SURPLUS CONCRETE OR DRUM WASH WATER AND SHALL INSTALL A CONTAINMENT BERM AROUND THIS AREA TO PREVENT RUNOFF TO THE REMAINDER OF THE SITE. HARD DEBRIS SHALL BE DISPOSED OF BY CONTRACTOR UPON COMPLETION OF THE PROJECT.

SPILL CONTROL PRACTICES

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

MANUFACTURES' RECOMMENDED METHODS FOR SPILL CLEAN UP SHALL BE CLEARLY POSTED AND SITE PERSONNEL SHALL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEAN UP SUPPLIES.

MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEAN UP SHALL BE KEPT IN THE MATERIAL STORAGE AREA ON SITE. EQUIPMENT AND MATERIALS SHALL INCLUDE, BUT NOT BE LIMITED TO, BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST AND PLASTIC AND METAL TRASH CONTAINERS.

ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.

THE SPILL SHALL BE KEPT WELL VENTILATED AND PERSONNEL SHALL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH HAZARDOUS SUBSTANCE.

SPILLS OF TOXIC OR HAZARDOUS MATERIAL SHALL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE.

THE SPILL PREVENTION PLAN SHALL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM RECCOURRING AND THE CLEAN UP PROCEDURES FOR FUTURE USE. A DESCRIPTION OF THE SPILL, ITS CAUSE AND THE CLEAN UP MEASURES SHALL ALSO BE INCLUDED.

THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY TO DAY SITE OPERATIONS SHALL BE THE SPILL PREVENTION AND CLEAN UP COORDINATOR. HE OR SHE SHALL DESIGNATE OTHER SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEAN UP TRAINING. THESE INDIVIDUALS SHALL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEAN UP. THE NAMES OF THE RESPONSIBLE SPILL PERSONNEL SHALL BE POSTED IN THE MATERIAL STORAGE AREA OR IN THE OFFICE TRAILER ON SITE, IF APPLICABLE.

NOTICE OF TERMINATION

A NOTICE OF TERMINATION SHALL BE SUBMITTED TO THE EPA AFTER THE CONSTRUCTION HAS BEEN COMPLETED AND THE SITE HAS UNDERGONE FINAL STABILIZATION.

POLLUTION PREVENTION PLAN CERTIFICATION

TO THE BEST OF MY KNOWLEDGE, I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINES AND IMPRISONMENT FOR KNOWING VIOLATIONS.

OWNER:_____

NAME:_____ TITLE:_____

SIGNATURE:_____ DATE:_____

CONTRACTOR'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY FROM THE SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

SIGNATURE	COMPANY NAME AND ADDRESS	RESPONSIBLE FOR
SIGNATURE:_____ NAME:_____ DATE:_____	COMPANY:_____ ADDRESS:_____ PHONE:_____	GENERAL CONTRACTOR
SIGNATURE:_____ NAME:_____ DATE:_____	COMPANY:_____ ADDRESS:_____ PHONE:_____	TEMPORARY AND PERMANENT STABILIZATION
SIGNATURE:_____ NAME:_____ DATE:_____	COMPANY:_____ ADDRESS:_____ PHONE:_____	STABILIZED CONSTRUCTION ENTRANCE, EARTH DIKES, SEDIMENT BASIN

NO.	REVISIONS	DATE	DRAWN BY	CHKD BY
1				
2				
3				
4				
5				

DESIGNED BY: REG
JOB NUMBER: 60.0030.0x.xx
DATE: 00/00/00
SCALE:
CHKD BY: REG
DRAWN BY: CJB
APPL

NPDES POLLUTION PREVENTION NOTES

CIRCLE K @ NWC OF US301 & CR484 BELLEVIEW
MARION COUNTY, FLORIDA

ARBOR CAPITAL PARTNERS

Engineering Consultants
PO Box 458006 ● Kissimmee, Florida 34745
Phone: (407) 738-1979 Fax: (407) 348-7552

THESE PLANS MAY NOT BE COPIED OR MODIFIED WITHOUT WRITTEN PERMISSION FROM THE GOOD GROUP

SEAL

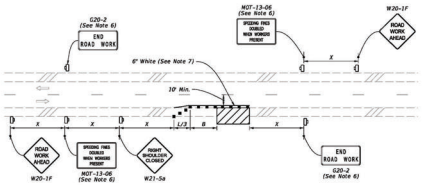
HERB GREEN, P.E.
P.E. #48867

NOT VALID UNLESS SIGNED & EMBOSSED BY A REGISTERED ENGINEER
CADAZZ, LLC
CERTIFICATION OF AUTHORIZATION # 28090

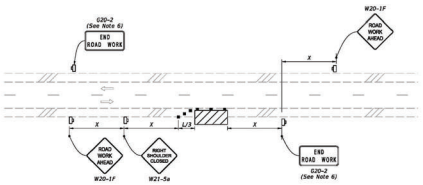
SHEET NUMBER
ECP

NOTE:

1. This Index applies to Two-Lane, Two-Way and Multilane Roadways, including Medians of divided roadways, with work on the shoulder.
2. L = Taper Length
   X = Work Zone Sign Spacing
   B = Buffer Length
   See Index 102-600 for "L", "X", "B", and channelizing device spacing values.
3. Where work activities are between 2' and 15' from the edge of traveled way, the Engineer may omit signs and channelizing devices for work operations 60 minutes or less.
4. When four or more work vehicles enter the through traffic lanes in a one hour period (excluding establishing and terminating the work area), use a flagger or lane closure to accommodate work vehicle ingress and egress.
5. For work less than 2' from the traveled way and work zone speed is greater than 45 MPH, use a lane closure.
6. The "Speeding Fines Doubled When Workers Present" signs (NOT-13-06) and "End Road Work" Signs (G20-2) along with the associated work zone sign spacing distances may be omitted when the work operation is in place for 24 hours or less.
7. Temporary pavement markings may be omitted when the work operation is in place for 3 days or less.
8. Omit "Shoulder Closed" signs (W21-5a) along with associated work zone sign spacing distances for work on the median.
9. When there is no paved shoulder, the "Worker" sign (W21-1) may be used instead of the "Shoulder Closed" sign (W21-5a).



TWO-LANE ROADWAY
SHOULDER WORK LESS THAN 2' FROM THE TRAVELED WAY WITH WORK ZONE SPEED OF 45 MPH OR LESS

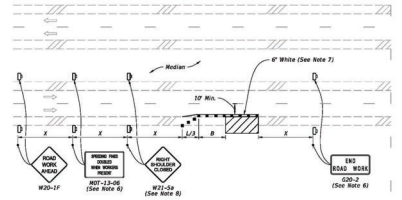


TWO-LANE ROADWAY
SHOULDER WORK BETWEEN 2' AND 15' FROM THE TRAVELED WAY

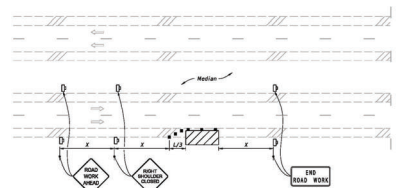
SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Lane Identification and Direction of Traffic

LAST REVISION	DESCRIPTION:	FDOT	FY 2025-26 STANDARD PLANS	TWO-LANE AND MULTILANE, WORK ON SHOULDER	INDEX	SHEET
11/01/21					102-602	1 of 2



MULTILANE ROADWAY
SHOULDER WORK LESS THAN 2' FROM THE TRAVELED WAY WITH WORK ZONE SPEED OF 45 MPH OR LESS

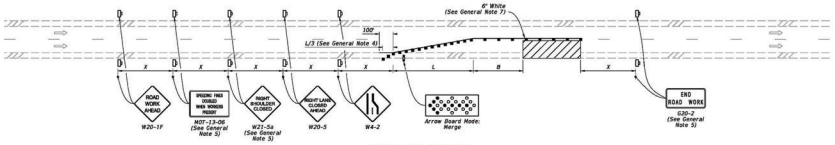


MULTILANE ROADWAY
SHOULDER WORK BETWEEN 2' AND 15' FROM THE TRAVELED WAY

SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Lane Identification and Direction of Traffic

LAST REVISION	DESCRIPTION:	FDOT	FY 2025-26 STANDARD PLANS	TWO-LANE AND MULTILANE, WORK ON SHOULDER	INDEX	SHEET
11/01/20					102-602	2 of 2



SINGLE LANE CLOSURE

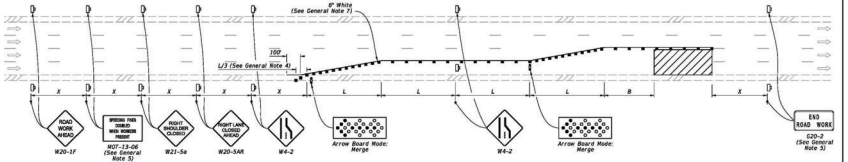
SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Arrow Board
- Lane Identification and Direction of Traffic

GENERAL NOTE:

1. L = Taper Length
   B = Buffer Length
   X = Work Zone Sign Distance
   See Index 102-600 for "L", "B", "X", and channelizing device spacing values.
2. On undivided highways the median signs as shown are to be omitted.
3. On limited access facilities, omit "Right Shoulder Closed" signs (W21-5a) and associated work zone sign spacing distances.
4. If the paved shoulder is less than 4' in width, omit the taper and channelizing devices from the paved shoulder.
5. The "Speeding Fines Doubled When Workers Present" signs (NOT-13-06) and "End Road Work" signs (G20-2) and "Right Shoulder Closed" (W21-5a), along with associated work zone sign distances, may be omitted when the work operation will be in place for 24 hours or less. For Single Lane Closures, arrow boards and buffer (B) may also be omitted when the work operation will be in place for 60 minutes or less and the speed limit is 45 mph or less.
6. Use inverted plan of the illustrations for work on left side of roadways.
7. Temporary pavement markings may be omitted when the work operation is in place for 3 days or less.

LAST REVISION	DESCRIPTION:	FDOT	FY 2025-26 STANDARD PLANS	MULTILANE ROADWAY, LANE CLOSURES	INDEX	SHEET
11/01/21					102-613	1 of 5



DOUBLE LANE CLOSURE

SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Arrow Board
- Lane Identification and Direction of Traffic

LAST REVISION	DESCRIPTION:	FDOT	FY 2025-26 STANDARD PLANS	MULTILANE ROADWAY, LANE CLOSURES	INDEX	SHEET
11/01/20					102-613	2 of 5

DESIGNED BY:	REG	DRAWN BY:	SEF	CHKD BY:	REG
JOB NUMBER:	CD1(U,U1,L1)P,MD	DATE:	11/2014	SCALE:	

NO.	REVISIONS	DATE	APP.
1			
2			
3			
4			
5			

MOT PLAN

CIRCLE K @ NWC OF US301 & CR484 BELLEVIEW
MARION COUNTY, FLORIDA

ARBOR CAPITAL PARTNERS

Engineering Consultants
PO Box 450006 ● Kissimmee, Florida 34745
Phone: (407) 738-1979 Fax: (407) 348-7552

THIS PLANS MAY NOT BE COPIED OR MODIFIED WITHOUT WRITTEN PERMISSION FROM CADJAZZ

SEAL

NOT VALID UNLESS SIGNED & EMBOSSED BY A REGISTERED ENGINEER CADJAZZ, LLC CERTIFICATION OF AUTHORIZATION # 28309

SHEET NUMBER

MOT 1

Marion County

Development Review Committee

Agenda Item

File No.: 2026-23343 **Agenda Date:** 6/15/2026 **Agenda No.:** 6.4.

SUBJECT:

Tractor Supply - Major Site Plan # 33488 - Waiver to Major Site Plan in Review
Parcel #: 48405-001-00 #WaiverPIR-000873-2026
Cadjazz Engineering

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, F.A.C. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.
APPLICANT - request to waive the Current Boundary and Topographic Survey. No current boundary and topo survey are required because the previous survey, along with the as-built survey from the self-storage facility that constructed the master drainage pond provides the required information.

LDC 6.13.7.B(1) Geotechnical criteria
CODE states Depth. Soil test borings shall be performed to a minimum depth of 10 feet below the proposed finished grade of the bottom of all retention/detention areas or the permanent pool elevation and once the data has been obtained the hole shall be backfilled and compacted.
APPLICANT - request to waive soil test borings due to the fact that soil borings were completed for master pond by self-storage project. That data should be consistent with current design because there is no substantial change from initial permitted plans.

LDC 6.12.12.A Sidewalks
CODE states Sidewalks shall be provided in the Urban Area, Rural Activity Centers, and Specialized Commerce Districts along arterial, collector, and major local streets where these streets adjoin the project and minimally along one side of the internal streets. Sidewalks shall be constructed with all-weather surfaces and shall meet Americans with Disabilities Act, Florida Building Code, and FDOT Design Standards.
APPLICANT requests to contribute to Marion County Sidewalk Fund in lieu of construction.

SUBMITTAL SUMMARY REPORT
33488

PLAN NAME: TRACTOR SUPPLY

LOCATION: 16649 S US HWY 301 SUMMERFIELD,

APPLICATION DATE: 10/02/2025

PARCEL: 48405-001-00

DESCRIPTION:

CONTACTS	NAME	COMPANY
Applicant	HERB GREEN	CADJAZZ ENGINEERING
Engineer of Record	HERB GREEN	CADJAZZ ENGINEERING

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.1	11/21/2025	12/09/2025	01/20/2026	Requires Re-submit
OCE: Plan Review (DR) v.2				Not Received

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Caroline Dennison	12/09/2025	12/10/2025	Requires Re-submit

Corrections Additional 911 Comments (**Not Resolved**) - **Corrective Action:** Incorrect Property Location on Sheet 1 under Data Summary - It should be TBD S US HWY 301. - Additional Comments: Please update on future submittals.

Comments Incorrect Property Location on Sheet 1 under Data Summary - It should be TBD S US HWY 301. Please update on future submittals.

Environmental Health (Plans) (Environmental Health)		12/09/2025	12/12/2025	Approved

Comments per MCU email 12/9/2025

Fire Marshal (Plans) (Fire)	Jonathan Kenning	12/09/2025	12/03/2025	Deny

Comments 1) Please submit plans to the Office of the County Engineer.

Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	12/09/2025	12/09/2025	Requires Re-submit

Corrections 2.12.4/6.11.7 - Loading area (**Not Resolved**) - **Corrective Action:** Proposed loading area is missing/incorrect/not compliant to LDC/approved XXX. Please show on the plan. - 2.12.4/6.11.7 - Loading area: Show proposed loading areas on plan, per Sec. 6.11.7. - Loading areas.

Corrections 6.5 & 6.6 - Habitat Preservation/Mitigation (**Not Resolved**) - **Corrective Action:** If any listed species are observed/potentially located on site, coordinate with FWC and get required permits. Habitat preservation/mitigation plan shall be submitted to County for records at later stage. - 6.5 & 6.6 - Habitat Preservation/Mitigation: Refer to LDC Sec. 6.6 for requirements and design standards if the site contains open water, wetland, listed species, native habitat vegetation, and/or natural open space. When a proposed development or land clearing site is found to include listed species, the application shall identify species and habitat protection as on-site or off-site. The selected option shall be a condition of approval and shall be completed at time of final inspection.

Corrections 2.12.4.L & Article 5 - Overlay zones (**Not Resolved**) - **Corrective Action:** Overlay zone information is missing/incorrect. Please provide correct statement on the cover sheet. **Secondary Springs Protection Overlay Zone** - 2.12.4.L & Article 5 - Overlay zones: Provide a statement showing all applicable overlay zones on the subject properties such as Airport Overlay Zones (AOZ), Environmentally Sensitive Overlay Zone (ESOZ), Floodplain, Springs Protection Overlay Zone (SPOZ), Military Operating Area (MOA), Scenic Roads Area (SRA), Wellhead/Wellfield Protection Area (WHPA), Silver Springs Community Redevelopment Area (SSCRA), and CR 475A Visual Enhancement Gateway Development Overlay, etc. Refer to LDC Article 5 - OVERLAY ZONES AND SPECIAL AREAS.

Corrections 2.12.5/1.8.2.A - Traffic Capacity Available (**Not Resolved**) - **Corrective Action:** What is the traffic generation for this type of use and size of business? - 2.12.5/1.8.2.A - Traffic Capacity Available?:

Corrections 2.12 - Rezoning (**Not Resolved**) - **Corrective Action:** Rezoning approval information is missing. Please show approved rezoning information per requirement on the cover sheet. 181005Z - M-1 to B-4 Ord. 18-24 - 2.12 - Rezoning: List of approved Rezoning, case numbers, conditions, and the date of approval.

Corrections 2.12/2.12.21 - Open space and natural areas (**Not Resolved**) - **Corrective Action:** Open space and natural area information provided exceeds the actual size of this parcel. Please revise. - 2.12/2.12.21 - Open space and natural areas: Provide list of open space and natural areas in square footage, acreage, and percentage. Including existing and proposed natural open space, improved open space, open water, wetland, and preserved natural areas. Also show them on the plan.

Corrections 2.12 - Site coverage (**Not Resolved**) - **Corrective Action:** Site coverage information is incorrect. Please provide correct information on the list reflecting correct parcel size. - 2.12 - Site coverage: Provide list of site coverage in square footage, acreage, and percentage. Including existing and proposed building coverage by intended use with gross floor area, leasable/interior area, existing and proposed gross impervious area.

SUBMITTAL SUMMARY REPORT (33488)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	12/09/2025	12/09/2025	Requires Re-submit

Corrections 2.12.5/1.8.2.F - Concurrency Deferral Statement (**Not Resolved**) - **Corrective Action:** Provide the concurrency statement on the cover sheet. - 2.12.5/1.8.2.F - Concurrency Deferral Statement: Please provide a concurrency statement on the cover sheet according to LDC Sec. 1.8.2 (F) - Concurrency Deferral. An owner may elect to defer required concurrency review and approval for a development application identified in Section 1.8.2.A to a subsequent development application review stage by executing the following "Concurrency Deferral Statement" on the development application plan, or in a separate sworn and notarized affidavit, a copy of which shall be provided to Growth Services and the original shall be recorded in Marion County's Public Records, as applicable: "This project has not been granted concurrency approval and/or granted and/or reserved any public facility capacities. Future rights to develop the resulting property(ies) are subject to a deferred concurrency determination, and final approval to develop the property has not been obtained. The completion of concurrency review and/or approval has been deferred to later development review stages, such as, but not limited to, [list subsequent applications expected pursuant to Section 1.8.2.C as applicable]."

Corrections 2.12.16/6.5 - EALS or Exemption provided (**Not Resolved**) - **Corrective Action:** Provide Environmental Assessment of Listed Species (EALS) or submit an Exemption Request per LDC Sec. 6.5. - 2.12.16/6.5 - EALS or Exemption provided?: Provide Environmental Assessment of Listed Species (EALS) or submit an Exemption (EALS-ER). Copy of the EALS/EALS-ER will be forwarded to review agency for comments. Refer to LDC Sec. 6.5 for submittal requirements and review procedures.

Corrections 2.12 - Lot area & lot width (**Not Resolved**) - **Corrective Action:** Parcel 48405-001-00 is 4.12-acres in size. The cover page for this is providing figures as if the parcel is 8.48-acres in size. All figures, including open space, pervious/impervious, etc. must also be updated. - 2.12 - Lot area & lot width: Provide required lot area and lot width in the site data table. Show proposed lot area and lot width of all lots in the site data table and on the plan.

Corrections 2.12.32 - 100yr flood zone and flood prone areas (**Not Resolved**) - **Corrective Action:** Provide a statement indicating if the subject property is located within one percent (100-year) FEMA flood plain and/or within Marion County Flood Prone Areas. Show one percent (100-year) FEMA flood zone on plan and list acreage and percentage. Show Marion County Flood Prone Areas on plan. If subject property is not located within FEMA flood plain, please list the site as being in flood zone X - 2.12.32 - 100yr flood zone and flood prone areas: Show existing one percent (100-year) FEMA flood plain on plan with zone elevation and vertical datum noted; water line of lakes, wetlands, rivers, streams and canals; and other manmade or natural features. A note shall be provided detailing source and survey field methods used to obtain and verify data field methods of delineation of all lines shown.

Landscape (Plans) (Parks and Recreation)	Susan Heyen	12/09/2025	12/03/2025	Requires Re-submit

Comments no documents viewable

OCE Design (Plans) (Office of the County Engineer)	Jack Dingman	12/09/2025	01/15/2026	Requires Re-submit

Corrections 2.1.3 - Order of plan approval (**Resolved**) - 2.1.3 - Order of plan approval: Plans listed may be reviewed concurrently, but must be approved in the order listed at the link below, when applicable and when the proper land use and zoning are in place

Corrections 2.21.2.A - Multi-phase Major Site Plans (**Resolved**) - 2.21.2.A - Multi-phase Major Site Plans: Multi-phase Major Site Plans may include a separate sheet showing independent, stand alone phasing and shall not be subject to a separate Master Plan application

Corrections 2.21.2.A - Multi-phase Major Site Plans (**Resolved**) - 2.21.2.A - Multi-phase Major Site Plans: Multi-phase Major Site Plans may include a separate sheet showing independent, stand alone phasing and shall not be subject to a separate Master Plan application

Corrections 2.12.4.I & 6.2.1.D - Index of sheets and numbering (**Resolved**) - 2.12.4.I & 6.2.1.D - Index of sheets and numbering: Index of sheets; All sheets shall indicate each sheet number and the total number of sheets. Cross references between sheets is required

Corrections 2.12.4.E & 6.2.1.A - Licensed Professional (**Resolved**) - 2.12.4.E & 6.2.1.A - Licensed Professional: 2.12.4.E & 6.2.1.A - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet

Corrections 2.12.3 - Title block (**Not Resolved**) - **Corrective Action:** Include type of application in title block - 2.12.3 - Title block: Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions

Corrections 6.2.1.B.-F. - Requirements (**Resolved**) - 6.2.1.B.-F. - Requirements: Technical standards and requirements as listed in Section 6.2.1.B. through F. of the LDC

Corrections 6.2.1.A. - Licensed Professional (**Resolved**) - 6.2.1.A. - Licensed Professional: Plans shall be prepared by a professional licensed by the State of Florida. The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet. The same shall be provided on the cover page of any supporting documents and calculations.

Corrections 2.18.2.G Utility Easements (**Resolved**) - 2.18.2.G Utility Easements: Easement requirements of each utility shall be indicated by the utility on a copy of the Preliminary Plat or by letter. (Letters/emails of easement acceptance due with improvement plan.)

Corrections Additional Design Comments (**Resolved**) - Additional Comments:

Corrections Legal Documents (**Resolved**) - Legal Documents

Corrections 2.12.4 - Front page of the plan (**Not Resolved**) - 2.12.4 - Front page of the plan: Front page of the plan shall minimally include A through L of this section of the LDC.

SUBMITTAL SUMMARY REPORT (33488)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	12/09/2025	12/09/2025	Requires Re-submit

Comments

Please add Owner's Certification and information to the cover sheet -EMW 12.09.2025

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]."

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	12/09/2025	11/25/2025	Requires Re-submit

Recommendations Copy of District Permit (County Interest) - Please provide a copy of the District permit prior to construction.

Recommendations 6.13.10.B Copy of NPDES Permit or NOI - Please provide a copy of the NPDES permit or NOI prior to construction.

Recommendations 2.12.20 Stormwater Infrastructure Supports Phasing - Stormwater improvements must be in place to support each phase of development at time of phase completion.

Corrections 6.13.2.B(5) - Hydraulic Analysis (**Not Resolved**) - **Corrective Action:** Please provide conveyance systems calculations for the proposed and modified conveyance systems. - 6.13.2.B(5) - Hydraulic Analysis: Hydraulic stormwater model analysis including all input parameters, supporting calculations, assumptions, documentation for design and results. Provide a sub-basin map for each sub-basin; label each sub-basin and provide total area as well as area of impervious coverage within each sub-basin.

Corrections 6.13.2 A(1)/(2) - Contributing Basins/Tc (**Not Resolved**) - **Corrective Action:** See comment under "6.13.2.B(4) - Hydrologic Analysis" - 6.13.2 A(1)/(2) - Contributing Basins/Tc: Plan sheets shall minimally show: All pre-development and post-development basins that contribute runoff to the area proposed for development, including all off-site contributions, and areas that may be impacted by the development fully delineated and quantified. The time of concentration, and travel path, for each watershed shall be shown.

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	12/09/2025	11/25/2025	Requires Re-submit

Corrections	6.13.6.B - Alternative Treatment Techniques (**Not Resolved**) - **Corrective Action:** See comment under "6.13.6 □ Stormwater Quality Criteria". The swale designed with the previous site plan is being modified with this plan. Please demonstrate that adequate volume exists to meet the requirement of code section 6.13.6.B(1). There is direct discharge from the new site being constructed. This direct discharge must be considered in evaluating the percentage of area being directly discharged to the DRA. - 6.13.6.B - Alternative Treatment Techniques: When proposed systems do not meet the County's stormwater quality criteria, alternative treatment techniques shall be implemented and evaluated per contributing basin. Please see LDC 6.13.6.B for alternative treatment techniques.
Corrections	2.12.9/10-Existing Drainage Right-of-Way/Easements (**Not Resolved**) - **Corrective Action:** Please submit a survey for review. - 2.12.9/10-Existing Drainage Right-of-Way/Easements: Provide dimensions and label any existing drainage ROW and/or easements on the survey and site plan.
Corrections	7.1.3.B. - Drainage Construction Specifications (**Not Resolved**) - **Corrective Action:** 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. - 7.1.3.B. - Drainage Construction Specifications: Provide following note on cover sheet: "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."
Corrections	6.13.12 - Operation and Maintenance (**Not Resolved**) - **Corrective Action:** (1) The proposed project has an existing DRA onsite that is utilized by the adjacent site for runoff disposal. Please clarify the ownership/maintenance structure that exists between these two parcels establishing drainage rights and responsibilities for both parcels. In shared used situations like this usually there are easements and maintenance agreements between the lots or there is a POA established for long term maintenance. Please clarify the intent and provide documentation supporting the long term ownership/maintenance of the DRA and conveyance systems. (2) Please provide an O&M manual detailing the steps for operating and maintaining the proposed system of inlets, drains and DRAs. 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. - 6.13.12 - Operation and Maintenance: Provide an O&M manual detailing the steps for operating and maintaining the proposed private system of DRAs, pipes, inlets, swales, etc. Manual shall be signed by Owner and owner's certification statement shall be on the manual. Owner's certification statement: "I hereby certify that I, my successors, and assigns shall perpetually operate and maintain the stormwater management and associated elements in accordance with the specifications shown herein and on the approved plan".
Corrections	6.13.8 - Stormwater Conveyance Criteria (**Not Resolved**) - **Corrective Action:** Please provide conveyance systems calculations for the proposed and modified conveyance systems. - 6.13.8 - Stormwater Conveyance Criteria: Conveyance systems shall be sized to accommodate the 25-year 24-hour storm event. The tailwater elevation utilized shall be based on the tailwater elevation of the receiving water body plus 6 inches at the peak discharge time of the design storm. Alternatively, the tailwater elevation utilized can be the design high water elevation of the 25-year 24-hour design storm. All retention/detention areas within subdivision developments shall have direct access to a right-of-way. A drainage right-of-way may be necessary to establish this access. Drainage rights-of-way shall be a minimum of 30 feet in width. All drainage swales to facilities or underground stormwater conveyance systems shall be within drainage easements, except where rights-of-way are provided. Drainage easements shall be a minimum of 20 feet in width.
Corrections	6.13.4.D - Recovery Analysis (**Not Resolved**) - **Corrective Action:** See comment under "6.13.2.B(4) - Hydrologic Analysis" - 6.13.4.D - Recovery Analysis: All retention/detention areas shall recover the total volume required to meet the discharge volume limitations within 14 days following the design rainfall event. For retention/detention areas not able to recover the total required volume within 14 days, the stormwater facility volume shall be increased to retain an additional volume from a second design storm.
Corrections	6.13.4 - Stormwater Quantity Criteria (**Not Resolved**) - **Corrective Action:** See comment under "6.13.2.B(4) - Hydrologic Analysis" - 6.13.4 - Stormwater Quantity Criteria: Methodologies, rainfall distribution and intensities shall be consistent with those approved by the governing water management district. Assumed parameters must be supported by conventional methods. Design storms shall consider open or closed basins as provided in Table 6.13-1.
Corrections	2.12.13/14/15 - General Exhibits (**Not Resolved**) - **Corrective Action:** Please submit a USGS Quadrangle Map, FEMA FIRM or Firmette Map, NRCS soils map and National Wetland Inventory maps. Please indicate the site location on each of these maps. - 2.12.13/14/15 - General Exhibits : Please provide the NRCS Soil Survey Map, USGS Quad Map, NWI Map, and FEMA Map with the project boundary outlined.
Corrections	6.13.2.B(4) - Hydrologic Analysis (**Not Resolved**) - **Corrective Action:** (1) Please provide pre and post development drainage basin maps for review. (2) Please provide ICPR input sheets so that model input values can be confirmed. (3) The pond side banks are being heavily modified with this plan and will rely on stack block walls for approximately half the pond perimeter. This heavily impacts horizontal percolation by reducing the perimeter available for percolation. Please provide a percolation ring exhibit and ICPR inputs demonstrating that the routing and recovery analysis considers the reduced horizontal percolation capacity. (4) Per the geotechnical borings, the pond bottom required excavating into clayey sand materials. The perc rate of these materials is known for being highly sensitive to site work practices. The concern is that disturbing and/or compacting this material can result in creating a virtually impervious material that will not perc as designed. Engineer may want to confirm that this did not occur during initial pond construction. Additionally, since the pond will be modified with these plans, engineer may want to include special provisions to avoid compacting the existing pond bottom. - 6.13.2.B(4) - Hydrologic Analysis: Hydrologic stormwater model analysis including all input parameters, supporting calculations, assumptions, documentation for design and results.
Corrections	2.12.4.L(9)(b) - Data Block (Impervious Area) (**Not Resolved**) - **Corrective Action:** Please provide clarification for the impervious numbers included in the data block on the cover sheet. This looks like a copy/paste of the information from the previous plan set, where the subject parcel was labeled as future. Please clean this up so that it is clear what is included with this project and what was previously constructed on the adjacent parcel. - 2.12.4.L(9)(b) - Data Block (Impervious Area): Provide existing and proposed gross impervious area in SF, ac, and percentage in the data block on the cover sheet. Include any offsite drainage to your site in the data block.

