Marion County
Development Review Committee
Meeting Agenda

Monday, August 4, 2025 9:00 AM Office of the County Engineer

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

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. ADOPT THE FOLLOWING MINUTES:

3.1. July 28, 2025

4. PUBLIC COMMENT

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

5.1. Vista Trace (fka: Highland Belleview East) - Final Plat
7730 E Hwy 25 Belleview
Project #2024120034 #32298
JCH Consulting Group

5.2. Stone Creek Del Webb Solaire Phase 2 & 3 - Final Plat
Project #2025030013 #32569
JCH Consulting Group

5.3. Sabana Reserve (fka Estela Living-Sabana Farms) - Final Plat
3718 NW 44th Ave Ocala
Project #2024060071 #32367 Parcel #13709-001-00
JCH Consulting Group, Inc.

5.4. Ocala Preserve Main Amenity Pickleball Court Addition - Major Site Plan
4015 NW 53rd Avenue Rd Ocala
Project #2024120006 #32268 Parcel #13697-005-00
Atwell, LLC

5.5. Midway Terrace - Waiver Request to a Major Site Plan
7191 Midway Ter All Units Ocala
Project #2025040059 #32788 Parcel #9007-0101-32, 9007-0101-33
Mastroserio Engineering, Inc

5.6. Ocala Crossings South Phase 5 - Final Plat
9009 SW 49th Avenue Rd Ocala
Project #2024070059 #32865 Parcel #35623-001-01
AM Gaudet & Associates, Inc.

5.7. The Ole Oak Village - Major Site Plan
11987 S US Hwy 301 Belleview
Project #2022120053 #31223 Parcel #38538-000-00
Tillman and Associates Engineering, LLC

5.8. Playground - Waiver Request to a Major Site Plan
Marion Oaks Block 933 Lot 3
13129 SW 78th Cir Ocala
Project #2025070022 #33055 Parcel #8010-0933-03
Sarai Vazquez Acosta

5.9. Diamond Ridge At Lake Diamond - Major Site Plan
Lake Diamond G&CC South Phase 3 Tract 4; Lake Diamond Apartments
Project #2015080001 #31332 Parcel #9071-0000302
Rogers Engineering

6. SCHEDULED ITEMS:

6.1. Brunick Dominique - Waiver Request to Major Site Plan
1130 SE 30th St Ocala
Project #2025010070 #32425 Parcel #3000-005-004
Michael W. Radcliffe Engineering

This item was previously on February 10, 2025, DRC agenda. The applicant withdrew their request but would like to be reheard.

LDC 2.21.1.A(1) - Major Site Plan
CODE states A Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds: (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet.
APPLICANT Requests waiver of Major Site Plan. Stormwater Control Plan to be provided for existing improvements exceeding allowable impervious area.

6.2. Sunshine Love On Place - Final Plat - Waiver Request to a Plan in Review
2710 SE 45th Ave Ocala
Project #2007050035 #32980 Parcel #21629-001-01
Michael W. Radcliffe Engineering

LDC 6.12.1 2 - 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 - Request Sidewalk and Fee In Lieu Of be waived for this 2-lot plat for an existing church and single residential lot. The sidewalk is on the east side of NW 60th Ave. No sidewalks are on the west side. Church is donating the residential lot to a Non-Profit and cost of sidewalk is exorbitant for this use.

6.3. Orange Blossom Replat #2 - Preliminary Plat - Waiver to a Plan in Review
Orange Blossom Replat #2
Project #2025050014 #32813 Parcel #48288-000-00
Clymer Farner Barley, Inc

LDC 6.12.12.D - Sidewalks
CODE states 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 - Per previous discussion with Marion County, it is our understanding that they would support a fee in lieu of waiver for sidewalks considering none of the roadways in the Orange Blossom Hills subdivision have sidewalks, and we are trying to ensure our design fits in with what currently exists around it.

6.4. His House For Her - Waiver to a Major Site Plan
1469 Pine Rd Ocala
Project #2025040018 #32698 Parcel #9009-0000-05
Clymer Farner Barley, Inc

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 requests considering that there is no sidewalk infrastructure along this side of Pine Road, but an existing sidewalk across the street, we believe that an isolated segment at this location would not contribute to a meaningful pedestrian network at this time. We would also like to request a waiver to the construction of the sidewalks, and to the fee-in-lieu of construction. His House for Her is a non-profit organization serving women in the community, and the construction budget is limited.

6.5. Marion Oaks Townhomes - Waiver Request to a Major Site Plan
Marion Oaks Townhomes
Project #2024110024 #32203 Parcel #8004-0433-19
Clymer Farner Barley, Inc.

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 Request - We are requesting a fee-in-lieu-of waiver.

6.6. Miller Residence - Waiver Request to a Major Site Plan
Oak Wood Estates Subdivision
Project #2002110001 #33126 Parcel #15812-004-00
Yandles Splash Time Pools

LDC Code 2.21.1.A(1) Major Site Plan
CODE states A Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds: (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet.
APPLICANT request - property allows 3,915 sq ft impervious coverage; the pool area is 1,442 sq ft adding to the current 3,792 sq ft will put it over. The HOA approves the additional area for runoff.

6.7. Silver Springs Shores Medical Office Building - Waiver Request to a Major Site Plan
Project #2025020071 #32542 Parcel #37491-003-10
Klima Weeks Civil Engineering, Inc.

LDC 6.13.8.b(7) - Stormwater conveyance criteria
CODE states Sizes. Stormwater conveyance pipes and cross culverts shall be a minimum of 18 inches diameter or equivalent. Driveway culverts shall be a minimum of 15 inches diameter or equivalent for residential use and a minimum of 18 inches diameter or equivalent for commercial use. Roof drains, prior to connection to the overall stormwater system, are exempt from minimum diameter requirements.
APPLICANT request - This project proposes the use of storm pipes less than 18 inches in diameter. A hydraulic analysis has been included to ensure adequate capacity for proposed storm pipes.

6.8. West Mini Farms - Agricultural Lot Split - Waiver Request to a Major Site Plan
Project #2025050076 #33131 Parcel #34979-000-00
Tillman & Associates Engineering, LLC

LDC 2.16.1.B(8)(g) - County MSBU
CODE states A County MSBU shall be established for the maintenance of the improvements created by this division prior to final approval and recordation. A waiver to this provision may only be granted by the Board upon review and recommendation by the DRC.
APPLICANT requests a waiver to allow a Property Owner's Association to be created for the maintenance of roads and drainage in lieu of the MSBU.

LDC 6.12.2 Right-of-way (Table 6.12-1 Minimum right-of-way widths) - Applicant withdrew

LDC 6.12.12.A - Sidewalks - Applicant withdrew

LDC 6.12.3. - Typical sections - Applicant withdrew

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 request Waiver requested to commence site grading activities only prior to plan approval at Developer's own risk. SWFWMD, NPDES and FWC permit (as applicable) will be obtained prior to site disturbance. The erosion and sediment control plan will be installed and maintained through grading activities.

6.9. Stickney Dental & Aesthetics - Major Site Plan
Stickney Dental & Aesthetics
Project #2025010012 #32349 Parcel #35483-102-00
Riddle - Newman Engineering, Inc.

6.10. Smith Project - Waiver Request to a Major Site Plan
Project #2025070077 #33132 Parcel # 3065-003-019
Arthur D Smith

LDC 2.21.1.A - Major Site Plan
CODE states A Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds: (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet. (2) The combined driveway trip generation meets or exceeds 50 peak hour vehicle trips. (3) A 24-inch diameter pipe, its equivalent, or larger is utilized to discharge stormwater runoff from the project area.
APPLICANT requests a waiver to the major site plan for a pole barn. The site will be over the allowed 9,000 sq ft per Marion County LDC. 1,296 sq ft of impervious will be added (36 x 36 pole barn)

7. CONCEPTUAL REVIEW ITEMS: NONE

8. DISCUSSION ITEMS:

9. OTHER ITEMS:

10. ADJOURN:

Marion County

Development Review Committee

Agenda Item

File No.: 2025-20054 **Agenda Date:** 8/4/2025 **Agenda No.:** 3.1.

SUBJECT:
July 28, 2025

Marion County

Development Review Committee

Meeting Minutes

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

Monday, July 28, 2025 **9:00 AM** **Office of the County Engineer**

MEMBERS OF THE PUBLIC ARE ADVISED THAT THIS MEETING / HEARING IS A BLIC 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:
Michael Savage Chairman (Building Safety Director)
Ken McCann, Vice Chairman (Fire Marshal)
Steven Cohoon (County Engineer)
Chuck Varadin (Growth Services Director)
Tony Cunningham (Utilities Director)

OTHERS PRESENT:
Ken Odom (Planning/Zoning)
Jared Rivera (Planning/Zoning)
Michelle Sanders (911)
Linda Blackburn (Legal)
Alexander Turnipseed (Office of the County Engineer)
Kevin Vickers (Office of the County Engineer)
Dane Scott (Office of the County Engineer)
Aaron Pool (Office of the County Engineer)
Kelly Hathaway (Office of the County Engineer)
Sandi Sapp (Office of the County Engineer)

2. PLEDGE OF ALLEGIANCE

3. ADOPT THE FOLLOWING MINUTES:

3.1. July 21, 2025

Motion by Ken McCann to approve the minutes, seconded by Chuck Varadin
Motion carried 5-0

4. PUBLIC COMMENT

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

5.1. Football Factory - Major Site Plan
Project #2024030003 #31248 Parcel #3137-002-019
CHW

5.2. Southside: Cole - Waiver Request to a Major Site Plan
Autumn Downs
7178 NE 25th Avenue Rd Ocala
Project #2025070061 #33117 Parcel #14864-000-03
Jennifer's Permitting Service

5.3. Melody Preserve - Preliminary Plat
7945 SW 80th St Ocala
Project #2024100025 #32350 Parcel #35300-000-15
Kimley-Horn and Associates

5.4. Melody Preserve - Mass Grading - Mass Grading Plan
7945 SW 80th St Ocala
Project #2024100025 #32435
Parcel #35300-000-15 & 35474-000-00
Kimley-Horn and Associates

Motion by Ken McCann to approve items 5.1. through 5.4. pulling item 5.5. on the consent agenda, seconded by Chuck Varadin
Motion carried 5-0

5.5. Equine Gardens - Agricultural Lot Split
12205 NW Hwy 464B Ocala
Project #2024040004 #31359 Parcel #12579-002-00
Rogers Engineering, LLC

Motion by Steven Cohoon to approve with the condition of providing a boundary survey, seconded by Tony Cunningham
Motion carried 5-0

6. SCHEDULED ITEMS:

6.1. Corta Commons - Ocala West - Major Site Plan Revision
KCE Unit 1 Part of Tract B Saldarriaga Whitehall
Project #2024020064 #32368 Parcel #3501-200-023, 3501-200-022,

3501-200-021, 3501-200-020, 3501-200-019, 3501-200-018, 3501-200-040, 3501-200-039, 3501-200-038, 3501-200-037, 3501-200-036, 3501-200-035, 3501-200-034, 3500-400-004, 3500-400-003, & 3500-400-003, & 3500-400-002
MJ Stokes Consulting, LLC

LDC 2.1.3 - Review and approval procedures
CODE states plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A. Master Plan. B. Preliminary Plat. C. Improvement Plan. D. Final Plat. E. Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.
APPLICANT request - permit an interior build out for AT&T Wireless store BLD 2025042179 as part of the approved AR #31416 and related AR #32368 which has been fully approved but the Final Plat Application #31766 needs to go through BoCC consent agenda to be finalized and recorded currently this Final Plat process has a Permit Hold on all new permits on the project and request is to release for ATT.

Motion by Steven Cohoon to deny, seconded by Michael Savage
Motion carried 5-0

6.2. Sunshine Love On Place - Waiver Request to Final Plat in Review
2710 SE 45th Ave Ocala
Project #2007050035 #32980 Parcel #21629-001-01
Michael W. Radcliffe Engineering

This item was heard on July 7, 2025, DRC meeting. Requesting clarification regarding motion (specifically for sidewalks).

LDC 2.1.3. Order of Plan Approval
CODE states Plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A. Master Plan. B. Preliminary Plat. C. Improvement Plan. D. Final Plat. E. Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.
APPLICANT requests that the Final Plat be processed without a Preliminary Plat as only two lots are proposed. One lot will be for a residential home and the other is for the existing Church at Westwood. Both lots front on NW 60th Ave and no improvements are required.

Requested applicant submit new waiver

6.3. MC SSS Library Center - Waiver Request to a Major Site Plan
590 Silver Rd Ocala
Project #2003100050 #33051 Parcel #9011-0000-01
Mastroserio Engineering, Inc

LDC 2.21.1.A - Major Site Plan

CODE states - A Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds: (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet. (2) The combined driveway trip generation meets or exceeds 50 peak hour vehicle trips. (3) A 24-inch diameter pipe, its equivalent, or larger is utilized to discharge stormwater runoff from the project area.

APPLICANT request - Requests to allow the proposed project to be waived from the Major Site Plan and Minor Site Plan submittal & approval process. This is a renovation of an existing building with no additional building area added. The proposed site work includes the removal of 299 sq ft of existing concrete, and the addition of 887 sq ft of concrete walkways to provide pedestrian access to the new main entrance of the renovated building. The proposed impervious area increase of 588 sq ft. This increase is minimal and will not cause drainage or adverse impacts on the surrounding area. See attached plan sheets for reference.

Motion by Steven Cohoon to approve, seconded by Michael Savage

Motion carried 5-0

6.4. 40 X 60 Pole Barn - Waiver Request to a Major Site Plan
Saddleback Ridge
Project #2025070020 #33052 Parcel #49569-006-00
Nicole Woods

LDC 2.21.1.A - Major Site Plan

CODE states A Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds: (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet. (2) The combined driveway trip generation meets or exceeds 50 peak hour vehicle trips. (3) A 24-inch diameter pipe, its equivalent, or larger is utilized to discharge stormwater runoff from the project area.

APPLICANT requests a waiver for the impervious area that is over by 966 square feet.

Motion by Steven Cohoon to approve the waiver subject to 1. The applicant providing controls for the excess run-off generated by the 100-year 24-hour storm, 2. A permit hold will be in effect until a sketch of the controls is provided and approved by stormwater department, 3. (a) a final hold will be in effect until staff conducts a final inspection verifying construction has occurred and disturbed areas have vegetative cover established at time of final inspection and (b) the applicant must provide a final sketch, noting the horizontal extents and volume capacity of the stormwater controls, seconded by Ken McCann

Motion carried 5-0

6.5. Randall & Brenda Boyd - Family Division Waiver Request
fka: Morell Debra
Project #2008070019 #33047 Parcel #44689-001-04

Motion by Chuck Varadin to table not to exceed two (2) weeks for Legal to review, seconded by Michael Savage
Motion carried 5-0

6.6. Kenneth & Arnene Stanley - Family Division Waiver Request
Project #2025070057 #33085 Parcel #2007-000-00
Kenneth & Arnene Stanley

Applicant withdrew

7. CONCEPTUAL REVIEW ITEMS: NONE

8. DISCUSSION ITEMS: Noting the parcel ID in item 6.6 was incorrect

9. OTHER ITEMS: P&Z meeting agenda for July 28, 2025

Motion by Tony Cunningham to adjourn, seconded by Michael Savage
Motion Carried 5-0

10. ADJOURN: 10:03 AM

_____
Michael Savage, Chairman

Attest:

_____
Kelly Hathaway
Development Review Coordinator

Marion County

Development Review Committee

Agenda Item

File No.: 2025-20055 **Agenda Date:** 8/4/2025 **Agenda No.:** 5.1.

SUBJECT:
Vista Trace (fka: Highland Belleview East) - Final Plat
7730 E Hwy 25 Belleview
Project #2024120034 #32298
JCH Consulting Group

July 11, 2025
PROJECT NAME: VISTA TRACE (FKA: HIGHLAND BELLEVIEW EAST)
PROJECT NUMBER: 2024120034
APPLICATION: FINAL PLAT #32298

1 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.4.G - All permanent reference monuments and permanent control points as prescribed in Ch. 177 FS shall be installed prior to submission of Final Plat
STATUS OF REVIEW: INFO
REMARKS: Please inform office when PRM's are set.

2 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.5.A(1) - Permanent Reference Monuments (PRMs) shall be set in accordance with § 177.091 FS
STATUS OF REVIEW: INFO
REMARKS: Please inform office when PRM's are set.

3 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.5.F(1) - Permanent Control Points (PCPs) shall be set in accordance with § 177.091 FS
STATUS OF REVIEW: INFO
REMARKS: Please inform office when PCP's are set.

4 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.5.F(3) - PCPs shall be set
STATUS OF REVIEW: INFO
REMARKS: Please inform office when PCP's are set.

5 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.19.3 - Executed mylar prior to plan approval & 6.4.4.K - All signatures shall be original and made in permanent dark ink
STATUS OF REVIEW: INFO
REMARKS:

6 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO
REMARKS: After approval, plans will be electronically stamped by the county. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder.

7 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Central Sewer
STATUS OF REVIEW: INFO
REMARKS: Must be central sewer

8 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Lot Size
STATUS OF REVIEW: INFO
REMARKS: Lots are less than .25 acres

9 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: DEP Water Approval
STATUS OF REVIEW: INFO
REMARKS: Must be central water

10 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Proposed lots are too small for well and septic

11 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 2.19.3.B - If there are internal roads within the development please provide digital streets in NAD83 FL W .dwg or .dxf format to laura.johnson@marioncountyfl.org
STATUS OF REVIEW: INFO
REMARKS: If you haven't already done so please email the CAD to Laura.Johnson@marionfl.org

12 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 2.12.28 - Street names match 9-1-1 road names
STATUS OF REVIEW: INFO
REMARKS: Sheet 1 has SE 110th Street Rd incorrectly labeled as SE 110th St and S US HWY 441 is missing "S". Will not reject for this due to this is the location map and these roads don't touch the project, but please make the corrections if the plat is resubmitted.

13 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Additional Utilities comments
STATUS OF REVIEW: INFO
REMARKS: Parcels 39196-003-01 and 39196-002-01 are located within the City of Belleview Utility Service Area.
The City of Belleview should be given the opportunity to review the Final Plat against the approved Improvement Plan to ensure consistency and confirm that all City of Belleview code requirements have been met.

14 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown
STATUS OF REVIEW: INFO
REMARKS: Please provide.
6/30/25 - Cover sheet 1 incorrectly indicates that project is within a Development of Regional Impact (DRI). Please indicate correct Future Land Use (FLU) designations of Medium Residential (MR) and Commercial (COM)

15 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 6.3.1.C(15)(b) - Flood zone determination listed
STATUS OF REVIEW: INFO
REMARKS: FEMA Flood Zone X
No ESOZ
Secondary Springs Protection Zone

16 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.C(14) - The purpose/use, improvements, and maintenance responsibilities
STATUS OF REVIEW: INFO
REMARKS:

17 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D - The Final Plat shall contain certain dedications executed and acknowledged
STATUS OF REVIEW: INFO
REMARKS:

18 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1) - All dedications shall be in the following forms or as approved by the County Attorney
STATUS OF REVIEW: INFO
REMARKS:

19 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(2) - Add the appropriate closing
STATUS OF REVIEW: INFO
REMARKS:

20 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(2)(a) - Add the acknowledgement (witnesses and notary) consistent with § 689.01 FS
STATUS OF REVIEW: INFO
REMARKS:

21 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(3)(a)1 - Provide the appropriate closing
STATUS OF REVIEW: INFO
REMARKS:

22 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.F - The following supporting documentation shall also be provided as appropriate:
STATUS OF REVIEW: INFO
REMARKS:

23 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Additional Right-of-Way comments
STATUS OF REVIEW: INFO
REMARKS: sunbiz verified

Marion County
Board of County Commissioners

Office of the County Engineer

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

DEVELOPMENT REVIEW PLAN APPLICATION

Date: 12/16/24

A. PROJECT INFORMATION:

Project Name: Highland Belleview East
Parcel Number(s): 39196-003-01 and 39196-003-02
Section 32 Township 16 Range 23 Land Use MR Zoning Classification PUD
Commercial ☐ Residential ☑ Industrial ☐ Institutional ☐ Mixed Use ☐ Other
Type of Plan: FINAL PLAT
Property Acreage 51.51 Number of Lots 170 Miles of Roads 1.30
Location of Property with Crossroads E HWY 25 AND SE 77TH AVE
Additional information regarding this submittal: 7 TRACTS

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

☐ **Engineer:**
Firm Name: Tillman & Associates Contact Name: Jeff McPherson
Mailing Address: 1720 SE 16th Ave, Bldg 100 City: Ocala State: FL Zip Code: 34471
Phone # 352-387-4540 Alternate Phone #
Email(s) for contact via ePlans: JMcPherson@Tillmaneng.com

☑ **Surveyor:**
Firm Name: JCH Consulting Group Contact Name: Chris Howson
Mailing Address: 426 SW 15th St City: Ocala State: FL Zip Code: 34471
Phone # 352-405-1482 Alternate Phone # 352-572-1254
Email(s) for contact via ePlans: Chris@JCHcg.com; Admin@jchcg.com

Property Owner:
Owner: DOMAIN TIMBERLAKE MULTISTATE 2 LLC Contact Name: John Burrows
Mailing Address: 3020 S FLORIDA AVE STE 101 City: LAKELAND State: FL Zip Code: 33803
Phone # 863-619-7103 Alternate Phone # 863.267.3410
Email address: j.burrows@highlandhomes.org; c.wiggins@highlandhomes.org

Developer:
Developer: DOMAIN TIMBERLAKE MULTISTATE 2 LLC Contact Name: John Burrows
Mailing Address: 3020 S FLORIDA AVE STE 101 City: LAKELAND State: FL Zip Code: 33803
Phone # 863-619-7103 Alternate Phone # 863.267.3410
Email address: j.burrows@highlandhomes.org; c.wiggins@highlandhomes.org

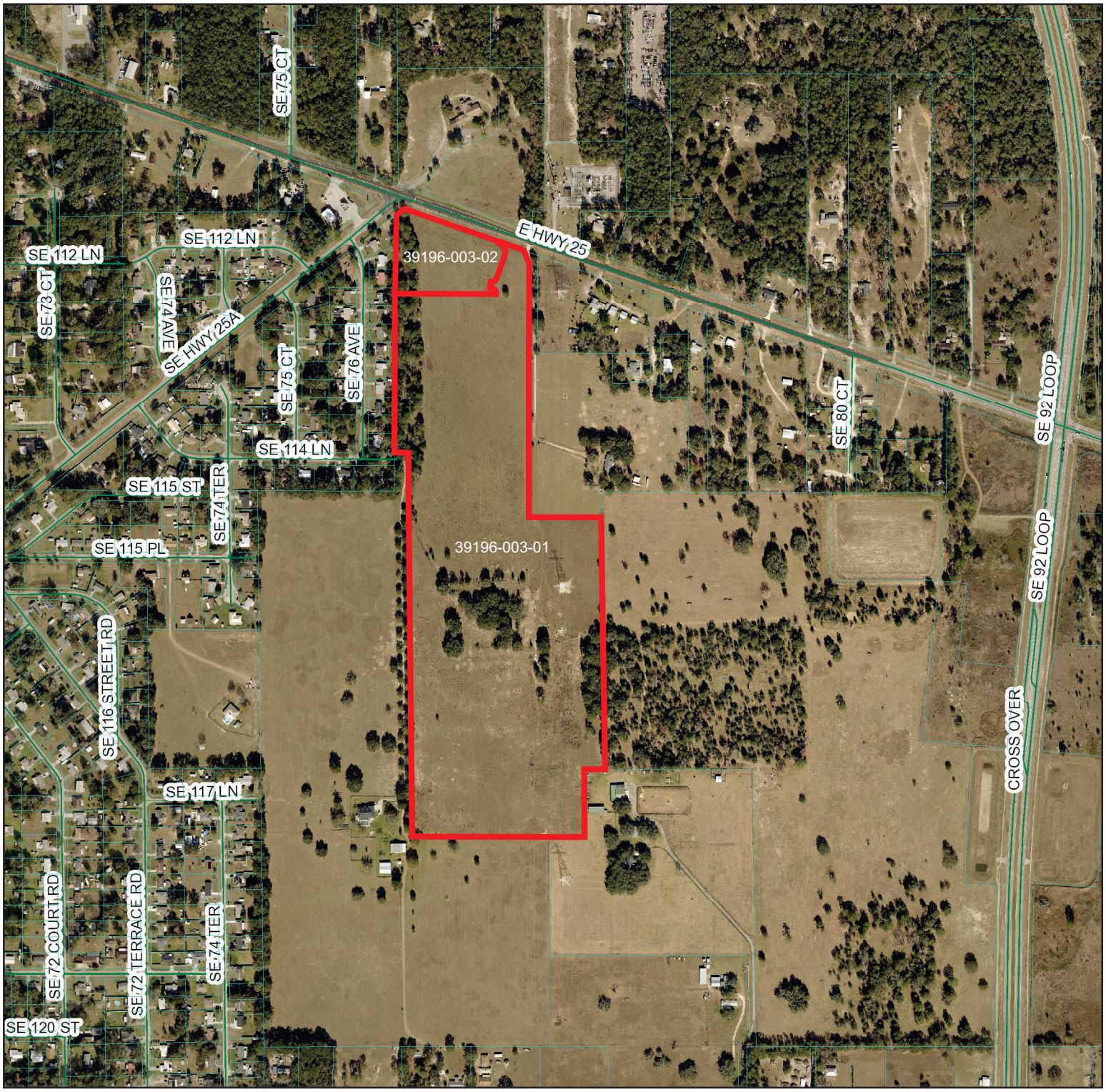
Revised 5/2021

CLEAR FORM

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

Last Updated 12/12/2024



1:9,028

0 412.5 825 1,650 ft

0 125 250 500 m

[Map Title]

12/16/2024

Marion County Property Appraiser
Marion County, FL

DISCLAIMER: This is a work in progress. This application was compiled by the Marion County Property Appraiser's Office soley for the governmental purpose of property assessment. These are NOT surveys. Our goal is to provide the most accurate data available, however, no warranties, expressed or implied are provided with this data, its use or interpretation. All information subject to change without notice. Use at your own risk.

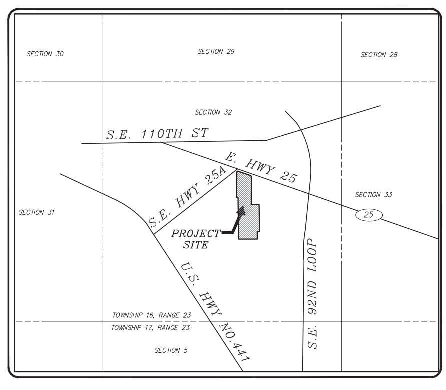
VISTA TRACE

A PLANNED UNIT DEVELOPMENT
SECTION 32, TOWNSHIP 16 SOUTH, RANGE 23 EAST
MARION COUNTY, FLORIDA

PLAT BOOK_____, PAGE ______
SHEET 1 OF 6

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
CERTIFICATE OF AUTHORIZATION NO. LB 8071
CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6553
426 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 405-1482 www.JCHcg.com

LOCATION MAP SCALE: 1" = 3000'



SURVEYOR'S NOTES:

1. A 5/8 INCH DIAMETER IRON ROD WITH CAP NO. LB8071 WILL BE SET AT EACH LOT AND TRACT CORNER AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN SUBSECTION 177.091(9), FLORIDA STATUTES.
2. NO LOT SHALL BE DIVIDED OR RE-SUBDIVIDED EXCEPT FOR THE SOLE PURPOSE OF PROVIDING ADDITIONAL AREA TO ADJACENT LOTS OR UNTIL A REPLAT IS FILED WITH MARION COUNTY, 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.
3. ALL STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT ARE HEREBY DEDICATED PRIVATELY TO THE "VISTA TRACE HOMEOWNERS ASSOCIATION, INC.". 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.
4. THIS PLAT IS 6 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DEDICATIONS SEE SHEET 1. FOR ADDITIONAL NOTES, DETAIL OF BOUNDARY AND LEGAL DESCRIPTION SEE SHEET 2 , FOR DETAIL OF LOTS AND DIMENSIONS SEE SHEETS 3, 4, 5, AND 6.
5. 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.
6. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
7. 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.
8. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.
9. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
10. ALL LOTS/TRACTS IN THIS SUBDIVISION SHALL USE THE INTERNAL SUBDIVISION ROADWAYS FOR DRIVEWAY/VEHICLE ACCESS. DIRECT DRIVEWAY/VEHICLE ACCESS TO E HIGHWAY 25 OR SE HIGHWAY 25A IS PROHIBITED.
11. CURRENT ZONING IS PUD (PLANNED UNIT DEVELOPMENT), CURRENT LAND USE IS DRI (DEVELOPMENT OF REGIONAL IMPACT) MEDIUM RESIDENTIAL.
12. PROPERTY IS LOCATED WITHIN THE SECONDARY ZONE OF THE SPRINGS PROTECTION ZONE.
13. **ADVISORY NOTICE** ~ ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO.12083C0745D, MARION COUNTY, FLORIDA DATED AUGUST 28, 2008. THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" – AN AREA OF MINIMAL FLOODING. THE FLOODING LIMITS HAVE BEEN IDENTIFIED HEREIN AS CURRENTLY ESTABLISHED AT THE TIME OF THE FINAL PLAT RECORDING. 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.
14. **ADVISORY NOTICE** ~ THIS PLAT CONTAINS 170 LOTS, 7 TRACTS AND 1.17 MILES OF ROAD.
15. PROPOSED ROADS, SIGNAGE AND DRAINAGE WILL BE PRIVATELY OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION.
16. ALL DENSITIES AND USES SHOWN HEREON ARE CONSISTENT WITH THE APPROVED D.R.I.
17. WATER AND SEWER SERVICES ARE BEING PROVIDED BY AND REUSE WATER SERVICE MAY BE PROVIDED BY THE CITY OF BELLEVIEW, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA.
18. FIRE PROTECTION IN ACCORDANCE WITH THE MARION COUNTY LAND DEVELOPMENT CODE WILL BE PROVIDED VIA THE CENTRAL POTABLE WATER SYSTEM FOR THIS PROJECT.
19. DRIVEWAY ACCESS TO ALL CORNER LOTS SHALL BE 50' OR 1/2 THE LOT WIDTH FROM PAVEMENT P.T., WHICHEVER IS LESS. (SEE DETAIL ON SHEET 2)
20. ALL CURVILINEAR LOTS LINES ARE RADIAL UNLESS NOTED OTHERWISE.
21. **ADVISORY NOTICE** ~ STORMWATER RUNOFF GENERATED FROM THE IMPROVEMENTS ASSOCIATED WITH THIS PLAT ARE DISCHARGED INTO LANDS DESCRIBED IN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORD BOOK 5138, PAGE 1971 OF PUBLIC RECORDS OF MARION COUNTY FLORIDA.
22. **ADVISORY NOTICE** ~ 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 IS DEFERRED TO A LATER DEVELOPMENT REVIEW STAGE.
23. **ADVISORY NOTICE** ~ 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.
24. PORTIONS OF TRACTS "B", "C", "D", "E", "F", AND "G" ARE DESIGNATED AS MARION FRIENDLY LANDSCAPE AREAS AS IDENTIFIED ON THE IMPROVEMENT PLANS AS APPROVED BY MARION COUNTY FOR THE DEVELOPMENT OF THIS SUBDIVISION. MARION FRIENDLY LANDSCAPE AREAS ARE DEFINED AS THAT PORTION OF A NEW OR EXPANDED DEVELOPMENT THAT THROUGH THE APPROVED DEVELOPMENT PLANS, DOCUMENTS, AND DEED RESTRICTIONS, IS IDENTIFIED TO BE MAINTAINED AS MARION-FRIENDLY LANDSCAPING AND WHERE THE USE OF HIGH VOLUME IRRIGATION, NON-DROUGHT TOLERANT PLANTS, AND LAWN CHEMICALS (FERTILIZERS AND PESTICIDES) ON TURFGRASS IS PROHIBITED.
25. THIS PROPERTY IS LOCATED, AT TIME OF DEVELOPMENT, OUTSIDE THE CORPORATE LIMITS OF BELLEVIEW, FLORIDA. PER CITY OF BELLEVIEW ORDEINANCE 86-82, PROPERTY LOCATED OUTSIDE THE CORPORATE CITY LIMITS IS ASSESSED THE SYSTEM DEVELOPMENT CHARGE (IMPACT FEE) AT A HIGHER RATE THAN PROPERTY WHICH IS LOCATED INSIDE THE CORPORATE CITY LIMITS.
26. THE DEVELOPER, SUCCESSORS, AND ASSIGNS, HEREBY ACKNOWLEDGE AND UNDERSTAND THE SUBDIVISION HEREIN DESCRIBED AND ESTABLISHED IS CONTIGUOUS TO SUSTAINABLE AGRICULTURAL LAND AS SHOWN ON THIS PLAT. IT IS ACKNOWLEDGED AND UNDERSTOOD BY THE PARTIES THAT THE FARM OPERATION ON THE CONTIGUOUS SUSTAINABLE AGRICULTURAL LAND IDENTIFIED HEREIN MAY BE CONDUCTED ACCORDING TO GENERALLY ACCEPTED AGRICULTURAL PRACTICES AS PROVIDED IN THE FLORIDA RIGHT TO FARM ACT, SECTION 823.14, FLORIDA STATUTES.
27. SEPARATE INSTRUMENTS SERVING AS JOINDERS AND CONSENT FOR MORTGAGE OR OTHER PARTY OF INTEREST OF THE PLAT DEPICTED HEREON HAS BEEN SEPARATELY FIELD AND RECORDED ON OFFICIAL RECORDS BOOK _______, PAGE ___.