SUBMITTAL SUMMARY REPORT (33488)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	12/09/2025	11/25/2025	Requires Re-submit

Corrections	Additional Stormwater comments (**Not Resolved**) - **Corrective Action:** (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) Please submit a copy of the DRA ownership/maintenance agreement for staff review. (3) Proposed grading and drainage modifications that impact the FDOT ROW drainage systems need to be coordinated directly with FDOT. - Additional Stormwater comments
Corrections	6.13.2.A.3 - Retention/Detention Design Parameters (**Not Resolved**) - **Corrective Action:** (1) Please update DRA cross sections to extend across entire DRA. Please also update the cross sections to include the maintenance berm width. (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. - 6.13.2.A.3 - Retention/Detention Design Parameters: Show location and design parameters for all retention/detention areas including: 1. Dimensions or coordinates for constructability. 2. Cross sections 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. 3. Soil boring location with labels.
Corrections	6.13.8.B(7) - Minimum Pipe Size (**Not Resolved**) - 6.13.8.B(7) - Minimum Pipe Size: 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.
Corrections	6.13.6 - Stormwater Quality Criteria (**Not Resolved**) - **Corrective Action:** Previous waiver for pond depth appears to have been contingent on providing one alternative treatment technique and only relieved the requirement for a second alternative treatment technique (two are required by code). Code section 6.13.6.B(1) was cited with the previous site plan as meeting one of the alternative water quality requirements. Since the DRA and the water quality swale are both being modified with this application, compliance with the water quality section of the code must be demonstrated. - 6.13.6 - Stormwater Quality Criteria: The following systems shall be considered as meeting the County's stormwater quality criteria: a) Systems that demonstrate numerically the post-development stormwater quality is equal to or better than the pre-development stormwater quality using methodology approved by the County Engineer or his designee. b) Dry retention systems that have a depth of four feet or less, measured from top of bank to pond bottom, shall have an appropriate vegetative cover. c) Dry retention systems that have a depth of six feet or less, measured from top of bank to pond bottom, with side slopes that are no steeper than 4:1, shall have sodded bottoms. d) Wet retention/detention systems, including wetlands, shall meet the governing State standards. e) Systems demonstrating distributed volume.
Corrections	Final signed and sealed hard copy signature page (**Not Resolved**) - **Corrective Action:** 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. - Final signed and sealed hard copy signature page: A hard copy of the final signed and sealed drainage report cover or complete drainage report shall be submitted to the Office of the County Engineer.
Corrections	6.13.2.B(1)/(2) - Runoff Analysis/ Tc Calculations (**Not Resolved**) - **Corrective Action:** See comment under "6.13.2.B(4) - Hydrologic Analysis" - 6.13.2.B(1)/(2) - Runoff Analysis/ Tc Calculations: Calculations shall minimally include: Runoff analysis that reflects the project basin soil type, area, and ground cover based on pre-conditions and post-conditions for ultimate development. Time of concentration and travel time analysis for hydrology and hydraulic systems.
Corrections	6.13.4.C - Discharge Conditions (**Not Resolved**) - **Corrective Action:** See comment under "6.13.2.B(4) - Hydrologic Analysis" - 6.13.4.C - Discharge Conditions: All stormwater facilities shall be designed to limit discharges considering open or closed basins per Table 6.13-1. A discharge structure shall be required for all retention/detention areas not designed to retain the entire 100-year 24-hour post-development design storm. Discharge structures shall include a skimmer at a minimum.
Corrections	6.13.7 - Geotechnical Criteria (**Not Resolved**) - **Corrective Action:** LDC requires that borings extend a minimum of 10' below the bottom of the proposed ponds. A waiver is required for this plan since the DRA is being modified. Staff will support the waiver as it was granted on the previous project and the existing borings are very close to extending 10' below the pond bottom. - 6.13.7 - Geotechnical Criteria: Soil test borings shall be performed to a minimum depth of 10 feet below the proposed finished grade of the bottom of all retention/detention areas or the permanent pool elevation and once the data has been obtained the hole shall be backfilled and compacted. At least two tests shall be performed within the boundary of each proposed retention/detention area. For each half acre of pond bottom area and for each lineal retention/detention area of 250 feet, an additional test shall be conducted. For retention/detention areas utilizing percolation or infiltration in the design model, there shall be a minimum of two infiltration rate tests for each retention/detention area. Data used for soil permeability testing or infiltration analyses for the retention/detention areas shall be signed and sealed by a professional engineer or professional geologist for both data and procedural accuracy. The estimated seasonal high ground water elevation and confining layer shall be clearly identified. The estimated seasonal high water elevation and the confining layer shall be set no lower than the bottom of the boring for the purposes of stormwater system modeling. The pond bottom elevation of a stormwater facility shall be designed a minimum of 1 foot above the estimated seasonal high water elevation. When the pond bottom is within 1 foot of the estimated seasonal high water elevation, a 50 percent reduction factor shall be used for percolation or ground water mounding analysis shall be included.
Corrections	6.13.2.B(8) - Calculation & Plan Consistency (**Not Resolved**) - **Corrective Action:** This criteria to be reviewed with resubmittal. - 6.13.2.B(8) - Calculation & Plan Consistency: Calculations must be consistent with the plan sheets and other supporting details. Calculations shall use standard methodology recognized in the State of Florida, including hand and/or computerized calculations.
Corrections	2.12.8 - Topographical Contours (**Not Resolved**) - **Corrective Action:** Please submit a survey for review. - 2.12.8 - Topographical Contours: 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.

SUBMITTAL SUMMARY REPORT (33488)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	12/09/2025	11/25/2025	Requires Re-submit
Corrections	6.13.9 - Grading Criteria (**Not Resolved**) - **Corrective Action:** Please clarify the tie-in grading along the north, south, and west property lines. - 6.13.9 - Grading Criteria: Sufficient grading shall be designed to allow surface water runoff and controlled discharge to be drained to the retention/detention areas without causing adverse effects on adjacent property. Grading can be demonstrated by the use of flow arrows, spot grades, etc. Buildings: All buildings shall have a minimum finished floor elevation 8 inches above finish grade and graded away from the building for stormwater runoff. Exceptions are listed in LDC 6.13.9.B. In no case shall finished floor elevations be below the one percent (100-year) flood plain plus one foot. Driveways: In the case where roadside swales are the drainage conveyance system, driveway design information shall be included on the plans minimally addressing culvert size, invert elevation, and direction of slope of culvert or the placement of ditch block for each at every specific lot. Affidavit: At time of building application, applicant shall provide an affidavit that the impervious area, lot grading plan, minimum finished floor elevation, and stormwater system complies with the development plan on file with the County. If no development plan is on file, applicant shall provide an affidavit that all drainage is held on-site or directly tied to a recognized drainage system. The applicant shall provide a sketch with the building application indicating the drainage intent. Construction: All stormwater runoff increase during construction and following must be kept on-site or directed to swales, ditches, or piping to approved drainage areas.			
Corrections	6.13.2.B(6) - Freeboard (**Not Resolved**) - **Corrective Action:** See comment under "6.13.2.B(4) - Hydrologic Analysis" - 6.13.2.B(6) - Freeboard: A minimum freeboard of six inches shall be provided for all retention/detention areas.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	12/09/2025	11/26/2025	Requires Re-submit
Corrections	2.12.8. - Current boundary and topographic survey (**Not Resolved**) - 2.12.8. - Current boundary and topographic survey: 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.			
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	12/09/2025	11/21/2025	Requires Re-submit
Corrections	6.12.12 - Sidewalks (**Not Resolved**) - **Corrective Action:** Sidewalk is required along US 301. Staff supports the payment of a fee in-lieu of sidewalk construction. A waiver must be submitted to the Development Review Committee to approved the fee payment options. If approved by the DRC, the fee comes out to $7,056.25 for 1,411.25 SF of sidewalk at $5 per SF. The fee must be paid prior to final plan approval. - 6.12.12 - Sidewalks: Show sidewalk on the plans as required in section 6.12.12.			
Corrections	6.11.4.B - Cross access (**Not Resolved**) - **Corrective Action:** 1. The cross access easement must be paved to the property line. 2. Provide an executed public cross access easement in the form established by the County. The template for the cross access easement can be obtained from the Development Review Office at DevelopmentReview@marionfl.org or 352-671-8686. The executed easement and recording fees must be submitted back to the Development Review Office prior to final plan approval. - 6.11.4.B - Cross access: Provide a 24' wide paved cross access easement as specified in 6.11.4.B			
Utilities (OCE Plans) (Utilities)	Heather Proctor	12/09/2025	12/09/2025	Requires Re-submit
Corrections	6.15.5 - Water Service & Connection (**Resolved**) - 6.15.5 - Water Service & Connection :			
Corrections	6.14.8.A - Completion & Closeout - PLAN NOTE: (**Not Resolved**) - **Corrective Action:** 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 - 6.14.8.A - Completion & Closeout - PLAN NOTE:			
Corrections	6.15.7 - Cross Connection Control/Backflow (**Not Resolved**) - 6.15.7 - Cross Connection Control/Backflow:			
Corrections	MCU Contact Info on Project Cover Sheet (**Not Resolved**) - **Corrective Action:** Change phone number on cover sheet - MCU Contact Info on Project Cover Sheet: Marion County Utilities, 11800 S US Hwy 441, Belleview FL 34420 - Customer Service 24/7/365 352-307-6000			
Corrections	Additional Utilities Comments (**Not Resolved**) - **Corrective Action:** General Notes - W & WW Lines - Change note #4 to a 3 - Additional Utilities Comments			
Corrections	6.14.6 - Utilities design to be owned by MCU (**Not Resolved**) - **Corrective Action:** Review Section 6.14.6 - 6.14.6 - Utilities design to be owned by MCU:			
Corrections	7.1.3 - UT DETAILS - current LDC version (**Not Resolved**) - **Corrective Action:** Use current approved version of UT Details. 4/2023 - Details can be found in the Marion County Land Development Code - Article 7. Sheet 10: The cleanout is not a MCU detail. - 7.1.3 - UT DETAILS - current LDC version: UT details shall be current version based on latest edition of approved LDC			
Corrections	6.15.3 - Fire Protection/Fire Flow Capacity (**Not Resolved**) - **Corrective Action:** 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. - 6.15.3 - Fire Protection/Fire Flow Capacity:			
Corrections	6.14.2.C(2) - Industrial Pretreatment/FOG (**Resolved**) - **Corrective Action:** None needed. - 6.14.2.C(2) - Industrial Pretreatment/FOG:			
Corrections	Review Fee as applicable (per Resolution) (**Not Resolved**) - Utilities Plan Review Fee: $225.00 Fee(s) may be paid online through the Civic Access portal.			
Corrections	Parcel numbers match project area (**Not Resolved**) - **Corrective Action:** Confirm Fema Map on cover page. Appears to be for the wrong project area. - Parcel numbers match project area: The parcels(s) shown on the application and/or site plan must match the project area.			
Corrections	6.14.5.B - Submit permits to MCU (DOT, ROW etc) (**Not Resolved**) - **Corrective Action:** Copies of all related permit applications and issued permits must be submitted to the Marion County Utilities Department prior to, or at the time of, the Pre-Construction Meeting. - 6.14.5.B - Submit permits to MCU (DOT, ROW etc):			
Corrections	6.14.9.A - Developer's Agreement (**Resolved**) - **Corrective Action:** N/A AS OF 12/9/25 - 6.14.9.A - Developer's Agreement:			
Corrections	6.15.4 - Water Distribution System (**Resolved**) - 6.15.4 - Water Distribution System:			
Corrections	6.16.5 - Wastewater Pump Stations (**Not Resolved**) - **Corrective Action:** Marion County Utilities does not allow two separate parcels under separate ownership to share a lift station. To serve both parcels, a public lift station constructed in accordance with Marion County Utilities standards would be required. - 6.16.5 - Wastewater Pump Stations: Private pump stations (6.16.5 A, B);			

SUBMITTAL SUMMARY REPORT (33488)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Utilities (OCE Plans) (Utilities)	Heather Proctor	12/09/2025	12/09/2025	Requires Re-submit

Corrections	6.14.5.A(2) - Proposed mains & connections shown (**Not Resolved**) - **Corrective Action:** Ensure proposed new mains are called out; include profile views. Sewer Force Main connection to be shown with next submittal. - 6.14.5.A(2) - Proposed mains & connections shown: Proposed mains shall be marked as private or public (MCU); points of demarcation shall be called out as necessary to identify changes in ownership. Shall include profile views unless otherwise noted.
Corrections	6.15.6.D - Meter Location (**Not Resolved**) - **Corrective Action:** Meters must be located in the right-of-way. Delineate End of County Maintenance on Utility Plan. - 6.15.6.D - Meter Location:
Corrections	6.16.4 - Wastewater Collection Systems (**Not Resolved**) - **Corrective Action:** A separate private lift station shall be provided for this site, as Marion County Utilities does not allow private lift stations to be shared among multiple parcels under separate ownership. Show the proposed private lift station on the utility plans, including a lift station plan on a separate sheet and all applicable lift station details. A pressure test will need to be conducted on the force main and provided with plan submittal. The Engineer of Record is responsible for ensuring that the proposed private lift station is properly sized and designed to accommodate the projected flows from the development. The design must also account for potential fluctuations in pressure and dynamic head within the Marion County Utilities (MCU) system, ensuring the lift station remains functional under all anticipated system conditions. Delineate end of county maintenance at sewer clean out. Info: Marion County Utilities (MCU) will require proof of a successful, EOR signed and sealed, hydrostatic leak test for all private manholes and grease traps. MCU inspectors will not perform on-site testing for privately owned systems. A hold will be added to the site's building permit, if applicable. Alternatively, all private manholes may be sealed using the WrapidSeal. - 6.16.4 - Wastewater Collection Systems:
Corrections	6.15.4 - Water Main Piping Installation (**Resolved**) - 6.15.4 - Water Main Piping Installation:
Corrections	6.14.2 - Connection Requirements (**Resolved**) - **Corrective Action:** Connecting to Marion County Utilities - Water and Sewer. Shown on plans, listed on cover sheet. - 6.14.2 - Connection Requirements:
Corrections	6.14.7 - Construction Inspection - PLAN NOTE: (**Not Resolved**) - **Corrective Action:** 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 - 6.14.7 - Construction Inspection - PLAN NOTE:
Corrections	6.14.9.B - Transfer of Assets to MCU - PLAN NOTE: (**Not Resolved**) - **Corrective Action:** 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. - 6.14.9.B - Transfer of Assets to MCU - PLAN NOTE:: Assets shown on this plan require a Bill of Sale before any DEP Clearances will released by MCU. Building permit holds may be affected.
Corrections	6.15.6.B - Irrigation Water Metering - size (**Not Resolved**) - **Corrective Action:** Sheet 6 - Plan note calls out a well for irrigation. What is the second meter /service for? If irrigating by MCU, provide meter size and irrigated sqft. - 6.15.6.B - Irrigation Water Metering
Corrections	6.14.4 - Capacity charges - irrigation (**Not Resolved**) - **Corrective Action:** See Irrigation meter comment - Show irrigated SF on UTILITY PLAN PAGE - if site will be irrigated by MCU - 6.14.4 - Capacity charges - irrigation: Projects using MCU irrigation shall must show the irrigation tap, meter placement, size, and backflow. Indicate total SF of irrigated area in anticipation of the irrigation meter request through Customer Service.
Corrections	6.14.5.A(3) - LS layout, elevations, schedules (**Not Resolved**) - **Corrective Action:** Include separate lift station sheet per Code - 6.14.5.A(3) - LS layout, elevations, schedules: Lift station details shall be included on a separate page showing general location of LS with details, working elevations & schedules.
Corrections	6.14.5.A(6) - MH locations, rim & invert elevation (**Resolved**) - **Corrective Action:** N/A - Manholes will be onsite, and private. - 6.14.5.A(6) - MH locations, rim & invert elevation:
Corrections	6.14.4 - Capacity charges - domestic water/sewer (**Not Resolved**) - **Corrective Action:** Capacity Charge Worksheet as been uploaded into the project attachments. Please return completed Capacity Charge Worksheet to Heather.Proctor@Marionfl.org. - 6.14.4 - Capacity charges - domestic water/sewer: Capacity charges to be invoiced and collected by MCU Permitting at time of building permit review - Cap Fee Worksheet and interior floor plan may be required.
Corrections	6.15.6.G & H - Meters up to 2" and over 2" (**Not Resolved**) - **Corrective Action:** Sheet 6 - MCU to provide meter and install. - 6.15.6.G & H - Meters up to 2" and over 2": Meters up to 2" shall be paid for by the developer and will be installed by MCU through its inventory. Meters over 2" shall be purchased by the developer, and provided to MCU for installation.
Corrections	6.14.5.B - FDEP PWS and/or WW permits (**Not Resolved**) - **Corrective Action:** 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 and must be provided before the Utilities Pre-Construction meeting. - 6.14.5.B - FDEP PWS and/or WW permits:
Corrections	6.14.5.A(1) - Existing water & sewer mains shown (**Not Resolved**) - **Corrective Action:** Show the proposed sewer force main on the plans, including the method of connection, tap size, and the proposed method of crossing the roadway. Provide a separate plan and profile sheet for the sewer force main at the roadway crossing. - 6.14.5.A(1) - Existing water & sewer mains shown: The entire utility system shall be shown on the plan, including existing water systems and all proposed components within the project area.
Corrections	6.14.5.C - Hydraulic Analysis (**Not Resolved**) - **Corrective Action:** No hydraulic analysis was submitted for this site. - 6.14.5.C - Hydraulic Analysis: The hydraulic analysis is required to analyze the water or wastewater pressures in this area.
Corrections	6.15.6.A - Potable Water Metering - loc/bank/size (**Resolved**) - 6.15.6.A - Potable Water Metering - loc/bank/size:
Comments	Parcel will be required to connect to Marion County Utility water and sewer force main. See Correction(s).

PLN 33488
TRACTOR
SUPPLY

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

Per Section 2.10.1. of the Land Development Code: The Development Review Committee (DRC) may waive certain code requirements when not applicable to the proposed type of development or where alternative standards may promote flexibility, economical flexibility, and environmental soundness in layout and design.

Waiver requests and required documentation may be submitted through Civic Access. Waiver requests will not be processed without required information and applicable fees paid. Please be specific with all entries below.

Section Number & Title of Code:

2.12.8 Current Boundary and Topographic Survey

Section Details from Code:

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.

Reason/Justification for Request:

No current boundary and topo survey are required because of survey along with as built survey from the self storage facility that constructed the master drainage pond provides the required information.

Section Number & Title of Code:

6.13.7 Geotechnical Criteria

Section Details from Code:

6.13.7.B.1 Depth, Soil test borings shall be performed to a minimum depth of 10 feet below the proposed finished grade of the bottom of all retention/detention areas or the permanent pool elevation and once the data has been obtained the hole shall be backfilled and compacted.

Reason/Justification for Request:

Soil borings were completed for master pond by self storage project. That data should be consistent with current design because there is no substantial change from initial permitted plans.

Section Number & Title of Code:

6.12.12 Sidewalks

Section Details from Code:

Sidewalks shall be provided in the Urban Area, Rural Activity Centers, and Specialized commerce Districts along arterial, collector, and major local streets where these streets adjoin the project and minimally along one side of the internal streets. Sidewalks shall be constructed with all weather surfaces and shall meet Americans with Disabilities Act, Florida building Code, and FDOT Design Standards.

Reason/Justification for Request:

Applicant will contribute to Marion County Sidewalk Fund.

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Section Number & Title of Code:

Section Details from Code:

Reason/Justification for Request:

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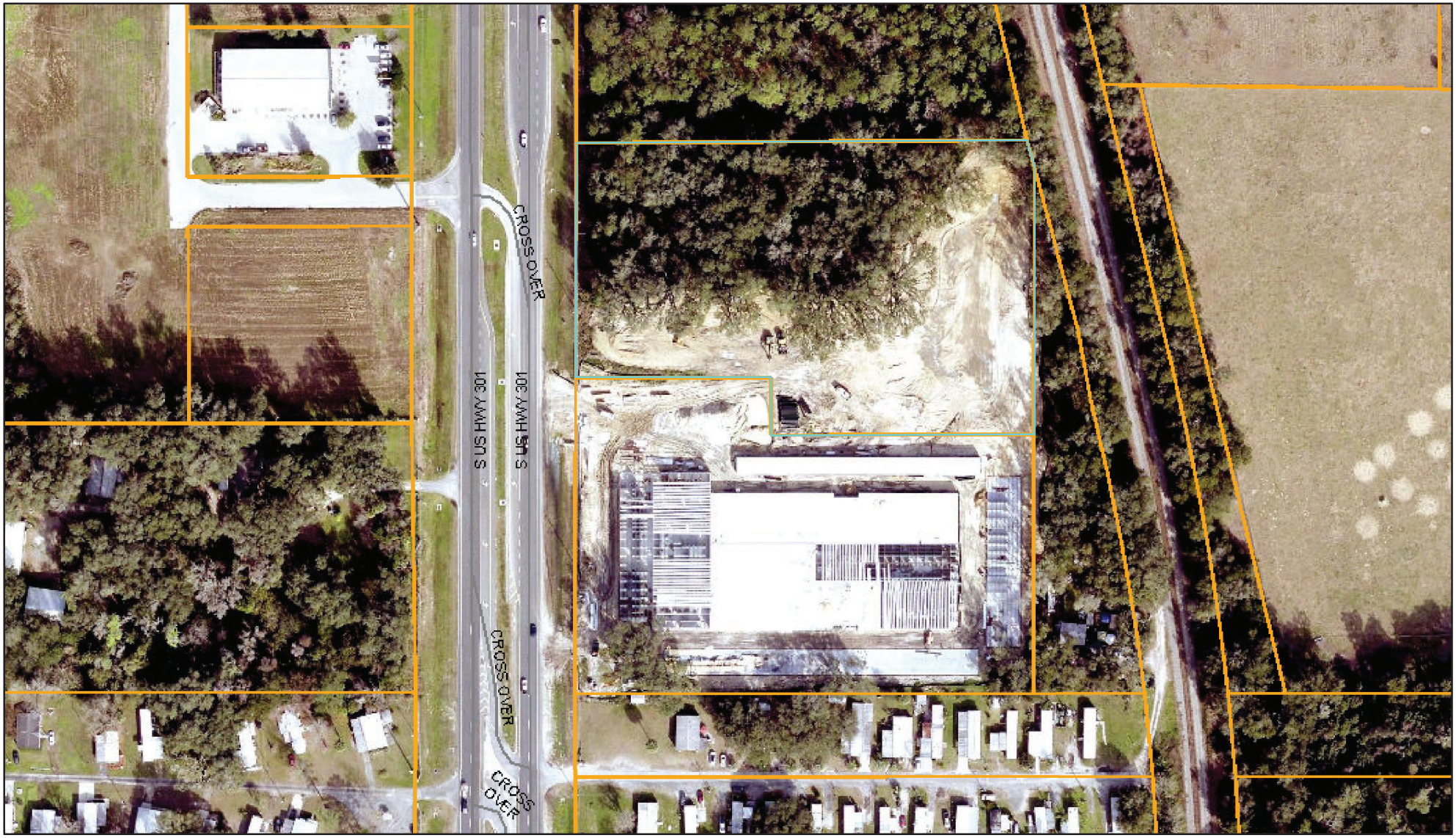
Section Number & Title of Code:

Section Details from Code:

Reason/Justification for Request:

ArcGIS Web Map2



6/5/2026, 11:11:59 AM

Marion County

Parcels

Streets

Aerial 2024

Red: Band_1

Green: Band_2

Blue: Band_3

1:2,203

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

Marion County BOCC, Marion County Property Appraiser

CIVIL CONSTRUCTION PLANS
For

TRACTOR SUPPLY Co

DRIVEWAY MODIFICATION PLAN
US-301, Summerfield, FL 34491
PARCEL ID # 48405-001-00
JUNE 2025

PREPARED FOR:
PRIMAX PROPERTIES, LLC

PREPARED BY:
CADJAZZ
Engineering Consultants
PO BOX 450006 KISSIMMEE, FL 34745
Phone: (407) 738-1979 Fax: (407) 348-7552

SHEET INDEX

NO.	TITLE	REV. NO.
1.	COVER SHEET	
2.	SPECIFICATIONS & NOTES	
3.	SITE PREPARATION/DEMOLITION PLAN	
3T.	TREE PRESERVATION PLAN	
4.	SITE PLAN	
4T.	TRUCK TURNING PLAN	
5.	PAVING, GRADING AND DRAINAGE PLAN	
5A.	PREDEVELOPMENT DRAINAGE PATTERN	
5B.	POST DEVELOPMENT DRAINAGE PATTERN	
6.	UTILITY PLAN	
6A.	WATER MAIN PLAN & PROFILE	
6B.	SANITARY SEWER & FORCEMAIN PROFILES	
7.	STRIPING, SIGNS, & EROSION CONTROL DETAILS	
8.	PAVING AND DRAINAGE DETAILS	
9.	UTILITY DETAILS	
10.	UTILITY DETAILS	
LS.	PRIVATE LIFT STATION DETAILS	
11.	MISCELLANEOUS DETAILS	
12.	CROSS SECTIONS AND DETAILS	
DOT	FDOT 660 DRIVEWAY PLAN	
MOT1	MAINTENANCE OF TRAFFIC (MOT)	
MOT2	MAINTENANCE OF TRAFFIC (MOT)	
MOT3	MAINTENANCE OF TRAFFIC (MOT)	
L-1	LANDSCAPE PLAN	
PH-1	PHOTOMETRIC PLAN	
ECP	NPDES/SWPPP EROSION CONTROL PLAN	
	SURVEY BOUNDARY	
	SURVEY TREE & TOPOGRAPHY	

CONSULTANTS

CIVIL ENGINEER
CADJAZZ
PO BOX 450006
KISSIMMEE, FLORIDA 34745
PH: 407.738-1979

LAND SURVEYOR:
PREECE LAND SURVEYING, INC.
BELLWETHER PROFESSIONAL PARK
2201 S.E. 30TH AVENUE, SUITE 102
OCALA, FLORIDA 34471
PH: 352.351-0091

ARCHITECT
FARMER ARCHITECTURE
941 LAKE BALDWIN LANE
ORLANDO, FLORIDA 32814
PH: 321.441-3320

UTILITIES

WATER:
MARION COUNTY UTILITIES
11800 SE US HIGHWAY 441
BELLEVIEW, FLORIDA 34420
PH: 352.307-6163

POWER:
SUMTER ELECTRIC COOPERATIVE
PO BOX 301
SUMTERVILLE, FLORIDA 33585
TRACEY COTTRELL
PH:352.569-9665

CABLE/PHONE:
BRIGHTHOUSE
730 S. MAIN STREET
WILDWOOD, FLORIDA 34785
JOHN WOLSKI
PH: 352.330-2909

SEWER:
MARION COUNTY UTILITIES
11800 SE US HIGHWAY 441
BELLEVIEW, FLORIDA 34420
PH: 352.307-6000

TRANSPORTATION:
TRANSCO
719 S. WOODLAND BLVD
DELAND, FLORIDA 32720
TUSHAR PATEL
PH: 386.943-5319

CABLE/PHONE:
CENTURYLINK
319 SE BROADWAY
OCALA, FLORIDA 34470
KIRBY SMITH
PH: 352.326-1722

GAS:
TECO PEOPLE'S GAS
1722 RIDGEWOOD AVENUE
DAYTONA BEACH, FLORIDA 32117

This proposed project has not been granted concurrency approval and/or granted and/or reserved any public facility capacityies. 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.

CONTRACTOR TO CALL SUNSHINE ONE AT 1-800-432-4770 (811)
TO VEFITY LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION

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

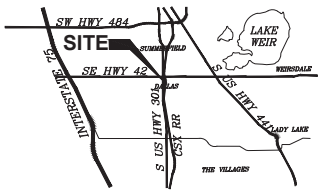
Lawrence O'Reilly, MOAB
Classic Estates of Marion, LLC

THE DESIGN AND IDEAS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF CADJAZZ, AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION FROM CADJAZZ.

DIMENSION INFORMATION SHOULD NOT BE OBTAINED BY SCALING THE PLANS.
DIMENSION INFORMATION NOT PROVIDED HEREIN CAN BE OBTAINED BY CONTACTING CADJAZZ, LLC AT (407) 738-1979

APPROVED WAIVERS

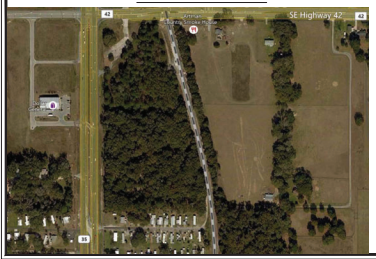
VICINITY MAP



NTS

SECTION: 30
TOWNSHIP: 17 S
RANGE: 23 E

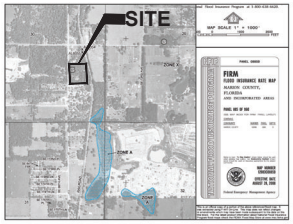
AERIAL MAP



NTS

SECTION: 30
TOWNSHIP: 17 S
RANGE: 23 E

FEMA MAP

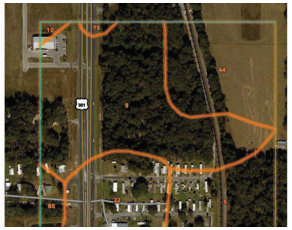


NTS

SECTION: 30
TOWNSHIP: 17 S
RANGE: 23 E

FLOOD ZONE: ZONE X

SOIL MAP



NTS

SECTION: 30
TOWNSHIP: 17 S
RANGE: 23 E

THE DOMINANT SOIL FOR THIS SITE IS:
9 - ARREDONDO SAND; 22 - CANDLER SAND; 44 - KENDRICK LOAMY SANDS

MARION COUNTY APPROVAL BLOCK

DATA SUMMARY

PROJECT INTENT:
THE INTENT OF THIS PROJECT IS THE CONSTRUCTION OF A TRACTOR SUPPLY, INCLUDING RECONSTRUCTION OF THE EXISTING DRY STORMWATER POND.

PROPERTY LOCATION:
SOUTHEAST CORNER OFF CR. 42 & US 301

OWNER OF RECORD:
CLASSIC ESTATES OF MARION, LLC
2604 N CROSSWATER PATH
LECANTO, FLORIDA 34461

APPLICANT:
CLASSIC ESTATES OF MARION, LLC
2604 N CROSSWATER PATH
LECANTO, FLORIDA 34461

PROPERTY ZONING: B4
DECEMBER 21, 2021 BCC SPECIAL USE APPROVAL ITEM #21222SU ALLOWING INDOOR WORKSHOPS, INDOOR STORAGE OF BOATS AND VEHICLES.
RESOLUTION NO. 21-R-662 (NOT APPLICABLE FOR PROPOSED SELF STORAGE)

PROPERTY LAND USE: COMMERCIAL

MAXIMUM BUILDING HEIGHT: 50 FEET

BUILDING SETBACKS: REQUIRED
FRONT = 40'
SIDE = 10'
REAR = 25'

MAX. BUILDING FLOOR AREA RATIO: 1.0

FIRE PROTECTION METHOD:
CLASS IV NFPA (V000) SPRINKLER TO BE PROVIDED WITHIN THE BUILDINGS

EXISTING LOT COVERAGE CALCULATIONS:

DESCRIPTION	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
BUILDING/PAVEMENT	750 S.F.	0.02 AC.	0.20 %
GREEN/OPENSPACE	368,813 S.F.	8.46 AC.	99.80 %
TOTAL AREA	369,563 S.F.	8.48 AC.	100.00 %

PROPOSED LOT COVERAGE CALCULATIONS SELF STORAGE FACILITY:

DESCRIPTION	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
BUILDING AREA	95,000 S.F.	2.18 AC.	25.71%
PAVEMENT/CONCRETE AREAS	48,550 S.F.	1.12 AC.	13.13 %
SUBTOTAL IMPERVIOUS AREA	143,550 S.F.	3.30 AC.	38.84 %
PERVIOUS/ GREENSPACE AREAS	46,633 S.F.	1.07 AC.	12.62 %
TRACT 2 PROJECT AREA	190,183 S.F.	4.37 AC.	51.46 %

FUTURE LOT COVERAGE CALCULATIONS PARCEL B:

FUTURE IMPERVIOUS AREA	114,200 S.F.	2.62 AC.	30.90 %
GREEN/OPENSPACE	45,032 S.F.	1.03 AC.	12.19 %
PERVIOUS AREA	20,148 S.F.	0.46 AC.	5.45 %
TRACT 1 PROJECT AREA	179,380 S.F.	4.11 AC.	48.54 %
TOTAL AREA	369,563 S.F.	8.48 AC.	100 %
POND BOTTOM AREA	16,498 S.F.	0.38 AC.	4.46 %
TOTAL PERVIOUS AREA WITHOUT DRY POND BOTTOM	95,315 S.F.	2.19 AC.	25.79 %
TOTAL PERVIOUS AREA WITH DRY POND	111,813 S.F.	2.57 AC.	30.26 %
TOTAL IMPERVIOUS AREA WITH POND BOTTOM	274,248 S.F.	6.30 AC.	74.21 % **DESIGN 75% IMP.

PARKING SPACES REQUIRED:
ITE 5TH EDITION LAND USE CODE 151 RETAIL SALES (TRACTOR SUPPLY) 1 PER 300 S.F. REQUIRED 72 SPACES

PARKING SPACES PROVIDED:
PARCEL B (TRACTOR SUPPLY) 73 SPACES PROVIDED, INCLUDING 4 ADA SPACE W/ 5' ACCESS AISLE EXCEEDS 72 SPACES

LANDSCAPE BUFFER MINIMUMS:
FRONT = 15' (US 301)
SIDE = 0' (COMMERCIAL NORTH & SOUTH OF PROJECT)
REAR = 15' (AG ZONING EAST OF PROJECT) (CSX RR)

LEGAL DESCRIPTION

DESCRIPTION: (TRACT 1)

A PARCEL OF LAND LYING IN THE S.E. 1/4 OF SECTION 30, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE S.E. CORNER OF THE S.W. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 30, TOWNSHIP 17 SOUTH, RANGE 23 EAST; THENCE N.89°58'07"W., ALONG THE SOUTH BOUNDARY OF THE S.W. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 30, A DISTANCE OF 555.15 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTH U.S. HIGHWAY 301 (200 FEET WIDE); THENCE DEPARTING SAID SOUTH BOUNDARY, N.00°03'01"E., ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 382.34 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.00°03'01"W., ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 23.36 FEET TO A POINT OF INTERSECTION ON SAID EAST RIGHT OF WAY LINE; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE, N.00°06'01"W., A DISTANCE OF 258.85 FEET TO A POINT ON THE NORTH BOUNDARY OF THE S.W. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 30; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, S.89°56'55"E., ALONG SAID NORTH BOUNDARY, A DISTANCE OF 549.26 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SEABOARD AIRLINE RAILROAD (100 FEET WIDE); THENCE DEPARTING SAID NORTH BOUNDARY, S.13°56'14"E., ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 35.09 FEET TO A POINT ON THE EAST BOUNDARY OF THE S.W. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 30; THENCE S.00°09'35"W., ALONG SAID EAST BOUNDARY, A DISTANCE OF 317.46 FEET; THENCE DEPARTING SAID EAST BOUNDARY, S.89°49'18"W., A DISTANCE OF 319.33 FEET; THENCE N.00°10'41"W., A DISTANCE OF 71.05 FEET; THENCE S.89°35'53"W., A DISTANCE OF 236.81 FEET TO THE POINT OF BEGINNING

DESCRIPTION: (TRACT 2)

A PARCEL OF LAND LYING IN THE S.E. 1/4 OF SECTION 30, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE S.E. CORNER OF THE S.W. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 30, TOWNSHIP 17 SOUTH, RANGE 23 EAST; THENCE N.89°58'07"W., ALONG THE SOUTH BOUNDARY OF THE S.W. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 30, A DISTANCE OF 555.15 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTH U.S. HIGHWAY 301 (200 FEET WIDE); THENCE DEPARTING SAID SOUTH BOUNDARY, N.00°03'01"E., ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 382.34 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, N.89°55'53"E., A DISTANCE OF 236.81 FEET; THENCE S.00°10'41"E., A DISTANCE OF 71.05 FEET; THENCE N.89°49'19"E., A DISTANCE OF 319.33 FEET TO A POINT ON THE EAST BOUNDARY OF THE S.W. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 30; THENCE S.00°09'35"W., ALONG SAID EAST BOUNDARY, A DISTANCE OF 312.88 FEET TO THE POINT OF BEGINNING.

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

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.

THESE PLANS MAY NOT BE COPIED OR MODIFIED WITHOUT WRITTEN PERMISSION FROM CADJAZZ.

HERBERT LEE GREEN
June 26, 2023
P.E. # 48867

CADJAZZ, CERTIFICATE OF AUTHORIZATION #28509

HERBERT LEE GREEN LICENSE No. 48867 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 12/2022	DESCRIPTION: MAJOR SITE PLAN #28202	BY: JMW
CDJ.56		

SHEET NUMBER
1

SPECIFICATIONS & NOTES

FIELD ENGINEERING

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL SURVEYING SERVICES REQUIRED. THIS SHALL INCLUDE ALL STAKEOUT BOTH HORIZONTAL AND VERTICAL.

2. MAINTAIN A COMPLETE, ACCURATE LOG OF ALL FIELD NOTES.

3. ON COMPLETION OF PROJECT, PREPARE A RECORD DRAWING SHOWING LOCATION AND ELEVATION FOR ALL IMPROVEMENTS.

4. TESTING LABORATORY TO MEET RECOMMENDED REQUIREMENTS FOR INDEPENDENT LABORATORY QUALIFICATIONS, LATEST EDITION AS PUBLISHED BY AMERICAN COUNCIL OF INDEPENDENT LABORATORIES AND MEET BASIC REQUIREMENTS OF ASTM E 329 STANDARDS FOR TESTING FOR CONCRETE AND STEEL AS USED IN CONSTRUCTION.

5. TESTING REQUIREMENTS SHALL BE IN ACCORDANCE WITH ACCEPTABLE STANDARDS; ASTM, FDOT, OR OTHER RECOGNIZED AUTHORITIES AND AS SPECIFIED.

6. CONTRACTOR IS RESPONSIBLE FOR OBTAINING REQUIRED TEMPORARY ELECTRICAL SERVICE, AND PROVIDING WATER AS REQUIRED FOR CONSTRUCTION AND LANDSCAPING MAINTENANCE UNTIL SUCH TIME THE OWNER ACCEPTS THE PROJECT AS COMPLETE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.

7. CONTRACTOR TO PROVIDE BARRIERS AS REQUIRED TO PREVENT PUBLIC ENTRY TO CONSTRUCTION AREAS AND PROTECT EXISTING FACILITIES AND ADJACENT PROPERTIES FROM DAMAGE FROM CONSTRUCTION OPERATIONS. THE REQUIRED BARRIERS AND DEVICES SHALL BE ERECTED PRIOR TO CREATION OF ANY HAZARDOUS CONDITION. CONTRACTORS SHALL PAY ALL COSTS OF BARRIERS AND SAFETY CONTROL DEVICES.

8. CONTRACTOR SHALL PROVIDE TO THE OWNER'S ENGINEER SHOP DRAWINGS AND ENGINEER SHALL BE GIVEN ONE WEEK FOR RETURN OF REVIEWED SHOP DRAWINGS TO CONTRACTOR.

9. CONTRACTOR SHALL COORDINATE AND GIVE PROPER NOTIFICATIONS TO ALL INSPECTION AGENCIES PRIOR TO START OF CONSTRUCTION.

10. UPON SUBSTANTIAL COMPLETION OF PROJECT, CONTRACTOR SHALL PROVIDE DIGITAL CONSTRUCTION AS BUILT DRAWINGS IN AUTOCADD FORMAT UNLESS OTHERWISE INSTRUCTED BY ENGINEER THAT ARE LEGIBLY MARKED SHOWING ACTUAL CONSTRUCTED FACILITIES INCLUDING PIPE HORIZONTAL LOCATIONS SHOWING ANY DEVIATIONS FROM THE PLANS AND ALL FITTINGS INCLUDING VALVES AND FITTINGS BASED ON TWO MEASUREMENTS FROM A PERMANENT SURFACE REFERENCE SUCH AS MANHOLES, CATCH BASINS, POWER POLES, CURBS, OR SIDEWALKS.

11. AS PART OF THE CLOSE OUT DOCUMENTS, CONTRACTOR SHALL PROVIDE TO OWNER ALL MANUALS, WARRANTIES, AND MAINTENANCE MANUALS.

SITEWORK

1. CONTRACTOR WILL LOCATE AND VERIFY EXISTING CABLES, DUCTS, CONDUIT, PIPELINE, ETC. IN ADVANCE OF ANY PROPOSED CONSTRUCTION. CONTRACTOR WILL NOTIFY ALL AFFECTED UTILITIES, ENGINEER, AND OWNER AT LEAST 48 HOURS IN ADVANCE OF THE CONSTRUCTION NEAR THESE EXISTING UTILITIES.

2. CONTRACTOR WILL NOTIFY ENGINEER OF ANY SUBSTANTIAL CHANGES THAT WOULD REQUIRE A DEVIATION IN THE PLANS.

3. CONTRACTOR WILL REPAIR ANY DAMAGE DONE TO EXISTING UTILITIES AT NO ADDITIONAL EXPENSE TO THE OWNER OR ENGINEER.

4. CONTRACTOR TO OBTAIN A COPY OF THE GEOTECHNICAL REPORT FROM OWNER OR ENGINEER TO CONSTRUCT EARTHWORKS IN ACCORDANCE WITH THE GEOTECHNICAL RECOMMENDATIONS.

5. CONTRACTOR SHALL PROVIDE FILL MATERIAL THAT CONSIST OF CLEAN GRANULAR MATERIAL FREE OF ROOTS, TIMBERS, LARGE ROCKS AND OTHER DELETERIOUS SUBSTANCES. FILL WILL BE TAKEN FROM ON-SITE PILES FIRST, AND IF REQUIRED, ADDITIONAL FILL WILL BE SUPPLIED FROM AN OFF-SITE BORROW.

6. CONTRACTOR SHALL PROVIDE SUFFICIENT PROTECTION FOR TRENCHING AND EARTHWORK ACTIVITIES BY PROVIDING PROPER SHORING AND BRACING TO PREVENT DAMAGE OR SHIFTING OF EARTHWORKS.

7. CONTRACTOR SHALL PROVIDE GRADING THAT IS CONSISTENT OF BRINGING THE GROUND ELEVATIONS TO THE LEVELS, GRADES, AND ELEVATIONS CALLED FOR IN THE PLANS. THIS MAY INCLUDE TAPERING OR TRANSITIONING EXISTING GROUND ELEVATIONS OUTSIDE OF THE PROJECT LIMITS SHOWN ON THE PLANS.

8. FINE GRADING SHALL CONSIST OF ELIMINATING UNEVEN AREAS AND LOW SPOTS, REMOVING DEBRIS, ROOTS, BRANCHES, STONES IN EXCESS OF HALF INCH IN SIZE SUCH THAT THE FINE GRADING HAS A FINISHED APPEARANCE THAT IS PLEASING TO THE EYE.

9. WHEN ACCEPTABLE MATERIAL IS ENCOUNTERED IN THE TRENCH, THE BOTTOM SHALL BE EXCAVATED AND GRADED TO THE DEPTH REQUIRED SO AS TO PROVIDE A UNIFORM AND CONTINUOUS BEARING AND SUPPORT FOR THE PIPE ON SOLID AND UNDISTURBED GROUND AT EVERY POINT BETWEEN BELL HOLES, EXCEPT THAT IT WILL BE PERMISSIBLE TO DISTURB AND OTHERWISE DAMAGE THE FINISHED SURFACE OVER A MAX LENGTH OF 18" NEAR THE MIDDLE OF EACH LENGTH OF PIPE BY THE WITHDRAWAL OF PIPE SLINGS OR OTHER LIFTING TACKLE.

10. BELL HOLES SHALL BE PROVIDED AT EACH JOINT TO PERMIT THE JOINT TO BE MADE PROPERLY.

11. IF MUCK OR OTHER DELETERIOUS MATERIAL IS ENCOUNTERED IN THE TRENCH, IT SHALL BE COMPLETELY REMOVED FOR THE WIDTH OF THE TRENCH AT THE PIPE AND TO A DEPTH WHERE ACCEPTABLE MATERIAL IS ENCOUNTERED. AFTER REMOVAL OF ALL MUCK OR DELETERIOUS MATERIAL, THE TRENCH SHALL BE BACKFILLED WITH BEDDING MATERIAL TO THE BOTTOM OF PIPE GRADE.

12. EXCAVATION FOR FOUNDATIONS SHALL BE TO THE BOTTOM ELEVATIONS SHOWN ON THE PLANS, AND 12" BEYOND THE HORIZONTAL LIMITS OF THE FOUNDATIONS IN ALL DIRECTIONS. EXCAVATION SIDE SLOPES SHALL BE SUCH THAT THE SOIL WILL BE SELF SUPPORTING BUT SHALL NOT BE STEEPER THAN 1:1 .

13. BACKFILL SHALL NOT BE PLACED AGAINST WALLS UNTIL A MINIMUM CONCRETE COMPRESSIVE STRENGTH OF 1,500 PSI IS ACHIEVED.

14. STOCKPILE AND/OR REMOVAL OF EXCESS EXCAVATED MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

15. TRENCH BACKFILL UNDER PAVEMENT AREAS WITH SELECT MATERIAL AROUND AND UNDER HAUNCHES OF PIPE AND UP TO THE BOTTOM OF THE PAVEMENT SUBBASE MATERIAL PLACED IN 6" LIFTS AND COMPACTED TO NOT LESS THAN 98% OF THE MAXIMUM DENSITY AS DETERMINED BY FM 1-T 180.

16. TRENCH BACKFILL IN AREAS OUTSIDE PAVEMENT TO ONE FOOT ABOVE THE CROWN OF THE PIPE TO NOT LESS THAN 95% OF THE MAXIMUM DENSITY AS DETERMINED BY FM 1-T 180. ABOVE THE ONE FOOT OF PIPE CROWN, CONTRACTOR TO PROVIDE DENSITY EQUAL TO OR GREATER THAN THE SOIL ADJACENT TO THE PIPE TRENCH TO FINAL GRADE.

17. COMPACTION REQUIREMENTS FOR DITCHES AND SWALES TO BE FILLED SHALL BE CLEAN GRANULAR FILL PLACED AND COMPACTED IN 12" LIFTS TO 98% MAXIMUM FM 1-T 180 DENSITY.

18. CONTRACTOR WILL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS ASSOCIATED WITH DEWATERING.

19. LIMEROCK BASE MATERIAL SHALL MEET THE REQUIREMENTS OF SECTION 911 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION LATEST EDITION AVERAGE LBR VALUE OF NOT LESS THAN 100.

20. ASPHALTIC CONCRETE MATERIALS S-1, S-2, AND S-3 SHALL MEET THE REQUIREMENTS OF SECTION 331 OF FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION LATEST EDITION.

21. SUBGRADE SHALL BE PREPARED, STABILIZED, GRADED, AND COMPACTED TO AN AVERAGE LBR OF 40 WITH A 98% MAXIMUM DENSITY PER FM 1-T 180.

22. PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH SECTIONS 710 AND 971 FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION LATEST EDITION.

23. CONCRETE UNLESS OTHERWISE SPECIFIED SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI SHALL BE PLACED IN ACCORDANCE WITH ACI 301, ACI 318, AND ACI 347 LATEST EDITIONS.

24. CONCRETE REINFORCEMENT SHALL BE DEFORMED BILLET STEEL GRADE 60 IN ACCORDANCE WITH THE ASTM A615-A LATEST EDITION. WELDED FABRIC STEEL SHALL BE IN A ACCORDANCE WITH ASTM A185 LATEST EDITION, AND WELDING ELECTRODES SHALL BE LOW HYDROGEN, E70 SERIES.

25. REINFORCED UNIT MASONRY SYSTEM SHALL BE ASTM C90, GRADE N-1 TYPE I NORMAL WITH COMPRESSIVE STRENGTH OF F'M = 1,800 PSI WITH TYPE S 1,800 PSI MORTARS ABOVE GRADE AND TYPE M (2,500 PSI BELOW GRADES). REINFORCED MASONRY WILL BE LAID IN A RUNNING BOND CONFIGURATION UNLESS OTHERWISE NOTED.

26. GROUT FILL FOR MASONRY SHALL BE 3,000 PSI AT 28 DAYS PREMIXED IN ACCORDANCE WITH ASTM C476 OR ASTM C94.

SITE CONSTRUCTION NOTES

1. ALL CURB RADII TO BE 3 FEET AND AT BACK OF CURB, UNLESS OTHERWISE NOTED.

2. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB, UNLESS OTHERWISE NOTED.

3. CONCRETE SIDEWALK RAMPS SHALL BE INSTALLED ACCORDING TO F.D.O.T. INDEX OR A.D.A. STANDARDS, WHICHEVER IS MORE RESTRICTIVE. THIS SHALL INCLUDE, BUT NOT LIMITED TO, THE INSTALLATION OF DETECTABLE WARNING SURFACES. COLOR REQUIREMENTS FOR THE DETECTABLE WARNING SURFACES SHALL PROVIDE A DARK-ON-LIGHT OR LIGHT-ON-DARK CONTRAST BETWEEN THE DETECTABLE WARNING SURFACE AND THE ADJACENT WALKING SURFACE PER F.D.O.T. AND A.D.A. STANDARDS.

4. ALL STRUCTURES, PIPE AND OTHER CONSTRUCTION IN THE DEPARTMENT RIGHT-OF-WAY SHALL BE PERFORMED TO THE LATEST APPLICABLE FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY DESIGN STANDARDS AND SPECIFICATIONS.

UTILITIES NOTES

WATER AND SEWER LINES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL UTILITY STANDARDS LATEST EDITION & MARION COUNTY UTILITY DETAILS. CONSTRUCTION MATERIALS SHALL BE IN ACCORDANCE WITH LOCAL UTILITY QUALIFIED PRODUCTS LIST. REFER TO UTILITY PLAN AND DETAIL SHEETS FOR PROJECT REFERENCE SPECIFICATIONS & DETAILS. FOR ALL DETAILS NOT INCLUDED WITHIN THIS PLAN, CONTRACTOR SHALL REFER TO THE ABOVE REFERENCED DOCUMENTS. CONTRACTOR SHALL PROVIDE ADVANCE NOTICE OF REQUIRED INSPECTIONS PER MARION COUNTY UTILITIES REQUIREMENTS. IF ANY DAMAGE SHOULD OCCUR TO EXISTING FACILITIES, CONTRACTOR SHALL IMMEDIATELY NOTIFY UTILITIES PRIOR TO ANY FINAL REPAIR.

2. CONTRACTOR WILL BE RESPONSIBLE FOR THE COST TO REPAIR ANY DAMAGE DONE TO EXISTING UTILITIES AT NO ADDITIONAL EXPENSE TO THE OWNER OR ENGINEER. CONTRACTOR MAY NOT REPAIR EXISTING FACILITIES WITHOUT THE EXPRESS WRITTEN PERMISSION OF UTILITY.

4. CONTRACTOR TO COORDINATE WITH MARION COUNTY BEFORE INSTALLATION OF WATER SERVICES AND METERS.

STORMWATER PIPING

1. STORM SEWER PIPE OR CULVERT PIPE SHALL MEET REINFORCED ASTM C76 FOR CLASS 3, CLASS 4, AND CLASS 5, AND, IF ELLIPTICAL, SHALL MEET REINFORCED ASTM C507, HE CLASS 3 AND HE CLASS 4. THEY SHALL MEET THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.

2. JOINTS FOR REINFORCED CONCRETE STORM SEWER AND/OR CULVERT PIPE WILL BE PROFILED RUBBER GASKETS AS HERETOFORE SPECIFIED. ELLIPTICAL REINFORCED PIPE SHALL BE PROFILE RUBBER GASKETS AND/OR COLD ADHESIVE, FDOT 942-2 AND 942-4.

3. THESE SPECIFICATIONS DESCRIBES THE HIGH DENSITY POLYETHYLENE PIPE REQUIREMENTS FOR 4 THRU 60 INCH HDPE PIPES.

4. EQUIVALENT PIPE SHALL BE N-12 WT IB PIPE PER ASTM F2648 AND SHALL HAVE A SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS.

5. JOINT SHALL BE WATER TIGHT ACCORDING TO THE REQUIREMENTS OF ASTM D3212. GASKETS SHALL MEET THE REQUIREMENTS OF ASTM F477. GASKETS SHALL BE INSTALLED BY PIPE MANUFACTURER AND COVERED WITH A REMOVABLE, PROTECTIVE WRAP TO INSURE THE GASKET IS FREE FROM DEBRIS. A JOINT LUBRICANT AVAILABLE FROM THE MANUFACTURER SHALL BE USED ON THE GASKET AND BELL DURING ASSEMBLY. THE PIPE SHALL HAVE A REINFORCED BELL WITH A POLYMER COMPOSITE BAND. THE BELL TOLERANCE DEVICE SHALL BE INSTALLED BY THE MANUFACTURER.

FDOT NOTES:

1. MOT SETUP MUST BE SUPERVISED BY A CERTIFIED PERSON.

2. TEST RESULTS ARE REQUIRED UPON REQUEST.

3. THE ENGINEER'S CERTIFICATION ALONG WITH AS-BUILTS, IF REQUIRED, MUST BE SUBMITTED WITHIN 30 DAYS FROM COMPLETION OF THE PROJECT.

4. FDOT OFFICE TO BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO ANY WORK WITHIN THE RIGHT-OF-WAY OR LANE CLOSURES.

5. ALL DISTURBED AREAS TO BE SODDED.

6. CONCRETE SIDEWALKS AND RAMPS WITHIN THE RIGHT-OF-WAY SHALL BE INSTALL PER F.D.O.T. INDEXES 304 AND 310. THIS SHALL INCLUDE, BUT NOT LIMITED TO, INSTALLATION OF DETECTABLE WARNING SURFACES AT RAMPS. COLOR REQUIREMENTS FOR THE DETECTABLE WARNING SURFACES SHALL PROVIDE A DARK-ON-LIGHT OR LIGHT-ON-DARK CONTRAST BETWEEN THE DETECTABLE WARNING SURFACE AND THE ADJACENT WALKING SURFACE PER F.D.O.T. AND A.D.A. STANDARDS.

ASPHALTIC CONCRETE QUALITY CONTROL SPECIFICATIONS

SPECIFIC REQUIREMENTS FOR ASPHALTIC CONCRETE WEARING SURFACES ARE OUTLINED IN SECTIONS 330 AND 334 IN THE FLORIDA DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2004 EDITION. REQUIREMENTS SHALL MEET OR EXCEED THE FOLLOWING;

1. IT SHALL BE THE CONTRACTOR RESPONSIBILITY TO FURNISH A 15 FOOT MANUAL AND A 15 FOOT ROLLING STRAIGHTEDGE. MAKE THEM AVAILABLE AT THE JOB SITE AT ALL TIMES DURING THE PAVING OPERATIONS FOR CHECKING JOINTS AND SURFACE IRREGULARES.

2. OBTAIN A SMOOTH SURFACE ON ALL PAVEMENT COURSES PLACED, AND THEN STRAIGHTEDGE ALL INTERMEDIATE AND FINAL COURSES WITH A 15 FOOT ROLLING STRAIGHTEDGE.

3. CONSTRUCT A PAVEMENT SURFACE WITH CROSS SLOPE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CONTRACT PLANS. FURNISH A LEVEL WITH A MINIMUM LENGTH OF 4 FEET, OR A DIGITAL MEASURING DEVICE APPROVED BY THE ENGINEER, FOR THE CONTROL OF CROSS SLOPE. MAKE THE LEVEL OR MEASURING DEVICE AVAILABLE AT THE JOB SITE AT ALL TIMES FOR THE MEASUREMENT OF CROSS SLOPE DURING PAVING OPERATIONS.

4. PRODUCE A FINISHED SURFACE OF UNIFORM TEXTURE AND COMPACTION WITH NO PULLED, TORN, CRUSHED OR LOOSENED PORTIONS AND FREE FROM SEGREGATION, SAND STREAKS, SAND SPOTS, OR RIPPLES. CORRECT ANY AREA THAT DOES NOT MEET THE REQUIRMENTS.

5. UPON COMPLETION OF THE FINAL SURFACE OR FRICTION COURSE, PERFORM ACCEPTANCE TESTING FOR SURFACE TOLERANCE ON THE FINISHED SURFACE WITH A 15 FOOT ROLLING STRAIGHTEDGE. CORRECT ALL DEFICIENCIES IN EXCESS OF 3/16 INCH.