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

I, CLERK OF THE CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT OF "HIGHLAND BELLEVIEW EAST" FOR RECORDING. THIS PLAT FILED FOR RECORD THIS ________ DAY, OF _____________, __________, AT ________: __________ .M. 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

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.

BY: ____________________
CHRISTOPHER J HOWSON, P.S.M.
FLORIDA REGISTERED SURVEYOR NO. LS 6553
JCH CONSULTING GROUP, INC.
CERTIFICATE OF AUTHORIZATION LB 8071
426 S.W. 15TH STREET OCALA, FLORIDA 34471

SHEET INDEX

SHEET 1	DEDICATIONS AND NOTES
SHEET 2	BOUNDARY DETAIL & LEGAL DESCRIPTION
SHEETS 3-6	LOT DETAILS AND DIMENSIONS

APPROVAL OF 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

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS:

THIS IS TO CERTIFY THAT ON THE ________ DAY OF ______________, 2025 THE FOREGOING PLAT WAS WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA

BY: ____________________
SIGNATURE
MICHELLE STONE, CHAIR
BOARD OF COUNTY COMMISSIONERS

ATTEST: ____________________
SIGNATURE
GREGORY C. HARRELL
CLERK OF THE CIRCUIT COURT

DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT C-25 GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY AND DOMAIN TIMBERLAKE MULTISTATE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY ARE THE FEE SIMPLE OWNERS OF THE LAND DESCRIBED AND PLATTED HEREIN AS "VISTA TRACE", BEING IN MARION COUNTY, FLORIDA HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AND DECLARE AS FOLLOWS: ALL STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT ARE HEREBY DEDICATED PRIVATELY TO "VISTA TRACE HOMEOWNERS ASSOCIATION, INC." ESTABLISHED FOR THIS COMMUNITY, ALL PUBLIC AUTHORITIES AND THEIR PERSONNEL PROVIDING SERVICES TO THE SUBDIVISION ARE GRANTED AN EASEMENT FOR INGRESS AND EGRESS UPON SUCH STREETS AND RIGHTS-OF-WAY AND THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY WHATSOEVER REGARDING SUCH STREETS OR RIGHTS OF WAY. MARION COUNTY IS GRANTED AN EASEMENT FOR EMERGENCY MAINTENANCE IN THE EVENT OF A DECLARATION 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. THAT STORMWATER AND DRAINAGE EASEMENTS AND/OR TRACTS DESIGNATED HEREON SHALL BE PRIVATE PROPERTY AND ARE HEREBY DEDICATED TO "VISTA TRACE HOMEOWNERS ASSOCIATION, INC." ESTABLISHED FOR THIS COMMUNITY, PROVIDED HOWEVER, THAT THE SAME SHALL BE USED FOR THE CONSTRUCTION AND MAINTENANCE OF STORMWATER AND DRAINAGE FACILITIES AND FOR NO USE INCONSISTENT THEREWITH; MARION COUNTY IS GRANTED AN EASEMENT FOR AND THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON SAID STORMWATER AND DRAINAGE FACILITIES IN THE EVENT OF A DECLARATION 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. THAT THE UTILITY EASEMENTS SHOWN ON THIS PLAT OR NOTED HEREIN ARE GRANTED TO THE CITY OF BELLEVIEW AND/OR PRIVATE UTILITY PROVIDERS FOR THE INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF LIFT STATIONS, FORCE MAINS, WATER LINES, REUSE WATER LINES, GRAVITY WASTEWATER MAINS AND RELATED WATER, REUSE WATER AND WASTEWATER UTILITY LINES AND EQUIPMENT AND ARE FURTHER RESERVED EXCLUSIVELY FOR SUCH USES BY THE OTHER UTILITIES (MUNICIPAL AND PRIVATE) TO WHOM RIGHTS IN SUCH EASEMENTS SHALL BE GRANTED FROM TIME TO TIME BY THE DEDICATOR OR ITS SUCCESSORS IN INTEREST; THAT NEITHER THE EASEMENTS HEREIN GRANTED NOR THE LIMITATIONS HEREIN MADE SHALL CONSTITUTE A DEDICATION TO THE GENERAL PUBLIC OF MARION COUNTY AND THAT 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.

TRACT "A" IS AN ADDITIONAL REFERENCE DESIGNATION FOR THE PRIVATELY DEDICATED ROAD RIGHT-OF-WAY TO BE MAINTAINED BY THE "VISTA TRACE HOMEOWNERS ASSOCIATION, INC.," ESTABLISHED FOR THIS COMMUNITY. TRACT A MAY ALSO BE USED FOR UTILITIES, DRAINAGE EASEMENTS, SIGNAGE, MULTI-MODAL PURPOSES, AND LANDSCAPING.

TRACT "B" SHALL BE PRIVATE PROPERTY AND IS HEREBY RESERVED BY C-25 GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY FOR FUTURE DEVELOPMENT.

TRACT C IS HEREBY DEDICATED AND CONVEYED IN FEE SIMPLE TO "CITY OF BELLEVIEW, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA" AS THE LOCATION OF THE LIFT STATION FOR THE PLAT, AND ALL OF THE FOLLOWING (THROUGH THE METER ON EACH LOT) ARE HEREBY DEDICATED AND CONVEYED TO "CITY OF BELLEVIEW, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA": LIFT STATION, FORCE MAINS, WATER LINES, REUSE WATER LINES, GRAVITY WASTEWATER MAINS AND RELATED WATER, REUSE WATER AND WASTEWATER UTILITY LINES AND EQUIPMENT.

TRACTS "D", "E", "F", AND "G" ARE RESERVED AS OPEN SPACE, BUFFER, DRAINAGE, INGRESS/EGRESS AND UTILITY EASEMENTS AND ARE HEREBY DEDICATED TO AND ARE TO BE MAINTAINED BY THE "VISTA TRACE HOMEOWNERS ASSOCIATION, INC.," ESTABLISHED FOR THIS COMMUNITY.

WITNESSES:

C-25 GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY,

____
WITNESS SIGNATURE
PRINT NAME: ________________
ADDRESS: __________________

BY: ______________________________
DAVID M. OWEN, AUTHORIZED REPRESENTATIVE

____
WITNESS SIGNATURE
PRINT NAME: ________________
ADDRESS: __________________

NOTARY ACKNOWLEDGMENT:

STATE OF ____________________
COUNTY OF MARION ____________________

THE FOREGOING DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ______ PHYSICAL PRESENCE OR ______ ONLINE NOTARIZATION, THIS DAY BY __________________, AS DIRECTOR OF LAND DEVELOPMENT, OF C-25 GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO ME WELL KNOWN TO BE THE PERSON DESCRIBED HEREIN __________________, OR WHO PRODUCED IDENTIFICATION ______________, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND WHO ACKNOWLEDGED THAT HE DID SO AS DIRECTOR OF LAND DEVELOPMENT OF SAID COMPANY, ALL BY AND WITH THE AUTHORITY OF THE MEMBERS OF SAID COMPANY.

WITNESS MY HAND AND SEAL THIS ______, DAY OF _______________, 2025. COMMISSION EXPIRES:

NOTARY PUBLIC: ____________________ STATE OF: ____________________

WITNESSES:

DOMAIN TIMBERLAKE MULTISTATE 2 LLC,
A DELAWARE LIMITED LIABILITY COMPANY,

____
WITNESS SIGNATURE
PRINT NAME: ________________
ADDRESS: __________________

BY: ______________________________
HOUDIN HONARVAR, AUTHORIZED SIGNATORY

____
WITNESS SIGNATURE
PRINT NAME: ________________
ADDRESS: __________________

NOTARY ACKNOWLEDGMENT:

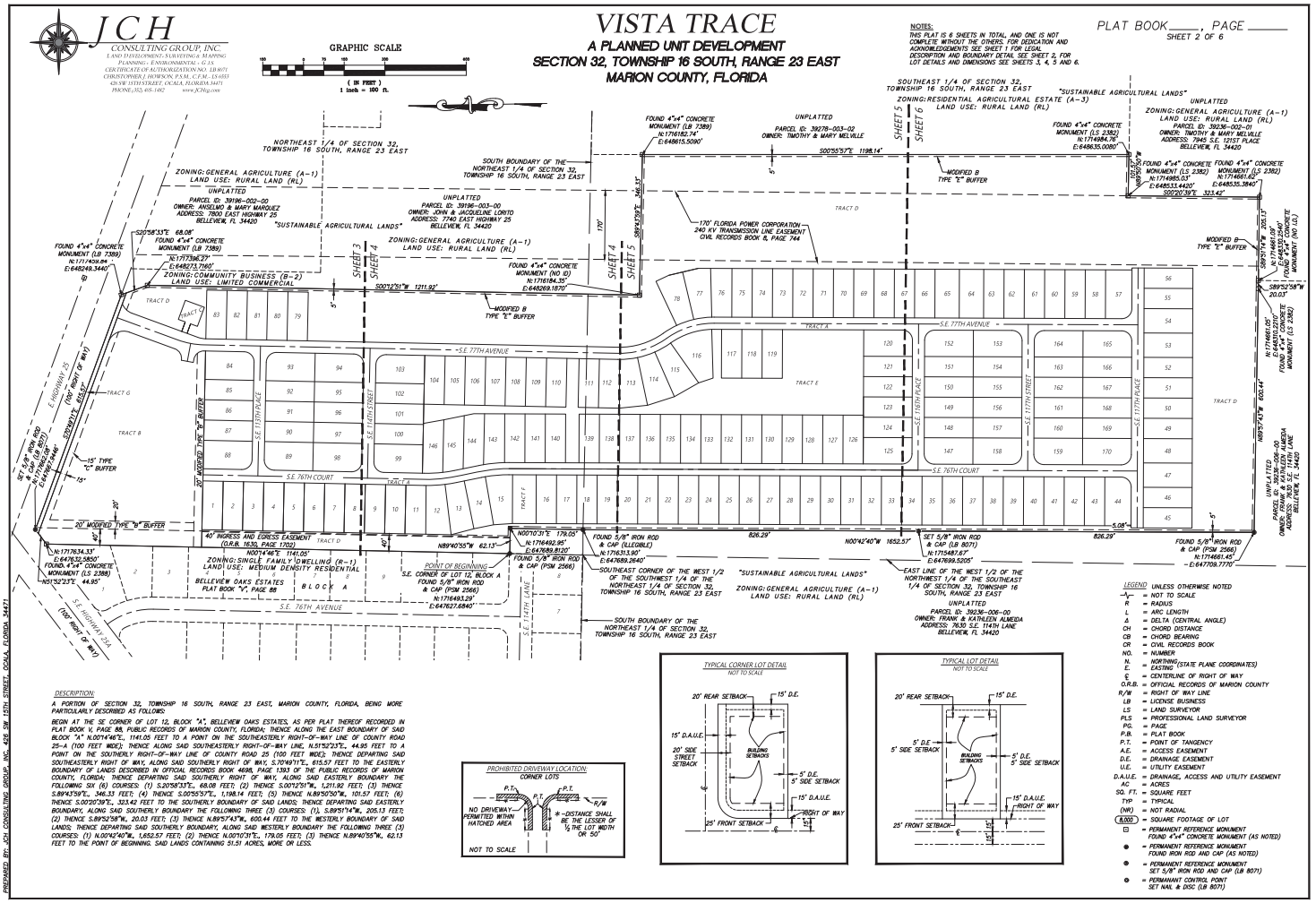
STATE OF ____________________
COUNTY OF MARION ____________________

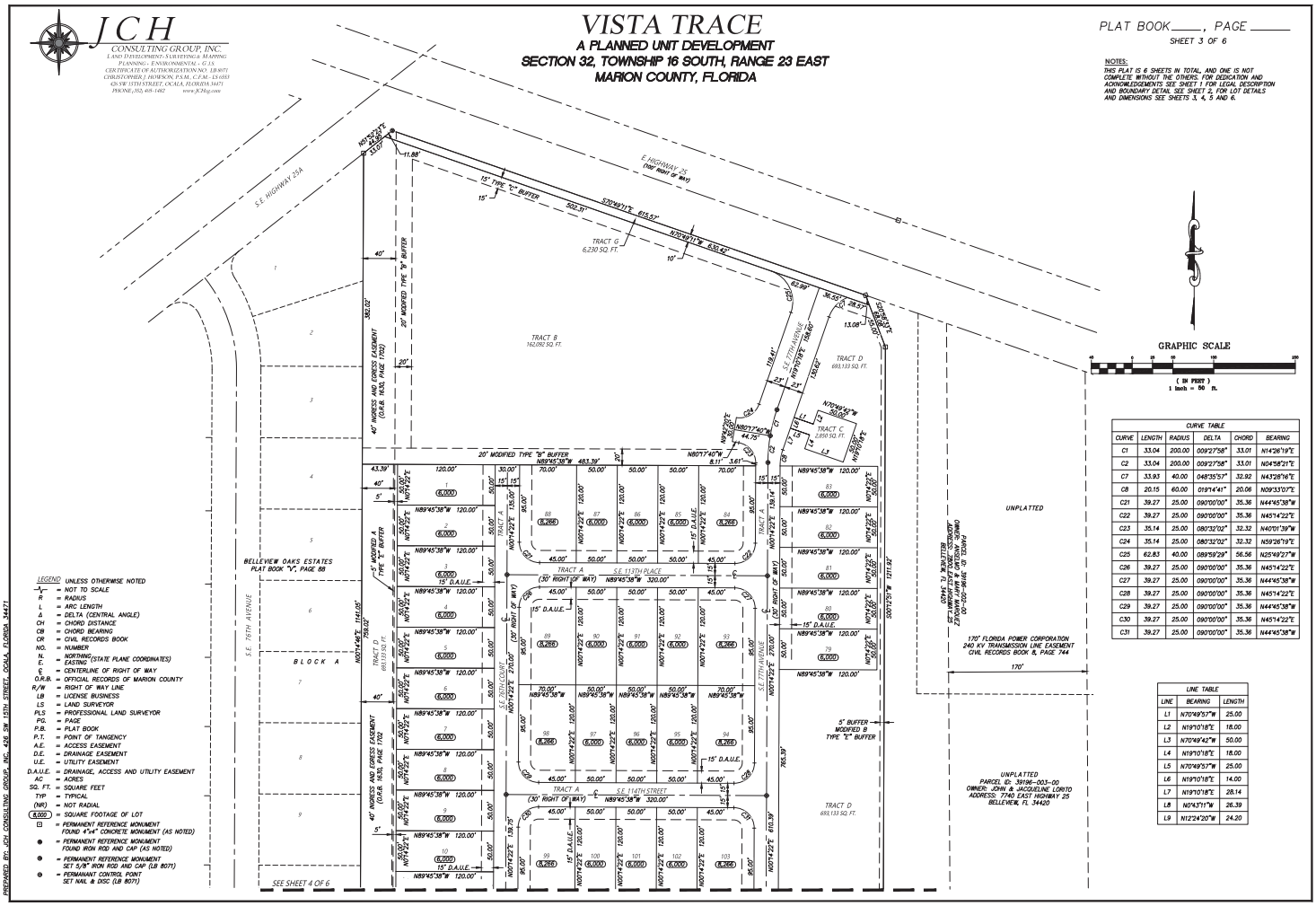
THE FOREGOING DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ______ PHYSICAL PRESENCE OR ______ ONLINE NOTARIZATION, THIS DAY BY __________________, AS DIRECTOR OF LAND DEVELOPMENT, OF DOMAIN TIMBERLAKE MULTISTATE 2 LLC, A DELAWARE LIMITED LIABILITY COMPANY, TO ME WELL KNOWN TO BE THE PERSON DESCRIBED HEREIN __________________, OR WHO PRODUCED IDENTIFICATION ______________, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND WHO ACKNOWLEDGED THAT HE DID SO AS DIRECTOR OF LAND DEVELOPMENT OF SAID COMPANY, ALL BY AND WITH THE AUTHORITY OF THE MEMBERS OF SAID COMPANY.

WITNESS MY HAND AND SEAL THIS ______, DAY OF _______________, 2025. COMMISSION EXPIRES:

NOTARY PUBLIC: ____________________ STATE OF: ____________________

PREPARED BY: JCH CONSULTING GROUP, INC. 426 SW 15TH STREET, OCALA, FLORIDA 34471


JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING • PLANNING
ENVIRONMENTAL • GIS
CERTIFICATE OF AUTHORIZATION NO. LB 8071
CHRISTOPHER J. HOWSON, P.S.M., C.F.M. – LS 6553
420 SW 18TH STREET, OCALA, FLORIDA 34471
PHONE (352) 405-1402 www.JCHcg.com
VISTA TRACE
A PLANNED UNIT DEVELOPMENT
SECTION 32, TOWNSHIP 16 SOUTH, RANGE 23 EAST
MARION COUNTY, FLORIDA
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.
NOTES:
THIS PLAT IS 6 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DEDICATION AND ACKNOWLEDGEMENTS SEE SHEET 1 FOR LEGAL DESCRIPTION AND BOUNDARY DETAIL SEE SHEET 2, FOR LOT DETAILS AND DIMENSIONS SEE SHEETS 3, 4, 5 AND 6.
PLAT BOOK ____, PAGE ____
SHEET 2 OF 6
NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 16 SOUTH, RANGE 23 EAST
SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 16 SOUTH, RANGE 23 EAST
SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 16 SOUTH, RANGE 23 EAST
ZONING: GENERAL AGRICULTURE (A-1)
LAND USE: RURAL LAND (RL)
ZONING: RESIDENTIAL AGRICULTURAL ESTATE (A-3)
LAND USE: RURAL LAND (RL)
ZONING: COMMUNITY BUSINESS (B-2)
LAND USE: LIMITED COMMERCIAL
ZONING: SINGLE FAMILY DWELLING (R-1)
LAND USE: MEDIUM DENSITY RESIDENTIAL
"SUSTAINABLE AGRICULTURAL LANDS"
UNPLATTED
PARCEL ID: 39196-002-00
OWNER: ANGELO & MARY MARQUEZ
ADDRESS: 7800 EAST HIGHWAY 25
BELLEVIEW, FL 34420
PARCEL ID: 39196-003-00
OWNER: JOHN & JACQUELINE LORTO
ADDRESS: 7740 EAST HIGHWAY 25
BELLEVIEW, FL 34420
PARCEL ID: 39278-003-02
OWNER: TIMOTHY & MARY MELVILLE
PARCEL ID: 39236-002-01
OWNER: TIMOTHY & MARY MELVILLE
ADDRESS: 7945 S.E. 121ST PLACE
BELLEVIEW, FL 34420
PARCEL ID: 39236-006-00
OWNER: FRANK & KATHLEEN ALMEIDA
ADDRESS: 7630 S.E. 114TH LANE
BELLEVIEW, FL 34420
FOUND 4"x4" CONCRETE MONUMENT (LB 7389)
N:1716183.74'
E:648615.5090'
FOUND 4"x4" CONCRETE MONUMENT (LS 2382)
N:1714984.76'
E:648635.0080'
FOUND 4"x4" CONCRETE MONUMENT (LS 2382)
N:1714985.03'
E:648533.4402'
FOUND 4"x4" CONCRETE MONUMENT (LS 2382)
N:1714661.62'
E:648535.3940'
FOUND 4"x4" CONCRETE MONUMENT (LB 7389)
N:1717438.27'
E:648273.7160'
FOUND 4"x4" CONCRETE MONUMENT (LB 7389)
N:1717459.96'
E:648249.3440'
FOUND 4"x4" CONCRETE MONUMENT (NO ID)
N:1716184.35'
E:648269.1870'
FOUND 4"x4" CONCRETE MONUMENT (LS 2382)
N:1714661.05'
E:648530.2340'
FOUND 5/8" IRON ROD & CAP (LB 8071)
N:1717674.33'
E:647632.5850'
FOUND 4"x4" CONCRETE MONUMENT (LS 2382)
FOUND 5/8" IRON ROD & CAP (LLEGIBLE)
N:1716313.90'
E:647689.3640'
FOUND 5/8" IRON ROD & CAP (PSM 2566)
N:1716492.95'
E:647689.8120'
FOUND 5/8" IRON ROD & CAP (PSM 2566)
N:1716493.29'
E:647627.6840'
SET 5/8" IRON ROD & CAP (LB 8071)
N:1715487.67'
E:647699.5205'
FOUND 5/8" IRON ROD & CAP (PSM 2566)
N:1714661.45'
E:647709.7770'
SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 16 SOUTH, RANGE 23 EAST
EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 16 SOUTH, RANGE 23 EAST
SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 16 SOUTH, RANGE 23 EAST
POINT OF BEGINNING
S.E. CORNER OF LOT 12, BLOCK A
BELLEVIEW OAKS ESTATES
PLAT BOOK "V", PAGE 88
BLOCK A
170' FLORIDA POWER CORPORATION
240 KV TRANSMISSION LINE EASEMENT
CIVIL RECORDS BOOK 6, PAGE 744
40' INGRESS AND EGRESS EASEMENT
(O.R.B. 1630, PAGE 1792)
MODIFIED B
TYPE "C" BUFFER
20' MODIFIED TYPE "B" BUFFER
15' TYPE "C" BUFFER
40' MODIFIED TYPE "B" BUFFER
TRACT A
TRACT B
TRACT D
TRACT E
TRACT F
TRACT G
S.E. 77TH AVENUE
S.E. 76TH COURT
S.E. 76TH PLACE
S.E. 77TH PLACE
S.E. 77TH STREET
S.E. 114TH LANE
E. HIGHWAY 25
(100' RIGHT OF WAY)
S.E. HIGHWAY 25A
(100' RIGHT OF WAY)
SHEET 1
SHEET 2
SHEET 3
SHEET 4
SHEET 5
SHEET 6
S20°58'33"E 68.08'
S00°12'51"W 1211.92'
S00°55'57"E 1198.14'
S00°20'39"E 323.42'
S89°47'39"E 346.33'
S89°47'39"E 346.33'
S89°52'58"W 20.03'
N89°40'55"W 62.13'
N00°10'31"E 179.05'
N89°40'55"W 1652.57'
N00°14'46"E 1141.05'
N51°52'23"E 44.95'
826.29'
826.29'
5.08'
170'
20'
40'
5'
DESCRIPTION:
A PORTION OF SECTION 32, TOWNSHIP 16 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SE CORNER OF LOT 12, BLOCK "A", BELLEVIEW OAKS ESTATES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK V, PAGE 88, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE EAST BOUNDARY OF SAID BLOCK "A" N.00°14'46"E., 1141.05 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 25-A (100 FEET WIDE); THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, N.51°52'23"E., 44.95 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 25 (100 FEET WIDE); THENCE DEPARTING SAID SOUTHEASTERLY RIGHT OF WAY, ALONG SAID SOUTHERLY RIGHT OF WAY, S.70°49'11"E., 615.57 FEET TO THE EASTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4698, PAGE 1393 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY, ALONG SAID EASTERLY BOUNDARY THE FOLLOWING SIX (6) COURSES: (1) S.20°58'33"E., 68.08 FEET; (2) THENCE S.00°12'51"W., 1,211.92 FEET; (3) THENCE S.89°43'59"E., 346.33 FEET; (4) THENCE S.00°55'57"E., 1,198.14 FEET; (5) THENCE N.89°50'50"W., 101.57 FEET; (6) THENCE S.00°20'39"E., 323.42 FEET TO THE SOUTHERLY BOUNDARY OF SAID LANDS; THENCE DEPARTING SAID EASTERLY BOUNDARY, ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING THREE (3) COURSES: (1), S.89°51'14"W., 205.13 FEET; (2) THENCE S.89°52'58"W., 20.03 FEET; (3) THENCE N.89°57'43"W., 600.44 FEET TO THE WESTERLY BOUNDARY OF SAID LANDS; THENCE DEPARTING SAID SOUTHERLY BOUNDARY, ALONG SAID WESTERLY BOUNDARY THE FOLLOWING THREE (3) COURSES: (1) N.00°42'40"W., 1,652.57 FEET; (2) THENCE N.00°10'31"E., 179.05 FEET; (3) THENCE N.89°40'55"W., 62.13 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 51.51 ACRES, MORE OR LESS.
PROHIBITED DRIVEWAY LOCATION:
CORNER LOTS
P.T.
P.T.
P.T.
NO DRIVEWAY PERMITTED WITHIN HATCHED AREA
R/W
X = DISTANCE SHALL BE THE LESSER OF ½ THE LOT WIDTH OR 50'
NOT TO SCALE
TYPICAL CORNER LOT DETAIL
NOT TO SCALE
20' REAR SETBACK
15' D.E.
15' D.A.U.E.
20' SIDE STREET SETBACK
BUILDING SETBACKS
5' D.E.
5' SIDE SETBACK
15' D.A.U.E.
RIGHT OF WAY
25' FRONT SETBACK
TYPICAL LOT DETAIL
NOT TO SCALE
20' REAR SETBACK
15' D.E.
5' D.E.
5' SIDE SETBACK
BUILDING SETBACKS
5' D.E.
5' SIDE SETBACK
15' D.A.U.E.
RIGHT OF WAY
25' FRONT SETBACK
LEGEND UNLESS OTHERWISE NOTED
~ = NOT TO SCALE
R = RADIUS
L = ARC LENGTH
Δ = DELTA (CENTRAL ANGLE)
CH = CHORD DISTANCE
CB = CHORD BEARING
CR = CIVIL RECORDS BOOK
NO. = NUMBER
N, E. = NORTHING, EASTING (STATE PLANE COORDINATES)
℄ = CENTERLINE OF RIGHT OF WAY
O.R.B. = OFFICIAL RECORDS OF MARION COUNTY
R/W = RIGHT OF WAY LINE
LB = LICENSE BUSINESS
LS = LAND SURVEYOR
PLS = PROFESSIONAL LAND SURVEYOR
PG. = PAGE
P.B. = PLAT BOOK
P.T. = POINT OF TANGENCY
A.E. = ACCESS EASEMENT
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
D.A.U.E. = DRAINAGE, ACCESS AND UTILITY EASEMENT
AC. = ACRES
SQ. FT. = SQUARE FEET
TYP = TYPICAL
(NR) = NOT RADIAL
6,000 = SQUARE FOOTAGE OF LOT
= PERMANENT REFERENCE MONUMENT FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)
= PERMANENT REFERENCE MONUMENT FOUND IRON ROD AND CAP (AS NOTED)
= PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD AND CAP (LB 8071)
= PERMANENT CONTROL POINT SET NAIL & DISC (LB 8071)
PREPARED BY: JCH CONSULTING GROUP, INC., 420 SW 18TH STREET, OCALA, FLORIDA, 34471



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	33.04	200.00	009°27'58"	33.01	N14°26'19"E
C2	33.04	200.00	009°27'58"	33.01	N04°58'21"E
C7	33.93	40.00	048°35'57"	32.92	N43°28'16"E
C8	20.15	60.00	019°14'41"	20.06	N09°33'07"E
C21	39.27	25.00	090°00'00"	35.36	N44°45'38"W
C22	39.27	25.00	090°00'00"	35.36	N45°14'22"E
C23	35.14	25.00	080°32'02"	32.32	N40°01'39"W
C24	35.14	25.00	080°32'02"	32.32	N59°26'19"E
C25	62.83	40.00	089°59'29"	56.56	N25°49'27"W
C26	39.27	25.00	090°00'00"	35.36	N45°14'22"E
C27	39.27	25.00	090°00'00"	35.36	N44°45'38"W
C28	39.27	25.00	090°00'00"	35.36	N45°14'22"E
C29	39.27	25.00	090°00'00"	35.36	N44°45'38"W
C30	39.27	25.00	090°00'00"	35.36	N45°14'22"E
C31	39.27	25.00	090°00'00"	35.36	N44°45'38"W

LINE TABLE

LINE	BEARING	LENGTH
L1	N70°49'57"W	25.00
L2	N19°10'18"E	18.00
L3	N70°49'42"W	50.00
L4	N19°10'18"E	18.00
L5	N70°49'57"W	25.00
L6	N19°10'18"E	14.00
L7	N19°10'18"E	28.14
L8	N04°43'11"W	26.39
L9	N12°24'20"W	24.20

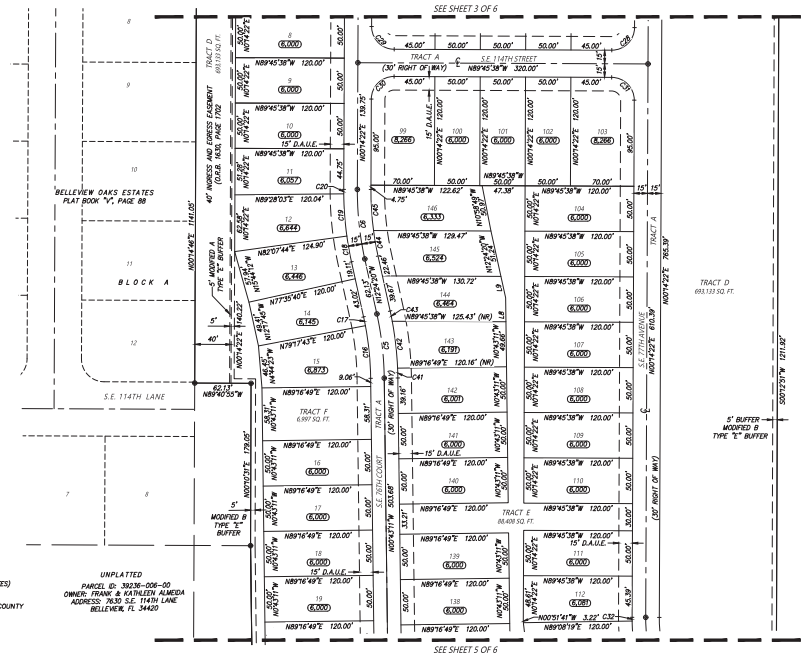
VISTA TRACE

A PLANNED UNIT DEVELOPMENT
SECTION 32, TOWNSHIP 16 SOUTH, RANGE 23 EAST
MARION COUNTY, FLORIDA

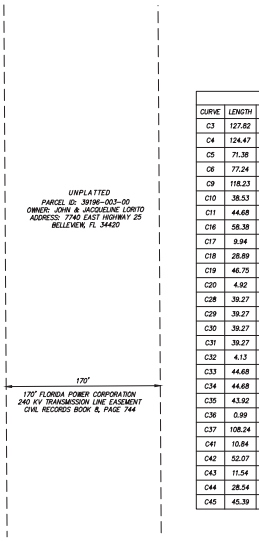
PLAT BOOK ____, PAGE ____
SHEET 4 OF 6

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT - SURVEYING & MAPPING
PLANNING - ENVIRONMENTAL - G.I.S.
CERTIFICATE OF AUTHORIZATION NO. LB 8071
CHRISTOPHER J. HOWSON, P.S.M., C.F.M. LS 6553
420 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 468-1462 www.JCHcg.com

NOTES:
THIS PLAT IS 6 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DEDICATION AND ACKNOWLEDGEMENTS SEE SHEET 1. FOR LEGAL DESCRIPTION AND BOUNDARY DETAIL SEE SHEET 2. FOR LOT DETAILS AND DIMENSIONS SEE SHEETS 3, 4, 5 AND 6.



GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C3	127.82	200.00	036°37'01"	125.65	N18°04'09"W
C4	124.47	200.00	035°39'29"	122.47	N18°32'55"W
C5	71.38	350.00	011°41'09"	71.26	N06°33'46"W
C6	77.24	350.00	012°38'42"	77.09	S06°04'59"E
C9	118.23	185.00	036°37'01"	116.23	N18°04'09"W
C10	38.53	215.00	010°16'06"	38.48	N31°14'37"W
C11	44.68	215.00	011°54'24"	44.60	N20°09'22"W
C16	58.38	335.00	009°59'06"	58.31	N05°42'44"W
C17	9.94	335.00	001°42'03"	9.94	N11°33'19"W
C18	28.89	365.00	004°32'04"	28.88	N10°08'18"W
C19	46.75	365.00	007°20'19"	46.72	N04°12'06"W
C20	4.92	365.00	000°46'19"	4.92	N00°08'48"W
C28	39.27	25.00	090°00'00"	35.36	N45°14'22"E
C29	39.27	25.00	090°00'00"	35.36	N44°45'38"W
C30	39.27	25.00	090°00'00"	35.36	N45°14'22"E
C31	39.27	25.00	090°00'00"	35.36	N44°45'38"W
C32	4.13	215.00	001°06'03"	4.13	N00°18'40"W
C33	44.68	215.00	011°54'24"	44.60	N06°48'53"W
C34	44.68	215.00	011°54'24"	44.60	N18°43'17"W
C35	43.92	215.00	011°42'11"	43.84	N30°31'34"W
C36	0.99	185.00	000°18'28"	0.99	N36°37'26"W
C37	108.24	185.00	033°31'19"	106.70	N19°18'33"W
C41	10.84	365.00	001°42'05"	10.84	N01°34'14"W
C42	52.07	365.00	008°10'25"	52.03	N06°30'29"W
C43	11.54	365.00	001°48'39"	11.53	N11°30'01"W
C44	28.54	335.00	004°52'53"	28.53	N09°57'54"W
C45	45.39	335.00	007°45'49"	45.36	N03°38'33"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	N70°49'57"W	25.00
L2	N19°10'18"E	18.00
L3	N70°49'42"W	50.00
L4	N19°10'18"E	18.00
L5	N70°49'57"W	25.00
L6	N19°10'18"E	14.00
L7	N19°10'18"E	28.14
L8	N04°31'11"W	26.39
L9	N12°24'20"W	24.20

LEGEND UNLESS OTHERWISE NOTED
-/- = NOT TO SCALE
R = RADIUS
L = ARC LENGTH
Δ = DELTA (CENTRAL ANGLE)
CH = CHORD DISTANCE
CB = CHORD BEARING
OR = CIVIL RECORDS BOOK
NO. = NUMBER
N, E = NORTHING, EASTING (STATE PLANE COORDINATES)
℄ = CENTERLINE OF RIGHT OF WAY
O.R.B. = OFFICIAL RECORDS OF MARION COUNTY
R/W = RIGHT OF WAY LINE
LB = LICENSE BUSINESS
LS = LAND SURVEYOR
P.L.S = PROFESSIONAL LAND SURVEYOR
PG. = PAGE
P.B. = PLAT BOOK
P.T. = POINT OF TANGENCY
A.E. = ACCESS EASEMENT
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
D.A.U.E. = DRAINAGE, ACCESS AND UTILITY EASEMENT
AC = ACRES
SQ. FT. = SQUARE FEET
TYP = TYPICAL
(NR) = NOT RADIAL
(6,000) = SQUARE FOOTAGE OF LOT
⊡ = PERMANENT REFERENCE MONUMENT FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)
● = PERMANENT REFERENCE MONUMENT FOUND IRON ROD AND CAP (AS NOTED)
● = PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD AND CAP (LB 8071)
● = PERMANENT CONTROL POINT SET NAIL & DISC (LB 8071)

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

VISTA TRACE

A PLANNED UNIT DEVELOPMENT

SECTION 32, TOWNSHIP 16 SOUTH, RANGE 23 EAST

MARION COUNTY, FLORIDA

PLAT BOOK ____, PAGE ____

SHEET 5 OF 6

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT - SURVEYING - MAPPING
PLANNING - ENVIRONMENTAL - GIS
CERTIFICATE OF AUTHORIZATION NO. LB 8071
CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6553
426 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 438-1462 www.JCHgc.com

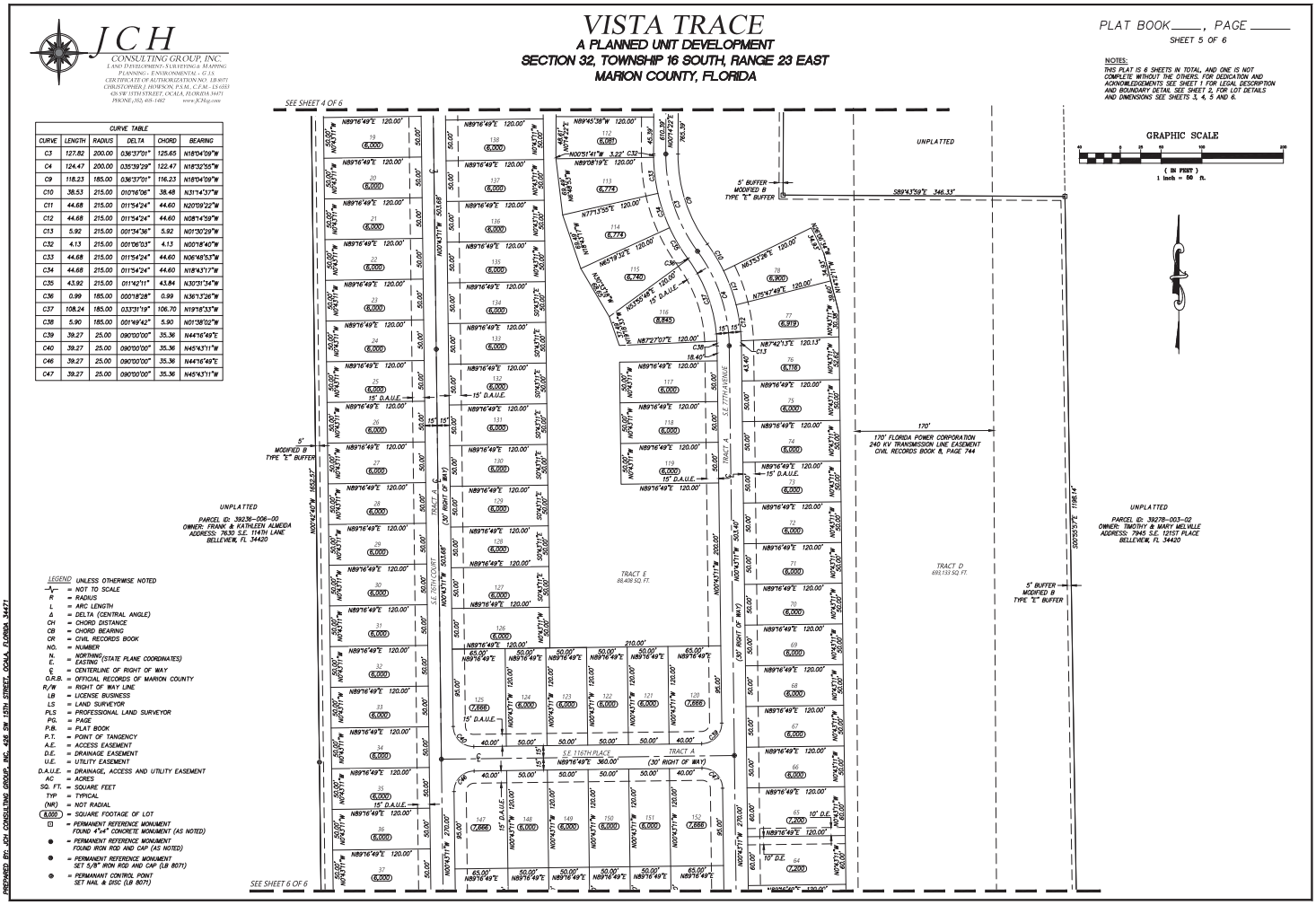
NOTES:

THIS PLAT IS 6 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DEDICATION AND ACKNOWLEDGMENTS SEE SHEET 1. FOR LEGAL DESCRIPTION AND BOUNDARY DETAIL SEE SHEET 2. FOR LOT DETAILS AND DIMENSIONS SEE SHEETS 3, 4, 5 AND 6.

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C3	127.82	200.00	036°37'01"	125.65	N18°04'09"W
C4	124.47	200.00	035°39'29"	122.47	N18°32'55"W
C9	118.23	185.00	036°37'01"	116.23	N18°04'09"W
C10	38.53	215.00	010°16'06"	38.48	N31°14'37"W
C11	44.68	215.00	011°54'24"	44.60	N20°09'22"W
C12	44.68	215.00	011°54'24"	44.60	N08°14'59"W
C13	5.92	215.00	001°34'36"	5.92	N01°30'29"W
C32	4.13	215.00	001°06'03"	4.13	N00°18'40"W
C33	44.68	215.00	011°54'24"	44.60	N06°48'53"W
C34	44.68	215.00	011°54'24"	44.60	N18°43'17"W
C35	43.92	215.00	011°42'11"	43.84	N30°31'34"W
C36	0.99	185.00	000°18'28"	0.99	N36°13'26"W
C37	108.24	185.00	033°31'19"	106.70	N19°18'33"W
C38	5.90	185.00	001°49'42"	5.90	N01°38'02"W
C39	39.27	25.00	090°00'00"	35.36	N44°16'49"E
C40	39.27	25.00	090°00'00"	35.36	N45°43'11"W
C46	39.27	25.00	090°00'00"	35.36	N44°16'49"E
C47	39.27	25.00	090°00'00"	35.36	N45°43'11"W



LEGEND UNLESS OTHERWISE NOTED

-/-	= NOT TO SCALE
R	= RADIUS
L	= ARC LENGTH
Δ	= DELTA (CENTRAL ANGLE)
CH	= CHORD DISTANCE
CB	= CHORD BEARING
OR	= CIVIL RECORDS BOOK
NO.	= NUMBER
N.	= NORTHING (STATE PLANE COORDINATES)
E.	= EASTING
℄	= CENTERLINE OF RIGHT OF WAY
O.R.B.	= OFFICIAL RECORDS OF MARION COUNTY
R/W	= RIGHT OF WAY LINE
LB	= LICENSE BUSINESS
LS	= LAND SURVEYOR
PLS	= PROFESSIONAL LAND SURVEYOR
PG.	= PAGE
P.B.	= PLAT BOOK
P.T.	= POINT OF TANGENCY
A.E.	= ACCESS EASEMENT
D.E.	= DRAINAGE EASEMENT
U.E.	= UTILITY EASEMENT
D.A.U.E.	= DRAINAGE, ACCESS AND UTILITY EASEMENT
AC	= ACRES
SQ. FT.	= SQUARE FEET
TYP	= TYPICAL
(NR)	= NOT RADIAL
(6,000)	= SQUARE FOOTAGE OF LOT
□	= PERMANENT REFERENCE MONUMENT FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)
●	= PERMANENT REFERENCE MONUMENT FOUND IRON ROD AND CAP (AS NOTED)
●	= PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD AND CAP (LB 8071)
●	= PERMANENT CONTROL POINT SET NAIL & DISC (LB 8071)

PREPARED BY: JCH CONSULTING GROUP, INC., 426 SW 15TH STREET, OCALA, FLORIDA, 34471

VISTA TRACE

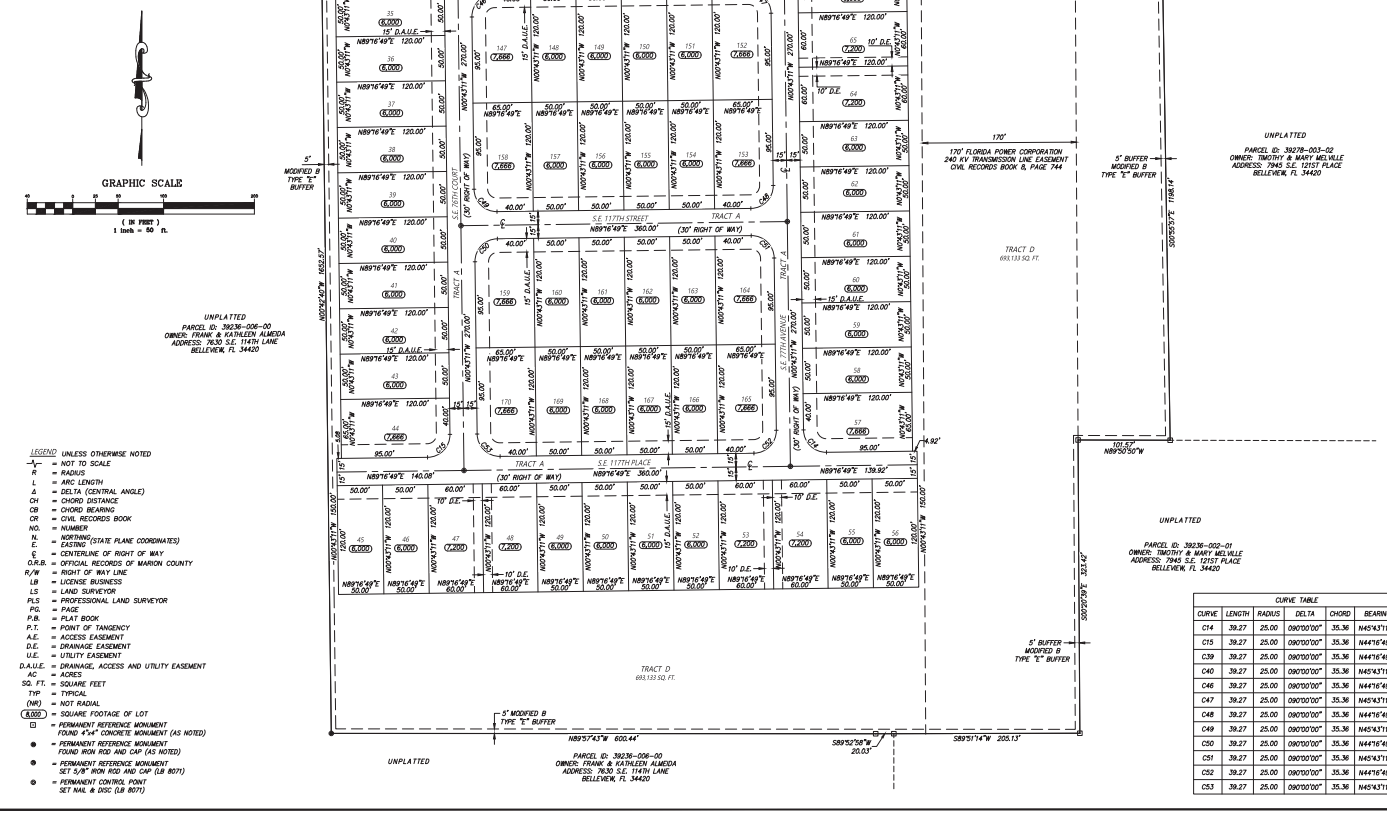
A PLANNED UNIT DEVELOPMENT
SECTION 32, TOWNSHIP 16 SOUTH, RANGE 23 EAST
MARION COUNTY, FLORIDA

PLAT BOOK____, PAGE _____

SHEET 6 OF 6

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT / SURVEYING & MAPPING
PLANNING / ENVIRONMENTAL / GIS
CERTIFICATE OF AUTHORIZATION NO. LB 8071
CHRISTOPHER J. HOWSON, P.S.M., C.F.M., LS 6553
426 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 438-1162 www.JCHcg.com

NOTES:
THIS PLAT IS 6 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DEDICATION AND ACKNOWLEDGEMENTS SEE SHEET 1. FOR LEGAL DESCRIPTION AND BOUNDARY DETAIL SEE SHEET 2. FOR LOT DETAILS AND DIMENSIONS SEE SHEETS 3, 4, 5 AND 6.



LEGEND UNLESS OTHERWISE NOTED

1" =	NOT TO SCALE
R	= RADIUS
L	= ARC LENGTH
Δ	= DELTA (CENTRAL ANGLE)
CH	= CHORD DISTANCE
CB	= CHORD BEARING
OR	= CIVIL RECORDS BOOK
NO.	= NUMBER
N.	= NORTHING (STATE PLANE COORDINATES)
E.	= EASTING (STATE PLANE COORDINATES)
℄	= CENTERLINE OF RIGHT OF WAY
O.R.B.	= OFFICIAL RECORDS OF MARION COUNTY
R/W	= RIGHT OF WAY LINE
LB	= LICENSE BUSINESS
LS	= LAND SURVEYOR
PLS	= PROFESSIONAL LAND SURVEYOR
PG.	= PAGE
P.B.	= PLAT BOOK
P.T.	= POINT OF TANGENCY
A.E.	= ACCESS EASEMENT
D.E.	= DRAINAGE EASEMENT
U.E.	= UTILITY EASEMENT
D.A.U.E.	= DRAINAGE, ACCESS AND UTILITY EASEMENT
AC	= ACRES
SQ. FT.	= SQUARE FEET
TYP	= TYPICAL
(NR)	= NOT RADIAL
6,000	= SQUARE FOOTAGE OF LOT
⊡	= PERMANENT REFERENCE MONUMENT FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)
●	= PERMANENT REFERENCE MONUMENT FOUND IRON ROD AND CAP (AS NOTED)
●	= PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD AND CAP (LB 8071)
⊙	= PERMANENT CONTROL POINT SET NAIL & DISC (LB 8071)

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C14	39.27	25.00	090°00'00"	35.36	N45°43'11"W
C15	39.27	25.00	090°00'00"	35.36	N44°16'49"E
C39	39.27	25.00	090°00'00"	35.36	N44°16'49"E
C40	39.27	25.00	090°00'00"	35.36	N45°43'11"W
C46	39.27	25.00	090°00'00"	35.36	N44°16'49"E
C47	39.27	25.00	090°00'00"	35.36	N45°43'11"W
C48	39.27	25.00	090°00'00"	35.36	N44°16'49"E
C49	39.27	25.00	090°00'00"	35.36	N45°43'11"W
C50	39.27	25.00	090°00'00"	35.36	N44°16'49"E
C51	39.27	25.00	090°00'00"	35.36	N45°43'11"W
C52	39.27	25.00	090°00'00"	35.36	N44°16'49"E
C53	39.27	25.00	090°00'00"	35.36	N45°43'11"W

PREPARED BY: JCH CONSULTING GROUP, INC., 426 SW 15TH STREET, OCALA, FLORIDA, 34471

Marion County

Development Review Committee

Agenda Item

File No.: 2025-20056 **Agenda Date:** 8/4/2025 **Agenda No.:** 5.2.

SUBJECT:
Stone Creek Del Webb Solaire Phase 2 & 3 - Final Plat
Project #2025030013 #32569
JCH Consulting Group

July 11, 2025
PROJECT NAME: STONE CREEK DEL WEBB SOLAIRE PHASE 2 & 3
PROJECT NUMBER: 2025030013
APPLICATION: FINAL PLAT #32569

1 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.4.G - All permanent reference monuments and permanent control points as prescribed in Ch. 177 FS shall be installed prior to submission of Final Plat
STATUS OF REVIEW: INFO
REMARKS: Please inform office when PRM's are set.

2 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.5.A(1) - Permanent Reference Monuments (PRMs) shall be set in accordance with § 177.091 FS
STATUS OF REVIEW: INFO
REMARKS: Please inform office when PRM's are set.

3 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.5.F(1) - Permanent Control Points (PCPs) shall be set in accordance with § 177.091 FS
STATUS OF REVIEW: INFO
REMARKS: Please inform office when PCP's are set.

4 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.5.F(3) - PCPs shall be set
STATUS OF REVIEW: INFO
REMARKS: Please inform office when PCP's are set.

5 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.19.3 - Executed mylar prior to plan approval & 6.4.4.K - All signatures shall be original and made in permanent dark ink
STATUS OF REVIEW: INFO
REMARKS:

6 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO
REMARKS: After approval, plans will be electronically stamped by the county. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder.

7 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Additional Stormwater comments
STATUS OF REVIEW: INFO
REMARKS: If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.

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

9 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 2.19.1 - The Final Plat shall be submitted and shall comply with Ch. 177 FS
STATUS OF REVIEW: INFO
REMARKS:

10 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.2.1.A - Plans shall be prepared by a professional licensed by the State of Florida
STATUS OF REVIEW: INFO
REMARKS:

11 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.C(14) - The purpose/use, improvements, and maintenance responsibilities
STATUS OF REVIEW: INFO
REMARKS:

12 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.C(15)(d) - Covenants, restrictions, or reservations
STATUS OF REVIEW: INFO
REMARKS:

13 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D - The Final Plat shall contain certain dedications executed and acknowledged
STATUS OF REVIEW: INFO
REMARKS:

14 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1) - All dedications shall be in the following forms or as approved by the County Attorney
STATUS OF REVIEW: INFO
REMARKS:

15 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1)(b) - Streets, rights-of-way, and parallel access easements
STATUS OF REVIEW: INFO
REMARKS:

16 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1)(c) - Utility easements
STATUS OF REVIEW: INFO
REMARKS:

17 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1)(d) - Stormwater easements and facilities
STATUS OF REVIEW: INFO
REMARKS:

18 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1)(f) - Conservation easement
STATUS OF REVIEW: INFO
REMARKS:

19 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(2) - Add the appropriate closing
STATUS OF REVIEW: INFO
REMARKS:

20 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(3)(a)1 - Provide the appropriate closing
STATUS OF REVIEW: INFO
REMARKS:

21 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.F - The following supporting documentation shall also be provided as appropriate:
STATUS OF REVIEW: INFO
REMARKS:

22 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.F(2) - Documents for a subdivision with privately dedicated improvements
STATUS OF REVIEW: INFO
REMARKS:

23 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.F(3) - A copy of the final protective covenants and deed restrictions
STATUS OF REVIEW: INFO
REMARKS:

Marion County
Board of County Commissioners

Office of the County Engineer

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

AR 32569

DEVELOPMENT REVIEW PLAN APPLICATION

Date: 3/4/25

A. PROJECT INFORMATION:

Project Name: Stone Creek Del Webb Solaire Phase 2 & 3
Parcel Number(s): Portion of 34899-018-00
Section 1 Township 16 Range 20 Land Use MR Zoning Classification PUD
Commercial ☐ Residential ☑ Industrial ☐ Institutional ☐ Mixed Use ☐ Other
Type of Plan: FINAL PLAT
Property Acreage 85.05 Number of Lots 270 Miles of Roads 2.04
Location of Property with Crossroads SW 62nd Street Road
Additional information regarding this submittal: 11 Tracts

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

☐ **Engineer:**
Firm Name: Kimley-Horn Contact Name: Gene B. Losito
Mailing Address: 1700 SE 17th Street, Suite 200 City: Ocala State: FL Zip Code: 34471
Phone # 352-438-3000 Alternate Phone # 352-362-0170
Email(s) for contact via ePlans: Gene.Losito@kimley-horn.com

☑ **Surveyor:**
Firm Name: JCH Consulting Group Contact Name: Chris Howson
Mailing Address: 426 SW 15th St City: Ocala State: FL Zip Code: 34471
Phone # 352-405-1482 Alternate Phone # 352-572-1254
Email(s) for contact via ePlans: Chris@JCHcg.com

Property Owner:
Owner: Pulte Home Company, LLC Contact Name: Ray Aponte
Mailing Address: 4901 Vineland Rd, Suite 500 City: Orlando State: FL Zip Code: 32811
Phone # 813-760-6180 Alternate Phone #
Email address: Ray.Aponte@PulteGroup.com

Developer:
Developer: Pulte Home Company, LLC Contact Name: Ray Aponte
Mailing Address: 4901 Vineland Rd, Suite 500 City: Orlando State: FL Zip Code: 32811
Phone # 813-760-6180 Alternate Phone #
Email address: Ray.Aponte@PulteGroup.com

Revised 5/2021

CLEAR FORM

STONE CREEK BY DEL WEBB SOLAIRE PHASE 2 & 3

A PLANNED UNIT DEVELOPMENT
SECTION 1, TOWNSHIP 16 SOUTH, RANGE 20 EAST
MARION COUNTY, FLORIDA

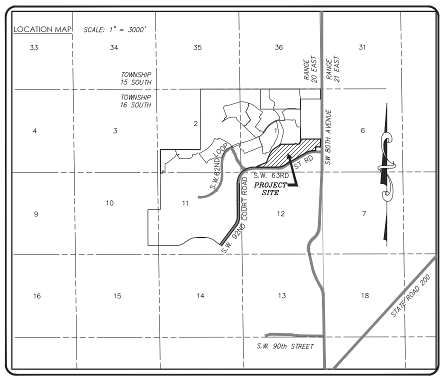
JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT + SURVEYING & MAPPING
PLANNING + ENVIRONMENTAL + G.I.S.
CERTIFICATE OF AUTHORIZATION NO. LB 8071
CHRISTOPHER J. HOWSON, P.S.M., C.F.M.- LS 6553
426 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 405-1482 www.JCHcg.com

NOTES:
THIS PLAT IS 8 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DEDICATION AND ACKNOWLEDGEMENTS SEE SHEET 1, FOR LEGAL DESCRIPTION AND BOUNDARY DETAIL SEE SHEET 2, FOR LOTS DIMENSIONS SEE SHEETS 3, 4, 5, 6, 7 AND 8.

SURVEYOR'S NOTES:

1. A 5/8 INCH DIAMETER IRON ROD WITH CAP NO. LB8071 WILL BE SET AT EACH LOT AND TRACT CORNER AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN SUBSECTION 177.091(9), FLORIDA STATUTES.
2. NO LOT SHALL BE DIVIDED OR RE-SUBDIVIDED EXCEPT FOR THE SOLE PURPOSE OF PROVIDING ADDITIONAL AREA TO ADJACENT LOTS OR UNTIL A REPLAT IS FILED WITH MARION COUNTY, 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.
3. COUNTY OFFICIALS EMPLOYED BY THE COUNTY BUILDING AND ZONING DEPARTMENT, COUNTY ENVIRONMENTAL HEALTH DEPARTMENT, AND 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.
4. THIS PLAT IS 8 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR NOTES AND DEDICATIONS SEE SHEET 1, FOR BOUNDARY AND LEGAL DESCRIPTION SEE SHEET 2 , FOR DETAIL OF LOTS DIMENSIONS SEE SHEETS 3, 4, 5, 6, 7 AND 8.
5. 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.
6. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
7. 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.
8. BEARINGS ARE ASSUMED BASED ON THE NORTHERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4194, PAGE 1720, AS BEING N89°43'48"E.
9. STATE PLANE COORDINATES ARE BASED ON CITY OF OCALA ENGINEERING DEPARTMENT G.P.S. CONTROL POINTS 0004 AND 0013, (NAD-83) 1990 ADJUSTMENT. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
10. ALL LOTS/TRACTS IN THIS SUBDIVISION SHALL USE THE INTERNAL SUBDIVISION ROADWAYS FOR DRIVEWAY/VEHICLE ACCESS. DIRECT VEHICLE/ DRIVEWAY ACCESS TO S.W. 80TH AVENUE IS PROHIBITED.
11. CURRENT ZONING IS PUD (PLANNED UNIT DEVELOPMENT), CURRENT LAND USE IS DRI (DEVELOPMENT OF REGIONAL IMPACT) MEDIUM RESIDENTIAL.
12. PROPERTY IS LOCATED WITHIN THE SECONDARY ZONE OF THE SPRINGS PROTECTION ZONE.
13. ADVISORY NOTICE ~ ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO.12083C0682E & NO.12083C0494E, MARION COUNTY, FLORIDA DATED APRIL 19, 2017. THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" – AN AREA OF MINIMAL FLOODING. THE FLOODING LIMITS HAVE BEEN IDENTIFIED HEREIN AS CURRENTLY ESTABLISHED AT THE TIME OF THE FINAL PLAT RECORDING. 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.
14. THIS PLAT CONTAINS 270 LOTS, 13 TRACTS AND 2.04 MILES OF ROAD.
15. PROPOSED ROADS, SIGNAGE AND DRAINAGE WILL BE PRIVATELY OWNED AND MAINTAINED BY STONE CREEK COMMUNITY ASSOCIATION, INC.
16. ALL DENSITIES AND USES SHOWN HEREON ARE CONSISTENT WITH THE APPROVED D.R.I.
17. WATER AND SEWER SERVICE ARE BEING PROVIDED BY AND REUSE WATER SERVICE MAY BE PROVIDED BY THE BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT.
18. DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE ON TOP OF THE WORLD DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER, AS MAY BE AMENDED FROM TIME TO TIME, INCLUDING PROVISIONS REGARDING THE CONCURRENCY OF PUBLIC FACILITIES. FACILITIES AND ELIGIBLE LAND USES; REFERENCE MARION COUNTY, FLORIDA OFFICIAL RECORDS BOOK 6445, PAGES 1390-1429 AND OFFICIAL RECORDS BOOK 6950, PAGES 487-497.
19. THE LANDS ON THIS PLAT ARE SUBJECT TO THE PRIVATE SPECIFIC UTILITY EASEMENT AGREEMENT BETWEEN PULTE HOME CORPORATION AND DIGITAL COMMUNICATION MEDIA RECORDED IN OFFICIAL RECORDS BOOK 4194, PAGE 1734, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
20. FIRE PROTECTION IN ACCORDANCE WITH THE MARION COUNTY LAND DEVELOPMENT CODE WILL BE PROVIDED VIA THE CENTRAL POTABLE WATER SYSTEM FOR THIS PROJECT.
21. DRIVEWAY ACCESS TO ALL CORNER LOTS SHALL BE 50' OR 1/2 THE LOT WIDTH FROM PAVEMENT P.T., WHICHEVER IS LESS. (SEE DETAIL ON SHEET 2)
22. TO THE EXTENT NOT INCONSISTENT WITH APPLICABLE LAW, THE DEVELOPER HEREBY RESERVES TO ITSELF AND ITS DESIGNATED SUCCESSORS AND ASSIGNS, FOR A PERIOD OF EIGHTY NINE (89) YEARS AFTER THIS PLAT IS RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THE EXCLUSIVE RIGHT, POWER AND AUTHORITY TO GRANT BY SEPARATE WRITTEN INSTRUMENTS RECORDED FROM TIME TO TIME BEFORE OR SUBSEQUENT TO THE RECORDATION OF THIS PLAT ONE OR MORE EXCLUSIVE OR NON-EXCLUSIVE PRIVATE EASEMENTS OVER, UNDER, UPON AND THROUGH EACH AREA LABELED ON THIS PLAT AS A "PRIVATE SPECIFIC EASEMENT UTILITY RESERVATION AREA" ("PSEURA") FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT AND USE OF UTILITY LINES, MAINS, PIPES, CONDUITS AND OTHER UTILITY FACILITIES BY THOSE SPECIFIC UTILITY SERVICE PROVIDERS TO WHOM THE DEVELOPER HEREAFTER ELECTS TO GRANT FROM TIME TO TIME SPECIFIC PRIVATE UTILITY EASEMENTS. EXCEPT FOR THE EASEMENTS SPECIFICALLY GRANTED IN THE DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION, NEITHER THIS PLAT NOR THIS RESERVATION CREATES ANY UTILITY EASEMENT OR DEDICATION, WHETHER PRIVATE, PUBLIC, GENERAL OR SPECIFIC, NOR DOES THIS PLAT OR THIS RESERVATION GRANT ANY RIGHT TO THE PUBLIC OR TO ANY UTILITY SERVICE PROVIDER TO UTILIZE ANY PSEURA FOR ANY PURPOSE. THE OWNER OF EACH LOT OR TRACT SHOWN ON THIS PLAT THAT CONTAINS A PSEURA MAY UTILIZE THE PSEURA WITHIN THAT OWNER'S LOT OR TRACT FOR ANY PURPOSE THAT DOES NOT INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND USE OF ANY UTILITY FACILITIES FROM TIME TO TIME CONSTRUCTED WITHIN THE PSEURA PURSUANT TO ANY SPECIFIC EASEMENT HERETOFORE OR HEREAFTER GRANTED BY THE DEVELOPER OR ITS DESIGNATED SUCCESSORS AND ASSIGNS; PROVIDED, HOWEVER, SUCH LOT OR TRACT OWNER (OTHER THAN THE DEVELOPER AND ITS DESIGNATED SUCCESSORS AND ASSIGNS) SHALL HAVE NO RIGHT, POWER OR AUTHORITY TO GRANT TO ANY UTILITY SERVICE PROVIDER ANY EASEMENT, LICENSE OR OTHER RIGHT OVER, UNDER, UPON OR THROUGH ANY PSEURA LYING WITHIN THAT OWNER'S LOT OR TRACT FOR UTILITY PURPOSES. NO IMPROVEMENTS ON OR WITHIN ANY PSEURA LYING WITHIN ANY PLATTED RESIDENTIAL BUILDING LOT (OTHER THAN BERMS, LANDSCAPING, IRRIGATION, DRAINAGE, PAVING, CURBS, GUTTERS, SIDEWALKS AND DRIVEWAYS), AND NO IMPROVEMENTS ON OR WITHIN ANY PSEURA SHOWN ON THIS PLAT (OTHER THAN BERMS, LANDSCAPING, IRRIGATION, DRAINAGE, PAVING, CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS, PATHS OR PATHWAYS FOR LOW-SPEED VEHICLES, GOLF CARS, GOLF CARTS, MOTORIZED DISABILITY ACCESS VEHICLES, UTILITY VEHICLES AND LANDSCAPE MAINTENANCE EQUIPMENT, RECREATIONAL AND PARK FACILITIES, SIGNS, ENTRY FEATURES, WALLS AND FENCES), MAY BE INSTALLED, CONSTRUCTED OR MAINTAINED BY THE OWNER OF THE LOT OR TRACT OR ANYONE ELSE WITHOUT THE PRIOR WRITTEN CONSENT OF THE DEVELOPER OR ITS DESIGNATED SUCCESSORS AND ASSIGNS, AND, IF AND TO THE EXTENT REQUIRED BY THE APPLICABLE EASEMENT DOCUMENT, ANY UTILITY SERVICE PROVIDER TO WHOM THE DEVELOPER HERETOFORE OR HEREAFTER GRANTS A UTILITY EASEMENT OVER THE RELEVANT PSEURA. THE DEVELOPER MAY, IN ITS SOLE AND EXCLUSIVE DISCRETION, ASSIGN ITS RIGHTS TO GRANT SPECIFIC PRIVATE UTILITY EASEMENTS AS RESERVED HEREIN TO ANY ONE OR MORE PERSONS OR ENTITIES AND BY ANY ONE OR MORE SEPARATE WRITTEN INSTRUMENTS THAT MAKE SPECIFIC REFERENCE TO THIS RESERVATION, IT BEING THE INTENT OF THE DEVELOPER THAT THE DEVELOPER MAY GRANT TO MULTIPLE UTILITY PROVIDERS CONCURRENT EASEMENTS FOR VARIOUS UTILITY SERVICES AS DEEMED DESIRABLE BY THE DEVELOPER IN THE EXERCISE OF THE DEVELOPER'S EXCLUSIVE AND UNLIMITED DISCRETION. ALTHOUGH IT SHALL NOT BE NECESSARY THAT THE OWNER OF ANY LOT OR TRACT SIGN OR CONSENT TO ANY EASEMENT HEREAFTER GRANTED BY THE DEVELOPER OR ITS DESIGNATED SUCCESSORS AND ASSIGNS PURSUANT TO THIS RESERVATION IN ORDER FOR SUCH EASEMENT TO TAKE EFFECT AND BIND THE OWNER AND THAT OWNER'S LOT OR TRACT, AND ANY PERSON OR ENTITY THAT CLAIMS ANY INTEREST IN THAT LOT OR TRACT BY OR THROUGH SUCH OWNER, INCLUDING BUT NOT LIMITED TO ANY MORTGAGEE OTHER LIEN HOLDER, EACH OWNER OF EACH LOT OR TRACT AFFECTED BY A PSEURA SHOWN ON THIS PLAT, BY HEREAFTER ACCEPTING OR RECEIVING A DEED TO SUCH LOT OR TRACT, SHALL BE DEEMED CONCLUSIVELY AND AUTOMATICALLY TO HAVE GRANTED TO THE DEVELOPER AND ITS DESIGNATED SUCCESSORS AN ASSIGNS AN IRREVOCABLE AND TRANSFERABLE POWER OF ATTORNEY, COUPLED WITH AN INTEREST IN THE SUBJECT MATTER, AUTHORIZING THE DEVELOPER OR ITS SUCCESSORS AND ASSIGNS TO SIGN AND RECORD IN THE MARION COUNTY PUBLIC RECORDS ANY DOCUMENT DEEMED BY ANY OF THEM, IN ITS OR THEIR SOLE AND ABSOLUTE DISCRETION, TO BE DESIRABLE FOR THE PURPOSE OF EVIDENCING OR ESTABLISHING SUCH EASEMENT. THE POWER OF ATTORNEY SHALL REMAIN EFFECTIVE FOR A PERIOD OF EIGHTY-NINE (89) YEARS AFTER THIS PLAT IS RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND IT SHALL NOT BE AFFECTED BY THE DEATH OR DISABILITY OF ANY PRINCIPAL. FOR THE PURPOSES OF THIS PLAT: (A) "UTILITY" SHALL MEAN AND REFER TO EACH FORM OF UTILITY SERVICE NOW EXISTING OR HEREAFTER DEVELOPED, INCLUDING, BUT NOT LIMITED TO, EACH SEWER, WATER, REUSE WATER, ELECTRIC AND GAS SERVICE, EACH CABLE SYSTEM OR CABLE SERVICE, MULTICHANNEL VIDEO PROGRAMMING SERVICE (WHETHER FRANCHISED OR UNFRANCHISED), INFORMATION SERVICE OR OTHER TELECOMMUNICATIONS SERVICE, AS SAID CAPITALIZED TERMS ARE DEFINED IN THE COMMUNICATIONS ACT OF 1934 (47 U.S.C. §151, ET SEQ.), AS AMENDED THROUGH THE DATE HEREOF, EACH MONITORING SERVICE, AND EACH OTHER FORM OF WIRE LINE OR WIRELESS COMMUNICATION SYSTEM OR SERVICE; AND (B) "UTILITY SERVICE PROVIDER" SHALL MEAN AND REFER TO EACH OPERATOR OR PROVIDER OF ANY FORM OF UTILITY SERVICE NOW EXISTING OR HEREAFTER DEVELOPED, INCLUDING, BUT NOT LIMITED TO, EACH OPERATOR OR PROVIDER OF ANY SEWER, WATER, REUSE WATER, ELECTRIC OR GAS SERVICE, EACH OPERATOR OR PROVIDER OF ANY CABLE SYSTEM OR CABLE SERVICE, MULTICHANNEL VIDEO PROGRAMMING SERVICE (WHETHER FRANCHISED OR UNFRANCHISED), INFORMATION SERVICE OR OTHER TELECOMMUNICATIONS SERVICE, AS SAID CAPITALIZED TERMS ARE DEFINED IN THE COMMUNICATIONS ACT OF 1934 (47 U.S.C. §151, ET SEQ.), AS AMENDED THROUGH THE DATE HEREOF, EACH OPERATOR OR PROVIDER OF A MONITORING SERVICE, AND EACH OPERATOR OR PROVIDER OFF ANY OTHER FORM OF WIRE LINE OR WIRELESS COMMUNICATION SYSTEM OR SERVICE.
23. STORMWATER RUNOFF GENERATED FROM THE IMPROVEMENTS ASSOCIATED WITH THIS PLAT ARE DISCHARGED INTO LANDS DESCRIBED IN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORD BOOK 5138, PAGE 1971 OF PUBLIC RECORDS OF MARION COUNTY FLORIDA.
24. THE DEDICATIONS CONTAINED IN THIS PLAT FOR STONE CREEK BY DEL WEBB SOLAIRE PHASE 2 & 3 (THE "DEDICATIONS") ARE SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CIRCLE SQUARE RANCH RECORDED IN OFFICIAL RECORDS BOOK 3730, PAGE 849 AS AMENDED BY SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR STONE CREEK AS RECORDED IN OFFICIAL RECORDS BOOK 4194, PAGE 1708, AND FIRST AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CIRCLE SQUARE RANCH RECORDED IN OFFICIAL RECORDS BOOK 4521, PAGE 457 OF PUBLIC RECORDS OF MARION COUNTY, AS AMENDED FROM TIME TO TIME ("THE MASTER DECLARATION"), WHICH PROVIDES FOR CERTAIN EASEMENTS, OBLIGATIONS, COVENANTS, RESTRICTIONS AND CONDITIONS AFFECTING THE SUBDIVISION PROPERTY OF STONE CREEK BY DEL WEBB SOLAIRE PHASE 2 & 3. THE DEDICATIONS CONTAINED IN THIS PLAT FOR STONE CREEK BY DEL WEBB SOLAIRE PHASE 2 & 3 (THE "SC DEDICATIONS") ARE SUBJECT TO THE COMMUNITY DECLARATION FOR STONE CREEK, RECORDED IN OFFICIAL RECORDS BOOK 4508, PAGE 1246 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AS AMENDED OR SUPPLEMENTED FROM TIME TO TIME (THE "SC DECLARATION"), WHICH PROVIDES FOR CERTAIN EASEMENTS, OBLIGATIONS, COVENANTS, RESTRICTIONS AND CONDITIONS AFFECTING THE SUBDIVISION PROPERTY OF STONE CREEK BY DEL WEBB SOLAIRE PHASE 2 & 3.
25. THE DEVELOPER, SUCCESSORS, AND ASSIGNS, HEREBY ACKNOWLEDGE AND UNDERSTAND THE SUBDIVISION HEREIN DESCRIBED AND ESTABLISHED IS CONTIGUOUS TO SUSTAINABLE AGRICULTURAL LAND AS SHOWN ON THIS PLAT. IT IS ACKNOWLEDGED AND UNDERSTOOD BY THE PARTIES THAT THE FARM OPERATION ON THE CONTIGUOUS SUSTAINABLE AGRICULTURAL LAND IDENTIFIED HEREIN MAY BE CONDUCTED ACCORDING TO GENERALLY ACCEPTED AGRICULTURAL PRACTICES AS PROVIDED IN THE FLORIDA RIGHT TO FARM ACT, SECTION 823.14, FLORIDA STATUTES.
26. 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 IS DEFERRED TO A LATER DEVELOPMENT REVIEW STAGE.
27. 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.
28. DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS SUBDIVISION PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE ON TOP OF THE WORLD DEVELOPMENT ORDER, AS MAY BE AMENDED FROM TIME TO TIME, INCLUDING PROVISIONS REGARDING THE CONCURRENCY OF PUBLIC FACILITIES.
29. PORTIONS OF TRACTS "B", "D", "E", "F", "G", "H", "I", "J", "K", "L" AND "M" ARE DESIGNATED AS MARION FRIENDLY LANDSCAPE AREAS AS IDENTIFIED ON THE IMPROVEMENT PLANS AS APPROVED BY MARION COUNTY FOR THE DEVELOPMENT OF THIS SUBDIVISION. MARION FRIENDLY LANDSCAPE AREAS ARE DEFINED AS THAT PORTION OF A NEW OR EXPANDED DEVELOPMENT THAT THROUGH THE APPROVED DEVELOPMENT PLANS, DOCUMENTS, AND DEED RESTRICTIONS, IS IDENTIFIED TO BE MAINTAINED AS MARION-FRIENDLY LANDSCAPING AND WHERE THE USE OF HIGH VOLUME IRRIGATION, NON-DROUGHT TOLERANT PLANTS, AND LAWN CHEMICALS (FERTILIZERS AND PESTICIDES) ON TURFGRASS IS PROHIBITED.

PREPARED BY: JCH CONSULTING GROUP, INC. 426 SW 15TH STREET, OCALA, FLORIDA 34471



APPROVAL OF 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

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS:
THIS IS TO CERTIFY THAT ON THE ________ DAY OF ______________, 2025 THE FOREGOING PLAT WAS WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA

BY: ______________________________
SIGNATURE
KATHY BRYANT, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS

ATTEST: ______________________________
SIGNATURE
GREGORY C. HARRELL
CLERK OF THE CIRCUIT COURT

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.

BY: ______________________________
CHRISTOPHER J HOWSON, P.S.M.
FLORIDA REGISTERED SURVEYOR NO. LS 6553
JCH CONSULTING GROUP, INC.
CERTIFICATE OF AUTHORIZATION
NO. LB 8071
426 S.W. 15TH STREET
OCALA, FLORIDA 34471

DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION:
KNOW ALL MEN BY THESE PRESENTS: THAT PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "STONE CREEK BY DEL WEBB SOLAIRE PHASE 2 & 3", BEING IN MARION COUNTY, FLORIDA HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AND DECLARE AS FOLLOWS: ALL STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT ARE HEREBY DEDICATED PRIVATELY TO "STONE CREEK COMMUNITY ASSOCIATION, INC." ESTABLISHED FOR THIS COMMUNITY, ALL PUBLIC AUTHORITIES AND THEIR PERSONNEL PROVIDING SERVICES TO THE SUBDIVISION ARE GRANTED AN EASEMENT FOR INGRESS AND EGRESS UPON SUCH STREETS AND RIGHTS-OF-WAY AND THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY WHATSOEVER REGARDING SUCH STREETS OR RIGHTS OF WAY. MARION COUNTY IS GRANTED AN EASEMENT FOR EMERGENCY MAINTENANCE IN THE EVENT OF A DECLARATION 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. THAT STORMWATER AND DRAINAGE EASEMENTS AND/OR TRACTS DESIGNATED HEREON SHALL BE PRIVATE PROPERTY AND ARE HEREBY DEDICATED TO "STONE CREEK COMMUNITY ASSOCIATION, INC." ESTABLISHED FOR THIS COMMUNITY, PROVIDED HOWEVER, THAT THE SAME SHALL BE USED FOR THE CONSTRUCTION AND MAINTENANCE OF STORMWATER AND DRAINAGE FACILITIES AND FOR NO USE INCONSISTENT THEREWITH; MARION COUNTY IS GRANTED AN EASEMENT FOR AND THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON SAID STORMWATER AND DRAINAGE FACILITIES IN THE EVENT OF A DECLARATION 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. THAT THE UTILITY EASEMENTS SHOWN ON THIS PLAT OR NOTED HEREIN ARE GRANTED TO BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT AND/OR PUBLIC & PRIVATE UTILITY PROVIDERS FOR THE INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF LIFT STATIONS, FORCE MAINS, WATER LINES, REUSE WATER LINES, GRAVITY WASTEWATER MAINS AND RELATED WATER, REUSE WATER AND WASTEWATER UTILITY LINES, ELECTRICAL FACILITIES AND EQUIPMENT AND ARE FURTHER RESERVED EXCLUSIVELY FOR SUCH USES BY THE OTHER UTILITIES (MUNICIPAL AND PRIVATE) TO WHOM RIGHTS IN SUCH EASEMENTS SHALL BE GRANTED FROM TIME TO TIME BY THE DEDICATOR OR ITS SUCCESSORS IN INTEREST; THAT NEITHER THE EASEMENTS HEREIN GRANTED NOR THE LIMITATIONS HEREIN MADE SHALL CONSTITUTE A DEDICATION TO THE GENERAL PUBLIC OF MARION COUNTY AND THAT 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.

TRACT "A" IS AN ADDITIONAL REFERENCE DESIGNATION FOR THE PRIVATELY DEDICATED ROAD RIGHT-OF-WAY TO BE MAINTAINED BY THE "STONE CREEK COMMUNITY ASSOCIATION, INC.," ESTABLISHED FOR THIS COMMUNITY. TRACT "A" MAY ALSO BE USED FOR UTILITIES, DRAINAGE EASEMENTS, SIGNAGE, MULTI-MODAL PURPOSES, AND LANDSCAPING.

TRACTS "B", "D", "E", "F", "G", "H", "I", "J", "K", "L" AND "M" ARE RESERVED AS OPEN SPACE, BUFFER, DRAINAGE, INGRESS/EGRESS AND UTILITY EASEMENTS AND ARE HEREBY DEDICATED TO AND ARE TO BE MAINTAINED BY THE "STONE CREEK COMMUNITY ASSOCIATION, INC.," ESTABLISHED FOR THIS COMMUNITY. DEVELOPER HEREBY GRANTS TO SECO AND OTHER PUBLIC AND PRIVATE UTILITY COMPANIES, A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER ALL UTILITY EASEMENTS, AND TRACTS AS SHOWN HEREON, FOR ACCESS, INSTALLATION, MAINTENANCE, OPERATION, UTILITY PURPOSES, AND OTHER PURPOSES INCIDENTAL THERETO.

TRACT "C" IS HEREBY RESERVED AS A LIFT STATION SITE CONVEYED IN FEE SIMPLE TITLE TO AND TO BE MAINTAINED BY "BAY LAUREL CENTER-COMMUNITY DEVELOPMENT DISTRICT."

IN WITNESS WHEREOF THE SAID PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED IN ITS CORPORATE NAME BY ITS DIRECTOR OF LAND DEVELOPMENT AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED BY ITS DIRECTOR OF LAND DEVELOPMENT ALL BY AND WITH THE AUTHORITY OF THE MEMBERS OF SAID COMPANY ON THIS ________ DAY OF ____________, 2025.

PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY,
SUCCESSOR BY CONVERSION OF PULTE HOME CORPORATION,
A MICHIGAN CORPORATION

BY: ______________________________
RAY APONTE, DIRECTOR OF LAND DEVELOPMENT

NOTARY ACKNOWLEDGMENT:
STATE OF FLORIDA
COUNTY OF MARION

THE FOREGOING DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ______ PHYSICAL PRESENCE OR ______ ONLINE NOTARIZATION, THIS DAY BY RAY APONTE, AS DIRECTOR OF LAND DEVELOPMENT, OF PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, TO ME WELL KNOWN TO BE THE PERSON DESCRIBED HEREIN _______________, OR WHO PRODUCED IDENTIFICATION _____________, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND WHO ACKNOWLEDGED THAT HE DID SO AS DIRECTOR OF LAND DEVELOPMENT OF SAID COMPANY, ALL BY AND WITH THE AUTHORITY OF THE MEMBERS OF SAID COMPANY.

WITNESS MY HAND AND SEAL THIS ______, DAY OF ______________, 2025.

NOTARY PUBLIC: ______________________

STATE OF: ______________________

COMMISSION EXPIRES:

SHEET INDEX	
SHEET 1	DEDICATIONS AND NOTES
SHEET 2	LEGAL DESCRIPTION & BOUNDARY DETAIL
SHEETS 3-8	LOT DIMENSIONS

CLERK OF THE COURT'S CERTIFICATE FOR ACCEPTANCE AND RECORDING:
I, CLERK OF THE CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT OF "STONE CREEK BY DEL WEBB SOLAIRE PHASE 2 & 3" FOR RECORDING. THIS PLAT FILED FOR RECORD THIS ________ DAY, OF ____________, _________, AT ________: _________ .M. 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

STONE CREEK BY DEL WEBB SOLAIRE PHASE 2 & 3

A PLANNED UNIT DEVELOPMENT
SECTION 1, TOWNSHIP 16 SOUTH, RANGE 20 EAST
MARION COUNTY, FLORIDA

PLAT BOOK ____, PAGE ____
SHEET 2 OF 8

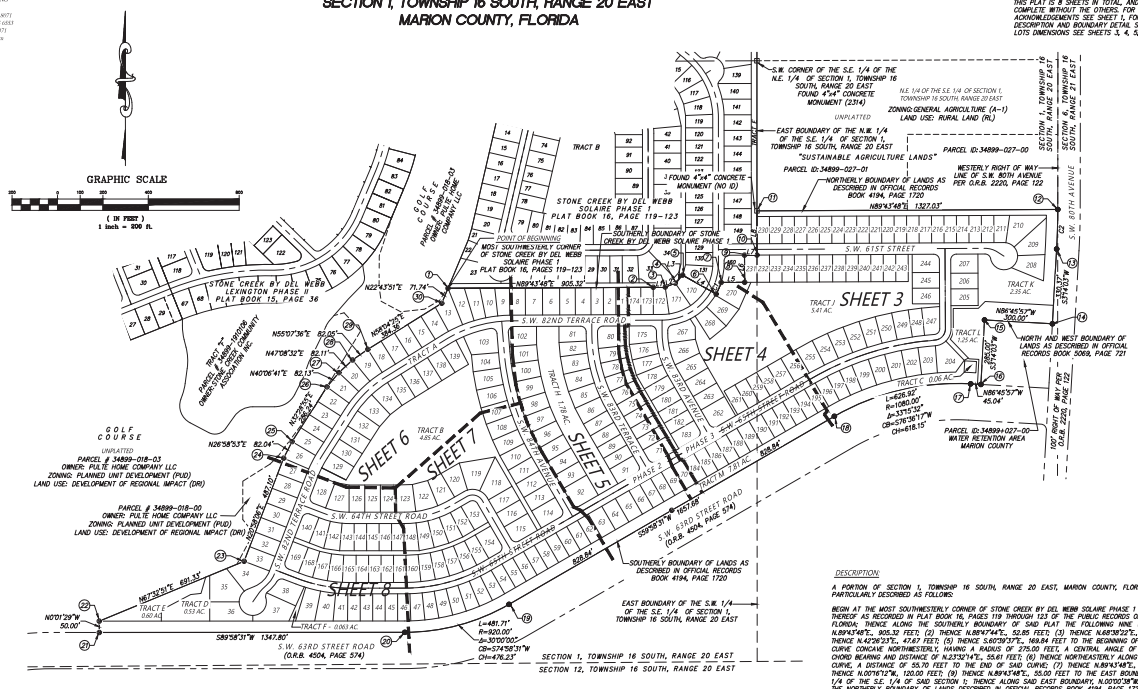
NOTE:
THIS PLAT IS 8 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DEDICATION AND ACKNOWLEDGEMENTS SEE SHEET 1, FOR LEGAL DESCRIPTION AND BOUNDARY DETAIL SEE SHEET 2, FOR LOTS DIMENSIONS SEE SHEETS 3, 4, 5, 6, 7 AND 8.

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT, SURVEYING & MAPPING
PLANNING - ENVIRONMENTAL - G.I.S.
CERTIFICATE OF AUTHORIZATION NO. LB 8071
CHRISTOPHER J. THOMPSON, P.S.M., C.F.M. - LS 6553
426 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 405-1682 www.JCHgc.com

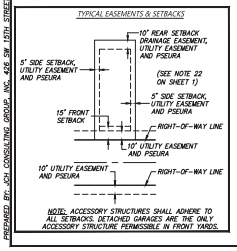
STATE PLANE COORDINATED		
ID	NORTHING	EASTING
1	1742082.42	572999.61
2	1742074.11	573900.26
3	1742079.41	573958.84
4	1742096.82	574004.77
5	1742127.81	574043.50
6	1742043.00	574177.00
7	1742096.00	574210.00
8	1742101.39	574315.14
9	1742210.00	574305.00
10	1742218.29	574368.36
11	1742412.29	574378.60
12	1742396.33	575690.79
13	1742203.41	575696.47
14	1741884.74	575670.10
15	1741903.62	575370.70
16	1741629.14	575356.34
17	1741614.97	575301.39
18	1741477.00	574706.00
19	1740667.00	573367.00
20	1740552.00	572786.00
21	1740567.94	571441.27
22	1740639.37	571444.30
23	1740885.22	572078.92
24	1741338.00	572260.00
25	1741417.79	572299.91
26	1741649.00	572456.00
27	1741710.72	572510.53
28	1741768.00	572572.00
29	1741820.65	572643.70
30	1742014.00	572967.52

LINE TABLE		
LINE	BEARING	LENGTH
L1	N88°47'44"E	52.85'
L2	N68°38'22"E	47.67'
L3	N42°26'23"E	47.67'
L4	S60°39'37"E	169.84'
L5	N89°43'48"E	103.63'
L6	N01°61'2"W	120.00'
L7	N89°43'48"E	55.00'
L8	N01°00'38"W	195.00'

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

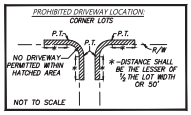


TYPICAL EASEMENTS & SETBACKS



NOTE: ACCESSORY STRUCTURES SHALL ADHERE TO ALL SETBACKS. DETACHED GARAGES ARE THE ONLY ACCESSORY STRUCTURE PERMISSIBLE IN FRONT YARDS.

PROHIBITED DRIVEWAY LOCATION:
CORNER LOTS



NOT TO SCALE

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	55.70'	275.00'	011°36'19"	55.61'	N23°32'14"E
C2	174.60'	3150.00'	003°10'33"	174.58'	S01°38'47"W

LEGEND: UNLESS OTHERWISE NOTED

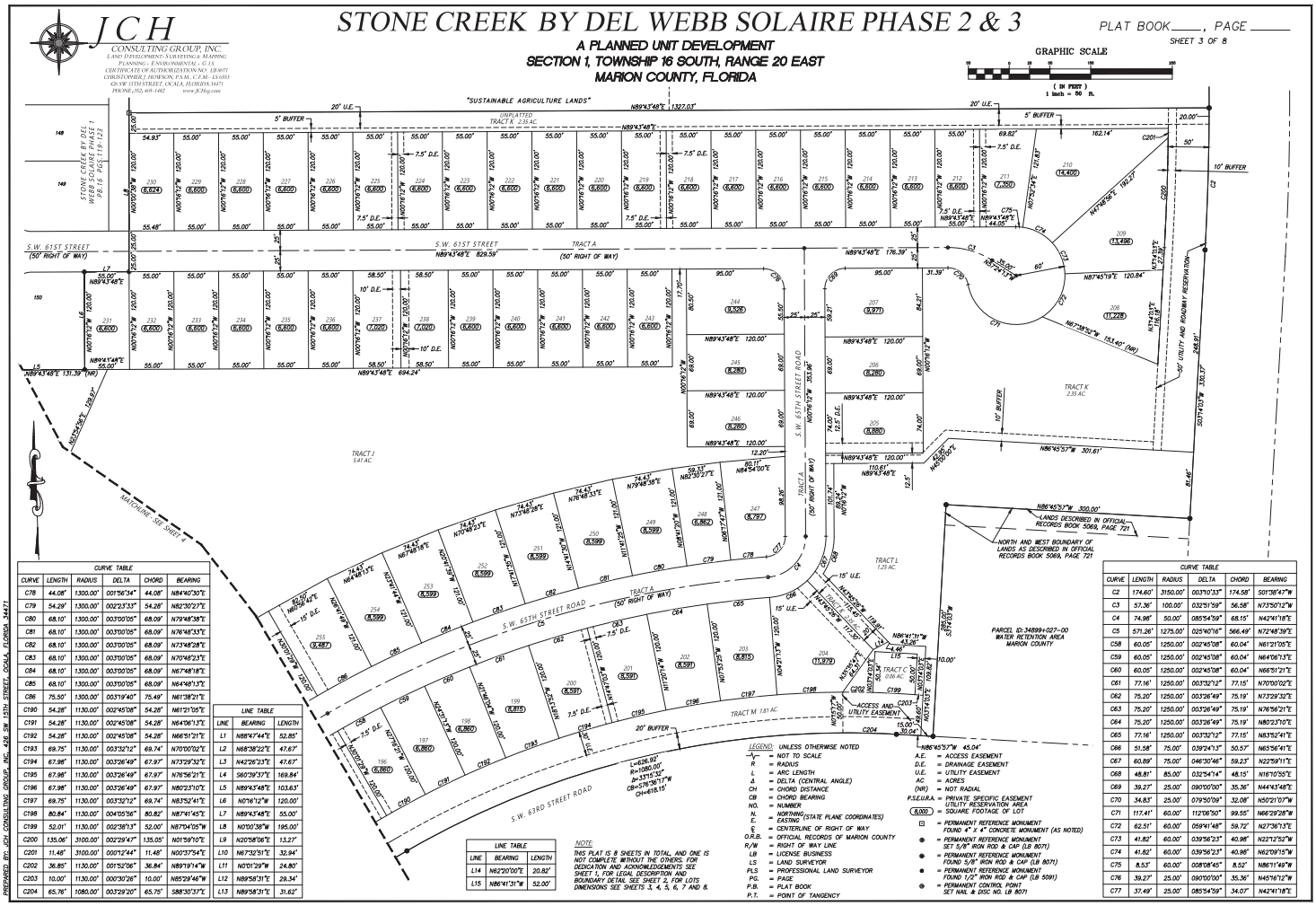
N.T.S.	= NOT TO SCALE
R	= RADIUS
L	= ARC LENGTH
Δ	= DELTA (CENTRAL ANGLE)
CH	= CHORD DISTANCE
CB	= CHORD BEARING
NO.	= NUMBER
N, E	= NORTHING, EASTING (STATE PLANE COORDINATES)
℄	= CENTERLINE OF RIGHT OF WAY
O.R.B.	= OFFICIAL RECORDS OF MARION COUNTY
R/W	= RIGHT OF WAY LINE
LB	= LICENSE BUSINESS
LS	= LAND SURVEYOR
PLS	= PROFESSIONAL LAND SURVEYOR
PG.	= PAGE
P.B.	= PLAT BOOK
P.T.	= POINT OF TANGENCY
A.E.	= ACCESS EASEMENT
D.E.	= DRAINAGE EASEMENT
U.E.	= UTILITY EASEMENT
AC	= ACRES
(NR)	= NOT RADIAL
P.S.E.U.R.A.	= PRIVATE SPECIFIC EASEMENT UTILITY RESERVATION AREA
6,000	= SQUARE FOOTAGE OF LOT
⊡	= PERMANENT REFERENCE MONUMENT FOUND 4" X 4" CONCRETE MONUMENT (AS NOTED)
●	= PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & CAP (LB 8071)
●	= PERMANENT REFERENCE MONUMENT FOUND 5/8" IRON ROD & CAP (LB 8071)
●	= PERMANENT REFERENCE MONUMENT FOUND 1/2" IRON ROD & CAP (LB 5091)
⊙	= PERMANENT CONTROL POINT SET NAIL & DISC NO. LB 8071

DESCRIPTION:

A PORTION OF SECTION 1, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST SOUTHWESTERLY CORNER OF STONE CREEK BY DEL WEBB SOLAIRE PHASE 1 AS PER THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 119 THROUGH 123 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID PLAT THE FOLLOWING NINE (9) COURSES: (1) N.89°43'48"E., 905.32 FEET; (2) THENCE N.88°47'44"E., 52.85 FEET; (3) THENCE N.68°38'22"E., 47.67 FEET; (4) THENCE N.42°26'23"E., 47.67 FEET; (5) THENCE S.60°39'37"E., 169.84 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 11°36'19", AND A CHORD BEARING AND DISTANCE OF N.23°32'14"E., 55.61 FEET; (6) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 55.70 FEET TO THE END OF SAID CURVE; (7) THENCE N.89°43'48"E., 103.63 FEET; (8) THENCE N.01°61'2"W., 120.00 FEET; (9) THENCE N.89°45'48"E., 55.00 FEET TO THE EAST BOUNDARY OF THE N.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 1; THENCE ALONG SAID EAST BOUNDARY, N.01°00'38"W., 195.00 FEET TO THE NORTHERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4194, PAGE 1720 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY AND EASTERLY BOUNDARY OF SAID LANDS THE FOLLOWING THREE (3) COURSES: (1) N.89°43'48"E., 1,327.03 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 3,150.00 FEET, A CENTRAL ANGLE OF 03°10'33", AND A CHORD BEARING AND DISTANCE OF S.01°38'47"W., 174.58 FEET; (2) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 174.60 FEET TO THE END OF SAID CURVE; (3) THENCE S.03°14'03"W., 330.37 FEET TO THE NORTH BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5068, PAGE 721 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID EASTERLY BOUNDARY, ALONG SAID NORTH BOUDARY, N.86°45'57"W., 300.00 FEET; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG THE WEST BOUNDARY OF SAID LANDS AND ITS PROJECTION THEREOF S.03°14'03"W., 285.00 FEET TO THE SOUTHERLY BOUNDARY OF THE AFOREMENTION LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4194, PAGE 1720; THENCE DEPARTING SAID WEST BOUNDARY, ALONG SAIDSOUTHERLY BOUNDARY THE FOLLOWING FIVE (5) COURSES: (1) THENCE N.86°45'57"W., 45.04 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,085.00 FEET, A CENTRAL ANGLE OF 33°15'32", AND A CHORD BEARING AND DISTANCE OF S.76°36'17"W., 618.15 FEET; (2) THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 626.92 FEET TO THE END OF SAID CURVE; (3) THENCE S.59°58'31"W., 1,657.68 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 920.00 FEET, A CENTRAL ANGLE OF 30°00'00", AND A CHORD BEARING AND DISTANCE OF S.74°58'31"W., 476.23 FEET; (4) THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 481.71 FEET TO THE END OF SAID CURVE; (5) THENCE S.89°58'31"W., 1,347.80 FEET; THENCE DEPARTING SAID SOUTHERLY BOUNDARY, N.00°01'29"W., 50.00 FEET; THENCE N.67°32'51"E., 691.33 FEET; THENCE N.26°58'06"E., 487.10 FEET; THENCE N.26°58'53"E., 82.04 FEET; THENCE N.32°26'56"E., 286.24 FEET; THENCE N.40°06'41"E., 82.13 FEET; THENCE N.47°08'32"E., 82.11 FEET; THENCE N.55°07'36"E., 82.05 FEET; THENCE N.58°04'25"E., 284.38 FEET; THENCE N.22°43'51"E., 71.74 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 84.88 ACRES, MORE OR LESS.