INSPECTION AND TESTING

1. CONTRACTOR SHALL COORDINATE TIE INS TO EXISTING LINES FOR MOST APPROPRIATE TIME.

2. AFTER THE MAINS HAVE BEEN LAID AND BEFORE PRESSURE TESTING, EACH RUN OF PIPE SHALL BE THOROUGHLY FLUSHED SO AS TO REMOVE ALL DEBRIS AND FOREIGN MATTER FROM THE LINES. WHERE FIRE HYDRANTS OR BLOWOFFS ARE NOT AVAILABLE OR ARE OF INSUFFICIENT CAPACITY TO PERMIT ADEQUATE FLUSHING, THE WATER LINE SHALL BE OPENED AND FLUMES OR PIPING SHALL BE PROVIDED BY THE CONTRACTOR TO WASTE THE WATER TO THE NEAREST APPROVED DISPOSAL OR CONTAINMENT POINT. SUFFICIENT FLUSHING OF WATER SHALL BE INTRODUCED INTO THE MAINS TO PRODUCE A VELOCITY OF NOT LESS THAN 5 FEET PER SECOND, AND THIS RATE OF FLOW SHALL BE CONTINUED UNTIL THE DISCHARGE IS CLEAR AND NO EVIDENCE OF SILT OR FOREIGN MATTER IS VISIBLE.

3. CONTRACTOR SHALL OBTAIN A COPY OF FDEP WATER AND SEWER PERMITS IN ORDER TO SATISFY THE PERMIT REQUIREMENTS FOR TESTING AND CLEARANCE.

4. CONTRACTOR SHALL USE DISINFECTING AGENT SUCH AS LIQUID CHLORINE OR SODIUM HYPOCHLORITE SOLUTION. DRY HYPOCHLORITE, SIMILAR OR EQUAL TO "HTH" MAY ALSO BE USED AS THE DISINFECTING AGENT. THE DISINFECTING AGENT SHALL BE PUMPED INTO THE PIPING IN SUCH A MANNER THAT THE ENTIRE SYSTEM WILL BE FILLED WITH WATER CONTAINING A MINIMUM CHLORINE CONCENTRATION OF 50 PPM AT ANY POINT IN THE PIPING. THIS WATER SHALL BE ALLOWED TO REMAIN IN THE SYSTEM FOR A MINIMUM CONTACT PERIOD OF EIGHT HOURS BEFORE THE SYSTEM IS FLUSHED OUT.

5. AFTER THE DISINFECTING AGENTS HAVE BEEN PERMITTED TO REMAIN FOR THE SPECIFIED CONTACT PERIODS, THE WATER LINES AND VALVES SHALL BE THOROUGHLY FLUSHED WITH POTABLE WATER UNTIL RESIDUAL CHLORINES TESTS ARE LESS THAN 2 PPM IN EACH INSTANCE.

6. FORCE MAINS SHALL BE TESTED WITH HYDROSTATIC PRESSURE CONSISTENT WITH THE WATER LINE TESTING PROCEDURES.

7. GRAVITY SEWERS SHALL BE TESTED BY MEANS OF EXFILTRATION/INFILTRATION OR VACUUM PRESSURE TESTING. CONTRACTOR SHALL COORDINATE THE REQUIRED TESTING OF THE GRAVITY LINE PER LOCAL REQUIREMENTS. CONTRACTOR SHALL CONFIRM THE VIDEO REQUIREMENTS OF THE LOCAL CODE PRIOR TO CONSTRUCTION AND SHALL PROVIDE VIDEO AS REQUIRED WITHOUT ADDITIONAL COST TO OWNER.

STRIPING NOTES

1. TYPICAL PARKING SPACE SHALL BE STRIPED WITH A 4" WHITE STRIPE.

2. SEE DETAILS FOR HANDICAP PARKING.

3. LOADING ZONE SHALL BE MARKED WITH 12" WHITE STRIPES AT 5' CENTERS ON A 45° ANGLE. UNLESS OTHERWISE NOTED

4. TYPICAL STOP BAR SHALL BE 24" WIDE WHITE STRIPE.

5. ALL OFF-SITE PAVEMENT MARKING SHALL BE THERMOPLASTIC STYLE PAINT.

6. ALL ON-SITE PAVEMENT MARKING SHALL BE WHITE REFLECTIVE PAINT.

7. ALL PAVEMENT MARKING, STRIPING, AND SIGNAGE SHALL BE IN ACCORDANCE WITH LATEST APPLICABLE FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY DESIGN STANDARDS AND SPECIFICATIONS.

UTILITY CONSTRUCTION NOTES

1. CONTRACTOR TO TIE INTO EXISTING WATER AND SEWER SERVICES AS SPECIFIED ON PLANS.

2. CONTRACTOR TO COORDINATE WITH ALL UTILITY COMPANIES FOR EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.

3. ON-SITE POTABLE WATER DISTRIBUTION SYSTEM WILL BE PRIVATELY OWNED AND MAINTAINED.

4. CONTRACTOR SHALL PROVIDE ASBUILT SURVEYS TO NAD 83 STANDARDS INCLUDING NORTHING, EASTING LOCATIONS AND ELEVATIONS OF ALL INSTALLED ELEMENTS.

NOTE TO CONTRACTORS:

1. BEFORE BEGINNING SITE WORK, THE CONTRACTOR IS REQUIRED TO FIELD VERIFY THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES AND OTHER FEATURES. THE CONTRACTOR MAY CONSULT THE UTILITIES OWNER'S RECORD DRAWINGS, BUT THE UTILITY OWNER AND THE ENGINEER DO NOT GUARANTEE, BY IMPLICATION OR OTHERWISE, THE ACCURACY OF THE UTILITY OWNERS RECORD DRAWINGS. THE SITE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR ANY MODIFICATION REQUIRED, OTHER THAN SHOWN ON PLANS.

2. CONTRACTOR TO COORDINATE WITH LOCAL WATER PROVIDER FOR INSTALLATION OF WATER METER.

SLOPE CRITERIA FOR WALKWAYS AND PLAZA SURFACES:

ARCHITECTURAL REQUIREMENTS FOR PLAZA ELEVATIONS ARE BASED UPON POSITIVE DRAINAGE, AND ACCESSIBLE ROUTE REQUIREMENTS, INCLUDING THE FOLLOWING:

01 ALL PAVED AREAS SURFACE SHALL BE CONTINUOUSLY SLOPED TOWARD DRAINAGE COLLECTION DEVICES, SO THAT ALL WALKING SURFACES DRY OUT UNIFORMLY, WITHOUT BIRDBATHS OR TRAPPED PUDDLES. PROVIDE MIN. 1% POSITIVE SLOPE FOR DRAINAGE IN ALL AREAS (NO DEAD LEVEL REGIONS).

02 DETECTABLE WARNINGS: WHERE WALKWAYS MEET VEHICULAR WAYS AND NO RAISED CURB EXISTS, PROVIDE A DETECTABLE WARNING SURFACE PER FLORIDA BUILDING CODE 11.4-29-2 AND ICC/ANSI A-117.3, SECTION 705. ALSO PROVIDE DETECTABLE WARNING SURFACE AT ALL CURB RAMPS, PER FLORIDA BUILDING CODE SECTION 11-4.7.7 AND SECTION 11-4.29.2. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND DEPTH OF THE CURB RAMP. DETECTABLE WARNING SURFACES SHALL HAVE CONTRASTING COLOR PER ICC/ANSI A-117.1 SECTION 705.5, AND SHALL UTILIZE TRUNCATED DOMES COMPLYING WITH ICC/ANSI A117.1 SECTION 705.5.

03 SLOPE IN DIRECTION OF TRAVEL SHALL BE 1 IN 20 OR LESS, UNLESS THE SURFACE IS TREATED AS A RAMP.

04 SLOPE IN DIRECTION OF TRAVEL ON RAMPS MAY VARY FROM 1 IN 20 TO 1 IN 12. THERE SHALL BE NO PAVED SURFACES SLOPED MORE 1 IN 12.

05 TRAVEL DISTANCE ALONG RAMPS SHALL NOT EXCEED 6' HORIZONTALLY, NOR SHALL IT RISE MORE THAN 6" VERTICALLY, UNLESS THE RAMP IS EQUIPPED WITH GRASPING RAILS ON BOTH SIDES. NO SUCH CONDITIONS ARE ANTICIPATED.

06 CROSS SLOPE (PERPENDICULAR TO DIRECTION OF TRAVEL) ON WALKWAYS AND RAMPS SHALL NOT EXCEED 1 IN 50 (I.E. 2% MAX).

07 CHANGE IN DIRECTION ALONG A RAMP OR WALKING SERFACE: PROVIDE A 5'X5' TURNING SPACE WITH A CROSS SLOPE IN BOTH DIRECTIONS LESS THAN 1 IN 20. PROVIDE 1% MIN TO 2% MAX SURFACE SLOPE FOR DRAINAGE. SLOPE IN GENERAL DIRECTION OF SURROUNDING PAVEMENT.

08 WALKWAYS ALONG THE FRONT OF STOREFRONT ENTRANCES SHALL HAVE A CROSS SLOPE (PERPENDICULAR TO THE DIRECTION OF TRAVEL – PARALLEL TO STOREFRONT) THAT IS 1 IN 50 OR LESS (I.E. 2% MAX). A 6'-0" WIDE REGION ALONG ALL STOREFRONT ENTRY SYSTEMS HAS BEEN DEFINED AS THE WALKWAY, WITH A MAX FALL IN THE CROSS SLOPE DIRECTION OF 0.11 FEET IN 6'-0" (I.E. 01.83%)

09 CHANGES IN LEVEL: CHANGES IN LEVEL UP TO 1/4" MAY BE VERTICAL AND WITHOUT EDGE TREATMENT. CHANGES IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1 VERTICAL TO 2 HORIZONTAL. LEVEL CHANGES GREATER THAN 1/2" SHALL BE TREATED AS A RAMP. (FL. BLDG. CODE 11-4.5.2)

10 CHANGES IN LEVEL AT DOOR THRESHOLDS: ALL DOORS SHALL HAVE ROLL-THROUGH THRESHOLDS THAT MEET THE ABOVE REQUIREMENT FOR CHANGES IN LEVEL. DOOR THRESHOLDS SHALL BE RECESSED 1/4" MAX. INTO CONCRETE SLAB (FOR WATERPROOFING). ALL THRESHOLDS SHALL TAPER DOWN AT THE OUTSIDE EDGE, TO MEET THE EXTERIOR SLAB WITH LESS THAN A 1/4" HIGH BUMP. THE HIGHEST BUMP IN THE THRESHOLD SHALL NOT EXCEED 1/2", AND SHALL SLOPE 1 VERTICAL TO 2 HORIZONTAL.

THE ABOVE SLOPE REQUIREMENTS SHALL BE MET IN ALL WALKWAY AREAS, REGARDLESS OF WHETHER ARCHITECTURAL SPOT ELEVATIONS ARE PROVIDED THAT INDICATE THE REQUIRED ELEVATIONS. WHERE ERRORS OR DISCREPENCIES IN DESIGN DATA EXIST (WHETHER SUCH INFORMATION IS OBTAINED FROM ARCHITECTURAL OR CIVIL DRAWINGS), THE ABOVE CRITERIA SHALL BE MET, TO ENSURE CODE COMPLIANCE. ALL DISCREPENCIES SHALL BE COORDINATED WITH THE ARCHITECT OR CIVIL ENGINEER PRIOR TO CONSTRUCTION.

LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314

(N.T.S.)

Other Pipe	Horizontal Separation	Crossings (1)	Joint Spacing @ Crossings (Full Joint Centered)
Storm Sewer, Storm water Force Main, Reclaimed Water (2)	Water Main — 3 ft. minimum	Water Main — 12 inches is the minimum, except for storm sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 3 ft. minimum — Water Main
Vacuum Sanitary Sewer	Water Main — 10 ft. preferred 3 ft. minimum	Water Main — 12 inches preferred 6 inches minimum	Alternate 3 ft. minimum — Water Main
Gravity or Pressure Sanitary Sewer, Sanitary Sewer Force Main, Reclaimed Water (4)	Water Main — 10 ft. preferred 6 ft. minimum (3)	Water Main — 12 inches is the minimum, except for gravity sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 6 ft. minimum — Water Main
On-Site Sewage Treatment & Disposal System	10 ft. minimum	---	---

(1) Water main should cross above other pipe. When water main must be below other pipe, the minimum separation is 12 inches.
(2) Reclaimed water regulated under Part III of Chapter 62-610, F.A.C.
(3) 3 ft. for gravity sanitary sewer where the bottom of the water main is laid at least 6 inches above the top of the gravity sanitary sewer.
(4) Reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.

THIS ITEM WAS SIGNED DIGITALLY AND SEALED BY HERB GREEN, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DESIGNED BY: HEG	DRAWN BY:	CHKD BY: HEG
JOB NUMBER: CO1140.10 DOC PKL	DATE: 11/2013	SCALE: N.T.S.

NO.	REVISIONS	DATE	APP'D
1			
2			
3			
4			
5			

SPECIFICATIONS, NOTES & KEY LEGEND

TRACTOR SUPPLY STORE @ SUMMERFIELD
MARION COUNTY, FLORIDA

PRIMAX PROPERTIES

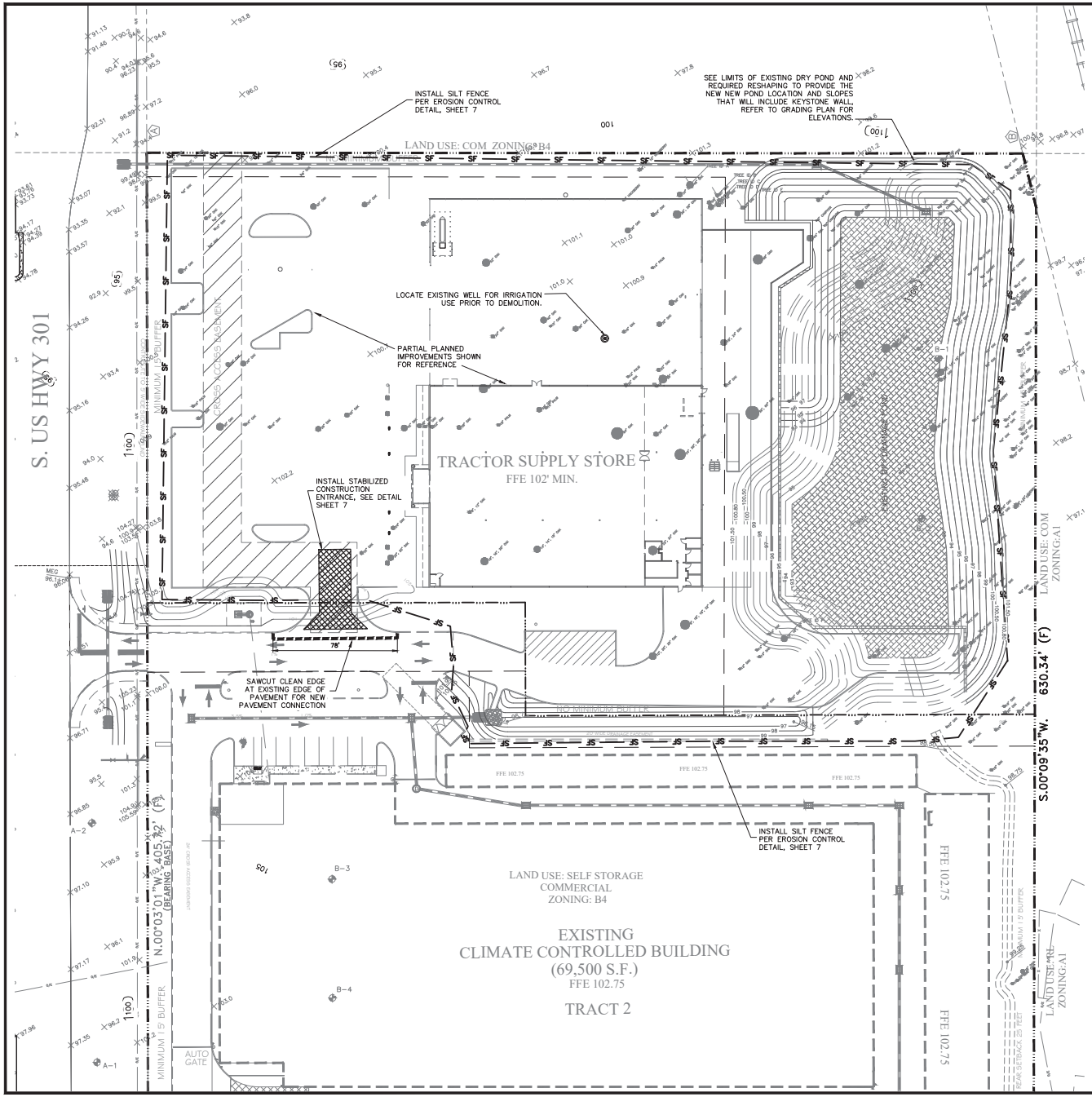
CAGIAZ
Engineering Consultants
4065 Crescent Park Drive, Riverview, FL 33578
PO Box 1000, Gibsonton, FL 33534
Phone: (407) 738-1979 Fax: (407) 348-7552

THESE PLANS MAY NOT BE COPIED OR MODIFIED WITHOUT WRITTEN PERMISSION FROM THE GOOD GROUP.

SEAL

NOT VALID UNLESS SIGNED & EMBOSSED BY A REGISTERED ENGINEER
CAGIAZ, LLC CERTIFICATION OF AUTHORIZATION # 28909

SHEET NUMBER
2



LEGEND

SF SF SF — SILT FENCE/EROSION CONTROL

STAKED SYNTHETIC BALES OR EROSION FABRIC

SITE DEMOLITION NOTES

1. CONTRACTOR TO DEMOLISH AND REMOVE ALL DELETERIOUS MATERIAL INCLUDING TOPSOIL & ORGANIC VEGETATION, (I.E. GRASS, WEEDS AND SHRUBS) WITHIN LIMITS OF THE PROJECT SITE AS SHOWN UNLESS OTHERWISE NOTED. THE CONTRACTOR IS RESPONSIBLE FOR THE DISPOSAL OF ALL DEMOLITION DEBRIS, INCLUDING DEMOLISHED PAVEMENT & CONCRETE MATERIAL. THE CONTRACTOR IS RESPONSIBLE FOR SECURING ALL REQUIRED DEMOLITION AND CONTRACTOR PERMITS PRIOR TO COMMENCING DEMOLITION.
2. CONTRACTOR TO ESTABLISH AND PROPERLY FLAG PROPERTY LINES PRIOR TO DEMOLITION.
3. THE CONTRACTOR SHALL UTILIZE SUITABLE EROSION CONTROL DURING DEMOLITION, SEE CLEARING & EROSION CONTROL NOTES ON DETAIL SHEET.
4. THE CONTRACTOR SHALL COORDINATE THE REMOVAL/RELOCATION OF EXISTING UTILITIES WITH THE OWNER OF SAID UTILITY. THIS SHALL INCLUDE WATER, SEWER, GAS, CABLE TV, ELECTRIC, AND TELEPHONE.
5. THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO DEMOLITION AND WILL BE RESPONSIBLE FOR THE DAMAGE OF ANY ON-SITE OR OFF-SITE UTILITIES THAT ARE NOT A PART OF THIS PROJECT OR ARE NOT IDENTIFIED TO BE REMOVED.
6. THE CONTRACTOR SHALL BARRICADE THE SITE AND CONTROL TRAFFIC PER CURRENT FDOT TRAFFIC CONTROL STANDARDS. CONTRACTOR TO COORDINATE WITH OWNER/DEVELOPER FOR ANY REQUIREMENTS OF MAINTAINING ACCESS THRU EXISTING DRIVEWAY AND PHASE CONSTRUCTION ACCORDINGLY PRIOR TO START OF DEMOLITION/SITE PREPARATIONS.
7. CONTRACTOR SHALL PROVIDE SUFFICIENT SITE WATERING/IRRIGATION DURING EARTHWORK ACTIVITIES TO PREVENT FUGITIVE DUST/DEBRIS FROM LEAVING/BLOWING FROM THE SITE.
8. EXISTING DRIVEWAY ENTRANCES TO BE MODIFIED PER PROPOSED SITE PLAN IMPROVEMENTS. CONTRACTOR TO MAINTAIN THRU TRAFFIC DURING NORMAL BUSINESS HOURS AND PROVIDE FOR STEEL PLATES OR OTHER APPURTENANCES NECESSARY TO MAINTAIN TRAFFIC IN DRIVEWAY AREAS DURING CONSTRUCTION OF STORM, UTILITIES, & PAVEMENT RESTORATION ACTIVITIES.
9. CONTRACTOR TO PROVIDE SURFACE DRAINAGE TOWARD EXISTING OUTFALL STRUCTURE DURING ALL CONSTRUCTION OPERATIONS. CONTRACTOR SHALL PROVIDE BEST MANAGEMENT PRACTICES FOR EROSION CONTROL. SEE DETAIL SHEET FOR EROSION CONTROL REQUIREMENTS.
10. IF ROOT PRUNING IS REQUIRED WITHIN THE TREE BARRICADE AREA, USE HAND TOOLS & SAWS TO MAKE CLEAN CUTS & MINIMAL IMPACTS TO EXISTING ROOTS ONLY TO ACCOMMODATE INSTALLATION. NO DITCH WITCH OR MACHINERY WILL BE USED TO DISTURB, PULL, OR TEAR ROOTS WITHIN THIS LOCATION.
11. A DEMOLITION PERMIT OF EXISTING BUILDINGS WITH PRE AND POST INSPECTIONS SHALL BE OBTAINED BEFORE ANY DEMOLITION TAKES PLACE
12. ITEMS SUCH AS RETAINING WALLS, FENCES, ELECTRIC TO LIFT STATION, DUMPSTERS, UNDERGROUND TANKS, SIGNS ETC. ALL REQUIRE PERMITS THROUGH THE BUILDING DIVISION, AS DOES THE MAIN BUILDING UNIT.
13. CONTRACTOR SHALL LOCATE AND SIZE AND TRASH CONTAINER IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS

EROSION CONTROL NOTES

1. REFER TO EROSION CONTROL DETAILS AND NOTES ON SHEETS 3A & 7
2. TURBIDITY MUST BE REDUCED TO NO MORE THAN 29 NTU'S ABOVE BACKGROUND LEVEL PRIOR TO DISCHARGE OFF SITE.
3. BMP'S MUST BE INSPECTED WEEKLY OR AFTER EVERY 0.5-INCH RAINFALL EVENT AND ALL INSPECTION REPORTS MUST BE AVAILABLE FOR INSPECTION ON SITE.
4. CONTRACTOR SHALL MINIMIZE THE AREA OF DISTURBED VEGETATION.
5. CONTRACTOR SHALL FILE FOR A FDEP NOTICE OF INTENT (NOI) FOR CONSTRUCTION GENERAL PERMIT AND A NOTICE OF TERMINATION (NOT) WITHIN 14 DAYS OF CONSTRUCTION COMPLETION.

VERTICAL DATUM = NAVD 88

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

DESIGNED BY:	BEG	DRAWN BY:	BEG	CHKD BY:	BEG
FOR NUMBER	C10/16	DATE:	12/2022	SCALE: 1"=30'	

NO.	REVISIONS	DATE	APPR.
1	REVISED PER DRC COMMENTS	02/23	
2			
3			
4			
5			

SITE DEMOLITION AND PREPARATION PLAN

TRACTOR SUPPLY STORE AT SUMMERFIELD
MARION COUNTY, FLORIDA

PRIMAX PROPERTIES

CADAZZ
Engineering Consultants
PO Box 453006 • Kissimmee, Florida 34745
Phone: (407) 283-1939 Fax: (407) 348-7552

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SEAL

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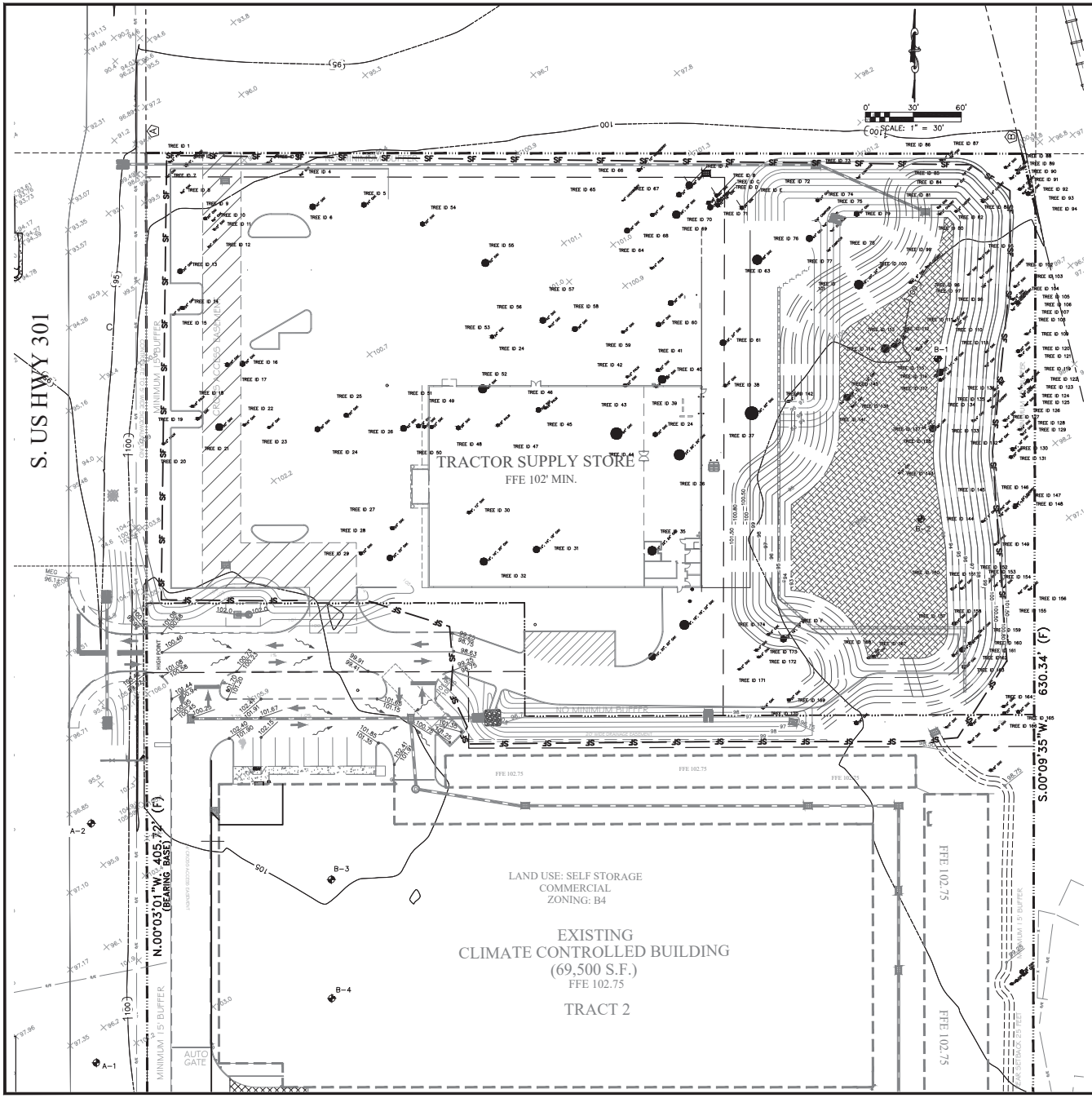
SHEET NUMBER

3



Primax Summerfield			
Tree Removal Tabulation			
Tree ID	Diam (in)	Type	Note:
1	12	PALM	
2	10, 12	OAK	
3	12	OAK	
4	6	OAK	
5	34	OAK	
6	40	OAK	
7	6	OAK	
8	6	OAK	
9	20	OAK	
10	6	OAK	
11	10	OAK	
12	6	OAK	
13	34	OAK	
14	24	OAK	
15	6	OAK	
16	36	OAK	
17	28	OAK	
18	16	PALM	
19	20	OAK	
20	12	PALM	
21	50	OAK	
22	16	OAK	
23	16	OAK	
24	36	OAK	
25	30	OAK	
26	42	OAK	
27	24	OAK	
28	20, 20	OAK	
29	22	OAK	
30	8, 12	OAK	
31	14, 14, 18	OAK	
32	16, 16, 20	OAK	
33	10, 20, 20	OAK	
34	8, 18, 18, 22	OAK	
35	16, 22, 24	OAK	
36	24, 26, 26	OAK	
37	36, 60	OAK	
38	18	OAK	
39	16	PALM	
40	56	OAK	
41	22	OAK	
42	12	PALM	
43	22	OAK	
44	84	OAK	
45	16	PALM	
46	34	OAK	
47	18	PALM	
48	28	OAK	
49	22	OAK	
50	18	OAK	
51	28	OAK	
52	60	OAK	
53	24	OAK	
54	30	OAK	
55	52	OAK	
56	42	OAK	
57	10	OAK	
58	36	OAK	
59	18	OAK	
60	32	OAK	
61	18, 24	OAK	
62	36	OAK	
63	68	OAK	
64	36	OAK	
65	6	HACKBERRY	
66	6, 6, 10	HACKBERRY	
67	34	OAK	
68	24	OAK	
69	26, 28	OAK	
70	26	OAK	
71	10, 26	OAK	
72	24	OAK	
73	6	CAMPHOR	
74	8	CAMPHOR	
75	6	CAMPHOR	
76	44	OAK	
77	6	CAMPHOR	
78	6	CAMPHOR	
79	36	OAK	
80	12	CHERRY	
81	8	OAK	
82	12	CHERRY	
83	12, 14	CHERRY	
84	6	OAK	
85	6	OAK	
86	24	OAK	
87	6	OAK	
88	16	OAK	
89	12	OAK	
90	6	OAK	
SubTotal	1942		

Primax Summerfield			
Tree Removal Tabulation			
Tree ID	Diam (in)	Type	Note:
91	6, 6	OAK	
92	18	CHERRY	
93	28	OAK	
94	8	OAK	
95	12	OAK	
96	6	OAK	
97	8	CHERRY	
98	8	OAK	
99	10	CHERRY	
100	8, 8	OAK	
101	18, 20, 24	OAK	
102	8	CHERRY	
103	12	OAK	
104	14	OAK	
105	12	CHERRY	
106	6	OAK	
107	12	CHERRY	
108	6	OAK	
109	14	OAK	
110	10	OAK	
111	12	OAK	
112	18	OAK	
113	34	OAK	
114	18, 18, 22	OAK	
115	14, 14, 18	OAK	
116	18	OAK	
117	20	OAK	
118	8	OAK	
119	6	OAK	
120	22	OAK	
121	14	OAK	
122	24	OAK	
123	8	OAK	
124	6	OAK	
125	8	CHERRY	
126	6	OAK	
127	14	OAK	
128	14	OAK	
129	12	OAK	
130	8, 16	OAK	
131	20	OAK	
132	6	OAK	
133	14	OAK	
134	14	CHERRY	
135	8	OAK	
136	12	OAK	
137	6	OAK	
138	48	OAK	
139	10	OAK	
140	10, 12, 12	OAK	
141	6	CHERRY	
142	16	OAK	
143	10	OAK	
144	6, 6	OAK	
145	8	OAK	
146	16	OAK	
147	8, 12	CHERRY	
148	6, 14	OAK	
149	10	PINE	
150	16	OAK	
151	12	OAK	
152	10	OAK	
153	8	OAK	
154	6	OAK	
155	8	OAK	
156	8	OAK	
157	24	OAK	
158	12	OAK	
159	14	OAK	
160	20	OAK	
161	16, 18	OAK	
162	16	OAK	
163	26	OAK	
164	16	OAK	
165	22	OAK	
166	20	OAK	
167	20	OAK	
168	14	OAK	
169	20	OAK	
170	16	OAK	
171	12	OAK	
172	14	OAK	
173	14	OAK	
174	14	OAK	
Sub Total	1158		
Total	3100		

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

DESIGNED BY	HLG	DRAWN BY	JMW	CHKD BY	HLG
FOR NUMBER	C0146	DATE	12/2022	SCALE	1"=30'

NO.	REVISIONS	DATE	APPL
1	REVISED PER DRC COMMENTS	02/23	
2			
3			
4			
5			

TREE MITIGATION PLAN

TRACTOR SUPPLY STORE AT SUMMERFIELD
MARION COUNTY, FLORIDA

PRIMAX PROPERTIES

CADAZZ
• Engineering Consultants •
PO Box 450006 • Kissimmee, Florida 34745
Phone: (407) 738-1979 Fax: (407) 348-7552

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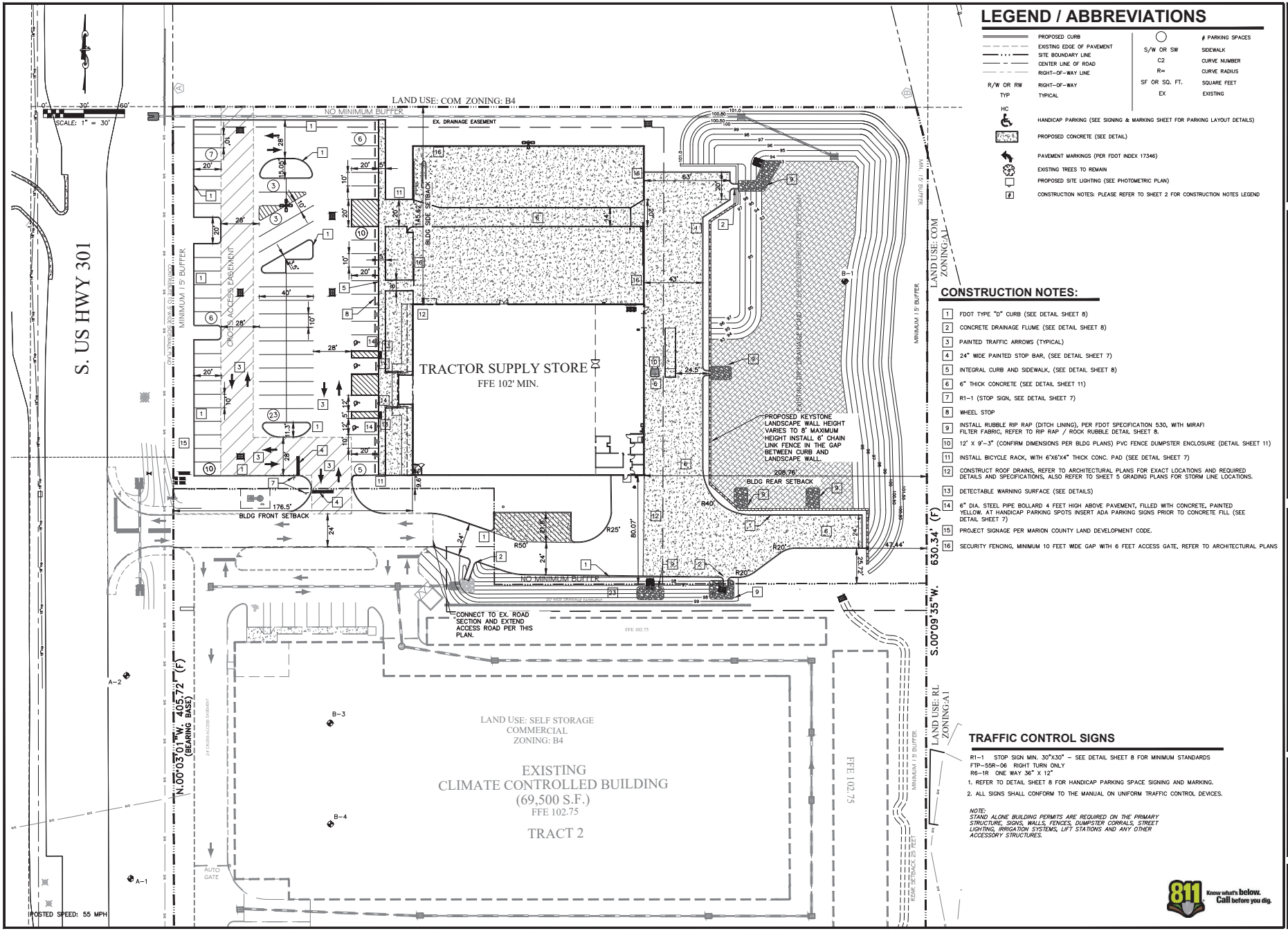
CADAZZ, LLC
CERTIFICATION OF AUTHORIZATION # 28509

SHEET NUMBER

3A



LEGEND / ABBREVIATIONS

	PROPOSED CURB	◯	# PARKING SPACES
	EXISTING EDGE OF PAVEMENT	S/W OR SW	SIDEWALK
	SITE BOUNDARY LINE	C2	CURVE NUMBER
	CENTER LINE OF ROAD	R=	CURVE RADIUS
	RIGHT-OF-WAY LINE	SF OR SQ. FT.	SQUARE FEET
R/W OR RW	RIGHT-OF-WAY	EX	EXISTING
TYP	TYPICAL		

HC — HANDICAP PARKING (SEE SIGNING & MARKING SHEET FOR PARKING LAYOUT DETAILS)

PROPOSED CONCRETE (SEE DETAIL)

PAVEMENT MARKINGS (PER FDOT INDEX 17346)

EXISTING TREES TO REMAIN

PROPOSED SITE LIGHTING (SEE PHOTOMETRIC PLAN)

CONSTRUCTION NOTES: PLEASE REFER TO SHEET 2 FOR CONSTRUCTION NOTES LEGEND

CONSTRUCTION NOTES:

1. FDOT TYPE "D" CURB (SEE DETAIL SHEET 8)
2. CONCRETE DRAINAGE FLUME (SEE DETAIL SHEET 8)
3. PAINTED TRAFFIC ARROWS (TYPICAL)
4. 24" WIDE PAINTED STOP BAR, (SEE DETAIL SHEET 7)
5. INTEGRAL CURB AND SIDEWALK, (SEE DETAIL SHEET 8)
6. 6" THICK CONCRETE (SEE DETAIL SHEET 11)
7. R1-1 (STOP SIGN, SEE DETAIL SHEET 7)
8. WHEEL STOP
9. INSTALL RUBBLE RIP RAP (DITCH LINING), PER FDOT SPECIFICATION 530, WITH MIRAFI FILTER FABRIC, REFER TO RIP RAP / ROCK RUBBLE DETAIL SHEET 8.
10. 12' X 9'-3" (CONFIRM DIMENSIONS PER BLDG PLANS) PVC FENCE DUMPSTER ENCLOSURE (DETAIL SHEET 11)
11. INSTALL BICYCLE RACK, WITH 6'X6'X4" THICK CONC. PAD (SEE DETAIL SHEET 7)
12. CONSTRUCT ROOF DRAINS, REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND REQUIRED DETAILS AND SPECIFICATIONS, ALSO REFER TO SHEET 5 GRADING PLANS FOR STORM LINE LOCATIONS.
13. DETECTABLE WARNING SURFACE (SEE DETAILS)
14. 6" DIA. STEEL PIPE BOLLARD 4 FEET HIGH ABOVE PAVEMENT, FILLED WITH CONCRETE, PAINTED YELLOW. AT HANDICAP PARKING SPOTS INSERT ADA PARKING SIGNS PRIOR TO CONCRETE FILL (SEE DETAIL SHEET 7)
15. PROJECT SIGNAGE PER MARION COUNTY LAND DEVELOPMENT CODE.
16. SECURITY FENCING, MINIMUM 10 FEET WIDE GAP WITH 6 FEET ACCESS GATE, REFER TO ARCHITECTURAL PLANS

TRAFFIC CONTROL SIGNS

R1-1 STOP SIGN MIN. 30"X30" – SEE DETAIL SHEET 8 FOR MINIMUM STANDARDS
FTP-55R-06 RIGHT TURN ONLY
R6-1R ONE WAY 36" X 12"

1. REFER TO DETAIL SHEET 8 FOR HANDICAP PARKING SPACE SIGNING AND MARKING.
2. ALL SIGNS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

NOTE:
STAND ALONE BUILDING PERMITS ARE REQUIRED ON THE PRIMARY STRUCTURE. SIGNS, WALLS, FENCES, DUMPSTER CORRALS, STREET LIGHTING, IRRIGATION SYSTEMS, LIFT STATIONS AND ANY OTHER ACCESSORY STRUCTURES.

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

DESIGNED BY	DRAWN BY	CHECKED BY
CDS/KS	CDS/KS	JMW

NO.	REVISIONS	DATE	APP'D
1			
2			
3			
4			
5			

SITE PLAN

TRACTOR SUPPLY STORE @ SUMMERFIELD
MARION COUNTY, FLORIDA
PRIMAX PROPERTIES

CADIAZZ
• Engineering Consultants •
PO Box 450006 • Kissimmee, Florida 34745
Phone: (407) 758-1979 Fax: (407) 348-7552

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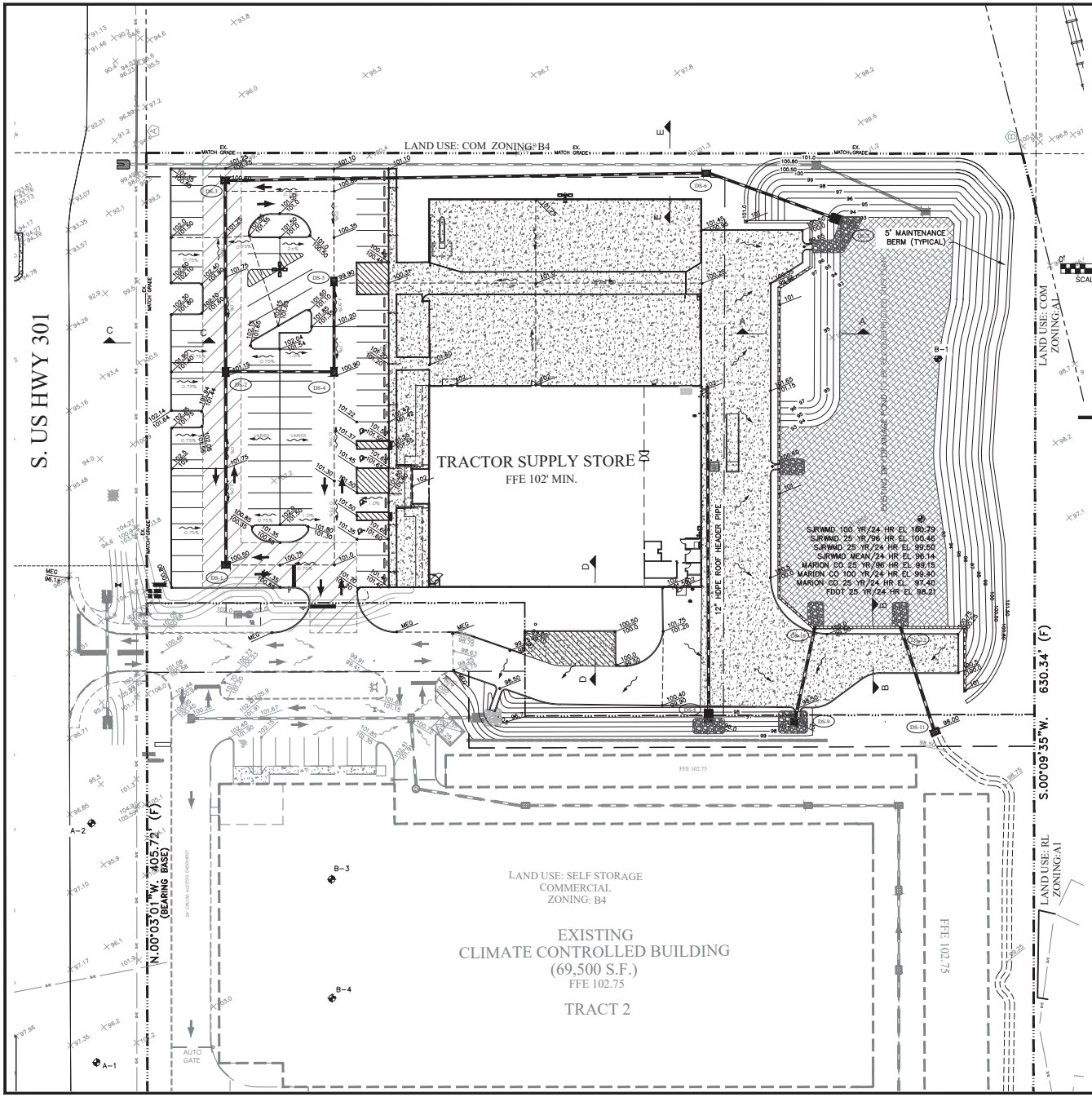
SHEET NUMBER
4



LEGEND / ABBREVIATIONS

EXISTING	PROPOSED	DESCRIPTION
		PROPOSED CURB
		SITE BOUNDARY LINE
		CENTER LINE OF ROAD
		RIGHT-OF-WAY
100	100	CONTOURS
		STORM DRAIN PIPES
		SAWCUT LINE
R/W OR RW	R/W OR RW	RIGHT-OF-WAY
TYP	TYP	TYPICAL
S/W OR SW	S/W OR SW	SIDEWALK
LF	LF	LINEAR FEET
SD	SD	STORM DRAIN
EL	EL	ELEVATION
EX	EX	EXISTING
INV	INV	INVERT ELEVATION
MEG	MEG	MATCH EXISTING GRADE
FFE	FFE	FINISH FLOOR ELEVATION
PVMT	PVMT	PAVEMENT
×49.58	10.52	GRADE ELEVATION
0.50%	0.50%	SLOPE
		DRAINAGE INLET
		SURFACE STORMWATER FLOW DIRECTION
SD-50	SD-50	STORM SEWER STRUCTURE NUMBER
		CONCRETE PAVEMENT

DRAINAGE STRUCTURES

- DS-1: FDOT TYPE C INLET HD W/ C.I. GRATE
  GRATE ELEVATION = 100.50
  INVERT ELEVATION (N) = 96.0
- DS-2: FDOT TYPE C INLET HD W/ C.I. GRATE
  GRATE ELEVATION = 101.15
  INVERT ELEVATION (S) = 95.45
  INVERT ELEVATION (N) = 95.45
- DS-3: FDOT TYPE C INLET HD W/ C.I. GRATE
  GRATE ELEVATION = 100.60
  INVERT ELEVATION (W) = 95.30
  INVERT ELEVATION (S) = 95.30
- DS-4: FDOT TYPE C INLET HD W/ C.I. GRATE
  GRATE ELEVATION = 100.90
  INVERT ELEVATION (W) = 95.55
  INVERT ELEVATION (E) = 95.55
- DS-5: FDOT TYPE C INLET HD W/ C.I. GRATE
  GRATE ELEVATION = 99.90
  INVERT ELEVATION (S) = 95.65
- DS-6: FDOT TYPE C INLET HD W/ STEEL GRATE
  RIM ELEVATION = 100
  INVERT ELEVATION (E) = 94.60
  INVERT ELEVATION (W) = 94.60
- DS-7: MITERED END SECTION 24"
  INVERT ELEVATION = 93.00
- DS-8: MITERED END SECTION 12"
  INVERT ELEVATION = 96.00
- DS-9: FDOT TYPE C INLET HD W/ STEEL GRATE
  RIM ELEVATION = 96.15
  INVERT ELEVATION (N) = 93.15
- DS-10: KEYSTONE WALL OUTFALL
  INSTALL CONCRETE COLLAR
  W/2-#4 TOP & BOTTOM
  INVERT ELEVATION = 93.00
- DS-11: FDOT TYPE C INLET HD W/ STEEL GRATE
  RIM ELEVATION = 98.00
  INVERT ELEVATION (N) = 95.00
- DS-12: KEYSTONE WALL OUTFALL
  INSTALL CONCRETE COLLAR
  W/2-#4 TOP & BOTTOM
  INVERT ELEVATION = 94.66

DRAINAGE PIPE DATA

DS-1 TO DS-2	120 LF OF 18" HDPE @ 0.46%
DS-4 TO DS-2	68 LF OF 18" HDPE @ 0.15%
DS-5 TO DS-4	56 LF OF 18" HDPE @ 0.18%
DS-2 TO DS-3	119 LF OF 24" HDPE @ 0.13%
DS-3 TO DS-6	300 LF OF 24" HDPE @ 0.23%
DS-6 TO DS-7	90 LF OF 24" HDPE @ 1.80%
DS-9 TO DS-10	62 LF OF 18" HDPE @ 0.24%
DS-11 TO DS-12	68 LF OF 18" HDPE @ 0.50%

NOTE: ALL PIPE SHALL MEET REQUIREMENTS OF FDOT SPECIFICATIONS 430 AND 948, (LATEST EDITION)

CONSTRUCTION NOTES

ALL ELEVATIONS ARE BASE ON NAVD 1988

DRIVEWAY CONNECTIONS ELEVATIONS HAVE BEEN PROJECTED BASED ON EXISTING FIELD CONDITIONS. VERIFY AND MAINTAIN EXISTING GUTTER FLOWLINES AND MATCH EXISTING EDGE OF PAVEMENTS DURING INSTALLATION OF DRIVEWAY CONNECTIONS.

CONTRACTOR SHALL PROVIDE TEES, BENDS AND CONNECTING MATERIALS PROVIDING A ROOF DRAIN CONNECTION TO 12" ROOF HEADER PIPE, INCLUDING CLEAN OUTS, AS SHOWN ON THIS PLAN. CONTRACTOR TO LOCATE BUILDING ROOF DOWNSPOUT LOCATIONS PRIOR TO CONSTRUCTING THE 12" PVC HEADER, IF BUILDING PLAN LOCATIONS ARE DIFFERENT THAN PLAN NOTIFY ENGINEER PRIOR TO INSTALLATION. MAINTAIN MINIMUM 12" COVER OVER PVC HEADER.

CONTRACTOR NOTES

1. BEFORE BEGINNING SITE WORK, THE CONTRACTOR IS REQUIRED TO FIELD VERIFY THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES AND OTHER FEATURES. THE CONTRACTOR MAY CONSULT THE UTILITIES OWNER'S RECORD DRAWINGS, BUT THE UTILITY OWNER AND THE ENGINEER DO NOT GUARANTEE, BY IMPLICATION OR OTHERWISE, THE ACCURACY OF THE UTILITY OWNER'S RECORD DRAWINGS. THE SITE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR ANY MODIFICATION REQUIRED, OTHER THAN SHOWN ON PLANS.

2. CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION TO CONFIRM LOCATIONS OF UTILITY AND STORM DRAINAGE FROM BUILDING. IF ANY SUBSTANTIAL DEVIATIONS FROM THIS PLAN, NOTIFY ENGINEER AND OBTAIN WRITTEN INSTRUCTIONS PRIOR TO START OF CONSTRUCTION.

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

DESIGNED BY	REV	DRAWN BY	DATE	CHECKED BY	REV
CONTRACTOR	CD156	BOYKINS	12/2022	CALLED	48"
NO.				DATE	APP'D
1					
2					
3					
4					
5					

PAVING, GRADING AND DRAINAGE PLAN
TRACTOR SUPPLY STORE AT SUMMERFIELD
MARION COUNTY, FLORIDA
PRIMAX PROPERTIES

CADIAZZ
• Engineering Consultants •
PO Box 450006 • Kissimmee, Florida 34745
Phone: (407) 758-1979 Fax: (407) 588-7552

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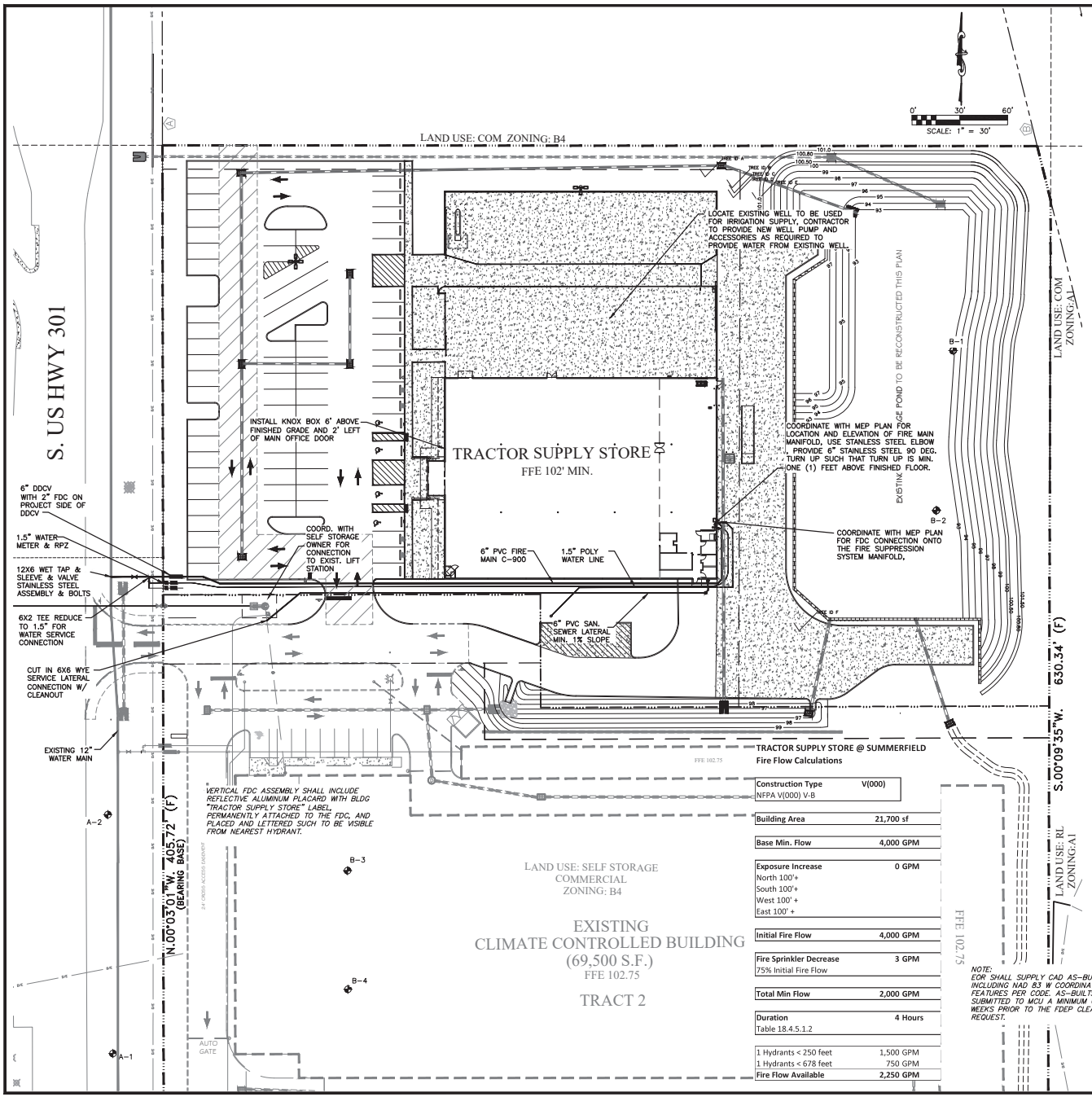
SHEET NUMBER
5



TRACTOR SUPPLY STORE @ SUMMERFIELD
Fire Flow Calculations

Construction Type	V(000)
NFPA V(000) V-B	
Building Area	21,700 sf
Base Min. Flow	4,000 GPM
Exposure Increase	0 GPM
North 100'+	
South 100'+	
West 100' +	
East 100' +	
Initial Fire Flow	4,000 GPM
Fire Sprinkler Decrease	3 GPM
75% Initial Fire Flow	
Total Min Flow	2,000 GPM
Duration	4 Hours
Table 18.4.5.1.2	
1 Hydrants < 250 feet	1,500 GPM
1 Hydrants < 678 feet	750 GPM
Fire Flow Available	2,250 GPM

NOTE:
EOR SHALL SUPPLY CAD AS-BUILTS INCLUDING NAD 83 W COORDINATES FOR ALL FEATURES PER CODE. AS-BUILTS SHALL BE SUBMITTED TO MCU A MINIMUM OF TWO WEEKS PRIOR TO THE FDEP CLEARANCE REQUEST.

LEGEND / ABBREVIATIONS

EXISTING	PROPOSED	DESCRIPTION
		FIRE HYDRANT
		WATER VALVE-WV
		BLOWOFF - BO
		WATER METER - WM
		SANITARY MANHOLE - MH
		SANITARY CLEANOUT - CO
		BACKFLOW PREVENTER - BFP OR REDUCED PRESSURE ASSEMBLY - RPZ
WM	WM	WATER MAIN
SAN	SAN	SANITARY MAIN
gas	G	GAS LINE
		EASEMENT LINE
		SWALE
LF	LF	LINEAR FEET
PVC	PVC	POLYVINYL CHLORIDE
SD	SD	STORM DRAIN
INV	INV	INVERT
		PROPOSED SITE LIGHTING (SEE PHOTOMETRIC PLAN)

CONSTRUCTION NOTES

1. 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 AT 352-307-6163.

2. CONTRACTOR SHALL PROVIDE A METER & RPZ BFP CONSISTENT MARION COUNTY UTILITIES APPROVED EQUIPMENT.

3. ALL SPECIFICATIONS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH MARION COUNTY UTILITY STANDARDS & SPECIFICATIONS LATEST EDITION AND STANDARD UTILITY DETAILS. CONSTRUCTION MATERIALS SHALL BE IN ACCORDANCE WITH MARION COUNTY QUALIFIED PRODUCTS LIST.

WATER

1. 1.5" WATER METER WITH 1.5" RPZ FOR POTABLE SERVICE

2 INSTALL WELL FOR IRRIGATION SERVICE

3. WATER MAIN SHALL BE PIGGED PRIOR TO CHLORINATION AND PRESSURE TESTING

SEWER

1. CLEANOUTS, SEE PLAN FOR INVERTS. SEE UTILITY DETAILS FOR SPECIFICATIONS.

ELECTRICAL

1. CONTRACTOR TO COORDINATE W SIGN PROVIDER & INSTALL CONDUIT AND WIRING FOR SIGN POWER, COORDINATE WITH ELECTRICAL PLANS AND PROVIDE POWER TO SIGN.

2. ELECTRICAL CONDUIT PER ARCHITECTURAL PLANS & COORDINATE WITH POWER PROVIDER & CONFIRM WITH OWNER ON PLACEMENT OF ELECTRIC TRANSFORMER PRIOR TO INSTALLATION.