PREPARED BY: JCH CONSULTING GROUP, INC. 426 SW 15TH STREET, OCALA, FLORIDA, 34471



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C78	44.08'	1300.00'	001°56'34"	44.08'	N84°40'30"E
C79	54.29'	1300.00'	002°23'33"	54.28'	N82°30'22"E
C80	68.10'	1300.00'	003°00'05"	68.09'	N79°48'38"E
C81	68.10'	1300.00'	003°00'05"	68.09'	N76°48'33"E
C82	68.10'	1300.00'	003°00'05"	68.09'	N73°48'28"E
C83	68.10'	1300.00'	003°00'05"	68.09'	N70°48'23"E
C84	68.10'	1300.00'	003°00'05"	68.09'	N67°48'18"E
C85	68.10'	1300.00'	003°00'05"	68.09'	N64°48'13"E
C86	75.50'	1300.00'	003°19'40"	75.49'	N61°38'21"E
C190	54.28'	1130.00'	002°45'08"	54.28'	N61°21'05"E
C191	54.28'	1130.00'	002°45'08"	54.28'	N64°06'13"E
C192	54.28'	1130.00'	002°45'08"	54.28'	N66°51'21"E
C193	69.75'	1130.00'	003°32'12"	69.74'	N70°00'02"E
C194	67.98'	1130.00'	003°26'49"	67.97'	N73°29'32"E
C195	67.98'	1130.00'	003°26'49"	67.97'	N76°56'21"E
C196	67.98'	1130.00'	003°26'49"	67.97'	N80°23'10"E
C197	69.75'	1130.00'	003°32'12"	69.74'	N83°52'41"E
C198	80.84'	1130.00'	004°05'56"	80.82'	N87°41'45"E
C199	52.01'	1130.00'	002°38'13"	52.00'	N87°04'05"W
C200	135.06'	3100.00'	002°29'47"	135.05'	N01°59'10"E
C201	11.48'	3100.00'	000°12'44"	11.48'	N00°37'54"E
C202	36.85'	1130.00'	001°52'06"	36.84'	N89°19'14"W
C203	10.00'	1130.00'	000°30'26"	10.00'	N85°29'46"W
C204	65.76'	1080.00'	003°29'20"	65.75'	S88°30'37"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	N88°47'44"E	52.85'
L2	N68°38'22"E	47.67'
L3	N42°26'23"E	47.67'
L4	S60°39'37"E	169.84'
L5	N89°43'48"E	103.63'
L6	N01°16'12"W	120.00'
L7	N89°43'48"E	55.00'
L8	N01°00'38"W	195.00'
L9	N20°58'06"E	13.27'
L10	N67°32'51"E	32.94'
L11	N01°01'29"W	24.80'
L12	N89°58'31"E	29.34'
L13	N89°58'31"E	31.62'

LINE TABLE		
LINE	BEARING	LENGTH
L14	N62°20'00"E	20.82'
L15	N86°41'31"W	52.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C2	174.60'	3150.00'	003°10'33"	174.58'	S01°38'47"W
C3	57.36'	100.00'	032°51'59"	56.58'	N73°50'12"W
C4	74.98'	50.00'	085°54'59"	68.15'	N42°41'18"E
C5	571.26'	1275.00'	025°40'16"	566.49'	N72°48'39"E
C58	60.05'	1250.00'	002°45'08"	60.04'	N61°21'05"E
C59	60.05'	1250.00'	002°45'08"	60.04'	N64°06'13"E
C60	60.05'	1250.00'	002°45'08"	60.04'	N66°51'21"E
C61	77.16'	1250.00'	003°32'12"	77.15'	N70°00'02"E
C62	75.20'	1250.00'	003°26'49"	75.19'	N73°29'32"E
C63	75.20'	1250.00'	003°26'49"	75.19'	N76°56'21"E
C64	75.20'	1250.00'	003°26'49"	75.19'	N80°23'10"E
C65	77.16'	1250.00'	003°32'12"	77.15'	N83°52'41"E
C66	51.58'	75.00'	039°24'13"	50.57'	N65°56'41"E
C67	60.89'	75.00'	046°30'46"	59.23'	N22°59'11"E
C68	48.81'	85.00'	032°54'14"	48.15'	N16°70'55"E
C69	39.27'	25.00'	090°00'00"	35.36'	N44°43'48"E
C70	34.83'	25.00'	079°50'09"	32.08'	N50°21'07"W
C71	117.41'	60.00'	112°06'50"	99.55'	N66°29'28"W
C72	62.51'	60.00'	059°41'48"	59.72'	N27°36'13"E
C73	41.82'	60.00'	039°56'23"	40.98'	N22°12'52"W
C74	41.82'	60.00'	039°56'23"	40.98'	N62°09'15"W
C75	8.53'	60.00'	008°08'45"	8.52'	N86°11'49"W
C76	39.27'	25.00'	090°00'00"	35.36'	N45°16'12"W
C77	37.49'	25.00'	085°54'59"	34.07'	N42°41'18"E

LEGEND: UNLESS OTHERWISE NOTED	
N.T.S.	= NOT TO SCALE
R	= RADIUS
L	= ARC LENGTH
Δ	= DELTA (CENTRAL ANGLE)
CH	= CHORD DISTANCE
CB	= CHORD BEARING
NO.	= NUMBER
N.	= NORTHING (STATE PLANE COORDINATES)
E.	= EASTING
℄	= CENTERLINE OF RIGHT OF WAY
O.R.B.	= OFFICIAL RECORDS OF MARION COUNTY
R/W	= RIGHT OF WAY LINE
LB	= LICENSE BUSINESS
LS	= LAND SURVEYOR
PLS	= PROFESSIONAL LAND SURVEYOR
PG.	= PAGE
P.B.	= PLAT BOOK
P.T.	= POINT OF TANGENCY
A.E.	= ACCESS EASEMENT
D.E.	= DRAINAGE EASEMENT
U.E.	= UTILITY EASEMENT
AC	= ACRES
(NR)	= NOT RADIAL
P.S.E.U.R.A.	= PRIVATE SPECIFIC EASEMENT UTILITY RESERVATION AREA
(8,000)	= SQUARE FOOTAGE OF LOT
⊡	= PERMANENT REFERENCE MONUMENT FOUND 4" X 4" CONCRETE MONUMENT (AS NOTED)
●	= PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & CAP (LB 8071)
●	= PERMANENT REFERENCE MONUMENT FOUND 5/8" IRON ROD & CAP (LB 8071)
●	= PERMANENT REFERENCE MONUMENT FOUND 1/2" IRON ROD & CAP (LB 5091)
⊕	= PERMANENT CONTROL POINT SET NAIL & DISC NO. LB 8071

PREPARED BY: JCH CONSULTING GROUP, INC., 436 SW 10TH STREET, OCALA, FLORIDA 34471

STONE CREEK BY DEL WEBB SOLAIRE PHASE 2 & 3

A PLANNED UNIT DEVELOPMENT

SECTION 1, TOWNSHIP 16 SOUTH, RANGE 20 EAST

MARION COUNTY, FLORIDA

PLAT BOOK ____, PAGE ____

SHEET 4 OF 8

NOTE:
THIS PLAT IS 8 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DEDICATION AND ACKNOWLEDGEMENTS SEE SHEET 1, FOR LEGAL DESCRIPTION AND BOUNDARY DETAIL SEE SHEET 2, FOR LOTS DIMENSIONS SEE SHEETS 3, 4, 5, 6, 7 AND 8.

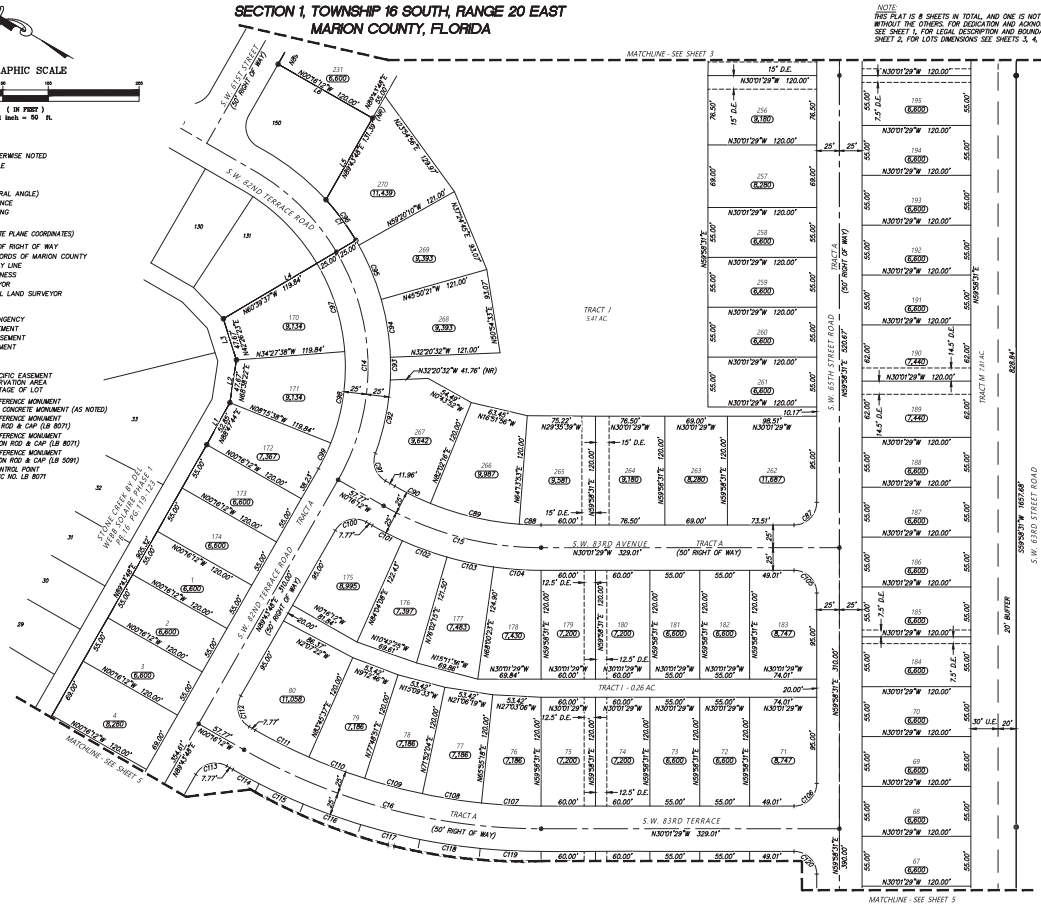
J C H
CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING - ENVIRONMENTAL - G.I.S.
CERTIFICATE OF AUTHORIZATION NO. LB 8071
CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6583
420 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 405-1402 www.JCHcg.com

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

LEGEND: UNLESS OTHERWISE NOTED

- = NOT TO SCALE
- R = RADIUS
- L = ARC LENGTH
- Δ = DELTA (CENTRAL ANGLE)
- CH = CHORD DISTANCE
- CB = CHORD BEARING
- NO. = NUMBER
- N, E. = NORTHING, EASTING (STATE PLANE COORDINATES)
- ℄ = CENTERLINE OF RIGHT OF WAY
- O.R.B. = OFFICIAL RECORDS OF MARION COUNTY
- R/W = RIGHT OF WAY LINE
- LB = LICENSE BUSINESS
- LS = LAND SURVEYOR
- PLS = PROFESSIONAL LAND SURVEYOR
- PG. = PAGE
- P.B. = PLAT BOOK
- P.T. = POINT OF TANGENCY
- A.E. = ACCESS EASEMENT
- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
- AC = ACRES
- (NR) = NOT RADIAL
- P.S.E.U.R.A. = PRIVATE SPECIFIC EASEMENT UTILITY RESERVATION AREA
- (6,600) = SQUARE FOOTAGE OF LOT
- = PERMANENT REFERENCE MONUMENT FOUND 4" X 4" CONCRETE MONUMENT (AS NOTED)
- = PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & CAP (LB 8071)
- = PERMANENT REFERENCE MONUMENT FOUND 5/8" IRON ROD & CAP (LB 8071)
- = PERMANENT REFERENCE MONUMENT FOUND 1/2" IRON ROD & CAP (LB 5091)
- = PERMANENT CONTROL POINT SET NAIL & DISC NO. LB 8071



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	55.70'	275.00'	011°36'19"	55.61'	N23°32'14"E
C14	263.50'	250.00'	060°23'25"	251.47'	N59°32'06"E
C15	181.76'	350.00'	029°45'17"	179.73'	N15°08'50"W
C16	342.75'	660.00'	029°45'17"	338.91'	N15°08'50"W
C87	39.27'	25.00'	090°00'00"	35.36'	N75°01'29"W
C88	24.14'	325.00'	004°15'22"	24.14'	N27°53'48"W
C89	101.00'	325.00'	017°48'23"	100.60'	N16°51'56"W
C90	43.63'	325.00'	007°41'32"	43.60'	N04°06'58"W
C91	35.08'	25.00'	080°24'21"	32.27'	N39°55'59"E
C92	82.85'	275.00'	017°15'45"	82.54'	N71°30'17"E
C93	25.03'	275.00'	005°12'57"	25.03'	N80°15'56"E
C94	64.78'	275.00'	013°29'49"	64.63'	N50°54'33"E
C95	64.78'	275.00'	013°29'49"	64.63'	N37°24'45"E
C96	62.06'	275.00'	012°55'46"	61.93'	N24°11'37"E
C97	102.89'	225.00'	026°11'59"	101.99'	N42°26'23"E
C98	102.89'	225.00'	026°11'59"	101.99'	N68°38'22"E
C99	31.38'	225.00'	007°59'27"	31.35'	N85°44'05"E
C100	39.27'	25.00'	090°00'00"	35.36'	N45°16'12"W
C101	37.05'	375.00'	005°39'41"	37.04'	N03°06'03"W
C102	52.56'	375.00'	008°01'52"	52.52'	N09°56'48"W
C103	52.56'	375.00'	008°01'52"	52.52'	N17°58'41"W
C104	52.56'	375.00'	008°01'52"	52.52'	N26°00'33"W
C105	39.27'	25.00'	090°00'00"	35.36'	N14°58'31"E
C106	39.27'	25.00'	090°00'00"	35.36'	N75°01'29"W
C107	65.90'	635.00'	005°56'47"	65.87'	N27°03'06"W
C108	65.90'	635.00'	005°56'47"	65.87'	N21°06'19"W
C109	65.90'	635.00'	005°56'47"	65.87'	N15°09'33"W
C110	65.90'	635.00'	005°56'47"	65.87'	N09°12'46"W
C111	66.16'	635.00'	005°58'11"	66.13'	N03°15'17"W
C112	39.27'	25.00'	090°00'00"	35.36'	N44°43'48"E
C113	39.27'	25.00'	090°00'00"	35.36'	N45°16'12"W
C114	32.91'	685.00'	002°45'10"	32.91'	N01°38'47"W
C115	53.65'	685.00'	004°29'15"	53.64'	N05°16'00"W
C116	67.29'	685.00'	005°37'43"	67.27'	N10°19'29"W
C117	67.29'	685.00'	005°37'43"	67.27'	N15°57'12"W
C118	67.29'	685.00'	005°37'43"	67.27'	N21°34'55"W
C119	67.29'	685.00'	005°37'43"	67.27'	N27°12'38"W
C120	39.27'	25.00'	090°00'00"	35.36'	N14°58'31"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	N88°47'44"E	52.85'
L2	N68°38'22"E	47.67'
L3	N42°26'23"E	47.67'
L4	S60°39'37"E	169.84'
L5	N89°43'48"E	103.63'
L6	N01°61'2"W	120.00'
L7	N89°43'48"E	55.00'
L8	N0°0'38"W	195.00'
L9	N20°58'06"E	13.27'
L10	N67°32'51"E	32.94'
L11	N0°01'29"W	24.80'
L12	N89°58'31"E	29.34'
L13	N89°58'31"E	31.62'
L14	N62°20'00"E	20.82'
L15	N86°41'31"W	52.00'

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

STONE CREEK BY DEL WEBB SOLAIRE PHASE 2 & 3

A PLANNED UNIT DEVELOPMENT
SECTION 1, TOWNSHIP 16 SOUTH, RANGE 20 EAST
MARION COUNTY, FLORIDA

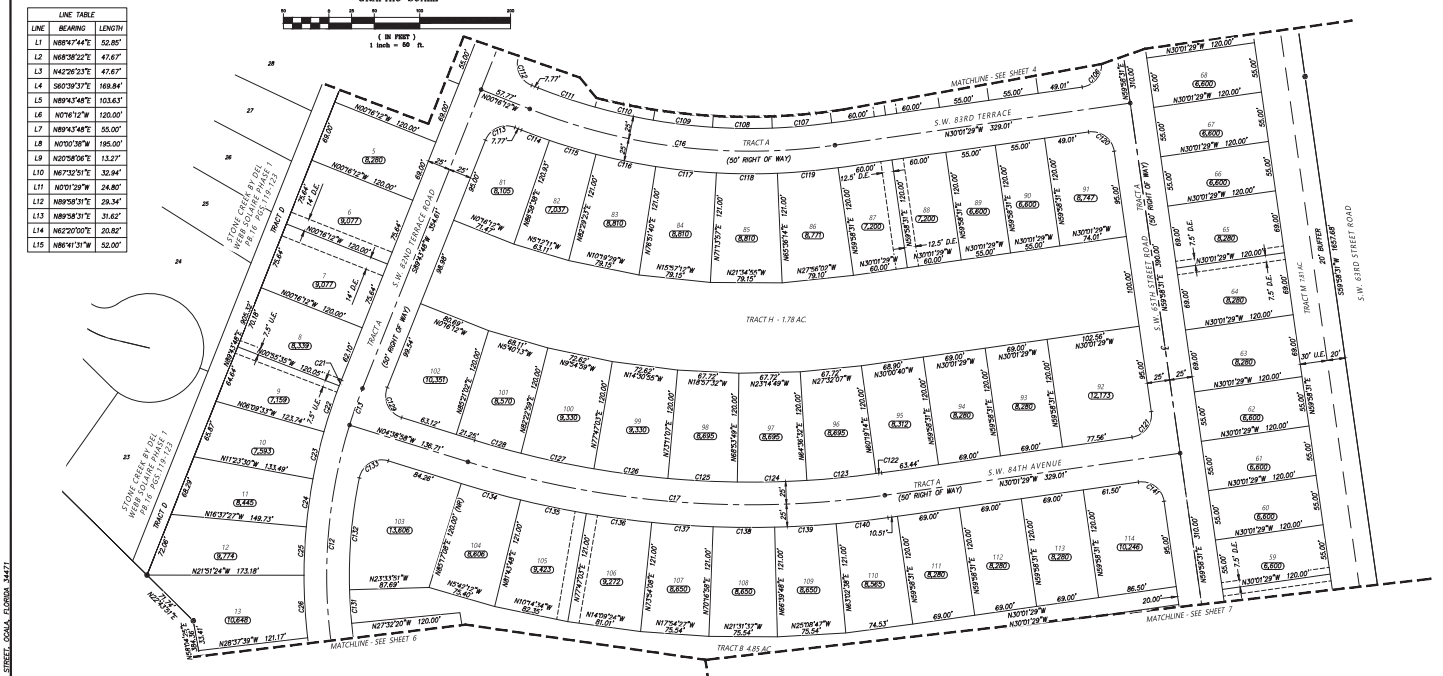
PLAT BOOK____, PAGE ____
SHEET 5 OF 8

J C H
CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING • MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
CERTIFICATE OF AUTHORIZATION NO. LB 8071
CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6583
420 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 405-1402 www.JCHcg.com

NOTE:
THIS PLAT IS 8 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DEDICATION AND ACKNOWLEDGEMENTS SEE SHEET 1, FOR LEGAL DESCRIPTION AND BOUNDARY DETAIL SEE SHEET 2, FOR LOTS DIMENSIONS SEE SHEETS 3, 4, 5, 6, 7 AND 8.

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N88°47'44"E	52.85'
L2	N68°38'22"E	47.67'
L3	N42°26'23"E	47.67'
L4	S60°39'37"E	169.84'
L5	N89°43'48"E	103.63'
L6	N0°16'12"W	120.00'
L7	N89°43'48"E	55.00'
L8	N0°00'38"W	195.00'
L9	N20°58'06"E	13.27'
L10	N67°32'51"E	32.94'
L11	N0°01'29"W	24.80'
L12	N89°58'31"E	29.34'
L13	N89°58'31"E	31.62'
L14	N62°20'00"E	20.82'
L15	N86°41'31"W	52.00'



LEGEND: UNLESS OTHERWISE NOTED

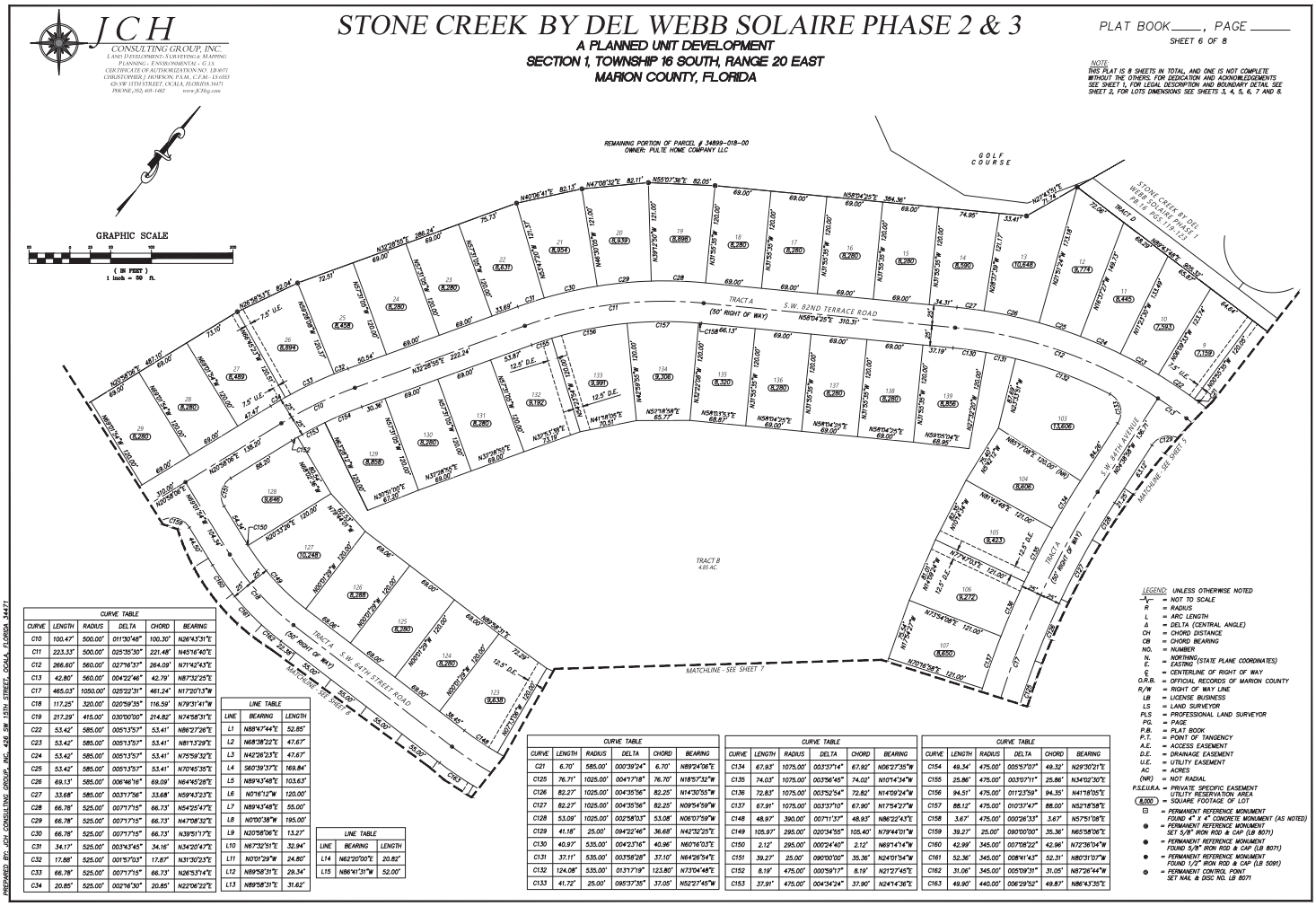
-/-	= NOT TO SCALE
R	= RADIUS
L	= ARC LENGTH
Δ	= DELTA (CENTRAL ANGLE)
CH	= CHORD DISTANCE
CB	= CHORD BEARING
NO.	= NUMBER
N, E.	= NORTHING, EASTING (STATE PLANE COORDINATES)
℄	= CENTERLINE OF RIGHT OF WAY
O.R.B.	= OFFICIAL RECORDS OF MARION COUNTY
R/W	= RIGHT OF WAY LINE
LB	= LICENSE BUSINESS
LS	= LAND SURVEYOR
PLS	= PROFESSIONAL LAND SURVEYOR
PG.	= PAGE
P.B.	= PLAT BOOK
P.T.	= POINT OF TANGENCY
A.E.	= ACCESS EASEMENT
D.E.	= DRAINAGE EASEMENT
U.E.	= UTILITY EASEMENT
AC	= ACRES
(NR)	= NOT RADIAL
P.S.E.U.R.A.	= PRIVATE SPECIFIC EASEMENT UTILITY RESERVATION AREA
(6,000)	= SQUARE FOOTAGE OF LOT
⊡	= PERMANENT REFERENCE MONUMENT FOUND 4" X 4" CONCRETE MONUMENT (AS NOTED)
●	= PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & CAP (LB 8071)
●	= PERMANENT REFERENCE MONUMENT FOUND 5/8" IRON ROD & CAP (LB 8071)
●	= PERMANENT REFERENCE MONUMENT FOUND 1/2" IRON ROD & CAP (LB 5091)
⊕	= PERMANENT CONTROL POINT SET NAIL & DISC NO. LB 8071

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C12	266.60'	560.00'	027°16'37"	264.09'	N71°42'43"E
C13	42.80'	560.00'	004°22'46"	42.79'	N87°32'25"E
C16	342.75'	660.00'	029°45'17"	338.91'	N15°08'50"W
C17	465.03'	1050.00'	025°22'23"	461.24'	N17°20'13"W
C21	6.70'	585.00'	000°39'24"	6.70'	N89°24'06"E
C22	53.42'	585.00'	005°13'57"	53.41'	N86°27'26"E
C23	53.42'	585.00'	005°13'57"	53.41'	N81°13'29"E
C24	53.42'	585.00'	005°13'57"	53.41'	N75°59'32"E
C25	53.42'	585.00'	005°13'57"	53.41'	N70°45'35"E
C26	69.13'	585.00'	006°46'16"	69.09'	N64°46'28"E
C106	39.27'	25.00'	090°00'00"	35.36'	N75°01'29"W
C107	65.90'	635.00'	005°56'47"	65.87'	N27°03'06"W
C108	65.90'	635.00'	005°56'47"	65.87'	N21°06'19"W
C109	65.90'	635.00'	005°56'47"	65.87'	N15°09'33"W
C110	65.90'	635.00'	005°56'47"	65.87'	N09°12'46"W
C111	66.16'	635.00'	005°58'11"	66.13'	N03°15'17"W
C112	39.27'	25.00'	090°00'00"	35.36'	N44°43'48"E
C113	39.27'	25.00'	090°00'00"	35.36'	N45°16'12"W
C114	32.91'	685.00'	002°45'10"	32.91'	N01°38'47"W
C115	53.65'	685.00'	004°29'15"	53.64'	N05°16'00"W
C116	67.29'	685.00'	005°37'43"	67.27'	N10°19'29"W
C117	67.29'	685.00'	005°37'43"	67.27'	N15°57'12"W
C118	67.29'	685.00'	005°37'43"	67.27'	N21°34'55"W
C119	67.29'	685.00'	005°37'43"	67.27'	N27°12'38"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C120	39.27'	25.00'	090°00'00"	35.36'	N14°58'31"E
C121	39.27'	25.00'	090°00'00"	35.36'	N75°01'29"W
C122	6.18'	1025.00'	000°20'43"	6.18'	N29°51'07"W
C123	76.71'	1025.00'	004°17'18"	76.70'	N27°32'07"W
C124	76.71'	1025.00'	004°17'18"	76.70'	N23°14'49"W
C125	76.71'	1025.00'	004°17'18"	76.70'	N18°57'32"W
C126	82.27'	1025.00'	004°35'56"	82.25'	N14°30'55"W
C127	82.27'	1025.00'	004°35'56"	82.25'	N09°54'59"W
C128	53.09'	1025.00'	002°58'03"	53.08'	N06°17'59"W
C129	41.18'	25.00'	094°22'46"	36.68'	N42°32'25"E
C131	37.11'	535.00'	003°58'28"	37.10'	N64°26'54"E
C132	124.08'	535.00'	013°17'19"	123.80'	N73°04'48"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C133	41.72'	25.00'	095°37'35"	37.05'	N52°27'45"W
C134	67.93'	1075.00'	003°37'14"	67.92'	N06°27'35"W
C135	74.03'	1075.00'	003°56'45"	74.02'	N10°14'34"W
C136	72.83'	1075.00'	003°52'54"	72.82'	N14°09'24"W
C137	67.91'	1075.00'	003°37'10"	67.90'	N17°54'27"W
C138	67.91'	1075.00'	003°37'10"	67.90'	N21°31'37"W
C139	67.91'	1075.00'	003°37'10"	67.90'	N25°08'47"W
C140	57.57'	1075.00'	003°04'01"	57.56'	N28°29'26"W
C141	39.27'	25.00'	090°00'00"	35.36'	N14°58'31"E