3. CONTRACTOR TO PROVIDE ALL ELECTRICAL CONDUITS AND WIRING FOR SITE POWER AND LIGHTING COORDINATE WITH ARCHITECTURAL PLANS FOR POLE HEIGHT AND LIGHTING SPECIFICATIONS, POWER TO GRINDERS STATION SHALL BE INDEPENDANT FROM SITE POWER.

4. CONTRACTOR TO COORDINATE WITH LOCAL SERVICE PROVIDERS FOR INSTALLING CONDUIT FOR CABLE, PHONE AND INTERNET SERVICE.

5. CONTRACTOR SHALL PROVIDE POWER SUPPLY TO THE IRRIGATION CONTROLLER THROUGH THE HOUSE PANEL

6. CONTRACTOR TO PROVIDE SLEEVING UNDER PAVED AREAS FOR IRRIGATION WATER AND COORDINATE WITH POWER, PHONE AND CABLE ON CONDUIT REQUIREMENTS PRIOR TO BASE INSTALLATION.

7. CONTRACTOR TO PROVIDE 4" SLEEVING UNDER PAVED AREAS TO ACCOMMODATE IRRIGATION & COORDINATE WITH LANDSCAPE PLANS.

8. NO LANDSCAPING SHALL BE PLANTED IN SUCH A MANNER AS TO ADVERSELY AFFECT UTILITY INSTALLATION, OPERATION AND MAINTENANCE.

REQUIRED MATERIALS

1. PVC WATER LINES SHALL BE IN ACCORDANCE WITH AWWA C900 AND C905 CLASS 235; FOR LINES BETWEEN 4" AND 12" PIPE SCHEDULE SHALL BE DR 18. ALL FITTINGS SHALL BE IN ACCORDANCE WITH AWWA/ANSI C153/A 21.53.06 CLASS 350. ALL PVC LINES SMALLER THAN 4" SHALL BE SCHEDULE 80 PVC.

2. POLYETHYLENE TUBING SHALL BE IN ACCORDANCE WITH AWWA C901 PE 3608 CLASS 200 AND BE SCHEDULE DR 9 FOR POTABLE WATER LINES. POLY SEWER LINES SHALL BE CLASS 160 DR 11.

3. GRAVITY SEWER SHALL BE IN ACCORDANCE WITH ASTM D-3034 WITH A SCHEDULE SDR 26 WITH JOINTS IN ACCORDANCE WITH ASTM D-3212. LOW PRESSURE PVC SHALL BE IN ACCORDANCE WITH ASTM D2241 AND 1784 SDR 21 CLASS 200.

4. ALL VALVES SHALL COMPLY WITH MARION COUNTY STANDARDS.

CONTRACTOR NOTES

1. BEFORE BEGINNING SITE WORK, THE CONTRACTOR IS REQUIRED TO FIELD VERIFY THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES AND OTHER FEATURES. THE CONTRACTOR MAY CONSULT THE UTILITIES OWNER'S RECORD DRAWINGS BUT THE UTILITY OWNER AND THE ENGINEER DO NOT GUARANTEE, BY IMPLICATION OR OTHERWISE, THE ACCURACY OF THE UTILITY OWNER'S RECORD DRAWINGS. THE SITE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR ANY MODIFICATION REQUIRED, OTHER THAN SHOWN ON PLANS.

2. CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION TO CONFIRM LOCATIONS OF UTILITY AND STORM DRAINAGE FROM BUILDING. IF ANY SUBSTANTIAL DEVIATIONS FROM THIS PLAN, NOTIFY ENGINEER AND OBTAIN WRITTEN INSTRUCTIONS PRIOR TO START OF CONSTRUCTION.

3. PRIOR TO COMMENCEMENT OF UTILITY SITE CONSTRUCTION, THREE COPIES OF SHOP DRAWINGS, IN ADDITION TO ANY COPIES REQUIRED BY THE APPLICANT SHALL BE SUBMITTED TO THE UTILITY DEPARTMENT FOR REVIEW AND APPROVAL.

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

DESIGNED BY:	BLG	DRAWN BY:	JMW	CHECKED BY:	BLG		
JOB NUMBER:	CSU 56	DATE:	12.2022	SCALE: 1"=30'			
NO.	BY/INITIALS					DATE	APP'D
1	REVISED PER DRC COMMENTS					02/23	
2	ADDED REMOTE FDC ASSEMBLIES FOR BLDGS A,B,D					02/29	24
3							
4							
5							

UTILITY PLAN
TRACTOR SUPPLY STORE @ SUMMERFIELD
MARION COUNTY, FLORIDA
PRIMAX PROPERTIES

CADJAZ
Engineering Consultants
PO Box 478006 • Tallahassee, FL 32347-8148
Phone: (407) 738-1979 Fax: (407) 348-7552

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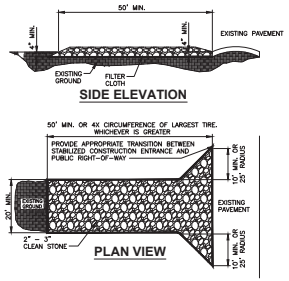
SEAL

NOT VALID UNLESS SIGNED & SEALED BY A REGISTERED ENGINEER
CADJAZ LLC
CERTIFICATION OF AUTHORIZATION # 28909

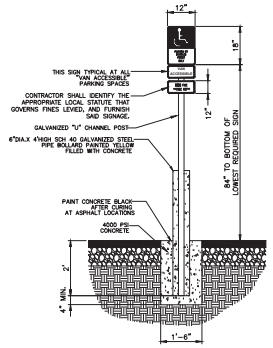
SHEET NUMBER
6



CONSTRUCTION SPECIFICATIONS

1. STONE – USE COARSE AGGREGATE (2 – 3 INCH STONE)
2. LENGTH – AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
3. THICKNESS – NOT LESS THAN EIGHT (8) INCHES.
4. WIDTH – NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. WASHING – WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS.
6. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
7. 12' X 24' METAL GRATE MAY BE USED. GRATE SHALL BE 25' AWAY FROM PAVEMENT AND APPROPRIATE SEDIMENT CONTROL TRAPPING DEVICE SHALL BE USED AT GRATE OUTLET POINT.

STABILIZED CONSTRUCTION ENTRANCE



HANDICAP SIGN DETAIL

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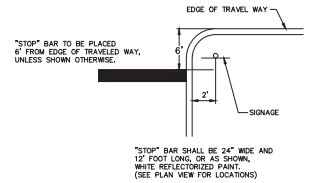
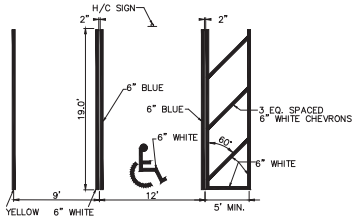
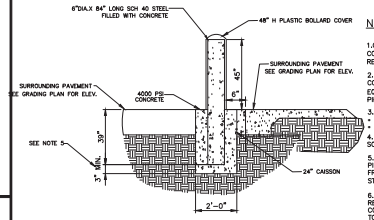


STOP BAR DETAIL WITH SIGNAGE



ADA PARKING STALL DETAIL

(NOT TO SCALE)

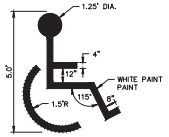


NOTES:

1. CONCRETE MUST BE MINIMUM 4,000 PSI COMPRESSIVE STRENGTH WITH FIBER MESH REINFORCEMENT
2. PROVIDE PLASTIC BOLLARD COVER, COVER TO BE IDEALSHIELD (OR APPROVED EQUAL) 3' THICK BROWN (PQ-440C). 6" PIPE FITMENT, WITH DOME TOP, 48" TALL.
3. DESIGN PARAMETERS:
   - 20 MPH
   - 5,000 LB VEHICLE
4. USE SONOTUBE IN SANDY OR OTHER SOILS THAT MIGHT CAVE IN.
5. INCREASE DEPTH OF CAISSON BELOW PIPE TO MEET LOCAL JURISDICTION MIN. FROST DEPTH REQUIREMENT. PIPE CAN STAY AT 39" BELOW PAVEMENT.
6. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY NO UTILITY CONFLICTS EXIST WHERE BOLLARDS ARE TO BE INSTALLED, NOTIFY ENGINEER OF RECORD OF ANY CONFLICTS AND AWAIT WRITTEN INSTRUCTIONS PRIOR TO INSTALLATION.

TYPICAL BOLLARD DETAIL

SCALE = NTS



HANDICAP PAVEMENT SYMBOL DETAIL

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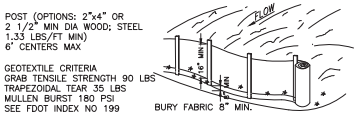
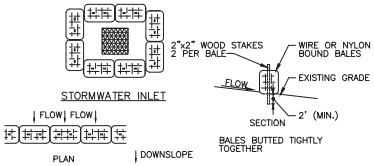


PREASSEMBLED SILT FENCE



SYNTHETIC SILT BARRIER

EROSION CONTROL/WATER QUALITY MANAGEMENT PRACTICES

1. THE CONTRACTOR MUST SELECT, IMPLEMENT, AND OPERATE ALL EROSION AND SEDIMENT CONTROL MEASURES REQUIRED TO RETAIN SEDIMENT ON-SITE AND TO PREVENT VIOLATIONS OF WATER QUALITY STANDARD AS SPECIFIED IN CHAPTERS 17-301, 17-302, 17-4, F.A.C. THE CONTRACTOR IS ENCOURAGE TO USE APPROPRIATE BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROLS AS DESCRIBED IN THE FLORIDA LAND DEVELOPEMENT MANUAL: A GUIDE TO SOUND LAND AND WATER MANAGEMENT (DER, 1988)
2. THE CONTRACTOR SHALL CONTROL TURBID RUNOFF FROM THE PROJECT BY ROUGH EXCAVATING THE PROPOSED RETENTION AREAS IMMEDIATELY FOLLOWING CLEARING AND GRUBBING OPERATIONS. ALL DEWATERING DISCHARGE SHALL BE DIRECTED TO THESE AREA(S) FOR SETTLING PRIOR TO DISCHARGE OFF-SITE.
3. THE CONTRACTOR SHALL INSTALL WATER QUALITY CONTROL DEVICES ALONG THE SITE PERIMETER AS DESIGNATED ON THESE PLANS. THE CONTRACTOR SHALL RECEIVE THE ENGINEERS APPROVAL OF THE INSTALLATION PRIOR TO ANY OTHER SITE CONSTRUCTION.
4. ALL EROSION CONTROL/ WATER QUALITY DEVICES SHALL BE IN ACCORDANCE WITH SECTION 104 OF THE LATEST EDITION OF THE FDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION". SILT FENCES, SYNTHETIC BALES, AND/OR TURBIDITY BARRIERS SHALL BE INSTALLED AT ALL OFF-SITE DISCHARGE POINTS. ALL EROSION CONTROL/WATER QUALITY DEVICES SHALL BE LEFT IN PLACE UNTIL THE DISTURBED AREAS ARE COMPLETELY STABILIZED AND/ OR VEGETATED.
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SOIL MOISTURE TO PREVENT WIND GENERATED SOIL EROSION. ALL SURFACES 30 OR MORE DAYS SHALL BE VEGETATED WITH A TEMPORARY OR PERMANENT COVER.
6. REFER TO FDOT SPECIFICATIONS, SECTION 104 FOR EROSION CONTROL STANDARDS.

EROSION CONTROL DETAIL

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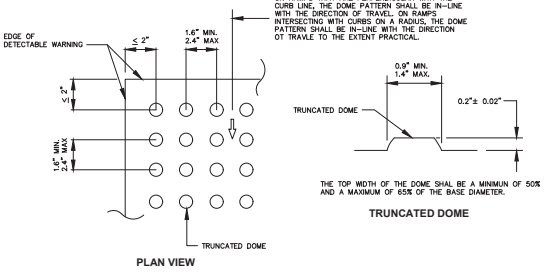
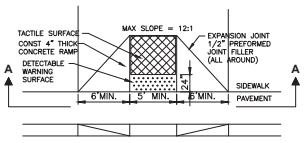


ON RAMPS THAT ARE PERPENDICULAR WITH THE CURB LINE, THE DOME PATTERN SHALL BE IN-LINE WITH THE DIRECTION OF TRAVEL. ON RAMPS INTERSECTING WITH CURBS ON A RADIUS, THE DOME PATTERN SHALL BE IN-LINE WITH THE DIRECTION OT TRAVLE TO THE EXTENT PRACTICAL.

TRUNCATED DOME

ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24" (6' MIN) FROM THE BACK OF CURB.

CURB RAMP DETECTABLE WARNING DETAIL

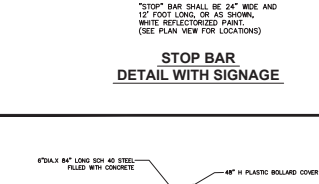


HANDICAPPED RAMP

SCALE = NTS

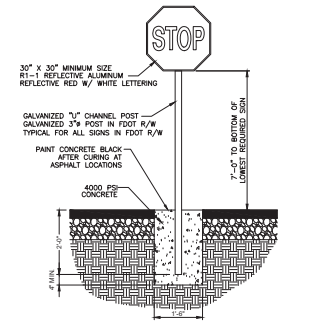
NOTES:

1. TACTILE SURFACES SHALL BE CONSTRUCTED BY TEXTURING TO A DEPTH NOT EXCEEDING 1/8" BY USE OF A TAMP OR ROLLER FABRICATED WITH AN IMPRINT SURFACE OF EITHER 1" MESH 0.250 WIRE CLOTH (PLAIN WEAVE, CONVENTIONAL CRIMP), #6 EXPANDED METAL (STANDARD) OR 3 LB. EXPANDED METAL GRATING.
2. DETECTABLE WARNING SURFACE SHALL BE INSTALL IN ACCORDANCE WITH F.D.O.T. INDEX 522-002 AND A.D.A. STANDARDS; PER F.D.O.T. AND A.D.A. STANDARDS, THE COLOR REQUIREMENTS FOR THE DETECTABLE WARNING SURFACE SHALL PROVIDE A DARK-ON-LIGHT OR LIGHT-ON-DARK CONTRAST BETWEEN THE DETECTABLE WARNING SURFACE AND THE ADJACENT WALKING SURFACE.



STOP BAR DETAIL WITH SIGNAGE

SCALE = NTS



STOP SIGN DETAIL

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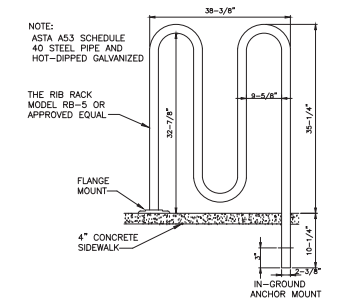

BICYCLE RACK DETAILS

NO.	REVISIONS	DATE	DRAWN BY	DESIGNED BY
1			JAW	BLG
2				
3				
4				
5				

JOB NUMBER: 03-46 | SCALE: NTS | CHKD BY: BLG | DATE: 12/2022 | APPR.

SIGN, PARKING & EROSION CONTROL DETAILS

TRACTOR SUPPLY STORE @ SUMMERFIELD
MARION COUNTY, FLORIDA
PRIMAX PROPERTIES

CADJAZZ
• Engineering Consultants •
PO Box 430006 • Kissimmee, Florida 34743
Phone: (407) 738-1979 Fax: (407) 348-7552

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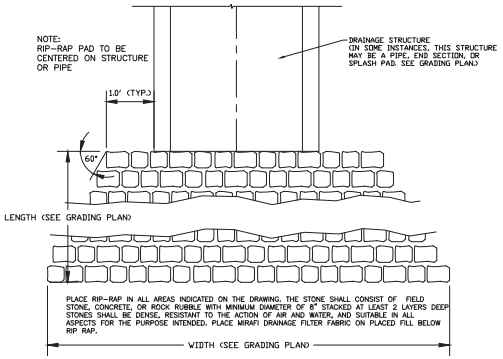
SEAL

NOT VALID UNLESS SIGNED & EMBOSSED BY A REGISTERED ENGINEER CADJAZZ, LLC CERTIFICATION OF AUTHORIZATION # 28589

SHEET NUMBER

7



RIPRAP / ROCK RUBBLE DETAIL
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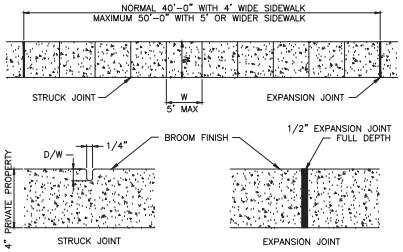
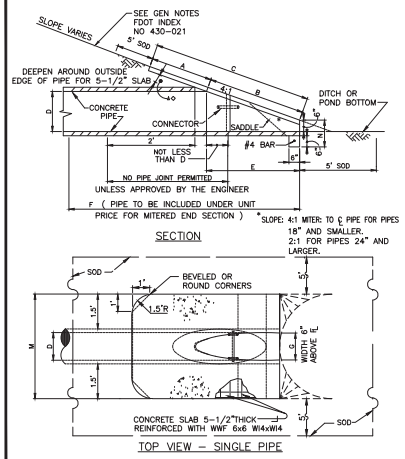


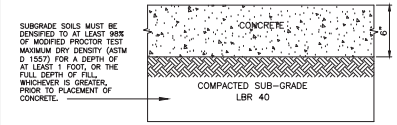
NOTES:
1. SIDEWALK EXPANSION JOINTS TO BE AT ALL TIES TO CONCRETE OTHER THAN DRIVEWAYS. MAXIMUM SPACING SHALL BE 60'.
2. EXPANSION JOINT MATERIAL SHALL BE ASPHALT FIBER IMPREGNATED PREFORMED JOINT FILLER, TO FILL DEPTH OF CONCRETE.

TYPICAL SIDEWALK
SCALE = NTS

	D	X	A	B	C	E	F	G	H	M SINGLE PIPE	M DOUBLE PIPE	M TRIPLE PIPE	M QUAD PIPE	N
4:1	15"	2'-7"	2.27'	4.09'	6.36'	4.03'	8"	1.22'	4.00'	4.63'	7.21'	9.79'	12.37'	1.19'
	18"	2'-10"	2.36'	5.12'	7.48'	5.03'	9"	1.41'	4.00'	4.92'	7.75'	10.58'	13.42'	1.21'
	24"	3'-5"	2.53'	7.18'	9.71'	7.03'	11"	1.73'	4.00'	5.50'	8.92'	12.33'	15.75'	.25'
	30"	4'-3"	2.70'	9.25	11.95'	9.03'	13"	2.00'	4.00'	6.08'	10.33'	14.58'	18.83'	1.29'



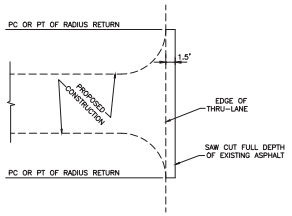
MITERED END SECTION

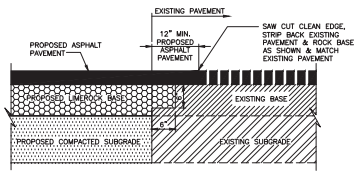


GENERAL CONTRACTOR SHALL PROVIDE CONCRETE AT TRASH ENCLOSURE AND APRON AS FOLLOWS:

- MINIMUM 3,000 PSI COMPRESSIVE STRENGTH CONCRETE WITH FIBER REINFORCEMENT, MINIMUM MODULUS OF RUPTURE OF 600 PSI

TYPICAL CONCRETE PAVEMENT DETAIL
SCALE = NTS





PAVEMENT CONNECTION DETAIL AT EXISTING AISLES & DRIVEWAYS
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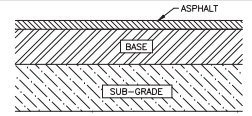

ASPHALT 1.5" TYPE S-3 OR SP 9.5 ASPHALTIC CONCRETE SURFACE COURSE

BASE **6" LIMEROCK LBR 100 OR RECYCLED CONCRETE** BASE LBR 150 COMPACTED TO 98% DENSITY PER MODIFIED PROCTOR TEST AASHTO T-180

SUB-GRADE 12" COMPACTED SUB-GRADE COMPACTED TO 98% DENSITY MODIFIED PROCTOR TEST PER AASHTO T-180, MINIMUM LBR 40

TYPICAL PAVEMENT SECTION
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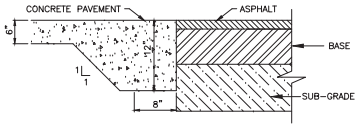

ASPHALT ADJACENT TO CONCRETE CONNECTION
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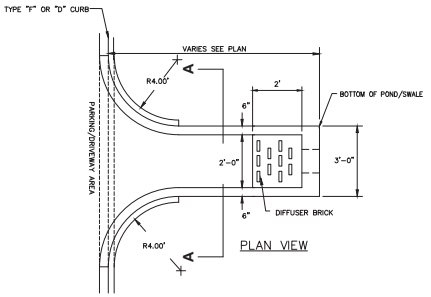

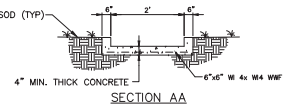

CONCRETE FLUME DETAIL
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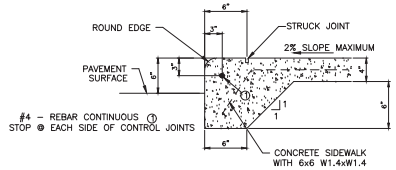

INTEGRAL CURB & SIDEWALK
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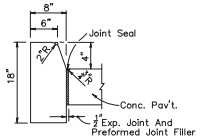

TYPE D
PER FDOT INDEX 520-001

CONCRETE CURBS
SCALE = NTS

NO.	DESCRIPTION	BY	DATE
1			
2			
3			
4			
5			

DESIGNED BY: BLG
CHECKED BY: BLG
DRAWN BY: JMW
CHECKED BY: NTS
CAD. NO.
SCALE: 12.20.22
JOB NUMBER:
DATE:
APP'L
DATE:

PAVING AND DRAINAGE DETAILS

TRACTOR SUPPLY STORE @ SUMMERFIELD
MARION COUNTY, FLORIDA
PRIMAX PROPERTIES

CADAZZ
• Engineering Consultants •
PO Box 430016 • Kissimmee, Florida 34745
Phone: (407) 738-1979 Fax: (407) 348-7552

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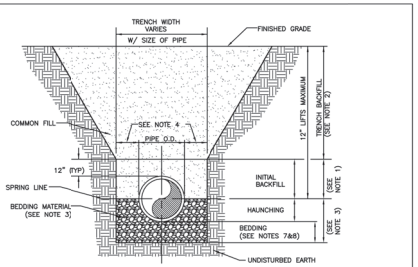
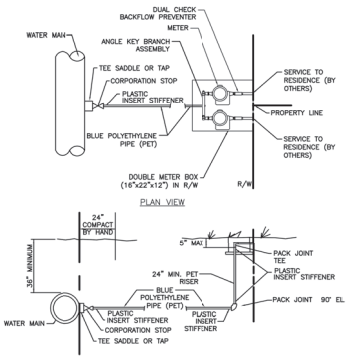
CADAZZ, LLC
CERTIFICATION OF AUTHORIZATION # 28500

SHEET NUMBER
8



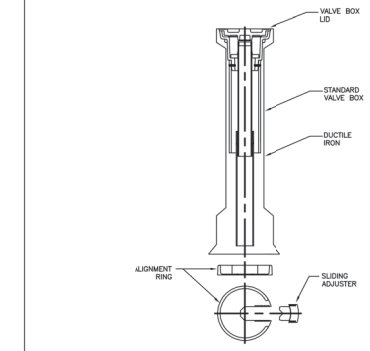
NOTES:
1. INITIAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. BEDDING MATERIAL SHALL CONFORM TO FDOT NO. 57 AGGREGATE.
4. 15" 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 PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TY THE DIRECTION OF THE FLOW.
7. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER UP TO 12" AND 6" MINIMUM FOR PIPE DIAMETER 16" AND LARGER.
8. DEPTH FOR REMOVAL OF 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.
9. FINAL RESTORATION IN IMPROVED 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 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 UTILITIES	MCBCC EFFECTIVE 04/13/2023	BEDDING AND TRENCHING 1	7.3.2
	REVISION # 2		UT 102



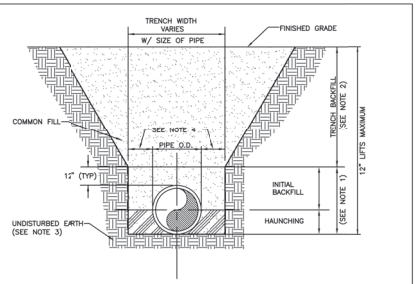
NOTES:
1. ALL RESIDENTIAL SERVICES SHALL HAVE A MINIMUM SIZE OF 1".
2. CURB STOP SHALL BE INSTALLED ON STREET SIDE OF THE SIDEWALK BETWEEN SIDEWALK AND CURB.
3. SCHEDULE 40 PVC CASING TO BE USED UNDER PAVEMENT, EXTENDING A MINIMUM OF 5' ON EITHEY SIDE OF THE PAVEMENT WHERE POSSIBLE. THE INSIDE DIAMETER OF THE CASING PIPE SHALL BE A MINIMUM OF ONE INCH LARGER THAN THE OUTSIDE DIAMETER OF THE SERVICE PIPE.
4. CORP STOPS SHAL, BE HORIZONTAL TO WATER MAINS.
5. LOCATE WIRE SHAL, BE INSTALLED FROM MAIN TO SERVICE LINE.
6. PIPE AND FITTING SIZES TO BE DETERMINED BY SERVICE TYPE.
7. COMPACTION SHALL BE MADE UNDER AND AROUND THE CONNECTION TO THE SATISFACTION OF THE ENGINEER.
8. POTABLE WATER SERVICE CONNECTIONS SHALL BE PERMANINTLY MARKED BY ETCHING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
9. RECLAIMED WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY ETCHING OR STAMPING A "RW" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
10. SERVICE LINES SHALL NOT CONFLICT WITH OTHER UTILITIES SERVICE LINES SHALL BE SLEEVED WITH SCH40 PVC IF UNDER OTHER UTILITIES.
11. ALL TAPS MUST BE LOCATED A MINIMUM OF 24" AWAY FRM ANY BELL AND/OR FITTING.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	WATER AND RECLAIMED WATER SERVICES (TYPICAL)	7.3.2
	REVISION # 2		UT 107



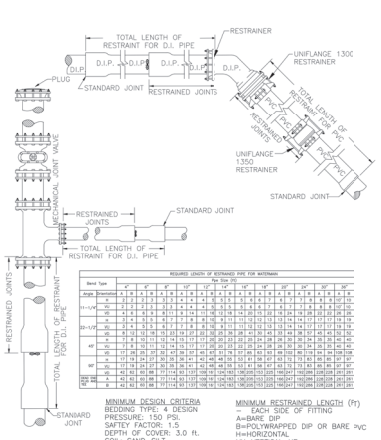
NOTES:
1. FOR ALL MAINS 6.0' DEEP OR GREATER, PVC PIPE EXTENSIONS SHALL BE USED ON VALVE BOX INSTALLATION.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	SEALED VALVE BOX, ADJUSTABLE	7.3.2
	REVISION # 1		UT 111



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 BEDDING AND TRENCHING 1 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 PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. FINAL RESTORATION IN IMPROVED 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 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 UTILITIES	MCBCC EFFECTIVE 04/13/2023	BEDDING AND TRENCHING 2	7.3.2
	REVISION # 2		UT 103



REQUIRED LENGTH OF RESTRAINED PIPE FOR WATERMAIN

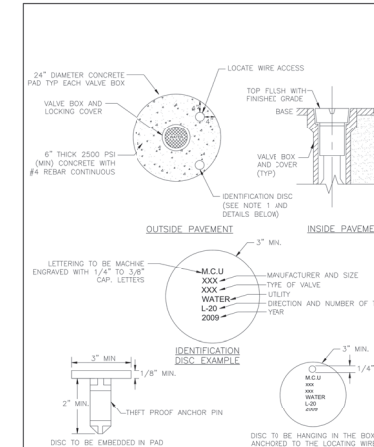
Bend Type	Angle	Dimension	4"	6"	8"	10"	12"	14"	16"	18"	20"	24"	30"	36"
11+/-1/4		A	5	5	5	6	7	8	9	10	11	13	16	19
	45	B	2	2	3	3	4	4	5	5	6	7	8	10
	45	C	4	5	6	8	11	9	14	11	16	12	18	14
	45	D	3	4	5	6	8	7	10	8	11	9	13	10
22+/-1/2		A	5	5	6	7	8	9	10	11	12	14	17	20
	45	B	3	4	5	6	7	8	9	10	11	12	15	18
	45	C	9	13	18	23	29	27	37	32	41	33	46	38
	45	D	6	9	12	16	20	19	26	22	29	23	32	27
45		A	7	8	10	11	13	14	15	17	18	21	25	30
	45	B	4	5	6	7	9	9	11	11	13	15	19	23
	45	C	21	29	39	49	62	58	79	68	87	70	98	81
	45	D	15	20	27	35	44	41	56	48	62	50	69	57
90		A	11	13	16	19	22	24	27	30	33	39	47	57
	45	B	7	9	11	13	16	17	19	21	24	28	34	41
	45	C	38	52	70	88	111	104	141	122	156	126	176	145
	45	D	27	37	49	63	79	74	100	87	111	90	125	103
RISER BEND		A	42	42	60	88	111	143	163	177	199	235	283	343
TEE		A	42	42	60	88	111	143	163	177	199	235	283	343