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



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C10	100.47'	500.00'	011°30'48"	100.30'	N26°43'31"E
C11	223.33'	500.00'	025°35'30"	221.48'	N45°16'40"E
C12	266.60'	560.00'	027°16'37"	264.09'	N71°42'43"E
C13	42.80'	560.00'	004°22'46"	42.79'	N87°32'25"E
C17	465.03'	1050.00'	025°22'31"	461.24'	N17°20'13"W
C18	117.25'	320.00'	020°59'35"	116.59'	N79°31'41"W
C19	217.29'	415.00'	030°00'00"	214.82'	N74°58'31"E
C22	53.42'	585.00'	005°13'57"	53.41'	N86°27'26"E
C23	53.42'	585.00'	005°13'57"	53.41'	N81°13'29"E
C24	53.42'	585.00'	005°13'57"	53.41'	N75°59'32"E
C25	53.42'	585.00'	005°13'57"	53.41'	N70°45'35"E
C26	69.13'	585.00'	006°46'16"	69.09'	N64°45'28"E
C27	33.68'	585.00'	003°17'56"	33.68'	N59°43'23"E
C28	66.78'	525.00'	007°17'15"	66.73'	N54°25'47"E
C29	66.78'	525.00'	007°17'15"	66.73'	N47°08'32"E
C30	66.78'	525.00'	007°17'15"	66.73'	N39°51'17"E
C31	34.17'	525.00'	003°43'45"	34.16'	N34°20'47"E
C32	17.88'	525.00'	001°57'03"	17.87'	N31°30'23"E
C33	66.78'	525.00'	007°17'15"	66.73'	N26°53'14"E
C34	20.85'	525.00'	002°16'30"	20.85'	N22°06'22"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	N88°47'44"E	52.85'
L2	N68°38'22"E	47.67'
L3	N42°26'23"E	47.67'
L4	S60°39'37"E	169.84'
L5	N89°43'48"E	103.63'
L6	N01°16'12"W	120.00'
L7	N89°43'48"E	55.00'
L8	N1°00'38"W	195.00'
L9	N20°58'06"E	13.27'
L10	N67°32'51"E	32.94'
L11	N1°01'29"W	24.80'
L12	N89°58'31"E	29.34'
L13	N89°58'31"E	31.62'

LINE TABLE		
LINE	BEARING	LENGTH
L14	N62°20'00"E	20.82'
L15	N86°41'31"W	52.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C21	6.70'	585.00'	000°39'24"	6.70'	N89°24'06"E
C125	76.71'	1025.00'	004°17'18"	76.70'	N18°57'32"W
C126	82.27'	1025.00'	004°35'56"	82.25'	N14°30'55"W
C127	82.27'	1025.00'	004°35'56"	82.25'	N09°54'59"W
C128	53.09'	1025.00'	002°58'03"	53.08'	N06°07'59"W
C129	41.18'	25.00'	094°22'46"	36.68'	N42°32'25"E
C130	40.97'	535.00'	004°23'16"	40.96'	N86°16'03"E
C131	37.11'	535.00'	003°58'28"	37.10'	N84°26'54"E
C132	124.08'	535.00'	013°17'19"	123.80'	N73°04'48"E
C133	41.72'	25.00'	095°37'35"	37.05'	N52°27'45"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C134	67.93'	1075.00'	003°37'14"	67.92'	N06°27'35"W
C135	74.03'	1075.00'	003°56'45"	74.02'	N10°14'34"W
C136	72.83'	1075.00'	003°52'54"	72.82'	N14°09'24"W
C137	67.91'	1075.00'	003°37'10"	67.90'	N17°54'27"W
C148	48.97'	390.00'	007°11'37"	48.93'	N86°22'43"E
C149	105.97'	295.00'	020°34'55"	105.40'	N79°44'01"W
C150	2.12'	295.00'	000°24'40"	2.12'	N69°14'14"W
C151	39.27'	25.00'	090°00'00"	35.36'	N24°01'54"W
C152	8.19'	475.00'	000°59'17"	8.19'	N21°27'45"E
C153	37.91'	475.00'	004°34'24"	37.90'	N24°14'36"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C154	49.34'	475.00'	005°57'07"	49.32'	N29°30'21"E
C155	25.86'	475.00'	003°07'11"	25.86'	N34°02'30"E
C156	94.51'	475.00'	011°23'59"	94.35'	N41°18'05"E
C157	88.12'	475.00'	010°37'47"	88.00'	N52°16'58"E
C158	3.67'	475.00'	000°26'33"	3.67'	N57°51'08"E
C159	39.27'	25.00'	090°00'00"	35.36'	N65°58'06"E
C160	42.99'	345.00'	007°08'22"	42.96'	N72°36'04"W
C161	52.36'	345.00'	008°41'43"	52.31'	N80°31'07"W
C162	31.06'	345.00'	005°09'31"	31.05'	N87°26'44"W
C163	49.90'	440.00'	006°29'52"	49.87'	N86°43'35"E

LEGEND: UNLESS OTHERWISE NOTED
- = NOT TO SCALE
- R = RADIUS
- L = ARC LENGTH
- Δ = DELTA (CENTRAL ANGLE)
- CH = CHORD DISTANCE
- CB = CHORD BEARING
- NO. = NUMBER
- N, E = NORTHING, EASTING (STATE PLANE COORDINATES)
- R/W = RIGHT OF WAY LINE
- LB = LICENSE BUSINESS
- LS = LAND SURVEYOR
- PLS = PROFESSIONAL LAND SURVEYOR
- PG. = PAGE
- P.B. = PLAT BOOK
- P.T. = POINT OF TANGENCY
- A.E. = ACCESS EASEMENT
- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
- AC. = ACRES
- (NR) = NOT RADIAL
- P.S.E.U.R.A. = PRIVATE SPECIFIC EASEMENT UTILITY RESERVATION AREA
- (6,000) = SQUARE FOOTAGE OF LOT
- ⊡ = PERMANENT REFERENCE MONUMENT FOUND 4" X 4" CONCRETE MONUMENT (AS NOTED)
- ● = PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & CAP (LB 8071)
- ● = PERMANENT REFERENCE MONUMENT FOUND 5/8" IRON ROD & CAP (LB 8071)
- ● = PERMANENT REFERENCE MONUMENT FOUND 1/2" IRON ROD & CAP (LB 5091)
- ● = PERMANENT CONTROL POINT SET NAIL & DISC NO. LB 8071

PREPARED BY: JCH CONSULTING GROUP, INC., 426 SW 15TH STREET, OCALA, FLORIDA 34471

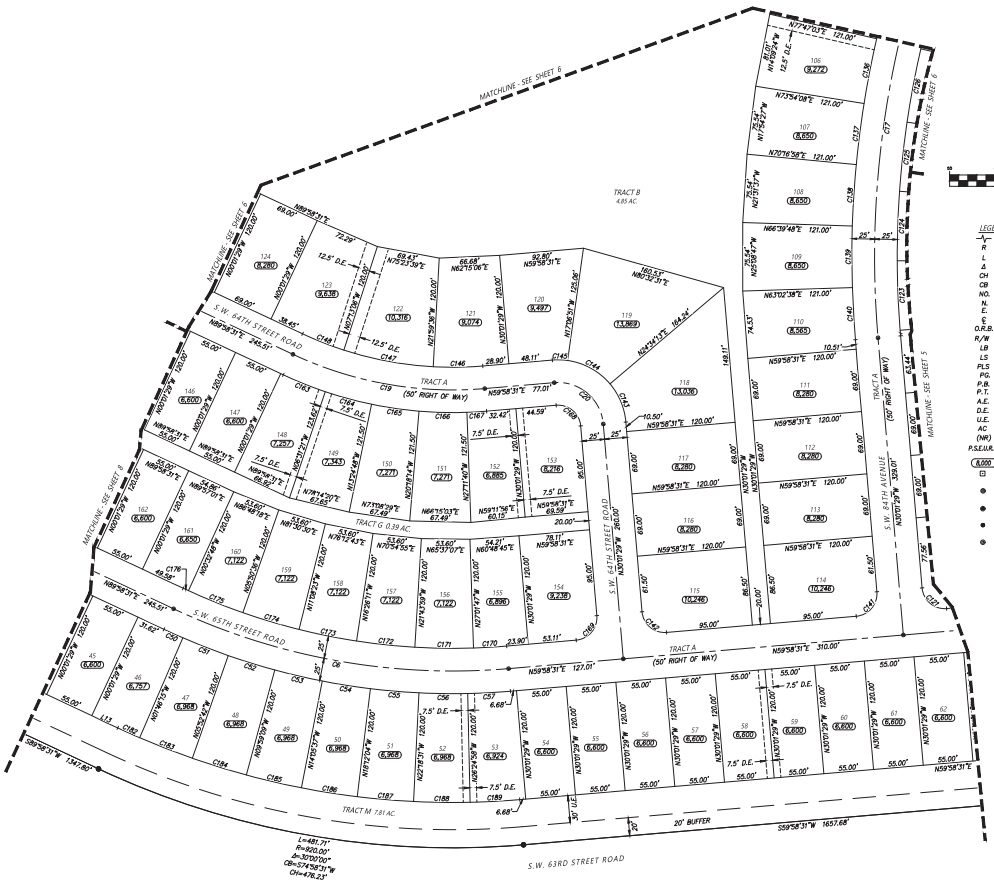
J C H
CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING • MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
CERTIFICATE OF AUTHORIZATION NO. LB 8071
CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6583
420 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 405-1402 www.JCHcg.com

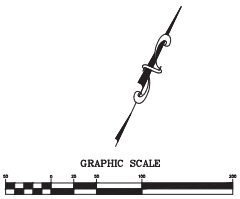
STONE CREEK BY DEL WEBB SOLAIRE PHASE 2 & 3

A PLANNED UNIT DEVELOPMENT
SECTION 1, TOWNSHIP 16 SOUTH, RANGE 20 EAST
MARION COUNTY, FLORIDA

PLAT BOOK____, PAGE ____
SHEET 7 OF 8

NOTE:
THIS PLAT IS 8 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DEDICATION AND ACKNOWLEDGEMENTS SEE SHEET 1, FOR LEGAL DESCRIPTION AND BOUNDARY DETAIL SEE SHEET 2, FOR LOTS DIMENSIONS SEE SHEETS 3, 4, 5, 6, 7 AND 8.





LEGEND: UNLESS OTHERWISE NOTED

- = NOT TO SCALE
- R = RADIUS
- L = ARC LENGTH
- Δ = DELTA (CENTRAL ANGLE)
- CH = CHORD DISTANCE
- CB = CHORD BEARING
- NO. = NUMBER
- N, E. = NORTHING,EASTING (STATE PLANE COORDINATES)
- ℄ = CENTERLINE OF RIGHT OF WAY
- O.R.B. = OFFICIAL RECORDS OF MARION COUNTY
- R/W = RIGHT OF WAY LINE
- LB = LICENSE BUSINESS
- LS = LAND SURVEYOR
- PLS = PROFESSIONAL LAND SURVEYOR
- PG. = PAGE
- P.B. = PLAT BOOK
- P.T. = POINT OF TANGENCY
- A.E. = ACCESS EASEMENT
- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
- AC = ACRES
- (NR) = NOT RADIAL
- P.S.E.U.R.A. = PRIVATE SPECIFIC EASEMENT UTILITY RESERVATION AREA
- (6,600) = SQUARE FOOTAGE OF LOT
- = PERMANENT REFERENCE MONUMENT FOUND 4" X 4" CONCRETE MONUMENT (AS NOTED)
- = PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & CAP (LB 8071)
- = PERMANENT REFERENCE MONUMENT FOUND 5/8" IRON ROD & CAP (LB 8071)
- = PERMANENT REFERENCE MONUMENT FOUND 1/2" IRON ROD & CAP (LB 5091)
- = PERMANENT CONTROL POINT SET NAIL & DISC NO. LB 8071

LINE TABLE		
LINE	BEARING	LENGTH
L1	N88°47'44"E	52.85'
L2	N68°38'22"E	47.67'
L3	N42°26'23"E	47.67'
L4	S60°39'37"E	169.84'
L5	N89°43'48"E	103.63'
L6	N0°16'12"W	120.00'
L7	N89°43'48"E	55.00'
L8	N0°01'38"W	195.00'
L9	N20°58'06"E	13.27'
L10	N67°32'51"E	32.94'
L11	N0°01'29"W	24.80'
L12	N89°58'31"E	29.34'
L13	N89°58'31"E	31.62'
L14	N62°20'00"E	20.82'
L15	N86°41'31"W	52.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C6	379.61'	725.00'	030°00'00"	375.29'	N74°58'31"E
C17	465.03'	1050.00'	025°22'31"	461.24'	N17°20'13"W
C19	217.29'	415.00'	030°00'00"	214.82'	N74°58'31"E
C20	78.54'	50.00'	090°00'00"	70.71'	N75°01'29"W
C50	22.86'	750.00'	001°44'46"	22.86'	N89°06'08"E
C51	53.77'	750.00'	004°06'27"	53.76'	N86°10'31"E
C52	53.77'	750.00'	004°06'27"	53.76'	N82°04'04"E
C53	53.77'	750.00'	004°06'27"	53.76'	N77°57'37"E
C54	53.77'	750.00'	004°06'27"	53.76'	N73°51'10"E
C55	53.77'	750.00'	004°06'27"	53.76'	N69°44'43"E
C56	53.77'	750.00'	004°06'27"	53.76'	N65°38'16"E
C57	47.24'	750.00'	003°36'31"	47.23'	N61°46'47"E
C121	39.27'	25.00'	090°00'00"	35.36'	N75°01'29"W
C123	76.71'	1025.00'	004°17'18"	76.70'	N27°32'07"W
C124	76.71'	1025.00'	004°17'18"	76.70'	N23°14'49"W
C125	76.71'	1025.00'	004°17'18"	76.70'	N18°57'32"W
C126	62.27'	1025.00'	004°39'56"	62.25'	N14°30'55"W
C136	72.83'	1075.00'	003°52'54"	72.82'	N14°09'24"W
C137	67.91'	1075.00'	003°37'10"	67.90'	N17°54'27"W
C138	67.91'	1075.00'	003°37'10"	67.90'	N21°31'37"W
C139	67.91'	1075.00'	003°37'10"	67.90'	N25°08'47"W
C140	57.57'	1075.00'	003°04'07"	57.56'	N28°29'26"W
C141	39.27'	25.00'	090°00'00"	35.36'	N14°58'31"E
C142	39.27'	25.00'	090°00'00"	35.36'	N75°01'29"W
C143	46.35'	75.00'	035°24'18"	45.61'	N47°43'38"W
C144	54.56'	75.00'	041°41'04"	53.37'	N86°16'19"W
C145	16.90'	75.00'	012°54'38"	16.86'	N66°25'50"E
C146	54.67'	390.00'	008°01'53"	54.62'	N63°59'28"E
C147	100.57'	390.00'	014°46'30"	100.29'	N75°23'39"E
C148	48.97'	390.00'	007°11'37"	48.93'	N86°22'43"E
C163	49.90'	440.00'	006°29'52"	49.87'	N86°43'35"E
C164	52.92'	440.00'	006°53'26"	52.88'	N80°01'56"E
C165	52.92'	440.00'	006°53'26"	52.88'	N73°08'29"E
C166	52.92'	440.00'	006°53'26"	52.88'	N66°15'03"E
C167	21.73'	440.00'	002°49'49"	21.73'	N61°23'25"E
C168	39.27'	25.00'	090°00'00"	35.36'	N75°01'29"W
C169	39.27'	25.00'	090°00'00"	35.36'	N14°58'31"E
C170	36.59'	700.00'	002°59'42"	36.59'	N61°28'22"E
C171	64.71'	700.00'	005°17'48"	64.69'	N65°37'07"E
C172	64.71'	700.00'	005°17'48"	64.69'	N70°54'55"E
C173	64.71'	700.00'	005°17'48"	64.69'	N76°12'43"E
C174	64.71'	700.00'	005°17'48"	64.69'	N81°30'30"E
C175	64.71'	700.00'	005°17'48"	64.69'	N86°48'18"E
C176	6.38'	700.00'	000°31'19"	6.38'	N89°42'50"E
C182	26.51'	870.00'	001°44'46"	26.51'	N89°06'08"E
C183	62.37'	870.00'	004°06'27"	62.36'	N86°10'31"E
C184	62.37'	870.00'	004°06'27"	62.36'	N82°04'04"E
C185	62.37'	870.00'	004°06'27"	62.36'	N77°57'37"E
C186	62.37'	870.00'	004°06'27"	62.36'	N73°51'10"E
C187	62.37'	870.00'	004°06'27"	62.36'	N69°44'43"E
C188	62.37'	870.00'	004°06'27"	62.36'	N65°38'16"E
C189	54.80'	870.00'	003°36'31"	54.79'	N61°46'47"E

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

STONE CREEK BY DEL WEBB SOLAIRE PHASE 2 & 3

A PLANNED UNIT DEVELOPMENT
SECTION 1, TOWNSHIP 16 SOUTH, RANGE 20 EAST
MARION COUNTY, FLORIDA

PLAT BOOK____, PAGE ____
SHEET 8 OF 8

J C H
CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING - ENVIRONMENTAL - G.I.S.
CERTIFICATE OF AUTHORIZATION NO. LB 8071
CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6583
420 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 405-1402 www.JCHcg.com

NOTE:
THIS PLAT IS 8 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DEDICATION AND ACKNOWLEDGEMENTS SEE SHEET 1, FOR LEGAL DESCRIPTION AND BOUNDARY DETAIL SEE SHEET 2, FOR LOTS DIMENSIONS SEE SHEETS 3, 4, 5, 6, 7 AND 8.

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

LEGEND: UNLESS OTHERWISE NOTED
- ⌐N/A¬ = NOT TO SCALE
- R = RADIUS
- L = ARC LENGTH
- Δ = DELTA (CENTRAL ANGLE)
- CH = CHORD DISTANCE
- CB = CHORD BEARING
- NO. = NUMBER
- N. = NORTHING (STATE PLANE COORDINATES)
- E. = EASTING (STATE PLANE COORDINATES)
- ℄ = CENTERLINE OF RIGHT OF WAY
- O.R.B. = OFFICIAL RECORDS OF MARION COUNTY
- R/W = RIGHT OF WAY LINE
- LB = LICENSE BUSINESS
- LS = LAND SURVEYOR
- PLS = PROFESSIONAL LAND SURVEYOR
- PG. = PAGE
- P.B. = PLAT BOOK
- P.T. = POINT OF TANGENCY
- A.E. = ACCESS EASEMENT
- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
- AC = ACRES
- (NR) = NOT RADIAL
- P.S.E.U.R.A. = PRIVATE SPECIFIC EASEMENT UTILITY RESERVATION AREA
- (8,000) = SQUARE FOOTAGE OF LOT
- ⊡ = PERMANENT REFERENCE MONUMENT FOUND 4" X 4" CONCRETE MONUMENT (AS NOTED)
- ● = PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & CAP (LB 8071)
- ● = PERMANENT REFERENCE MONUMENT FOUND 5/8" IRON ROD & CAP (LB 8071)
- ● = PERMANENT REFERENCE MONUMENT FOUND 1/2" IRON ROD & CAP (LB 5091)
- ⊕ = PERMANENT CONTROL POINT SET NAIL & DISC NO. LB 8071

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C6	379.61'	725.00'	030°00'00"	375.29'	N74°58'31"E
C7	230.83'	630.00'	020°59'35"	229.54'	N79°31'41"W
C8	29.87'	100.00'	017°06'45"	29.76'	N43°37'27"E
C9	78.99'	145.00'	031°12'42"	78.02'	N36°34'28"E
C10	100.47'	500.00'	011°30'48"	100.30'	N26°43'31"E
C18	117.25'	320.00'	020°59'35"	116.59'	N79°31'41"W
C19	217.29'	415.00'	030°00'00"	214.82'	N74°58'31"E
C32	17.88'	525.00'	001°57'03"	17.87'	N31°30'23"E
C33	66.78'	525.00'	007°17'15"	66.73'	N26°53'14"E
C34	20.85'	525.00'	002°16'30"	20.85'	N22°06'22"E
C35	97.55'	120.00'	046°34'44"	94.89'	N44°15'29"E
C36	16.55'	60.00'	015°48'23"	16.50'	N59°38'39"E
C37	54.21'	60.00'	051°45'57"	52.38'	N25°51'29"E
C38	94.25'	60.00'	090°00'00"	84.85'	N45°01'29"W
C39	112.06'	60.00'	107°00'29"	96.47'	N36°28'16"E
C40	23.22'	25.00'	053°13'25"	22.40'	N09°34'44"E
C41	6.98'	25.00'	015°59'23"	6.95'	N44°11'08"E
C42	60.39'	170.00'	020°21'19"	60.08'	N42°00'10"E
C43	34.53'	25.00'	079°08'36"	31.85'	N71°23'49"E
C44	38.90'	655.00'	003°24'11"	38.90'	N70°43'59"W
C45	7.11'	655.00'	000°37'20"	7.11'	N72°44'44"W
C46	67.21'	655.00'	005°52'46"	67.19'	N75°59'48"W
C47	67.21'	655.00'	005°52'46"	67.19'	N81°52'34"W
C48	53.59'	655.00'	004°41'16"	53.58'	N87°09'36"W
C49	5.96'	655.00'	000°31'15"	5.96'	N89°45'51"W
C50	22.86'	750.00'	001°44'46"	22.86'	N89°06'08"E
C51	53.77'	750.00'	004°06'27"	53.76'	N86°10'31"E
C148	48.97'	390.00'	007°11'37"	48.93'	N86°22'43"E
C149	105.97'	295.00'	020°34'55"	105.40'	N79°44'01"W
C150	2.12'	295.00'	000°24'40"	2.12'	N69°14'14"W
C151	39.27'	25.00'	090°00'00"	35.36'	N24°01'54"W
C152	8.19'	475.00'	000°59'17"	8.19'	N21°27'45"E
C153	37.91'	475.00'	004°34'24"	37.90'	N24°74'36"E
C154	49.34'	475.00'	005°57'07"	49.32'	N29°30'21"E
C159	39.27'	25.00'	090°00'00"	35.36'	N65°58'06"E
C160	42.99'	345.00'	007°08'22"	42.96'	N72°36'04"W
C161	52.36'	345.00'	008°41'43"	52.31'	N80°31'07"W
C162	31.06'	345.00'	005°09'31"	31.05'	N87°26'44"W
C163	49.90'	440.00'	006°29'52"	49.87'	N86°43'35"E
C175	64.71'	700.00'	005°17'48"	64.69'	N86°48'18"E
C176	6.38'	700.00'	000°31'19"	6.38'	N89°42'52"E
C177	29.71'	605.00'	002°48'48"	29.70'	N88°37'05"W
C178	67.14'	605.00'	006°21'29"	67.10'	N84°01'57"W
C179	66.56'	605.00'	006°18'11"	66.52'	N77°42'07"W
C180	58.27'	605.00'	005°31'08"	58.25'	N71°47'27"W
C181	39.27'	25.00'	090°00'00"	35.36'	N24°01'54"W
C182	26.51'	870.00'	001°44'46"	26.51'	N89°06'08"E
C183	62.37'	870.00'	004°06'27"	62.36'	N86°10'31"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	N88°47'44"E	52.85'
L2	N68°38'22"E	47.67'
L3	N42°26'23"E	47.67'
L4	S80°39'37"E	169.84'
L5	N89°43'48"E	103.63'
L6	N01°16'12"W	120.00'
L7	N89°43'48"E	55.00'
L8	N01°00'38"W	195.00'
L9	N20°58'06"E	13.27'
L10	N67°32'51"E	32.94'
L11	N1°01'29"W	24.80'
L12	N89°58'31"E	29.34'
L13	N89°58'31"E	31.62'
L14	N62°20'00"E	20.82'
L15	N86°41'31"W	52.00'

UNPLATTED
PARCEL # 34899-018-03
OWNER: PULTE HOME COMPANY LLC
ZONING: PLANNED UNIT DEVELOPMENT (PUD)
LAND USE: DEVELOPMENT OF REGIONAL IMPACT (DRI)

REMAINING PORTION OF PARCEL # 34899-018-00
OWNER: PULTE HOME COMPANY LLC

S.W. 82ND TERRACE ROAD

TRACT A
TRACT B 4.83 AC.
TRACT C 0.39 AC.
TRACT D 0.53 AC.
TRACT E 0.61 AC.
TRACT F 0.08 AC.
TRACT M 7.81 AC.

S.W. 64TH STREET ROAD (50' RIGHT OF WAY)
S.W. 63RD STREET ROAD (50' RIGHT OF WAY)
S.W. 63RD STREET ROAD

MATCHLINE SEE SHEET 6
MATCHLINE SEE SHEET 7

20' BUFFER

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

Marion County

Development Review Committee

Agenda Item

File No.: 2025-20058 **Agenda Date:** 8/4/2025 **Agenda No.:** 5.3.

SUBJECT:
Sabana Reserve (fka Estela Living-Sabana Farms) - Final Plat
3718 NW 44th Ave Ocala
Project #2024060071 #32367 Parcel #13709-001-00
JCH Consulting Group, Inc.

July 30, 2025

PROJECT NAME: SABANA RESERVE (FKA ESTELA LIVING-SABANA FARMS)
PROJECT NUMBER: 2024060071
APPLICATION: FINAL PLAT #32367

1 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.4.G - All permanent reference monuments and permanent control points as prescribed in Ch. 177 FS shall be installed prior to submission of Final Plat
STATUS OF REVIEW: INFO
REMARKS: Please inform office when PRM's are set.

2 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.5.A(1) - Permanent Reference Monuments (PRMs) shall be set in accordance with § 177.091 FS
STATUS OF REVIEW: INFO
REMARKS: Please inform office when PRM's are set.

3 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.5.F(1) - Permanent Control Points (PCPs) shall be set in accordance with § 177.091 FS
STATUS OF REVIEW: INFO
REMARKS: Please inform office when PCP's are set.

4 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.5.F(3) - PCPs shall be set
STATUS OF REVIEW: INFO
REMARKS: Please inform office when PRM's are set.

5 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.18.4.H - Maintenance agreement
STATUS OF REVIEW: INFO
REMARKS:

6 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.19.4.A - Improvement agreement with cost estimate
STATUS OF REVIEW: INFO
REMARKS:

7 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 6.3.1.F(5) - Statement of itemized cost estimate for Improvement or Maintenance Agreement
STATUS OF REVIEW: INFO
REMARKS:

8 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.18.4.E - Indemnification agreement
STATUS OF REVIEW: INFO
REMARKS:

9 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.19.3 - Executed mylar prior to plan approval & 6.4.4.K - All signatures shall be original and made in permanent dark ink
STATUS OF REVIEW: INFO
REMARKS:

10 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 6.3.1.F(1) - Establishment of MSBU, CDD, or other State recognized special district for the maintenance and operation of the dedicated improvements
STATUS OF REVIEW: INFO
REMARKS:

11 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO
REMARKS: After approval, plans will be electronically stamped by the county. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder.

12 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Additional Stormwater comments
STATUS OF REVIEW: INFO
REMARKS: If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.

13 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Lot Size
STATUS OF REVIEW: INFO
REMARKS: Lots are too small for septic systems, must be on central sewer

14 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Signed and sealed as-builts have been provided and match the subject Final Plat
STATUS OF REVIEW: INFO
REMARKS: MCU will review as-builts as part of the close out process of AR# 31716 and Phase 06.02 when submitted.

15 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: CADD files have been provided and match the subject Final Plat
STATUS OF REVIEW: INFO
REMARKS: MCU will review as-builts as part of the close out process of AR# 31716 and Phase 06.02 when submitted. CAD file will be required

16 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Additional Utilities comments
STATUS OF REVIEW: INFO
REMARKS: Sheet 1: Note 18 - Please include Marion County Utilities.

17 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown
STATUS OF REVIEW: INFO
REMARKS: Medium Residential (MR) is not the correct Future Land Use designation for the property. Please correct. Please indicate respective PUD agreement, including amendments.
6/23 land use has been corrected; however pud agreement and amendments have not been mentioned.

18 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.9 - Location and dimensions of proposed right of ways and streets, including easements, reservations or dedications
STATUS OF REVIEW: INFO
REMARKS: Please indicate NW 36th Street on plat sheet 2

19 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: Additional Zoning comments
STATUS OF REVIEW: INFO
REMARKS: Please indicate Parcel ID on cover sheet

20 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1) - All dedications shall be in the following forms or as approved by the County Attorney
STATUS OF REVIEW: INFO
REMARKS:

21 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1)(b) - Streets, rights-of-way, and parallel access easements
STATUS OF REVIEW: INFO
REMARKS:

22 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1)(c) - Utility easements
STATUS OF REVIEW: INFO
REMARKS:

23 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1)(d) - Stormwater easements and facilities
STATUS OF REVIEW: INFO
REMARKS:

24 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1)(f) - Conservation easement
STATUS OF REVIEW: INFO
REMARKS:

25 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(2) - Add the appropriate closing
STATUS OF REVIEW: INFO
REMARKS:

26 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(3)(a)1 - Provide the appropriate closing
STATUS OF REVIEW: INFO
REMARKS:

27 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.F - The following supporting documentation shall also be provided as appropriate:
STATUS OF REVIEW: INFO
REMARKS:

28 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.F(2) - Documents for a subdivision with privately dedicated improvements
STATUS OF REVIEW: INFO
REMARKS:

29 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.F(3) - A copy of the final protective covenants and deed restrictions
STATUS OF REVIEW: INFO
REMARKS:

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

Revised App for Name Change
AR 32367

DEVELOPMENT REVIEW PLAN APPLICATION

Date: 4/18/25

A. PROJECT INFORMATION:

Project Name: SABANA RESERVE
Parcel Number(s): 13709-001-01
Section 34 Township 14 Range 21 Land Use MR Zoning Classification PUD
Commercial ☐ Residential ☑ Industrial ☐ Institutional ☐ Mixed Use ☐ Other
Type of Plan: FINAL PLAT
Property Acreage 47.28 Number of Lots 202 Miles of Roads 1.17
Location of Property with Crossroads NW 35 St and NW 44 Ave
Additional information regarding this submittal: 4 Tracts

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

☐ **Engineer:**
Firm Name: Tillman & Associates Contact Name: Jeffrey McPherson
Mailing Address: 1720 SE 16th Ave City: Ocala State: FL Zip Code: 34471
Phone # 352-387-4540 Alternate Phone #
Email(s) for contact via ePlans: jmcpherson@tillmaneng.com

☑ **Surveyor:**
Firm Name: JCH Consulting Group, Inc. Contact Name: Chris Howson
Mailing Address: 426 SW 15th Street City: Ocala State: FL Zip Code: 34471
Phone # 352-405-1482 Alternate Phone #
Email(s) for contact via ePlans: Chris@JCHcg.com; Admin@JCHcg.com

Property Owner:
Owner: Sabana Owner, LLC Contact Name: Migdaly Serra
Mailing Address: 240 Crandon Blvd, Ste 201 City: Key Biscayne State: FL Zip Code: 33149
Phone # 352-433-8382 Alternate Phone #
Email address: rcelis@estelaliving.com

Developer:
Developer: Sabana Owner, LLC Contact Name: Migdaly Serra
Mailing Address: 3718 NW 44th Ave City: Key Biscayne State: FL Zip Code: 33149
Phone # 352-433-8382 Alternate Phone #
Email address: rcelis@estelaliving.com

Revised 5/2021

CLEAR FORM

SABANA RESERVE

(A PLANNED UNIT DEVELOPMENT)

A PORTION OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 21 EAST

MARION COUNTY, FLORIDA

PLAT BOOK ___ , PAGE ___

SHEET 1 OF 5

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT - SURVEYING & MAPPING
PLANNING - ENVIRONMENTAL - G.I.S.
CERTIFICATE OF AUTHORIZATION NO. LB 8071
CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6553
426 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 405-1462 www.JCHcg.com

SURVEYOR'S NOTES:

1. A 5/8 INCH DIAMETER IRON ROD WITH CAP NO. LB8071 WILL BE SET AT EACH LOT AND TRACT CORNER AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN SUBSECTION 177.091(9), FLORIDA STATUTES.
2. PERMANENT CONTROL POINTS WILL BE SET AS REQUIRED BY CHAPTER 177, PART 1, FLORIDA STATUTES WITHIN TIME ALLOTTED IN SUBSECTION 177.091(8).
3. NO LOT SHALL BE DIVIDED OR RE-SUBDIVIDED EXCEPT FOR THE SOLE PURPOSE OF PROVIDING ADDITIONAL AREA TO ADJACENT LOTS OR UNTIL A REPLAT IS FILED WITH MARION COUNTY, 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.
4. COUNTY OFFICIALS EMPLOYED BY THE COUNTY BUILDING AND ZONING DEPARTMENT, COUNTY ENVIRONMENTAL HEALTH DEPARTMENT, AND 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.
5. THIS PLAT IS 5 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DEDICATIONS, NOTES AND LEGAL DESCRIPTION SEE SHEET 1, FOR DETAIL OF BOUNDARY SEE SHEET 2, FOR DETAIL OF LOT DIMENSIONS SEE SHEETS 3, 4, AND 5.
6. ALL PLATTED UTILITY 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 (1) COMMENCE WITHOUT NOTIFICATION TO THE DEVELOPER AND COORDINATION OF THE LOCATION AND TIMING OF INSTALLATION OR (2) 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. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
7. BEARINGS ARE ASSUMED AND BASED ON THE NORTH BOUNDARY OF SECTION 20, TOWNSHIP 16 SOUTH, RANGE 21 EAST, AS BEING S.89°37'37"E.
8. STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.
9. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
10. ALL LOTS/TRACTS IN THIS SUBDIVISION SHALL USE THE INTERNAL SUBDIVISION ROADWAYS FOR DRIVEWAY/VEHICLE ACCESS.
11. CURRENT ZONING IS PUD (PLANNED UNIT DEVELOPMENT), FUTURE LAND USE IS HIGH RESIDENTIAL.
12. PROPERTY IS LOCATED WITHIN THE SECONDARY ZONE OF THE SPRINGS PROTECTION ZONE.
13. ADVISORY NOTICE – ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12083C0502E, MARION COUNTY, FLORIDA DATED APRIL 19, 2017. THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONES "X" – AN AREA OF MINIMAL FLOOD HAZARD, AND FLOOD ZONE "AE" AN AREA WITHIN THE 100 YEAR FLOOD HAZARD AREA. THE FLOODING LIMITS HAVE NOT BEEN IDENTIFIED HEREIN AS CURRENTLY ESTABLISHED AT THE TIME OF THE FINAL PLAT RECORDING. THE DEVELOPER WILL BE RESPONSIBLE FOR THE REMOVAL OF THE FLOOD HAZARD ZONE WITHIN TWELVE MONTHS OF RECORDATION OF THE FINAL PLAT. 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.
14. 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.
15. THIS PLAT CONTAINS TWO-HUNDRED AND TWO (202) LOTS, FIVE (5) TRACTS AND 1.17 MILES OF ROAD.
16. THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND OR GRANTED AND OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE RESULTING PROPERTIES 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 IS DEFERRED TO A LATER DEVELOPMENT REVIEW STAGE.
17. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INITIAL PLACEMENT OF QUADRANT STREET SIGNS WITHIN THE SUBDIVISION. THE SABANA RESERVE HOMEOWNERS' ASSOCIATION, INC., SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPLACEMENT OF QUADRANT STREET SIGNS FOR THIS SITE.
18. THE SUBDIVISION SHALL BE SERVED BY CENTRAL WATER AND CENTRAL SEWER SYSTEMS.
19. POTABLE WATER AND WASTEWATER SHALL BE SUPPLIED BY MARION COUNTY'S SE REGIONAL UTILITY SYSTEMS.
20. DRIVEWAY ACCESS TO ALL CORNER LOTS SHALL BE 50' OR 1/2 THE LOT WIDTH FROM PAVEMENT P.T., WHICHEVER IS LESS.
21. EASEMENTS ARE SHOWN BY DASHED LINES OR DETAILS ON THE PLAT. WITHOUT LIMITING THE FOREGOING, EACH LOT SHALL BE SUBJECT TO A TEN FOOT (10') DRAINAGE, ACCESS AND UTILITY EASEMENT ALONG THE FRONT LOT LINE, FIVE FOOT (5') DRAINAGE EASEMENT AND UTILITY EASEMENT ALONG THE SIDE LOT LINES, AND 10' DRAINAGE EASEMENT ALONG THE REAR LOT LINES. ALL PUBLIC UTILITY, PRIVATE UTILITY COMPANIES AND GOVERNMENTAL AGENCIES ARE GRANTED THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN AND OPERATE UTILITIES AND DRAINAGE FACILITIES IN THE EASEMENTS.
22. ADVISORY NOTICE – THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AS A CONDITION 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 COSTS 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.
23. 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.
24. PORTIONS OF TRACTS B, D AND E DEPICTED HEREON ARE DESIGNATED AS MARION FRIENDLY LANDSCAPE AREAS. MARION FRIENDLY LANDSCAPE AREAS ARE DEFINED AS THAT PORTION OF A NEW OR EXPANDED DEVELOPMENT THAT, THROUGH THE APPROVED DEVELOPMENT PLANS, DOCUMENTS, AND DEED RESTRICTIONS, IS IDENTIFIED TO BE MAINTAINED AS MARION-FRIENDLY LANDSCAPING AND WHERE THE USE OF TURFGRASS, VOLUME IRRIGATION, NON-DROUGHT TOLERANT PLANTS, AND LAWN CHEMICALS (FERTILIZERS AND PESTICIDES) ON TURFGRASS IS PROHIBITED.
25. THIS PLAT IS SUBJECT TO THE FOLLOWING:

    25.1. THE SUBJECT PROPERTY IS SUBJECT TO MORTGAGE AND SECURITY AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 8478, PAGE 0459.