MINIMUM DESIGN CRITERIA
BEDDING TYPE: 4 DESIGN
PRESSURE: 150 PSI.
SAFTEY FACTOR: 1.5
DEPTH OF COVER: 3.0 ft.
SOIL: SAND-SILT

MINIMUM RESTRAINED LENGTH (ft)
= EACH SIDE OF FITTING
A=BARE DIP
B=POLYWRAPPED DIP OR BARE PVC
H=HORIZONTAL
VU=VERTICAL-UP
VD=VERTICAL-DOWN

NOTES:
1. FOR LENGTH OF PIPE AND NUMBER OF JOINTS TO BE RESTRAINED, SEE TABLE.
2. ONLY DUCTILE IRON FITTINGS SHALL BE USED AT JOINTS TO BE RESTRAINED UNLESS OTHERWISE SPECIFIED BY THE MCU.
3. IN-LINE VALVES SHALL BE RESTRAINED BOTH WAYS.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/27/2018	RESTRAINED PIPE TABLE WATER AND RECLAIMED MAINS	7.3.2
	REVISION # 1		UT 200



NOTES:
1. BRONZE (OR STAINLESS STEEL) IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES, EXCEPT HYDRANT VALVES.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 10/12/2013	VALVE BOX PAD	7.3.2
	REVISION # NA		UT 112

DESIGNED BY: HLG | DRAWN BY: CDG/JG | DATE: 12/2023 | SCALE: | CHKD BY: SNS | HLG

NO.	DATE	REVISIONS	APPV.
1			
2			
3			
4			
5			

UTILITY DETAILS

TRACTOR SUPPLY STORE @ SUMMERFIELD
MARION COUNTY, FLORIDA

PRIMAX PROPERTIES

CADAZZ
• Engineering Consultants •
PO Box 450006 • Kissimmee, Florida 34745
Phone: (407) 738-1979 Fax: (407) 348-7552

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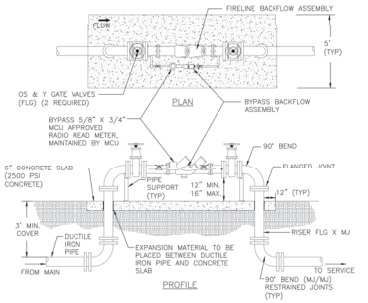
SHEET NUMBER

9



NOTES:
1. REQUIRED FOR SITES WITH SEPARATE DOMESTIC AND FIRE SYSTEM SUPPLY PIPING.
2. BACKFLOW ASSEMBLY SHALL BE OWNED AND 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 IS 10 FEET BY 15 FEET.
5. DETAIL NOT APPLICABLE WHEN AN RPZ IS REQUIRED IN ACCORDANCE WITH THE MARION COUNTY MANUAL OF CROSS-CONNECTION CONTROL AND BACKFLOW PREVENTION. SERVICES SMALLER THAN 3-INCHES SHALL REQUIRE AN RPZ AND SHALL BE METERED. METER AND TAP SIZE SHALL BE DETERMINED BY A FLORIDA LICENSED SPRINKLER CONTRACTOR, ARCHITECT, OR ENGINEER. METER SHALL BE INSTALLED BY MCU.
6. SERVICES 3-INCH AND LARGER SHALL BE DIP FROM THE POINT OF CONNECTION AT THE MAIN TO THE FIRE LINE DOUBLE DETECTOR CHECK VALVE ASSEMBLY IF THE MAIN IS ON THE SAME SIDE OF THE STREET AS THE ASSEMBLY. IF THE MAIN IS ON THE OPPOSITE SIDE OF THE STREET AS THE ASSEMBLY, A MINIMUM OF ONE SEGMENT OF PIPE IMMEDIATELY UPSTREAM FROM THE FIRE LINE DOUBLE DETECTOR CHECK VALVE ASSEMBLY SHALL BE DIP.
7. FREEZE PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE FIRE MARSHALL.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/27/2018	FIRE LINE DOUBLE DETECTOR CHECK VALVE ASSEMBLY	7.3.2 UT 208
	REVISION # 1		

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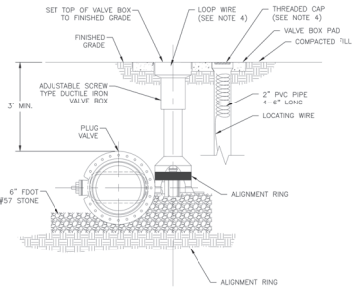

NOTES:
1. PVC PIPE EXTENSIONS SHALL BE USED ON VALVE BOX INSTALLATION.
2. THE VALVE ACTUATING NUT SHALL BE EXTENDED TO BE WITHIN 3' OF FINISHED GRADE.
3. PROVIDE A PLASTIC DEBRIS SHIELD / ALIGNMENT RING WHICH INSTALLS BELOW THE VALVE ACTUATING NUT. THIS SHIELD SHALL CENTER THE RISER PIPE BOX OVER THE 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 BOX ADJUSTMENTS.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/27/2018	PLUG VALVE AND BOX	7.3.2 UT 304
	REVISION # 1		

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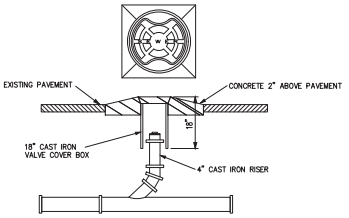
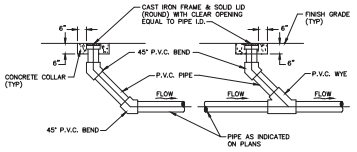
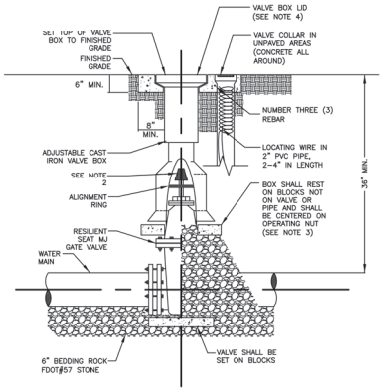


TRAFFIC BEARING CLEANOUT
SCALE = NTS

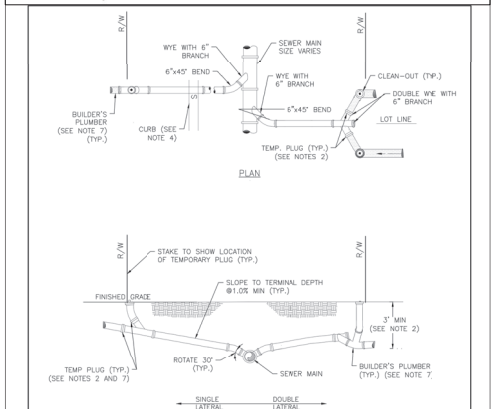


CLEANOUT DETAIL IN UNPAVED AREA
SCALE = NTS



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 COMMON BLOCKS.
4. VALVE BOX LID TO BE LETTERED WITH THE WORD "WATER" OR "RECLAIMED".
5. INSTALL BRASS ID TAG IN CONCRETE.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	GATE VALVE WATER AND RECLAIMED MAINS	7.3.2 UT 204
	REVISION # 2		



NOTES:
1. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
2. WYE TO BE NO SHALLOWER THAN 3-FEET AND NO DEEPER THAN 5-FEET.
3. ALL FITTINGS SHOWN ARE TO BE INSTALLED.
4. SERVICE CONNECTONS SHALL BE PERMANENTLY MARKED BY ETCHING OR STAMPING AN "S" IN THE CURB DIRECTLY OVER THE LATERAL. WHERE NO CURB EXISTS, LOCATION SHALL BE MARKED BY PLACEMENT OF ADHESIVE REFLECTIVE MARKERS AS SPECIFIED BY MCU.
5. BUILDER'S PLUMBER WILL REMOVE PLUG, INSTALL CLEANOUT, AND CONNECT SERVICE LATERAL TO HOUSE.
6. CLEANOUT SHALL BE INSTALLED AT THE PROPERTY LINE AND SET A MINIMUM OF 2' ABOVE THE FINISHED GRADE.
7. DURING CONSTRUCTION SERVICE LATERAL AND CLEANOUTS SHALL BE STUBBED OUT A MINIMUM OF 1' AND SHALL BE CAPPED BY DEVELOPER'S SITE-WORK CONTRACTOR UNTIL PROPERTY IS DEVELOPED AND CONNECTION TO CENTRAL SEWER IS MADE.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/27/2018	SEWER SERVICE LATERAL	7.3.2 UT 312
	REVISION # 1		

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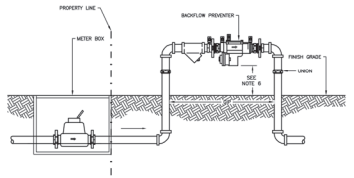

NOTES:
1. BACKFLOW PREVENTION ASSEMBLY SHALL BE INSTALLED AND MAINTAINED AS PER MARION COUNTY CROSS CONNECTION CONTROL ORDINANCE AND/OR PLUMBING CODE.
2. BACKFLOW PREVENTION ASSEMBLY TO BE INSTALLED LEVEL AND PLUMB.
3. MINIMUM CLEARANCE OF 24" TO BE MAINTAINED AROUND ASSEMBLY FOR TESTING.
4. ASSEMBLY MUST BE LISTED WITH THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH.
5. ALL BACKFLOW PREVENTION ASSEMBLIES MUST BE TESTED FOLLOWING INSTALLATION AND INITIATION OF WATER SERVICE. THE BACKFLOW PREVENTION ASSEMBLY TESTER MUST POSSESS A CURRENT AMERICAN WATER WORKS ASSOCIATION (AWWA) AND/OR AMERICAN BACKFLOW PREVENTION ASSOCIATION (ABPA) 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 INSTALLATION.
6. MIN. 12" MAX 18" ABOVE FINISHED GRADE AND FLOODPLAIN.
7. METERS LARGER THAN 2" WILL REQUIRE DISCUSSION WITH MCU.

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

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DESIGNED BY	DRAWN BY	CHECKED BY
JLG	CD/AW	JAW

NO	REVISIONS	DATE
1		
2		
3		
4		
5		

SCALE:	NTS
DATE	12/2025
APP'L	JLG

UTILITY DETAILS
TRACTOR SUPPLY STORE @ SUMMERFIELD
MARION COUNTY, FLORIDA
PRIMAX PROPERTIES

CADAZZ
• Engineering Consultants •
PO Box 450006 • Kissimmee, Florida 34745
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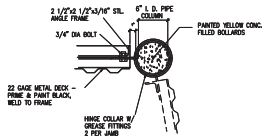
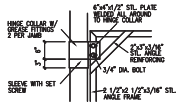
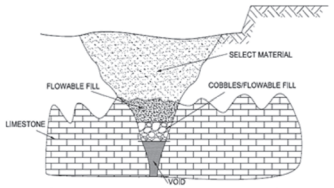
SHEET NUMBER
10





TYPICAL PVC PANEL COLOR WHITE



NOTE:

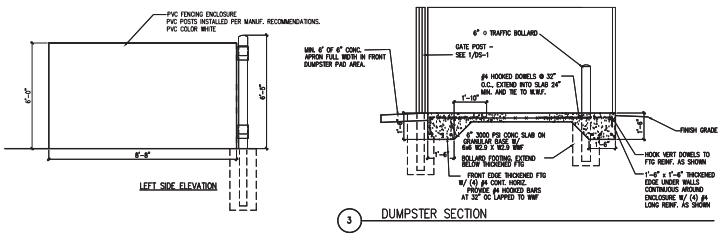
SJRWMD AND THE COUNTY SHOULD BE NOTIFIED AFTER FEATURES ARE OBSERVED, AND THE ACTUAL REMEDIATION PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO REPAIR BASED ON SPECIFIC SITE VISIT.

SINKHOLE REPAIR DETAIL

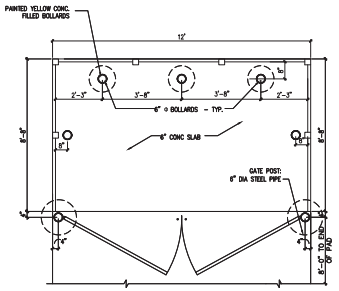
SCALE = NTS

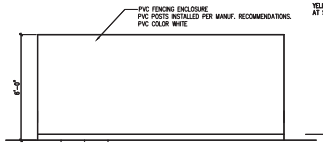
2 HARDWARE DETAILS

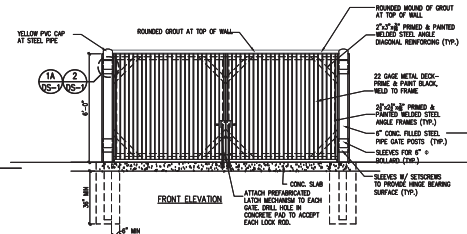
NTS

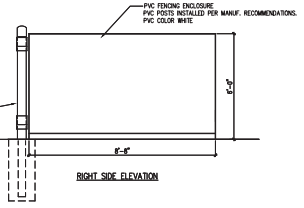


3 DUMPSTER SECTION









GENERAL NOTES

1. 6" DIA. STEEL POSTS SHALL BE SET A MINIMUM OF 36" INTO CONCRETE
2. DUMPSTER ENCLOSURE CONSTRUCTION TO MATCH BUILDING CONSTRUCTION, U.N.O.
3. CONCRETE STRENGTH: F'C = 3000 PSI, MIN. SLUMP = 3" FOR SLABS AND FOOTINGS
4. REINFORCING STEEL: ASTM A615, GRADE 60
5. DESIGN IN ACCORDANCE WITH FLORIDA BUILDING CODE 8TH EDITION, 2023.
6. PVC FENCING TO BE INSTALLED PER MANUFACTURER'S RECOMMENDTION FOR MINIMUM WIND LOAD RESISTANCE PER FBC 8TH EDITION, 2023.

MATERIALS:

1. ALL MASONRY TO MATCH BUILDING & COLOR COORDINATED TO BE CONSISTENT WITH BUILDING COLORS.

1 DUMPSTER PLAN & ELEVATIONS

NTS

DESIGNED BY	JLG	DRAWN BY	JLG	CHKD BY	NTS
JOB NUMBER	CO156	DATE	12/2023	SCALE	AS NOTED

NO.	REVISED PER DRC COMMENTS	DATE
1		02/23
2		
3		
4		
5		

MISCELLANEOUS DETAILS

TRACTOR SUPPLY STORE @ SUMMERFIELD
MARION COUNTY, FLORIDA

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• Engineering Consultants •
PO Box 450006 • Kissimmee, Florida 34745
Phone: (407) 758-1979 Fax: (407) 348-7532

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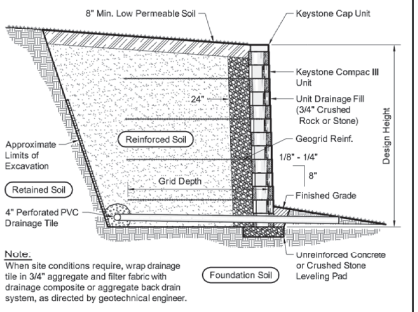
CADIAZZ, LLC
CERTIFICATION OF AUTHORIZATION # 28509

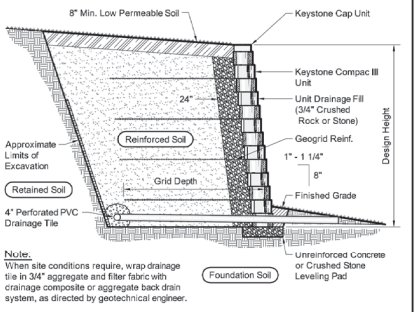
SHEET NUMBER

11



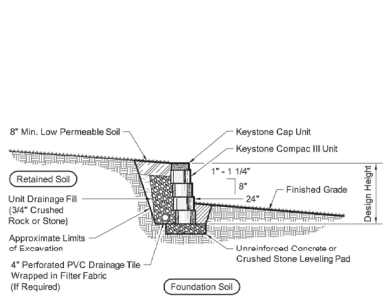
Typical Reinforced Wall Section

Compac III Unit - Near Vertical Setback



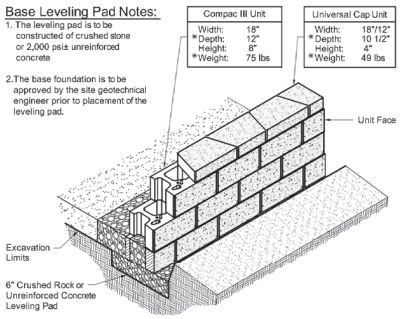
Typical Reinforced Wall Section

Compac III Unit - 1" Setback



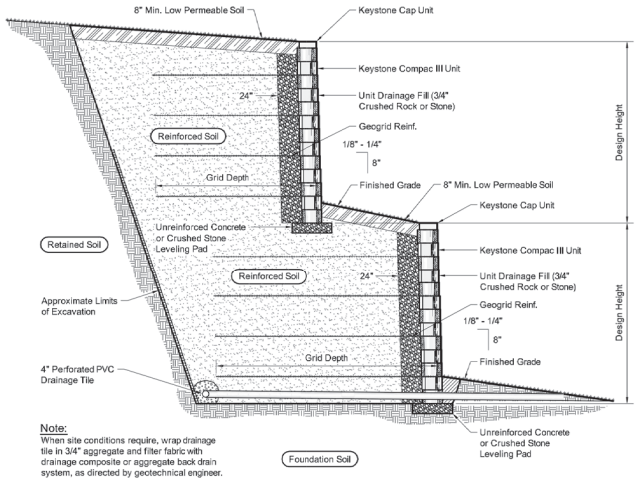
Typical Gravity Wall Section

Compac III Unit - 1" Setback



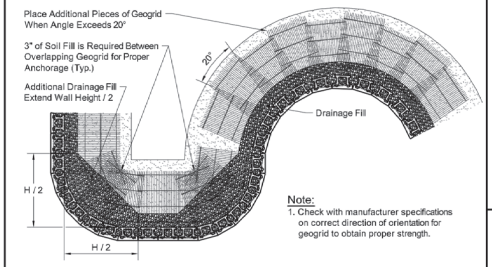
Compac III Unit/Base Pad Isometric Section View

* Dimensions & Weight May Vary by Region

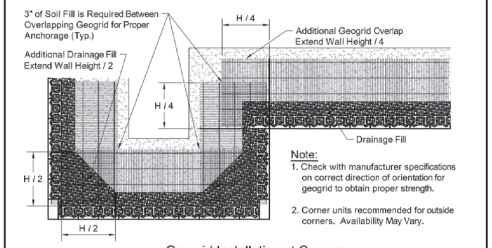


Typical Reinforced Tiered Wall Section

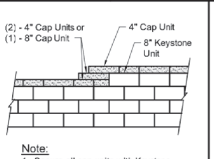
Compac III Unit - Near Vertical Setback



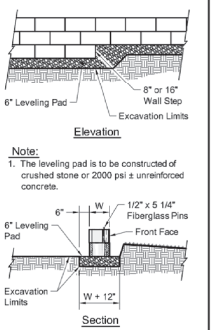
Geogrid Installation on Curves



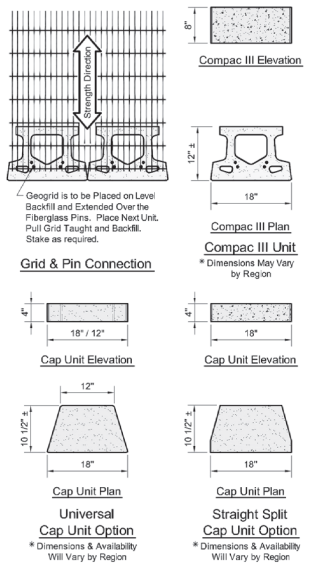
Geogrid Installation at Corners



Top of Wall Steps



Leveling Pad Detail



Copyright 2010 Keystone Retaining Wall Systems

Design is for internal stability of the KEYSTONE wall structure only. External stability, including but not limited to foundation and slope stability is the responsibility of the Owner. The design is based on the assumption that the materials within the retained mass, methods of construction, and quality of materials conform to KEYSTONE's specification for this project.

This drawing is being furnished for this specific project only. Any party accepting this document does so in confidence and agrees that it shall not be duplicated in whole or in part, nor disclosed to others without the consent of Keystone Retaining Wall Systems, Inc.

No.	Date	Revision	By

KEYSTONE RETAINING WALL SYSTEMS
A CONTECH COMPANY
4444 W 78th Street
Minneapolis, MN 55435
952-897-1040

Designed By:	RKM
Checked By:	CDM
Scale:	No Scale

Title: Compac III Unit - Straight Face Details

Project: Keystone Retaining Wall Systems Typical Wall Details

Date:

Project No:

Drawing No:

DESIGNED BY:	JLG	DRAWN BY:	JAW	CHKD BY:	JLG
JOB NUMBER:	CO1.56	DATE:	12.20.22	SCALE:	NTS

NO	REVISIONS	DATE	APP.
1			
2			
3			
4			
5			

CROSS SECTIONS AND DETAILS

TRACTOR SUPPLY STORE @ SUMMERFIELD

MARION COUNTY, FLORIDA

PRIMAX PROPERTIES

CADIAZ
• Engineering Consultants •
PO Box 450908 • Kissimmee, Florida 34745
Phone (407) 736-1939 Fax (407) 348-7552

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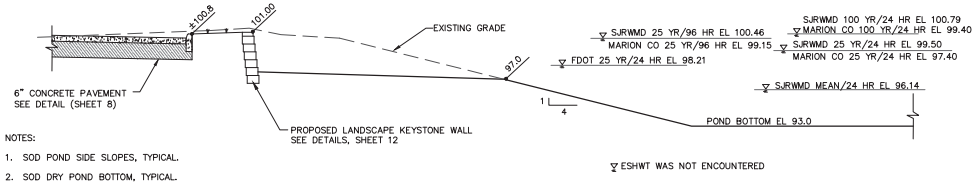
SHEET NUMBER

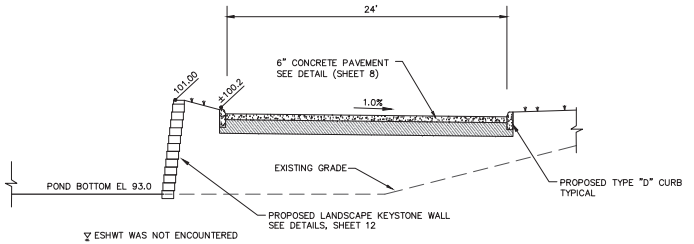
12



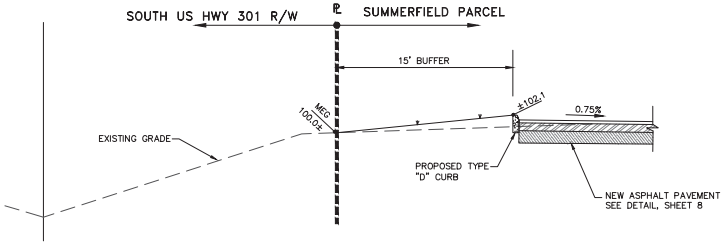
NOTES:

1. SOD POND SIDE SLOPES, TYPICAL.
2. SOD DRY POND BOTTOM, TYPICAL.

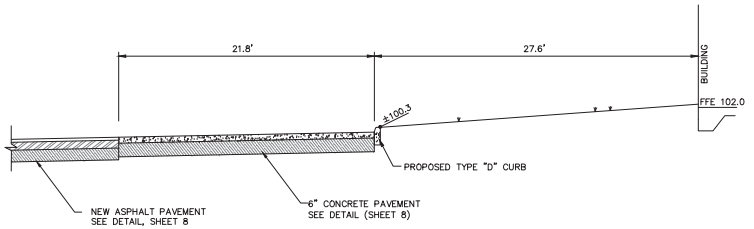
STORMWATER POND SECTION
SECTION A - A
SCALE: 1" = 5'



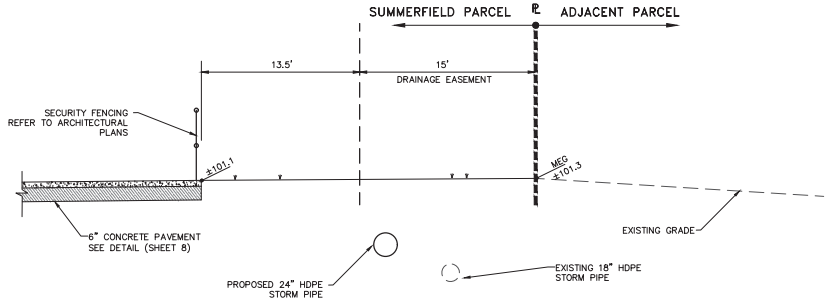
STORMWATER POND SECTION
SECTION B - B
SCALE: 1" = 5'



TYPICALSECTION
SECTION C - C
SCALE: 1" = 5'



TYPICAL SECTION
SECTION D - D
SCALE: 1" = 5'



TYPCIAL SECTION
SECTION E - E
SCALE: 1" = 5'

REVISIONED BY	BEG	DRAWN BY	BEG	DESIGN BY	BEG
FOR NUMBER		DATE		SCALE	NTS
NO.	REVISIONS			DATE	APP.
1					
2					
3					
4					
5					

CROSS SECTIONS AND DETAILS

TRACTOR SUPPLY STORE @ SUMMERFIELD
MARION COUNTY, FLORIDA

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SHEET NUMBER

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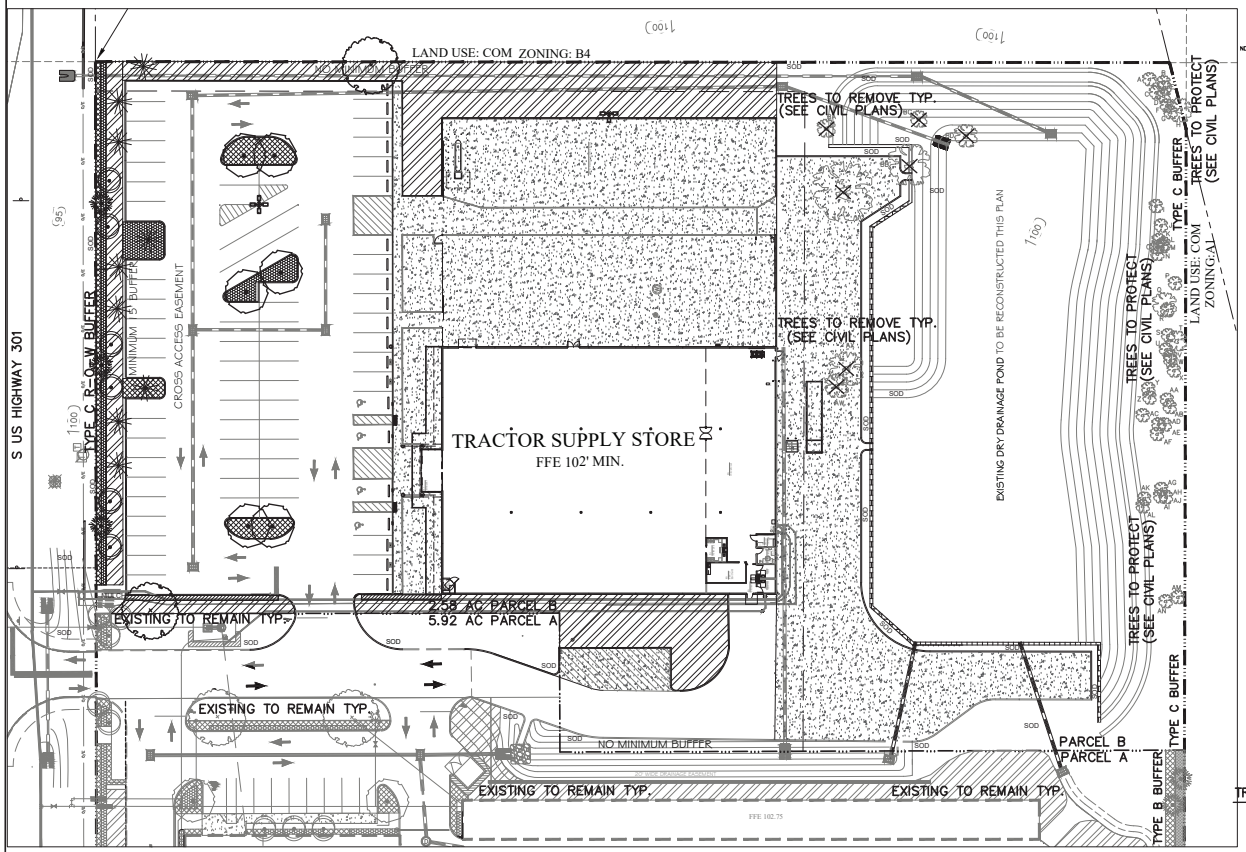


PLANT LIST AND SYMBOLS LEGEND

SYMBOL	QTY	LABEL	COMMON NAME (BOTANICAL NAME) SPECIFICATIONS	NATIVE
			SHADE TREES:	
	2	QV	LIVE OAK (QUERCUS VIRGINIANA 'CATHEDRAL') 65 GAL. MIN, 3.5" CAL. MIN., 12' HT. MIN., 5' CT.	Y
	9	JS	SOUTHERN RED CEDAR (JUNIPERUS SILICICOLA) 65 GAL. MIN, 3.5" CAL. MIN., 12' HT. MIN., 1' CT.	Y
	6	UP	DRAKE ELM (ULMUS PARVIFOLIA 'DRAKE') 65 GAL. MIN, 3.5" CAL. MIN., 12' HT. MIN., 5' CT.	N
			UNDERSTORY TREES:	
	6	LI	CRAPE MYRTLE (LAGERSTROEMIA INDICA) 15 GAL MIN., 4-5 TRUNKS, 6' HT. MIN., 42" SPREAD, 3.5' CT, FULL	N
	3	WM	WAX MYRTLE (MYRICA CERIFERA) 30 GAL, 4-5 TRUNKS, 6' HT. MIN., 42" SPREAD, 3.5' CT, FULL	Y
	##	VO	**UTILITY AND DUMPSTER BUFFER SHRUBS:** SWEET VIBURNUM (VIBURNUM ODORATISSIUM) 7 GAL. MIN. 36" HT. MIN., 30" O.C., FULL	N
	###	LJ	**BUFFER SHRUBS:** VARIEGATED LIGUSTRUM (LIGUSTRUM JAPONICUM 'JACK FROST') 7 GAL. MIN., 30" HT./SPREAD MIN., 30" O.C., TO BE 3' IN 1 YEAR	N
	###	ZP	**BUFFER GROUNDCOVERS:** COONTIE (ZAMIA PUMILA) 3 GAL. MIN., 12" HT./SPREAD MIN., FULL, 30" OC	Y
	####	FK	**ORNAMENTAL GRASS:** FAKAHATCHEE GRASS (TRIPSICUM DACTYLOIDES) 1 GAL. MIN., 12" HT./SPREAD MIN., FULL, 48" OC	N
			SOD: BAHIA SOD ARGENTINE BAHIA (PASPALUM NOTATUM) SOLID SOD	

SHRUB PLANTING DETAIL

TREE PLANTING DETAIL

SCALE: 1" = 30'

PLANT NOTES

1). ALL LANDSCAPED AREAS DELINEATED ON THESE PLANS SHALL BE IRRIGATED BY AN AUTOMATIC SYSTEM. THE IRRIGATION SYSTEM SHALL PROVIDE 100% HEAD-TO-HEAD COVERAGE PER MARION COUNTY REQUIREMENTS. RAIN SENSOR REQUIRED.

3). ALL TREE SAUCERS SHALL BE TOP DRESSED WITH 3" OF SHREDDED HARDWOOD MULCH.

4). IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO BECOME FULLY FAMILIAR WITH ALL EXISTING SITE CONDITIONS AND TO STUDY ALL SUBSURFACE UTILITY PLANS AND ARCHITECTURAL PLANS SO AS TO PREVENT DAMAGE DURING THE INSTALLATION OF THE LANDSCAPE MATERIAL.

5). STAKING OF TREES IS REQUIRED BY THE LANDSCAPE CONTRACTOR. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO MAINTAIN ALL TREES, PALMS AND SHRUBS IN AN UPRIGHT PLUM CONDITION.

6). THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ARCHITECTURAL OR PAVED SURFACES.

7). ALL PLANT MATERIAL SHALL BE GRADED FLORIDA NO. 1 ACCORDING TO THE GRADES AND STANDARDS OF THE FLORIDA NURSERYMAN'S ASSOCIATION.

8). ALL TREE CALIPER DIMENSIONS SHALL BE MEASURED 54" ABOVE THE TOP OF THE ROOT BALL.

9). THE LANDSCAPE CONTRACTOR SHALL WARRANTY ALL SHRUBS FOR A PERIOD NO SHORTER THAN 90 DAYS FROM THE DATE OF THE " FINAL ACCEPTANCE" BY THE CLIENT AND LANDSCAPE ARCHITECT. ALL TREES SHALL CARRY A MINIMUM TWO (2) YEAR WARRANTY. ALL WARRANTY RESTRICTIONS SHALL BE SPECIFICALLY DESCRIBED IN WRITING AND SHALL BE PART OF THE BIDDING DOCUMENTS PROVIDED TO THE CLIENT BY THE LANDSCAPE CONTRACTOR.

10). CONTRACTOR IS RESPONSIBLE FOR PLANT AND SOD QUANTITY TAKE-OFF. QUANTITIES PROVIDED FOR CONVENIENCE ONLY. PLAN QUANTITIES RULE OVER LIST QUANTITIES.

11). 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.

TREE PROTECTION MEASURES

WHY A BARRIER?
1. TO PROTECT ALL ABOVE GROUND PORTIONS
2. TO PROTECT SOIL NEAR TREE FROM COMPACTION.
3. PROVIDES PHYSICAL AND MENTAL AWARENESS OF TREES' PRESENCE TO EQUIPMENT OPERATORS

SPECIFICATIONS FOR WOOD BARRIER
1. MINIMUM RADIUS TO BE PROTECTED IS ENTIRE DRIPLINE
2. MINIMUM 3' IN HEIGHT
3. UPRIGHTS- THE EQUIVALENT OF 2"x4" LUMBER ON 6' MINIMUM CENTERS
4. HORIZONTAL- THE EQUIVALENT OF TWO COURSES OF 1/2" ROPING WITH YELLOW PLASTIC TAPE FLAGGING
5. BARRIERS TO BE ERECTED AROUND TREES TO REMAIN BEFORE CONSTRUCTION OR WHEN NEARBY TREES ARE REMOVED
6. BARRIERS TO REMAIN IN PLACE UNTIL ALL PAVING, CONSTRUCTION AND HEAVY EQUIPMENT IS OUT OF AREA

NOTE: BARRIER MUST BE ERECTED PRIOR TO CONSTRUCTION

MARION COUNTY LDC DIVISION 8 LANDSCAPE REQUIREMENTS

LANDSCAPE REQUIREMENT	SHADE TREES		UNDERSTORY TREES		SHRUBS/GRNCOVER	
BUFFERS:	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED SF	PROVIDED SF SHRUBS/GRNDCOVER
15' R-O-W TYPE C BUFFER:						
S US -301 = 283 LINEAL FEET (LENGTH EXCLUDES ENTRANCE)	283 / 100 = 2.8 2.8 X 2 = 6 TREES	0 EXISTING 6 NEW=6	283 / 100 = 2.8 2.8 X 3 = 9 TREES	0 EXISTING 9 NEW= 9	4,245 SF/2 = 2123 SF	2,123 SF (50%)
PERIMETER BUFFERS:						
SOUTH = NO BUFFER REQ'D.						
NORTH = NO BUFFER REQ'D.						
EAST 15' TYPE C = 353 LF	353 / 100 = 3.5 3.5 X 2 = 7 TREES	11 EXISTING 0 NEW=11	353 / 100 = 3.5 3.5 X 3 =11 TREES	11 EXISTING 0 NEW=11	5,295 SF/2 = 2,648 SF	2,648 SF EXIST
SECTION 6.8.4 NON-RESIDENTIAL LANDSCAPE AREA:						
20% OF THE 2.58 AC (112,385 SF) TRACTOR SUPPLY DEVELOPMENT SHALL BE LANDSCAPED						112,385 X .2 = 22,477 SF = 22,477 SF 0.52 Ac (20%)

TREE PROTECTION/SHADE TREE CALCULATIONS PER CIVIL TREE PRESERVATION PLAN 3T

MARION COUNTY LDC SEC. 6.7.8 – TREE PROTECTION REQUIREMENT RETAINAGE OF 100 INCHES DBH PER ACRE.
PARCEL A WORK AREA @ 5.92 ACRES (~~124 INCHES DBH SAVED~~) RESULTS IN ~~24.2~~ INCHES DBH/ACRE EXCEEDS 100 INCHES/ACRE
PARCEL A & PARCEL B WORK AREA @ 8.50 ACRES (~~1,424 INCHES DBH SAVED~~) RESULTS IN ~~167 INCHES DBH/ACRE~~ EXCEEDS 100 INCHES/ACRE
1,300 INCHES DBH SAVED 152.9 INCHES DBH/ACRE
MARION COUNTY LDC SEC. 6.7.4 – SHADE TREES REQUIRES ONE SHADE PER 3,000 SQUARE FEET OF POST DEVELOPMENT AREA.
REQUIRED SHADE TREES = 257,989 SQUARE FEET / 3,000 SQUARE FEET = 86 SHADE TREES REQUIRE
PARCEL A PROVIDED 74 PLUS 14 (7 TREES DOUBLED FOR GREATER THAN 30 FEET SPREAD) = 88 TREES (EXCEEDS 86 TREES, ZERO REQUIRED)
BUILDOUT REQUIRED TREES = 369,389 SQUARE FEET / 3,000 SQUARE FEET = 124 SHADE TREES REQUIRE LESS PARCEL A SHADE TREES.

100% IRRIGATION COVERAGE PER MARION COUNTY LDC DIVISION 9 SECTIONS 6.9.1 THRU 6.9.10

LANDSCAPE COMPLETION INSPECTION REQUIREMENT

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.

Revisions: 5 | 4 | 3 | 2 | 1

J. SCOTT LIBERTY, LANDSCAPE ARCHITECT LLC
FLORIDA REGISTERED LANDSCAPE ARCHITECT #LA0001476
PHONE: 407-719-2124 EMAIL: JSCOTTLIB@CFL.RR.COM

TRACTOR SUPPLY
MARION COUNTY, FLORIDA
Project

LANDSCAPE PLAN
Sheet Title

REGISTERED LANDSCAPE ARCHITECT J. SCOTT LIBERTY LA 0001476 STATE OF FLORIDA

Sheet
L1
of 1

Marion County

Development Review Committee

Agenda Item

File No.: 2026-23344 **Agenda Date:** 6/15/2026 **Agenda No.:** 6.5.

SUBJECT:
Almeida, Felippe Family Division - Family Division Waiver Request
Parcel #: 50099-009-00 # Fam Div -000766-2026
Felippe Almeida

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 tracts 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 tracts 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, stepparent, adopted parent, sibling, child, stepchild, 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 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 - One family division into two lots. Lot 1 for myself, and lot 2 for my sister. Requesting a waiver for the road frontage requirement to allow a family division of parcel 50099-009-00. The property currently possesses 20 feet of frontage on SE 180th Street. We propose to satisfy safety and access requirements by recording a 40-foot stated access easement as shown in the attached aerial sketch providing sufficient access for emergency vehicles and residents for both lots.

SUBMITTAL SUMMARY REPORT
Fam Div -000766-2026

PLAN NAME:

LOCATION: Weirsdale, FL 32195

APPLICATION DATE: 05/14/2026

PARCEL: 50099-009-00

DESCRIPTION: One family division into two lots. Lot 1 for myself, and lot 2 for my sister.

CONTACTS	NAME	COMPANY
Applicant	Felippe Almeida	
Owner	Felippe Almeida	

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
GS Development Review Depts Reviews v.1	05/19/2026	06/03/2026	06/04/2026	Requires Re-submit
GS Development Review Depts Reviews v.2				Not Received

SUBMITTAL DETAILS

GS Development Review Depts Reviews v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Janet Warbach	06/03/2026	05/19/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	06/03/2026	05/29/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	06/03/2026	05/19/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Chris Rison	06/03/2026	06/03/2026	Deny

Corrections 2.16.1.B(10) - Family Division (**Resolved**) - **Corrective Action:** INFO/DENIAL RECOMMENDED: GROWTH SERVICES STAFF DOES NOT SUPPORT THE REQUEST AND RECOMMENDS DENIAL – Applicant may then seek appeal to the Board of County Commissioners.
The site is a single 3.1-acre tract of 15 tracts in an unrecorded unregistered, metes and bounds "flag-lot" subdivision that was originally an overall +/-45.5-acre site. Currently, “Subdivisions of Record” which are platted and recorded subdivisions or unrecorded subdivisions registered with the Clerk of Courts during a specific time period in the past are not prohibited from pursuing family divisions, that serves to maintain a “consistent and compatible” development form consistent with that subdivision’s originally intended form at the time it was created. Eligible properties in unrecorded unregistered subdivisions are NOT prohibited from requesting family division approval. HOWEVER, while technically eligible for family division, NO OTHER TRACTS in this subdivision have been divided under the family division provisions. Additionally, records do NOT indicate that easements exist to allow shared flag-lot access and aerial images indicate that each individual flag access is typically developed independently with its own separate individual driveway. Further, SE 180th Street is an unpaved roadway that is not county maintained (and may be subject to maintenance by Sumter County – OCE’s input requested/desired).
If this family division is approved, a second family division could be pursued, resulting in three total tracts with each being 1+ acres, all of which would be eligible for a primary residence and an accessory single-family cottage/apartment for a total six potential dwelling units on the single tract as it exists today. Further, other tracts within the subdivision may then pursue similar divisions, resulting in up to 45 tracts with each eligible for a primary residence and accessory single-family cottage/apartment for a total of 90 potential dwelling units. This results in a general density of 45 tracts on 45 acres for a density of 1 dwelling per acre, and with accessory residences it would be a functional density of 2 dwellings per acre that is ordinarily a density equivalent to Marion County’s Medium Residential future land use designation. - 2.16.1.B(10) - Family Division : If the parcel is located in the rural land, show the division is for use of immediate family members for primary residence. Verify the parcel is not located in a recognized subdivision or an Ag Lot Split. If the parcel is within the Farmland Preservation area show that the new tract and remaining parent tract Area at least 3 acres in size. If the tract is within the rural land but outside of the Farmland Preservation area, show that each new tract and remaining parent tract are at least one acre in size. If the parcel is in the urban area, verify that it is a Low Residential property exceeding two acres in size, and the division does not exceed the maximum density of one dwelling unit per gross acre. Verify that a parcel has not been divided more than three times as a family division. Verify the shared access onto a road shall be at least 40 feet in width and is provided by recorded deed or by recorded non-exclusive easement. Verify the parcel has not been subdivided to the same family member more than once in five years.

Comments Denial recommended, wherein applicant may appeal to the BCC.

Landscape (Plans) (Parks and Recreation)	Susan Heyen	06/03/2026	05/19/2026	Informational

Comments no comments

OCE Property Management (Plans) (Office of the County Engineer)	Delenie Roman	06/03/2026	06/03/2026	Informational

SUBMITTAL SUMMARY REPORT (Fam Div -000766-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	06/03/2026	05/19/2026	Informational
Comments	Approved. The applicant is requesting to divide the 3.1-acre subject parcel (PID 50099-009-00) into two to create two 1.55-acre parcels. Adjacent parcels range in size from 3 acres to 5.07 acres. There appears to be approximately 1,487 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.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	06/03/2026	05/28/2026	Informational
Comments	D.Family divisions.(2)The Family Division Affidavit, boundary survey including location of interior improvements, the vesting deed for the parent tract, and a copy of the proposed deed transferring ownership of the new tract to the immediate family member shall be provided to the Growth Services Department. The Family Division will expire two years after DRC approval unless execution and recording of the Family Division Affidavit and deed has occurred.			
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	06/03/2026	05/19/2026	Informational
Comments	Conditional Approval - subject to providing an ingress/egress easement across lot 2 from SE 180th Street to lot 1 to provide access to lot 1 from a common driveway.			
Utilities (Plans) (Utilities)	Heather Proctor	06/03/2026	05/27/2026	Requires Re-submit
Comments	Parcel 50099-009-00 is within the Marion County Utilities service area but is currently outside of the connection distance requirements to public utilities. Marion County Utilities is requesting a utility easement over the flag lot entrance for the future installation and maintenance of water and sewer infrastructure to serve both parcels.			

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:_____ Parcel Number(s): 50099-009-00 Permit Number:_____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: ALMEIDA FAMILY DIVISION 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): FELIPPE ALMEIDA
Signature: [signature]
Mailing Address: 7636 BAY PORT RD City: ORLANDO
State: FL Zip Code: 32819 Phone # 407-666-1316
Email address: ALMEIDA_FELIPPE@HOTMAIL.COM

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

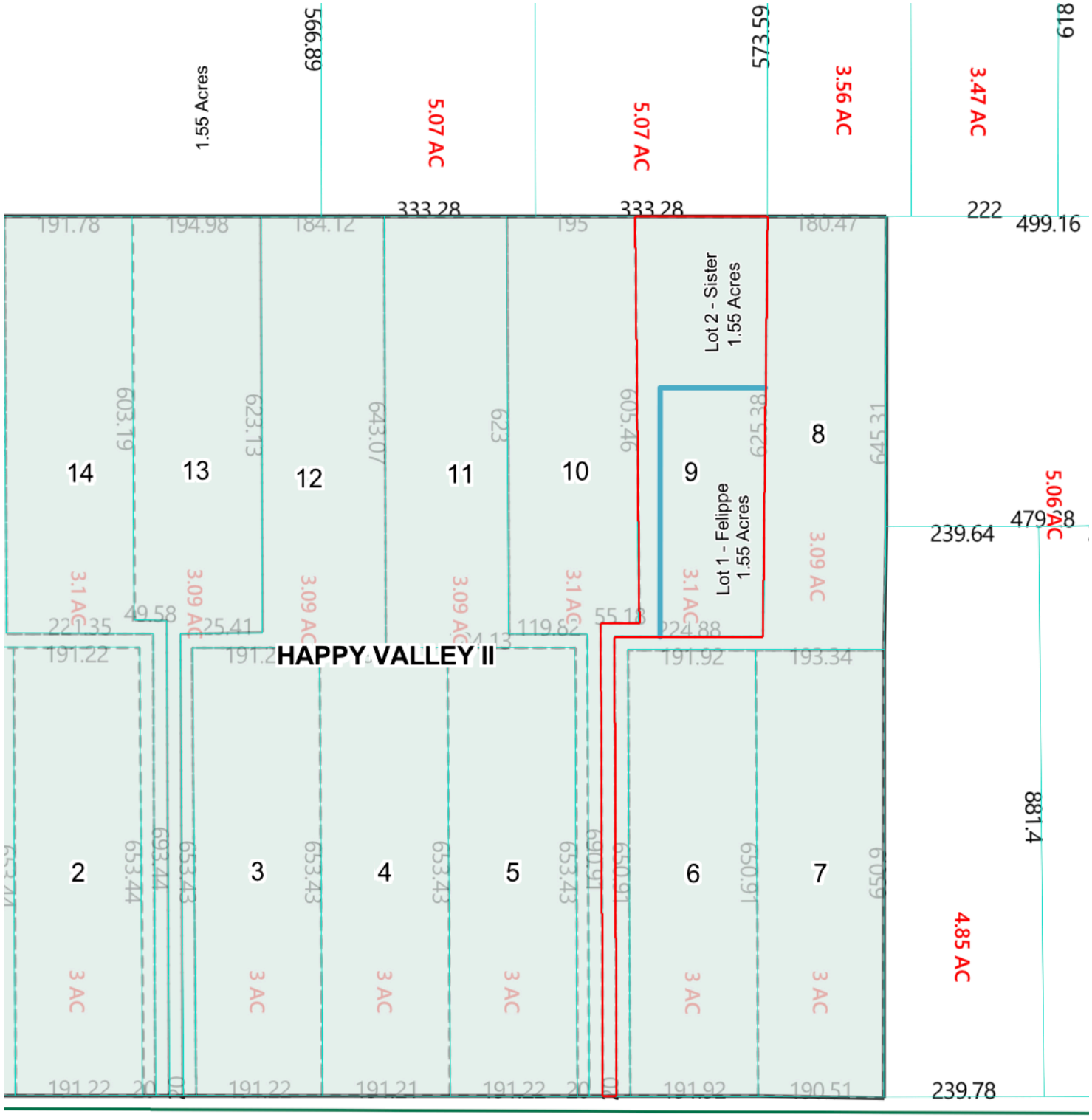
Firm Name (if applicable): FELIPE ALMEIDA Contact Name: FELIPE ALMEIDA
Mailing Address: 7636 BAY PORT RD City: ORLANDO
State: FL Zip Code: 32819 Phone # 407-666-1316
Email address: ALMEIDA_FELIPPE@HOTMAIL.COM

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 2.16.1.B(10) - Family Division 1.55 ACRES TO SISTER
Reason/Justification for Request (be specific): REQUESTING A WAIVER FOR THE ROAD FRONTAGE REQUIREMENT TO ALLOW A FAMILY DIVISION OF PARCEL 50099-009-00. THE PROPERTY CURRENTLY POSSESSES 20 FEET OF FRONTAGE ON SE 180TH ST. WE PROPOSE TO SATISFY SAFETY AND ACCESS REQUIREMENTS BY RECORDING A 40 FOOT SURVEYED ACCESS EASEMENT AS SHOWN IN THE ATTACHED AERIAL SKETCH PROVIDING SUFFICIENT ACCESS FOR EMERGENCY VEHICLES AND RESIDENTS FOR BOTH RESULTING LOTS.

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: A-1 ESOZ:_____ P.O.M. 3\5 Land Use: RL **Plat Vacation Required: Yes ☐ No ☑**
Date Reviewed: 5/19/26 Verified by (print & initial): Rachel Krueger RK


1.55 Acres
566.89
5.07 AC
333.28
5.07 AC
573.59
3.56 AC
3.47 AC
618
333.28
222
499.16
Lot 2 - Sister
1.55 Acres
Lot 1 - Felippe
1.55 Acres
HAPPY VALLEY II
14
13
12
11
10
9
8
2
3
4
5
6
7
5.06 AC
479.28
239.64
881.4
4.85 AC
239.78

Prepared by and return to:
Derreck Quarles, Esq.
Acosta, Moore, & Shrader, PLLC
225 E. Robinson St. Suite 215
Orlando, Florida 32801
407-644-2531
Doc Prep Only – NO Title Insurance Issued

Parcel ID: 50099-009-00

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QUIT CLAIM DEED

THIS QUIT CLAIM DEED made this 21st day of April, 2026, between **RODRIGO SILVA**, a married man, whose post office address is 12624 Iris Lake Drive, Orlando, FL 32824, "Grantor", and **FELIPPE ALMEIDA,** a single person, whose post office address is 7636 Bay Port Road Orlando, FL 32819, "Grantee":

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, the successors and assigns of corporation, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **Marion County, Florida,** and more fully described as follows:

Commence at the Southwest Corner of Section 34, Township 17 South, Range 24 East, Marion County, Florida; Thence S.89°58'12"E. along the South Boundary of said Section 34 a Distance of 1076.08 Feet to the Point of Beginning; Thence Continue S.89°58'12"E. along said South Boundary of Section 34 a Distance of 20.00 Feet; Thence N.00°23'53"W. a Distance of 700.91 Feet; Thence S.89°58'12"E. a Distance of 224.88 Feet; Thence N.00°09'34"W. a Distance of 625.38 Feet; Thence N.89°57'00"W., a Distance of 192.31 Feet; Thence S.00°23'53"W. a Distance of 605.46 Feet; Thence S.89°58'12"W. a Distance of 55.18 Feet; Thence S.00°23'53"E. a Distance of 720.91 Feet to the Point of Beginning. Reserving the Southerly 30 Feet thereof for Ingress and Egress.

Together with an Easement for a 30-Foot-wide Roadway lying North of the following described Line; Commence at the Southwest Corner of Section 34, Township 17 South, Range 24 East, Marion County, Florida for the Point of Beginning; Thence South 89°58'12"East along the South Boundary Line of said Section 34 a Distance of 2664.20 Feet to the South 1/4 Corner of said Section and the Point of Terminus of said line. Less that Part of existing Right of Way at Point of Terminus

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
CFN# 2026050352 BK 8886 Pgs 1077-1078 04/22/2026 09:03:40 AM
REC FEE 18.50 INDEX DEED DOC 0.70

Grantor warrants that this property is not the homestead of Grantor and Grantor does not reside on the property. The property is not adjacent or contiguous to the Grantor's homestead. No member of the Grantor's family, dependent on him or her for support, resides on the property.

To Have and to Hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

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

Signed, sealed and delivered in our presence:

_____(seal) By: _____

Witness Name: Elizabeth Flannagin Print Name: **RODRIGO SILVA**

Address: 131 Kelly Cir

Sanford FL 32773

_____(seal)

Witness Name: Derrick Charles

Address: 225 E. Robinson Street suite 215

Orlando, FL 32801

State of Florida

County of Orange

I HEREBY CERTIFY that on this day before me, an officer duly qualified to make acknowledgements, personally appeared, in physical presence [✓] or online notarization [ ], **RODRIGO SILVA,** known to me (YES___ or NO✓) to be the person in and who executed the foregoing instrument, OR who has produced Driver's License as identification and acknowledged before me that he/she executed the same for the purpose expressed herein.

WITNESS my hand and official seal in the County and State last aforesaid this 21st day of April, 2026.

[Notary Seal]

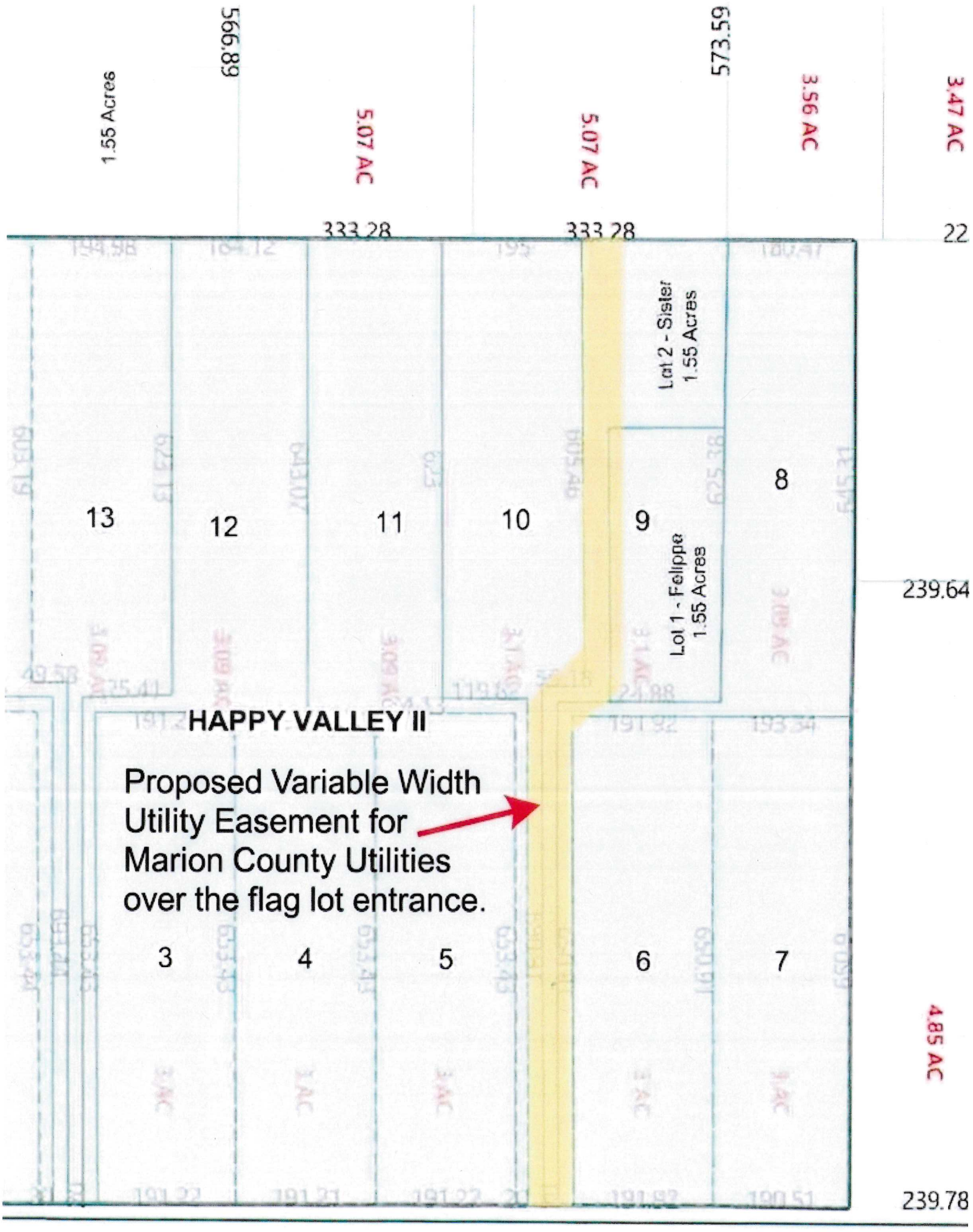
SARAH A. HICKS
Commission # HH 299153
Expires November 20, 2026

_____
Notary Public

Printed Name: Sarah A Hicks

My Commission Expires: _____

GREGORY C HARRELL MARION COUNTY FL
CFN# 2026050352 OR BK 8886 PG 1078 Pgs 1077-1078 04/22/2026 09:03:40 AM


1.55 Acres
566.89
5.07 AC
573.59
3.56 AC
3.47 AC
333.28
333.28
22
Lot 2 - Sister
1.55 Acres
Lot 1 - Felippe
1.55 Acres
13
12
11
10
9
8
239.64
HAPPY VALLEY II
Proposed Variable Width
Utility Easement for
Marion County Utilities
over the flag lot entrance.
3
4
5
6
7
4.85 AC
239.78