    25.2. THE SUBJECT PROPERTY IS SUBJECT TO UCC-1 FINANCING STATEMENT RECORDED IN OFFICIAL RECORDS BOOK 8478, PAGE 0481.

    25.3. SEPARATE INSTRUMENT SERVING AS JOINDER AND CONSENT FOR A MORTGAGEE OR OTHER PARTY OF INTEREST OF THE PLAT DEPICTED HEREON HAS BEEN SEPARATELY FILED AND RECORDED IN MORTGAGE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK ____, PAGE ____.

    25.4. 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 ____.

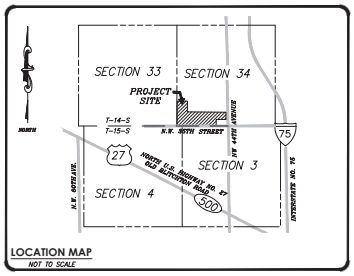
    25.5. NON-EXCLUSIVE PERPETUAL DRIVEWAY AND ACCESS EASEMENT AND AGREEMENT SET FORTH IN OR BOOK 8443, AT PAGE 1087.

SURVEYOR'S CERTIFICATE:

KNOW ALL PERSONS BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA AS A PROFESSIONAL LICENSED SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THE ABOVE PLAT WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES 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.

BY: _____

CHRISTOPHER J HOWSON, P.S.M.
FLORIDA REGISTERED SURVEYOR NO. LS 6553
JCH CONSULTING GROUP, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 8071
426 SW 15TH STREET, OCALA, FLORIDA 34471



LOCATION MAP
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.

LEGAL DESCRIPTION:

BEING A PORTION OF THE SOUTH 1/2 OF THE S.W. 1/4 OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 21 EAST, LYING WEST OF N.W. 44TH AVENUE (RIGHT OF WAY WIDTH VARIES), MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE S.W. CORNER OF SAID SECTION 34; THENCE ALONG THE WEST BOUNDARY OF THE S.W. 1/4 OF SAID SECTION 34, N.00°30'56"E., A DISTANCE OF 1,316.06 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE S.W. 1/4 OF SAID SECTION 34; THENCE DEPARTING THE WEST BOUNDARY OF THE S.W. 1/4 OF SAID SECTION 34, ALONG THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE S.W. 1/4 OF SAID SECTION 34, S.89°38'31"E., A DISTANCE OF 545.71 FEET TO THE EASTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8443, PAGE 1072 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE S.W. 1/4 OF SAID SECTION 34, ALONG THE EASTERLY BOUNDARY AND NORTHERLY BOUNDARY OF SAID LANDS THE FOLLOWING TWO (2) COURSES: (1) S.00°29'15"W., A DISTANCE OF 567.98 FEET; (2) THENCE S.89°27'25"E., A DISTANCE OF 2034.93 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF N.W. 44TH AVENUE (RIGHT OF WAY WIDTH VARIES); THENCE ALONG SAID WEST RIGHT OF WAY LINE, S.00°34'24"W., A DISTANCE OF 383.28 FEET TO THE N.E. CORNER OF LANDS DESCRIBED AS "POND RIGHT OF WAY" IN WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 5077, PAGE 1525 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, ALONG THE NORTH BOUNDARY OF SAID "POND RIGHT OF WAY", N.89°43'38"W., A DISTANCE OF 507.88 FEET TO THE N.W. CORNER OF SAID "POND RIGHT OF WAY"; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG THE WEST BOUNDARY OF SAID "POND RIGHT OF WAY", S.00°17'54"W., A DISTANCE OF 364.23 FEET TO THE S.W. CORNER OF SAID "POND RIGHT OF WAY", SAID POINT BEING ON THE SOUTH BOUNDARY OF SAID SECTION 34; THENCE DEPARTING SAID WEST BOUNDARY, ALONG THE SOUTH BOUNDARY OF SAID SECTION 34 THE FOLLOWING TWO (2) COURSES: (1) N.89°27'10"W., A DISTANCE OF 1809.87 FEET TO THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 21 EAST; (2) THENCE N.89°29'04"W., A DISTANCE OF 164.16 FEET TO THE POINT OF BEGINNING.

APPROVAL OF 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 THE COURT'S CERTIFICATE FOR ACCEPTANCE AND RECORDING:

I, CLERK OF THE CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THIS PLAT OF "SABANA RESERVE" FOR RECORDING. THIS PLAT FILED FOR RECORD THIS ____ DAY, OF _____, 2025, AT ____:____ A.M./P.M. 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

DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT SABANA OWNER LLC, A FLORIDA LIMITED LIABILITY COMPANY (THE "DEVELOPER"), IS THE FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "SABANA FARMS", BEING IN MARION COUNTY, FLORIDA AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AND DECLARE AS FOLLOWS:

THE STORMWATER AND DRAINAGE EASEMENTS AND/OR TRACTS DESIGNATED HEREON ARE HEREBY DEDICATED TO THE SABANA RESERVE HOMEOWNERS' ASSOCIATION, INC., PROVIDED HOWEVER, THAT THE SAME SHALL BE USED FOR THE CONSTRUCTION AND MAINTENANCE OF STORMWATER AND DRAINAGE FACILITIES AND FOR NO USE INCONSISTENT THEREWITH; MARION COUNTY IS GRANTED AN EASEMENT FOR AND THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON SAID STORMWATER AND DRAINAGE FACILITIES 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.

THAT THE UTILITY EASEMENTS SHOWN OR NOTED ARE HEREBY DEDICATED TO AND FOR THE INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF FORCE MAINS, WATER LINES, REUSE WATER LINES, GRAVITY WASTEWATER MAINS AND RELATED WATER, REUSE WATER AND WASTEWATER UTILITY LINES AND EQUIPMENT AND ARE FURTHER RESERVED EXCLUSIVELY FOR SUCH USES (AS SET FORTH IN NOTE 21) BY THE OTHER UTILITIES (MUNICIPAL, GOVERNMENTAL AND PRIVATE) TO WHOM RIGHTS IN SUCH EASEMENTS SHALL BE GRANTED FROM TIME TO TIME BY THE DEVELOPER OR ITS SUCCESSORS IN INTEREST.

DEVELOPER HEREBY DEDICATES TRACT "A," AS SHOWN ON THE PLAT, TO THE SABANA RESERVE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (THE "ASSOCIATION"), ITS SUCCESSORS AND ASSIGNS. DEVELOPER HEREBY GRANTS AND RESERVES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER AND ACROSS TRACT "A", FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN FAVOR OF THE FOLLOWING: (A) THE DEVELOPER AND ITS DESIGNATED SUCCESSORS AND ASSIGNS AND INVITEES; (B) ALL PRESENT AND FUTURE RECORD TITLE OWNERS OF THE LOTS AND TRACTS SHOWN ON THIS PLAT AND THEIR RESPECTIVE INVITEES; (C) ANY MAINTENANCE ENTITY(IES) GRANTED JURISDICTION OVER ANY OF THE LANDS DESCRIBED IN THE PLAT; (D) ALL PUBLIC AUTHORITIES AND THEIR PERSONNEL PROVIDING SERVICES TO THE SUBDIVISION; (E) CITY OF OCALA UTILITIES AND OTHER PUBLIC AND/OR PRIVATE UTILITY COMPANIES; AND (F) EMERGENCY AND LAW ENFORCEMENT PERSONNEL. 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.

DEVELOPER HEREBY GRANTS AND RESERVES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER AND ACROSS TRACT "A" AND THE PORTION OF TRACT "E" DESIGNATED AS N.W. 36TH STREET FOR UTILITIES IN FAVOR OF THE FOLLOWING: (A) THE DEVELOPER AND ITS DESIGNATED SUCCESSORS, ASSIGNS, AND INVITEES; AND (B) CITY OF OCALA UTILITIES AND OTHER PUBLIC AND/OR PRIVATE UTILITY COMPANIES.

DEVELOPER HEREBY GRANTS AND RESERVES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER AND ACROSS TRACT "A" FOR DRAINAGE IN FAVOR OF THE FOLLOWING: (A) THE DEVELOPER AND ITS DESIGNATED SUCCESSORS, ASSIGNS, AND INVITEES; AND (B) THE ASSOCIATION.

TRACTS "B", "D" AND "E" ARE RESERVED FOR DRAINAGE RETENTION, STORM DRAINAGE, UTILITIES,RECREATIONAL AMENITIES, INGRESS AND EGRESS, OPEN SPACE, ACCESS, AND LANDSCAPING TO BE OWNED AND MAINTAINED BY THE ASSOCIATION, DRAINAGE RETENTION AREAS AND DRAINAGE EASEMENTS SHOWN HEREIN ARE HEREBY DEDICATED AS PRIVATE TO THE ASSOCIATION FOR THE CONSTRUCTION AND MAINTENANCE OF SUCH FACILITIES. MARION COUNTY IS GRANTED THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON SAID TRACTS IN THE EVENT OF A LOCAL, STATE OR FEDERAL STATE OF EMERGENCY IF THE DECLARATION OF EMERGENCY INCLUDES THIS SUBDIVISION, OR AN EMERGENCY WHEREIN THE HEALTH, SAFETY OR WELFARE OF THE PUBLIC IS DEEMED TO BE AT RISK. NEITHER THE EASEMENTS HEREIN GRANTED NOR THE LIMITATION HEREIN MADE SHALL CONSTITUTE A DEDICATION TO THE GENERAL PUBLIC OR MARION COUNTY AND NO OBLIGATION IS IMPOSED UPON THE COUNTY OR ANY OTHER PUBLIC BODY FOR IMPROVEMENT OR MAINTENANCE OF THE DRAINAGE FACILITIES OR EASEMENTS.

TRACT "C" IS HEREBY DEDICATED PUBLICLY AS A LIFT STATION SITE TO BE CONVEYED IN FEE SIMPLE TITLE TO AND TO BE MAINTAINED BY MARION COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA.

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. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

WITNESSES:

_____
WITNESS SIGNATURE

PRINT NAME: _____

ADDRESS: 426 SW 15TH ST, OCALA, FL 34471

DEVELOPER AND OWNER:
SABANA OWNER LLC,
A FLORIDA LIMITED LIABILITY COMPANY
ITS MANAGER

WITNESSES:

BY: _____
RAFAEL CELIS, AS MANAGER

_____
WITNESS SIGNATURE

PRINT NAME: _____

ADDRESS: 426 SW 15TH ST, OCALA, FL 34471

NOTARY ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF MARION

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE ☐ OR ONLINE. ☐
NOTARIZATION, THIS _____ DAY OF _____, 2025, BY RAFAEL CELIS, AS MANAGER OF SABANA OWNER LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF THE COMPANY.

_____
NOTARY PUBLIC

PERSONALLY KNOWN OR PRODUCED IDENTIFICATION

TYPE OF IDENTIFICATION PRODUCED: _____

PRINT NAME: _____

NOTARY SEAL:

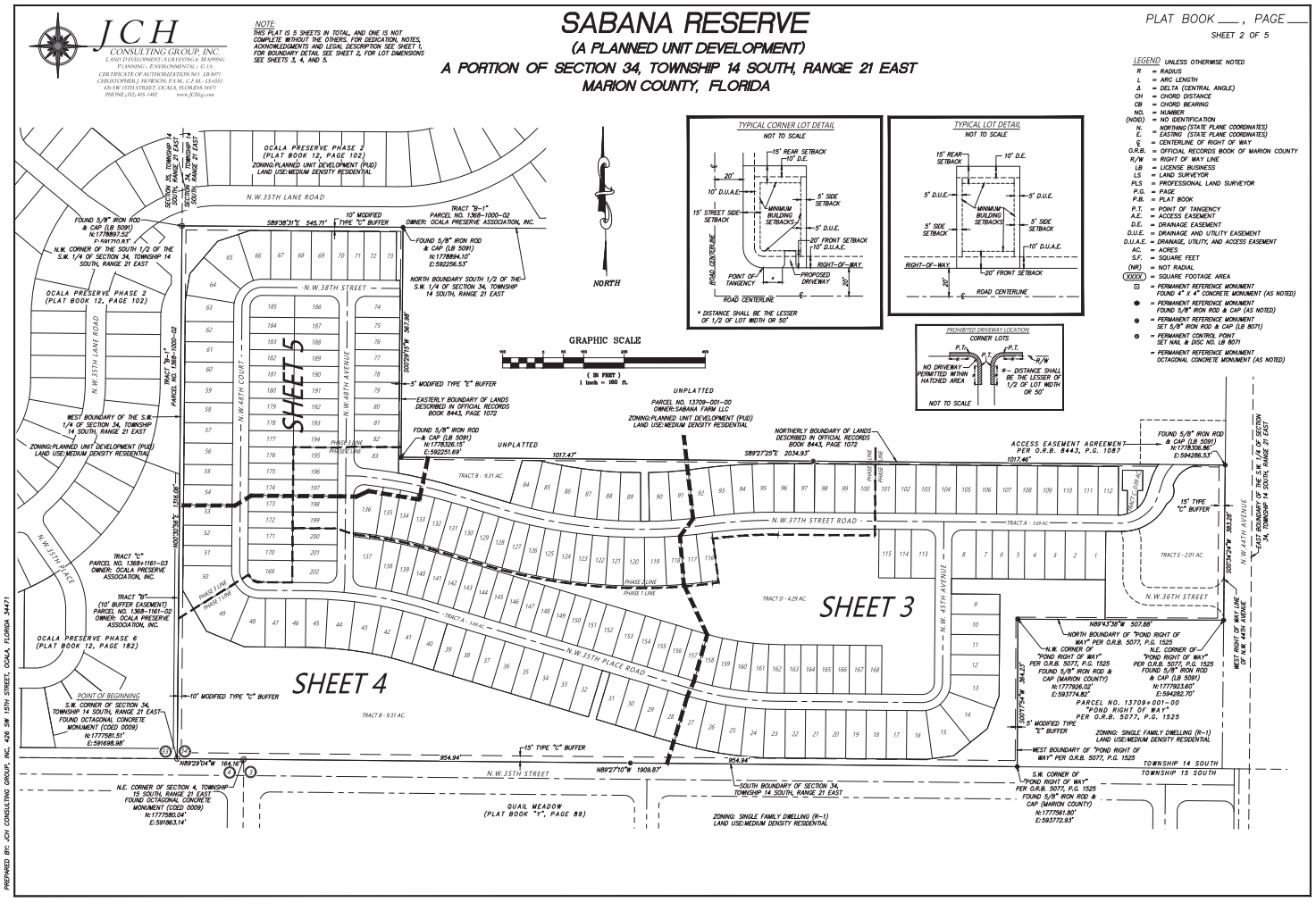
CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS:

THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____, 2025 THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA.

BY: _____
KATHY BRYANT, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS

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

PREPARED BY: JCH CONSULTING GROUP, INC., 426 SW 15TH STREET, OCALA, FLORIDA 34471


JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT - SURVEYING & MAPPING
PLANNING - ENVIRONMENTAL - G.I.S.
CERTIFICATE OF AUTHORIZATION NO. LB 8071
CHRISTOPHER J. HORSON, P.S.M., C.F.M. - LS 6553
420 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 405-1362 www.JCHcg.com
NOTE:
THIS PLAT IS 5 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DEDICATION, NOTES, ACKNOWLEDGMENTS AND LEGAL DESCRIPTION SEE SHEET 1, FOR BOUNDARY DETAIL SEE SHEET 2, FOR LOT DIMENSIONS SEE SHEETS 3, 4, AND 5.
SABANA RESERVE
(A PLANNED UNIT DEVELOPMENT)
A PORTION OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA
PLAT BOOK ___ , PAGE ___
SHEET 2 OF 5
LEGEND UNLESS OTHERWISE NOTED
R = RADIUS
L = ARC LENGTH
Δ = DELTA (CENTRAL ANGLE)
CH = CHORD DISTANCE
CB = CHORD BEARING
NO. = NUMBER
(NOID) = NO IDENTIFICATION
N, = NORTHING (STATE PLANE COORDINATES)
E, = EASTING (STATE PLANE COORDINATES)
℄ = CENTERLINE OF RIGHT OF WAY
O.R.B. = OFFICIAL RECORDS BOOK OF MARION COUNTY
R/W = RIGHT OF WAY LINE
LB = LICENSE BUSINESS
LS = LAND SURVEYOR
PLS = PROFESSIONAL LAND SURVEYOR
P.G. = PAGE
P.B. = PLAT BOOK
P.T. = POINT OF TANGENCY
A.E. = ACCESS EASEMENT
D.E. = DRAINAGE EASEMENT
D.U.E. = DRAINAGE AND UTILITY EASEMENT
D.U.A.E. = DRAINAGE, UTILITY, AND ACCESS EASEMENT
AC. = ACRES
S.F. = SQUARE FEET
(NR) = NOT RADIAL
(XXXX) = SQUARE FOOTAGE AREA
= PERMANENT REFERENCE MONUMENT FOUND 4" X 4" CONCRETE MONUMENT (AS NOTED)
= PERMANENT REFERENCE MONUMENT FOUND 5/8" IRON ROD & CAP (AS NOTED)
= PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & CAP (LB 8071)
= PERMANENT CONTROL POINT SET NAIL & DISC NO. LB 8071
= PERMANENT REFERENCE MONUMENT OCTAGONAL CONCRETE MONUMENT (AS NOTED)
TYPICAL CORNER LOT DETAIL
NOT TO SCALE
TYPICAL LOT DETAIL
NOT TO SCALE
PROHIBITED DRIVEWAY LOCATION
CORNER LOTS
NOT TO SCALE
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.
NORTH
SHEET 3
SHEET 4
SHEET 5
OCALA PRESERVE PHASE 2 (PLAT BOOK 12, PAGE 102)
ZONING:PLANNED UNIT DEVELOPMENT (PUD)
LAND USE:MEDIUM DENSITY RESIDENTIAL
N.W.35TH LANE ROAD
N.W.38TH STREET
N.W.37TH STREET ROAD
N.W.35TH PLACE ROAD
N.W.36TH STREET
N.W.46TH COURT
N.W.48TH AVENUE
N.W.45TH AVENUE
N.W.44TH AVENUE
OCALA PRESERVE PHASE 6 (PLAT BOOK 12, PAGE 182)
QUAIL MEADOW (PLAT BOOK "I", PAGE 89)
TRACT "A" - 5.69 AC.
TRACT "B" - 9.31 AC.
TRACT "C" - 4.29 AC.
TRACT "D" - 2.01 AC.
TRACT "E" - 2.01 AC.
TRACT "F" - 0.09 AC.
TRACT "G" - 0.09 AC.
TRACT "H" - 0.09 AC.
TRACT "I" - 0.09 AC.
TRACT "J" - 0.09 AC.
TRACT "K" - 0.09 AC.
TRACT "L" - 0.09 AC.
TRACT "M" - 0.09 AC.
TRACT "N" - 0.09 AC.
TRACT "O" - 0.09 AC.
TRACT "P" - 0.09 AC.
TRACT "Q" - 0.09 AC.
TRACT "R" - 0.09 AC.
TRACT "S" - 0.09 AC.
TRACT "T" - 0.09 AC.
TRACT "U" - 0.09 AC.
TRACT "V" - 0.09 AC.
TRACT "W" - 0.09 AC.
TRACT "X" - 0.09 AC.
TRACT "Y" - 0.09 AC.
TRACT "Z" - 0.09 AC.
TRACT "AA" - 0.09 AC.
TRACT "BB" - 0.09 AC.
TRACT "CC" - 0.09 AC.
TRACT "DD" - 0.09 AC.
TRACT "EE" - 0.09 AC.
TRACT "FF" - 0.09 AC.
TRACT "GG" - 0.09 AC.
TRACT "HH" - 0.09 AC.
TRACT "II" - 0.09 AC.
TRACT "JJ" - 0.09 AC.
TRACT "KK" - 0.09 AC.
TRACT "LL" - 0.09 AC.
TRACT "MM" - 0.09 AC.
TRACT "NN" - 0.09 AC.
TRACT "OO" - 0.09 AC.
TRACT "PP" - 0.09 AC.
TRACT "QQ" - 0.09 AC.
TRACT "RR" - 0.09 AC.
TRACT "SS" - 0.09 AC.
TRACT "TT" - 0.09 AC.
TRACT "UU" - 0.09 AC.
TRACT "VV" - 0.09 AC.
TRACT "WW" - 0.09 AC.
TRACT "XX" - 0.09 AC.
TRACT "YY" - 0.09 AC.
TRACT "ZZ" - 0.09 AC.
TRACT "AAA" - 0.09 AC.
TRACT "BBB" - 0.09 AC.
TRACT "CCC" - 0.09 AC.
TRACT "DDD" - 0.09 AC.
TRACT "EEE" - 0.09 AC.
TRACT "FFF" - 0.09 AC.
TRACT "GGG" - 0.09 AC.
TRACT "HHH" - 0.09 AC.
TRACT "III" - 0.09 AC.
TRACT "JJJ" - 0.09 AC.
TRACT "KKK" - 0.09 AC.
TRACT "LLL" - 0.09 AC.
TRACT "MMM" - 0.09 AC.
TRACT "NNN" - 0.09 AC.
TRACT "OOO" - 0.09 AC.
TRACT "PPP" - 0.09 AC.
TRACT "QQQ" - 0.09 AC.
TRACT "RRR" - 0.09 AC.
TRACT "SSS" - 0.09 AC.
TRACT "TTT" - 0.09 AC.
TRACT "UUU" - 0.09 AC.
TRACT "VVV" - 0.09 AC.
TRACT "WWW" - 0.09 AC.
TRACT "XXX" - 0.09 AC.
TRACT "YYY" - 0.09 AC.
TRACT "ZZZ" - 0.09 AC.
TRACT "AAAA" - 0.09 AC.
TRACT "BBBB" - 0.09 AC.
TRACT "CCCC" - 0.09 AC.
TRACT "DDDD" - 0.09 AC.
TRACT "EEEE" - 0.09 AC.
TRACT "FFFF" - 0.09 AC.
TRACT "GGGG" - 0.09 AC.
TRACT "HHHH" - 0.09 AC.
TRACT "IIII" - 0.09 AC.
TRACT "JJJJ" - 0.09 AC.
TRACT "KKKK" - 0.09 AC.
TRACT "LLLL" - 0.09 AC.
TRACT "MMMM" - 0.09 AC.
TRACT "NNNN" - 0.09 AC.
TRACT "OOOO" - 0.09 AC.
TRACT "PPPP" - 0.09 AC.
TRACT "QQQQ" - 0.09 AC.
TRACT "RRRR" - 0.09 AC.
TRACT "SSSS" - 0.09 AC.
TRACT "TTTT" - 0.09 AC.
TRACT "UUUU" - 0.09 AC.
TRACT "VVVV" - 0.09 AC.
TRACT "WWWW" - 0.09 AC.
TRACT "XXXX" - 0.09 AC.
TRACT "YYYY" - 0.09 AC.
TRACT "ZZZZ" - 0.09 AC.
TRACT "AAAAA" - 0.09 AC.
TRACT "BBBBB" - 0.09 AC.
TRACT "CCCCC" - 0.09 AC.
TRACT "DDDDD" - 0.09 AC.
TRACT "EEEEE" - 0.09 AC.
TRACT "FFFFF" - 0.09 AC.
TRACT "GGGGG" - 0.09 AC.
TRACT "HHHHH" - 0.09 AC.
TRACT "IIIII" - 0.09 AC.
TRACT "JJJJJ" - 0.09 AC.
TRACT "KKKKK" - 0.09 AC.
TRACT "LLLLL" - 0.09 AC.
TRACT "MMMMM" - 0.09 AC.
TRACT "NNNNN" - 0.09 AC.
TRACT "OOOOO" - 0.09 AC.
TRACT "PPPPP" - 0.09 AC.
TRACT "QQQQQ" - 0.09 AC.
TRACT "RRRRR" - 0.09 AC.
TRACT "SSSSS" - 0.09 AC.
TRACT "TTTTT" - 0.09 AC.
TRACT "UUUUU" - 0.09 AC.
TRACT "VVVVV" - 0.09 AC.
TRACT "WWWWW" - 0.09 AC.
TRACT "XXXXX" - 0.09 AC.
TRACT "YYYYY" - 0.09 AC.
TRACT "ZZZZZ" - 0.09 AC.
TRACT "AAAAAA" - 0.09 AC.
TRACT "BBBBBB" - 0.09 AC.
TRACT "CCCCCC" - 0.09 AC.
TRACT "DDDDDD" - 0.09 AC.
TRACT "EEEEEE" - 0.09 AC.
TRACT "FFFFFF" - 0.09 AC.
TRACT "GGGGGG" - 0.09 AC.
TRACT "HHHHHH" - 0.09 AC.
TRACT "IIIIII" - 0.09 AC.
TRACT "JJJJJJ" - 0.09 AC.
TRACT "KKKKKK" - 0.09 AC.
TRACT "LLLLLL" - 0.09 AC.
TRACT "MMMMMM" - 0.09 AC.
TRACT "NNNNNN" - 0.09 AC.
TRACT "OOOOOO" - 0.09 AC.
TRACT "PPPPPP" - 0.09 AC.
TRACT "QQQQQQ" - 0.09 AC.
TRACT "RRRRRR" - 0.09 AC.
TRACT "SSSSSS" - 0.09 AC.
TRACT "TTTTTT" - 0.09 AC.
TRACT "UUUUUU" - 0.09 AC.
TRACT "VVVVVV" - 0.09 AC.
TRACT "WWWWWW" - 0.09 AC.
TRACT "XXXXXX" - 0.09 AC.
TRACT "YYYYYY" - 0.09 AC.
TRACT "ZZZZZZ" - 0.09 AC.
TRACT "AAAAAAA" - 0.09 AC.
TRACT "BBBBBBB" - 0.09 AC.
TRACT "CCCCCCC" - 0.09 AC.
TRACT "DDDDDDD" - 0.09 AC.
TRACT "EEEEEEE" - 0.09 AC.
TRACT "FFFFFFF" - 0.09 AC.
TRACT "GGGGGGG" - 0.09 AC.
TRACT "HHHHHHH" - 0.09 AC.
TRACT "IIIIIII" - 0.09 AC.
TRACT "JJJJJJJ" - 0.09 AC.
TRACT "KKKKKKK" - 0.09 AC.
TRACT "LLLLLLL" - 0.09 AC.
TRACT "MMMMMMM" - 0.09 AC.
TRACT "NNNNNNN" - 0.09 AC.
TRACT "OOOOOOO" - 0.09 AC.
TRACT "PPPPPPP" - 0.09 AC.
TRACT "QQQQQQQ" - 0.09 AC.
TRACT "RRRRRRR" - 0.09 AC.
TRACT "SSSSSSS" - 0.09 AC.
TRACT "TTTTTTT" - 0.09 AC.
TRACT "UUUUUUU" - 0.09 AC.
TRACT "VVVVVVV" - 0.09 AC.
TRACT "WWWWWWW" - 0.09 AC.
TRACT "XXXXXXX" - 0.09 AC.
TRACT "YYYYYYY" - 0.09 AC.
TRACT "ZZZZZZZ" - 0.09 AC.
TRACT "AAAAAAAA" - 0.09 AC.
TRACT "BBBBBBBB" - 0.09 AC.
TRACT "CCCCCCCC" - 0.09 AC.
TRACT "DDDDDDDD" - 0.09 AC.
TRACT "EEEEEEEE" - 0.09 AC.
TRACT "FFFFFFFF" - 0.09 AC.
TRACT "GGGGGGGG" - 0.09 AC.
TRACT "HHHHHHHH" - 0.09 AC.
TRACT "IIIIIIII" - 0.09 AC.
TRACT "JJJJJJJJ" - 0.09 AC.
TRACT "KKKKKKKK" - 0.09 AC.
TRACT "LLLLLLLL" - 0.09 AC.
TRACT "MMMMMMMM" - 0.09 AC.
TRACT "NNNNNNNN" - 0.09 AC.
TRACT "OOOOOOOO" - 0.09 AC.
TRACT "PPPPPPPP" - 0.09 AC.
TRACT "QQQQQQQQ" - 0.09 AC.
TRACT "RRRRRRRR" - 0.09 AC.
TRACT "SSSSSSSS" - 0.09 AC.
TRACT "TTTTTTTT" - 0.09 AC.
TRACT "UUUUUUUU" - 0.09 AC.
TRACT "VVVVVVVV" - 0.09 AC.
TRACT "WWWWWWWW" - 0.09 AC.
TRACT "XXXXXXXX" - 0.09 AC.
TRACT "YYYYYYYY" - 0.09 AC.
TRACT "ZZZZZZZZ" - 0.09 AC.
TRACT "AAAAAAAAA" - 0.09 AC.
TRACT "BBBBBBBBB" - 0.09 AC.
TRACT "CCCCCCCCC" - 0.09 AC.
TRACT "DDDDDDDDD" - 0.09 AC.
TRACT "EEEEEEEEE" - 0.09 AC.
TRACT "FFFFFFFFF" - 0.09 AC.
TRACT "GGGGGGGGG" - 0.09 AC.
TRACT "HHHHHHHHH" - 0.09 AC.
TRACT "IIIIIIIII" - 0.09 AC.
TRACT "JJJJJJJJJ" - 0.09 AC.
TRACT "KKKKKKKKK" - 0.09 AC.
TRACT "LLLLLLLLL" - 0.09 AC.
TRACT "MMMMMMMMM" - 0.09 AC.
TRACT "NNNNNNNNN" - 0.09 AC.
TRACT "OOOOOOOOO" - 0.09 AC.
TRACT "PPPPPPPPP" - 0.09 AC.
TRACT "QQQQQQQQQ" - 0.09 AC.
TRACT "RRRRRRRRR" - 0.09 AC.
TRACT "SSSSSSSSS" - 0.09 AC.
TRACT "TTTTTTTTT" - 0.09 AC.
TRACT "UUUUUUUUU" - 0.09 AC.
TRACT "VVVVVVVVV" - 0.09 AC.
TRACT "WWWWWWWWW" - 0.09 AC.
TRACT "XXXXXXXXX" - 0.09 AC.
TRACT "YYYYYYYYY" - 0.09 AC.
TRACT "ZZZZZZZZZ" - 0.09 AC.
TRACT "AAAAAAAAAA" - 0.09 AC.
TRACT "BBBBBBBBBB" - 0.09 AC.
TRACT "CCCCCCCCCC" - 0.09 AC.
TRACT "DDDDDDDDDD" - 0.09 AC.
TRACT "EEEEEEEEEE" - 0.09 AC.
TRACT "FFFFFFFFFF" - 0.09 AC.
TRACT "GGGGGGGGGG" - 0.09 AC.
TRACT "HHHHHHHHHH" - 0.09 AC.
TRACT "IIIIIIIIII" - 0.09 AC.
TRACT "JJJJJJJJJJ" - 0.09 AC.
TRACT "KKKKKKKKKK" - 0.09 AC.
TRACT "LLLLLLLLLL" - 0.09 AC.
TRACT "MMMMMMMMMM" - 0.09 AC.
TRACT "NNNNNNNNNN" - 0.09 AC.
TRACT "OOOOOOOOOO" - 0.09 AC.
TRACT "PPPPPPPPPP" - 0.09 AC.
TRACT "QQQQQQQQQQ" - 0.09 AC.
TRACT "RRRRRRRRRR" - 0.09 AC.
TRACT "SSSSSSSSSS" - 0.09 AC.
TRACT "TTTTTTTTTT" - 0.09 AC.
TRACT "UUUUUUUUUU" - 0.09 AC.
TRACT "VVVVVVVVVV" - 0.09 AC.
TRACT "WWWWWWWWWW" - 0.09 AC.
TRACT "XXXXXXXXXX" - 0.09 AC.
TRACT "YYYYYYYYYY" - 0.09 AC.
TRACT "ZZZZZZZZZZ" - 0.09 AC.
TRACT "AAAAAAAAAAA" - 0.09 AC.
TRACT "BBBBBBBBBBB" - 0.09 AC.
TRACT "CCCCCCCCCCC" - 0.09 AC.
TRACT "DDDDDDDDDDD" - 0.09 AC.
TRACT "EEEEEEEEEEE" - 0.09 AC.
TRACT "FFFFFFFFFFF" - 0.09 AC.
TRACT "GGGGGGGGGGG" - 0.09 AC.
TRACT "HHHHHHHHHHH" - 0.09 AC.
TRACT "IIIIIIIIIII" - 0.09 AC.
TRACT "JJJJJJJJJJJ" - 0.09 AC.
TRACT "KKKKKKKKKKK" - 0.09 AC.
TRACT "LLLLLLLLLLL" - 0.09 AC.
TRACT "MMMMMMMMMMM" - 0.09 AC.
TRACT "NNNNNNNNNNN" - 0.09 AC.
TRACT "OOOOOOOOOOO" - 0.09 AC.
TRACT "PPPPPPPPPPP" - 0.09 AC.
TRACT "QQQQQQQQQQQ" - 0.09 AC.
TRACT "RRRRRRRRRRR" - 0.09 AC.
TRACT "SSSSSSSSSSS" - 0.09 AC.
TRACT "TTTTTTTTTTT" - 0.09 AC.
TRACT "UUUUUUUUUUU" - 0.09 AC.
TRACT "VVVVVVVVVVV" - 0.09 AC.
TRACT "WWWWWWWWWWW" - 0.09 AC.
TRACT "XXXXXXXXXXX" - 0.09 AC.
TRACT "YYYYYYYYYYY" - 0.09 AC.
TRACT "ZZZZZZZZZZZ" - 0.09 AC.
TRACT "AAAAAAAAAAAA" - 0.09 AC.
TRACT "BBBBBBBBBBBB" - 0.09 AC.
TRACT "CCCCCCCCCCCC" - 0.09 AC.
TRACT "DDDDDDDDDDDD" - 0.09 AC.
TRACT "EEEEEEEEEEEE" - 0.09 AC.
TRACT "FFFFFFFFFFFF" - 0.09 AC.
TRACT "GGGGGGGGGGGG" - 0.09 AC.
TRACT "HHHHHHHHHHHH" - 0.09 AC.
TRACT "IIIIIIIIIIII" - 0.09 AC.
TRACT "JJJJJJJJJJJJ" - 0.09 AC.
TRACT "KKKKKKKKKKKK" - 0.09 AC.
TRACT "LLLLLLLLLLLL" - 0.09 AC.
TRACT "MMMMMMMMMMMM" - 0.09 AC.
TRACT "NNNNNNNNNNNN" - 0.09 AC.
TRACT "OOOOOOOOOOOO" - 0.09 AC.
TRACT "PPPPPPPPPPPP" - 0.09 AC.
TRACT "QQQQQQQQQQQQ" - 0.09 AC.
TRACT "RRRRRRRRRRRR" - 0.09 AC.
TRACT "SSSSSSSSSSSS" - 0.09 AC.
TRACT "TTTTTTTTTTTT" - 0.09 AC.
TRACT "UUUUUUUUUUUU" - 0.09 AC.
TRACT "VVVVVVVVVVVV" - 0.09 AC.
TRACT "WWWWWWWWWWWW" - 0.09 AC.
TRACT "XXXXXXXXXXXX" - 0.09 AC.
TRACT "YYYYYYYYYYYY" - 0.09 AC.
TRACT "ZZZZZZZZZZZZ" - 0.09 AC.
TRACT "AAAAAAAAAAAAA" - 0.09 AC.
TRACT "BBBBBBBBBBBBB" - 0.09 AC.
TRACT "CCCCCCCCCCCCC" - 0.09 AC.
TRACT "DDDDDDDDDDDDD" - 0.09 AC.
TRACT "EEEEEEEEEEEEE" - 0.09 AC.
TRACT "FFFFFFFFFFFFF" - 0.09 AC.
TRACT "GGGGGGGGGGGGG" - 0.09 AC.
TRACT "HHHHHHHHHHHHH" - 0.09 AC.
TRACT "IIIIIIIIIIIII" - 0.09 AC.
TRACT "JJJJJJJJJJJJJ" - 0.09 AC.
TRACT "KKKKKKKKKKKKK" - 0.09 AC.
TRACT "LLLLLLLLLLLLL" - 0.09 AC.
TRACT "MMMMMMMMMMMMM" - 0.09 AC.
TRACT "NNNNNNNNNNNNN" - 0.09 AC.
TRACT "OOOOOOOOOOOOO" - 0.09 AC.
TRACT "PPPPPPPPPPPPP" - 0.09 AC.
TRACT "QQQQQQQQQQQQQ" - 0.09 AC.
TRACT "RRRRRRRRRRRRR" - 0.09 AC.
TRACT "SSSSSSSSSSSSS" - 0.09 AC.
TRACT "TTTTTTTTTTTTT" - 0.09 AC.
TRACT "UUUUUUUUUUUUU" - 0.09 AC.
TRACT "VVVVVVVVVVVVV" - 0.09 AC.
TRACT "WWWWWWWWWWWWW" - 0.09 AC.
TRACT "XXXXXXXXXXXXX" - 0.09 AC.
TRACT "YYYYYYYYYYYYY" - 0.09 AC.
TRACT "ZZZZZZZZZZZZZ" - 0.09 AC.
TRACT "AAAAAAAAAAAAAA" - 0.09 AC.
TRACT "BBBBBBBBBBBBBB" - 0.09 AC.
TRACT "CCCCCCCCCCCCCC" - 0.09 AC.
TRACT "DDDDDDDDDDDDDD" - 0.09 AC.
TRACT "EEEEEEEEEEEEEE" - 0.09 AC.
TRACT "FFFFFFFFFFFFFF" - 0.09 AC.
TRACT "GGGGGGGGGGGGGG" - 0.09 AC.
TRACT "HHHHHHHHHHHHHH" - 0.09 AC.
TRACT "IIIIIIIIIIIIII" - 0.09 AC.
TRACT "JJJJJJJJJJJJJJ" - 0.09 AC.
TRACT "KKKKKKKKKKKKKK" - 0.09 AC.
TRACT "LLLLLLLLLLLLLL" - 0.09 AC.
TRACT "MMMMMMMMMMMMMM" - 0.09 AC.
TRACT "NNNNNNNNNNNNNN" - 0.09 AC.
TRACT "OOOOOOOOOOOOOO" - 0.09 AC.
TRACT "PPPPPPPPPPPPPP" - 0.09 AC.
TRACT "QQQQQQQQQQQQQQ" - 0.09 AC.
TRACT "RRRRRRRRRRRRRR" - 0.09 AC.
TRACT "SSSSSSSSSSSSSS" - 0.09 AC.
TRACT "TTTTTTTTTTTTTT" - 0.09 AC.
TRACT "UUUUUUUUUUUUUU" - 0.09 AC.
TRACT "VVVVVVVVVVVVVV" - 0.09 AC.
TRACT "WWWWWWWWWWWWWW" - 0.09 AC.
TRACT "XXXXXXXXXXXXXX" - 0.09 AC.
TRACT "YYYYYYYYYYYYYY" - 0.09 AC.
TRACT "ZZZZZZZZZZZZZZ" - 0.09 AC.
TRACT "AAAAAAAAAAAAAAA" - 0.09 AC.
TRACT "BBBBBBBBBBBBBBB" - 0.09 AC.
TRACT "CCCCCCCCCCCCCCC" - 0.09 AC.
TRACT "DDDDDDDDDDDDDDD" - 0.09 AC.
TRACT "EEEEEEEEEEEEEEE" - 0.09 AC.
TRACT "FFFFFFFFFFFFFFF" - 0.09 AC.
TRACT "GGGGGGGGGGGGGGG" - 0.09 AC.
TRACT "HHHHHHHHHHHHHHH" - 0.09 AC.
TRACT "IIIIIIIIIIIIIII" - 0.09 AC.
TRACT "JJJJJJJJJJJJJJJ" - 0.09 AC.
TRACT "KKKKKKKKKKKKKKK" - 0.09 AC.
TRACT "LLLLLLLLLLLLLLL" - 0.09 AC.
TRACT "MMMMMMMMMMMMMMM" - 0.09 AC.
TRACT "NNNNNNNNNNNNNNN" - 0.09 AC.
TRACT "OOOOOOOOOOOOOOO" - 0.09 AC.
TRACT "PPPPPPPPPPPPPPP" - 0.09 AC.
TRACT "QQQQQQQQQQQQQQQ" - 0.09 AC.
TRACT "RRRRRRRRRRRRRRR" - 0.09 AC.
TRACT "SSSSSSSSSSSSSSS" - 0.09 AC.
TRACT "TTTTTTTTTTTTTTT" - 0.09 AC.
TRACT "UUUUUUUUUUUUUUU" - 0.09 AC.
TRACT "VVVVVVVVVVVVVVV" - 0.09 AC.
TRACT "WWWWWWWWWWWWWWW" - 0.09 AC.
TRACT "XXXXXXXXXXXXXXX" - 0.09 AC.
TRACT "YYYYYYYYYYYYYYY" - 0.09 AC.
TRACT "ZZZZZZZZZZZZZZZ" - 0.09 AC.
TRACT "AAAAAAAAAAAAAAAA" - 0.09 AC.
TRACT "BBBBBBBBBBBBBBBB" - 0.09 AC.
TRACT "CCCCCCCCCCCCCCCC" - 0.09 AC.
TRACT "DDDDDDDDDDDDDDDD" - 0.09 AC.
TRACT "EEEEEEEEEEEEEEEE" - 0.09 AC.
TRACT "FFFFFFFFFFFFFFFF" - 0.09 AC.
TRACT "GGGGGGGGGGGGGGGG" - 0.09 AC.
TRACT "HHHHHHHHHHHHHHHH" - 0.09 AC.
TRACT "IIIIIIIIIIIIIIII" - 0.09 AC.
TRACT "JJJJJJJJJJJJJJJJ" - 0.09 AC.
TRACT "KKKKKKKKKKKKKKKK" - 0.09 AC.
TRACT "LLLLLLLLLLLLLLLL" - 0.09 AC.
TRACT "MMMMMMMMMMMMMMMM" - 0.09 AC.
TRACT "NNNNNNNNNNNNNNNN" - 0.09 AC.
TRACT "OOOOOOOOOOOOOOOO" - 0.09 AC.
TRACT "PPPPPPPPPPPPPPPP" - 0.09 AC.
TRACT "QQQQQQQQQQQQQQQQ" - 0.09 AC.
TRACT "RRRRRRRRRRRRRRRR" - 0.09 AC.
TRACT "SSSSSSSSSSSSSSSS" - 0.09 AC.
TRACT "TTTTTTTTTTTTTTTT" - 0.09 AC.
TRACT "UUUUUUUUUUUUUUUU" - 0.09 AC.
TRACT "VVVVVVVVVVVVVVVV" - 0.09 AC.
TRACT "WWWWWWWWWWWWWWWW" - 0.09 AC.
TRACT "XXXXXXXXXXXXXXXX" - 0.09 AC.
TRACT "YYYYYYYYYYYYYYYY" - 0.09 AC.
TRACT "ZZZZZZZZZZZZZZZZ" - 0.09 AC.
TRACT "AAAAAAAAAAAAAAAAA" - 0.09 AC.
TRACT "BBBBBBBBBBBBBBBBB" - 0.09 AC.
TRACT "CCCCCCCCCCCCCCCCC" - 0.09 AC.
TRACT "DDDDDDDDDDDDDDDDD" - 0.09 AC.
TRACT "EEEEEEEEEEEEEEEEE" - 0.09 AC.
TRACT "FFFFFFFFFFFFFFFFF" - 0.09 AC.
TRACT "GGGGGGGGGGGGGGGGG" - 0.09 AC.
TRACT "HHHHHHHHHHHHHHHHH" - 0.09 AC.
TRACT "IIIIIIIIIIIIIIIII" - 0.09 AC.
TRACT "JJJJJJJJJJJJJJJJJ" - 0.09 AC.
TRACT "KKKKKKKKKKKKKKKKK" - 0.09 AC.
TRACT "LLLLLLLLLLLLLLLLL" - 0.09 AC.
TRACT "MMMMMMMMMMMMMMMMM" - 0.09 AC.
TRACT "NNNNNNNNNNNNNNNNN" - 0.09 AC.
TRACT "OOOOOOOOOOOOOOOOO" - 0.09 AC.
TRACT "PPPPPPPPPPPPPPPPP" - 0.09 AC.
TRACT "QQQQQQQQQQQQQQQQQ" - 0.09 AC.
TRACT "RRRRRRRRRRRRRRRRR" - 0.09 AC.
TRACT "SSSSSSSSSSSSSSSSS" - 0.09 AC.
TRACT "TTTTTTTTTTTTTTTTT" - 0.09 AC.
TRACT "UUUUUUUUUUUUUUUUU" - 0.09 AC.
TRACT "VVVVVVVVVVVVVVVVV" - 0.09 AC.
TRACT "WWWWWWWWWWWWWWWWW" - 0.09 AC.
TRACT "XXXXXXXXXXXXXXXXX" - 0.09 AC.
TRACT "YYYYYYYYYYYYYYYYY" - 0.09 AC.
TRACT "ZZZZZZZZZZZZZZZZZ" - 0.09 AC.
TRACT "AAAAAAAAAAAAAAAAAA" - 0.09 AC.
TRACT "BBBBBBBBBBBBBBBBBB" - 0.09 AC.
TRACT "CCCCCCCCCCCCCCCCCC" - 0.09 AC.
TRACT "DDDDDDDDDDDDDDDDDD" - 0.09 AC.
TRACT "EEEEEEEEEEEEEEEEEE" - 0.09 AC.
TRACT "FFFFFFFFFFFFFFFFFF" - 0.09 AC.
TRACT "GGGGGGGGGGGGGGGGGG" - 0.09 AC.
TRACT "HHHHHHHHHHHHHHHHHH" - 0.09 AC.
TRACT "IIIIIIIIIIIIIIIIII" - 0.09 AC.
TRACT "JJJJJJJJJJJJJJJJJJ" - 0.09 AC.
TRACT "KKKKKKKKKKKKKKKKKK" - 0.09 AC.
TRACT "LLLLLLLLLLLLLLLLLL" - 0.09 AC.
TRACT "MMMMMMMMMMMMMMMMMM" - 0.09 AC.
TRACT "NNNNNNNNNNNNNNNNNN" - 0.09 AC.
TRACT "OOOOOOOOOOOOOOOOOO" - 0.09 AC.
TRACT "PPPPPPPPPPPPPPPPPP" - 0.09 AC.
TRACT "QQQQQQQQQQQQQQQQQQ" - 0.09 AC.
TRACT "RRRRRRRRRRRRRRRRRR" - 0.09 AC.
TRACT "SSSSSSSSSSSSSSSSSS" - 0.09 AC.
TRACT "TTTTTTTTTTTTTTTTTT" - 0.09 AC.
TRACT "UUUUUUUUUUUUUUUUUU" - 0.09 AC.
TRACT "VVVVVVVVVVVVVVVVVV" - 0.09 AC.
TRACT "WWWWWWWWWWWWWWWWWW" - 0.09 AC.
TRACT "XXXXXXXXXXXXXXXXXX" - 0.09 AC.
TRACT "YYYYYYYYYYYYYYYYYY" - 0.09 AC.
TRACT "ZZZZZZZZZZZZZZZZZZ" - 0.09 AC.
TRACT "AAAAAAAAAAAAAAAAAAA" - 0.09 AC.
TRACT "BBBBBBBBBBBBBBBBBBB" - 0.09 AC.
TRACT "CCCCCCCCCCCCCCCCCCC" - 0.09 AC.
TRACT "DDDDDDDDDDDDDDDDDDD" - 0.09 AC.
TRACT "EEEEEEEEEEEEEEEEEEE" - 0.09 AC.
TRACT "FFFFFFFFFFFFFFFFFFF" - 0.09 AC.
TRACT "GGGGGGGGGGGGGGGGGGG" - 0.09 AC.
TRACT "HHHHHHHHHHHHHHHHHHH" - 0.09 AC.
TRACT "IIIIIIIIIIIIIIIIIII" - 0.09 AC.
TRACT "JJJJJJJJJJJJJJJJJJJ" - 0.09 AC.
TRACT "KKKKKKKKKKKKKKKKKKK" - 0.09 AC.
TRACT "LLLLLLLLLLLLLLLLLLL" - 0.09 AC.
TRACT "MMMMMMMMMMMMMMMMMMM" - 0.09 AC.
TRACT "NNNNNNNNNNNNNNNNNNN" - 0.09 AC.
TRACT "OOOOOOOOOOOOOOOOOOO" - 0.09 AC.
TRACT "PPPPPPPPPPPPPPPPPPP" - 0.09 AC.
TRACT "QQQQQQQQQQQQQQQQQQQ" - 0.09 AC.
TRACT "RRRRRRRRRRRRRRRRRRR" - 0.09 AC.
TRACT "SSSSSSSSSSSSSSSSSSS" - 0.09 AC.
TRACT "TTTTTTTTTTTTTTTTTTT" - 0.09 AC.
TRACT "UUUUUUUUUUUUUUUUUUU" - 0.09 AC.
TRACT "VVVVVVVVVVVVVVVVVVV" - 0.09 AC.
TRACT "WWWWWWWWWWWWWWWWWWW" - 0.09 AC.
TRACT "XXXXXXXXXXXXXXXXXXX" - 0.09 AC.
TRACT "YYYYYYYYYYYYYYYYYYY" - 0.09 AC.
TRACT "ZZZZZZZZZZZZZZZZZZZ" - 0.09 AC.
TRACT "AAAAAAAAAAAAAAAAAAAA" - 0.09 AC.
TRACT "BBBBBBBBBBBBBBBBBBBB" - 0.09 AC.
TRACT "CCCCCCCCCCCCCCCCCCCC" - 0.09 AC.
TRACT "DDDDDDDDDDDDDDDDDDDD" - 0.09 AC.
TRACT "EEEEEEEEEEEEEEEEEEEE" - 0.09 AC.
TRACT "FFFFFFFFFFFFFFFFFFFF" - 0.09 AC.
TRACT "GGGGGGGGGGGGGGGGGGGG" - 0.09 AC.
TRACT "HHHHHHHHHHHHHHHHHHHH" - 0.09 AC.
TRACT "IIIIIIIIIIIIIIIIIIII" - 0.09 AC.
TRACT "JJJJJJJJJJJJJJJJJJJJ" - 0.09 AC.
TRACT "KKKKKKKKKKKKKKKKKKKK" - 0.09 AC.
TRACT "LLLLLLLLLLLLLLLLLLLL" - 0.09 AC.
TRACT "MMMMMMMMMMMMMMMMMMMM" - 0.09 AC.
TRACT "NNNNNNNNNNNNNNNNNNNN" - 0.09 AC.
TRACT "OOOOOOOOOOOOOOOOOOOO" - 0.09 AC.
TRACT "PPPPPPPPPPPPPPPPPPPP" - 0.09 AC.
TRACT "QQQQQQQQQQQQQQQQQQQQ" - 0.09 AC.
TRACT "RRRRRRRRRRRRRRRRRRRR" - 0.09 AC.
TRACT "SSSSSSSSSSSSSSSSSSSS" - 0.09 AC.
TRACT "TTTTTTTTTTTTTTTTTTTT" - 0.09 AC.
TRACT "UUUUUUUUUUUUUUUUUUUU" - 0.09 AC.
TRACT "VVVVVVVVVVVVVVVVVVVV" - 0.09 AC.
TRACT "WWWWWWWWWWWWWWWWWWWW" - 0.09 AC.
TRACT "XXXXXXXXXXXXXXXXXXXX" - 0.09 AC.
TRACT "YYYYYYYYYYYYYYYYYYYY" - 0.09 AC.
TRACT "ZZZZZZZZZZZZZZZZZZZZ" - 0.09 AC.
TRACT "AAAAAAAAAAAAAAAAAAAAA" - 0.09 AC.
TRACT "BBBBBBBBBBBBBBBBBBBBB" - 0.09 AC.
TRACT "CCCCCCCCCCCCCCCCCCCCC" - 0.09 AC.
TRACT "DDDDDDDDDDDDDDDDDDDDD" - 0.09 AC.
TRACT "EEEEEEEEEEEEEEEEEEEEE" - 0.09 AC.
TRACT "FFFFFFFFFFFFFFFFFFFFF" - 0.09 AC.
TRACT "GGGGGGGGGGGGGGGGGGGGG" - 0.09 AC.
TRACT "HHHHHHHHHHHHHHHHHHHHH" - 0.09 AC.
TRACT "IIIIIIIIIIIIIIIIIIIII" - 0.09 AC.
TRACT "JJJJJJJJJJJJJJJJJJJJJ" - 0.09 AC.
TRACT "KKKKKKKKKKKKKKKKKKKKK" - 0.09 AC.
TRACT "LLLLLLLLLLLLLLLLLLLLL" - 0.09 AC.
TRACT "MMMMMMMMMMMMMMMMMMMMM" - 0.09 AC.

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT - SURVEYING & MAPPING
PLANNING - ENVIRONMENTAL - G.I.S.
CERTIFICATE OF AUTHORIZATION NO. LB 8071
CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6553
420 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 405-1462 www.JCHcg.com

NOTE:
THIS PLAT IS 5 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DEDICATION, NOTES, ACKNOWLEDGMENTS AND LEGAL DESCRIPTION SEE SHEET 1. FOR BOUNDARY DETAIL SEE SHEET 2. FOR LOT DIMENSIONS SEE SHEETS 3, 4, AND 5.

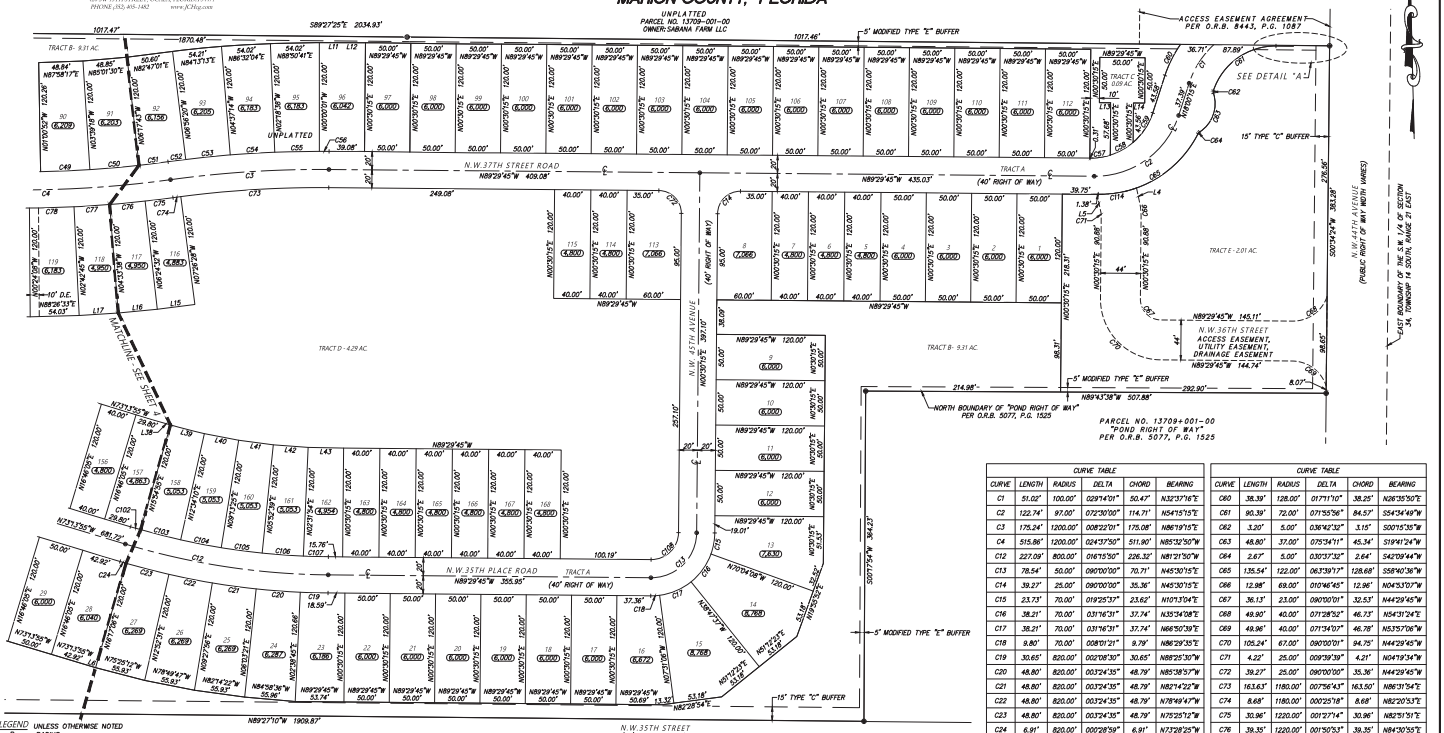
SABANA RESERVE

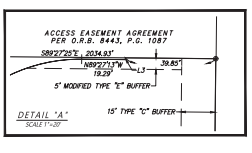
(A PLANNED UNIT DEVELOPMENT)

A PORTION OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

PLAT BOOK ___ , PAGE ___
SHEET 3 OF 5





LEGEND UNLESS OTHERWISE NOTED

R = RADIUS
L = ARC LENGTH
Δ = DELTA (CENTRAL ANGLE)
CH = CHORD DISTANCE
CB = CHORD BEARING
NO. = NUMBER
(NOID) = NO IDENTIFICATION
N. = NORTHING (STATE PLANE COORDINATES)
E. = EASTING (STATE PLANE COORDINATES)
℄ = CENTERLINE OF RIGHT OF WAY
O.R.B. = OFFICIAL RECORDS BOOK OF MARION COUNTY
R/W = RIGHT OF WAY LINE
LB = LICENSE BUSINESS
LS = LAND SURVEYOR
PLS = PROFESSIONAL LAND SURVEYOR
P.G. = PAGE
P.B. = PLAT BOOK
P.T. = POINT OF TANGENCY
A.E. = ACCESS EASEMENT

D.E. = DRAINAGE EASEMENT
D.U.E. = DRAINAGE AND UTILITY EASEMENT
D.U.A.E. = DRAINAGE, UTILITY, AND ACCESS EASEMENT
AC. = ACRES
S.F. = SQUARE FEET
(NR) = NOT RADIAL
(XXXX) = SQUARE FOOTAGE AREA

⊡ = PERMANENT REFERENCE MONUMENT FOUND 4" X 4" CONCRETE MONUMENT (AS NOTED)
● = PERMANENT REFERENCE MONUMENT FOUND 5/8" IRON ROD & CAP (AS NOTED)
● = PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & CAP (LB 8071)
⊗ = PERMANENT CONTROL POINT SET NAIL & DISC NO. LB 8071
= PERMANENT REFERENCE MONUMENT OCTAGONAL CONCRETE MONUMENT (AS NOTED)

LINE TABLE		
LINE	BEARING	LENGTH
L3	S03°32'35"W	0.77'
L4	N11°57'56"W	19.00'
L5	N11°57'56"W	20.27'
L6	N73°28'25"W	7.92'
L11	N89°35'32"W	30.88'
L12	S89°29'45"E	20.00'
L13	N89°29'45"W	12.50'
L14	N89°29'45"W	12.50'
L15	N82°46'05"E	41.80'

LINE TABLE		
LINE	BEARING	LENGTH
L16	N84°30'55"E	43.22'
L17	N86°21'48"E	43.22'
L38	N73°39'30"W	9.82'
L39	N75°45'28"W	38.54'
L40	N79°06'13"W	38.54'
L41	N82°26'58"W	38.54'
L42	N85°47'43"W	38.54'
L43	N88°53'26"W	39.11'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	51.02'	100.00'	029°14'01"	50.47'	N33°37'16"E
C2	122.74'	97.00'	072°30'00"	114.71'	N54°15'15"E
C3	175.24'	1200.00'	008°22'01"	175.08'	N86°19'15"E
C4	515.86'	1200.00'	024°37'50"	511.90'	N85°32'50"W
C12	227.09'	800.00'	016°15'50"	226.32'	N81°21'50"W
C13	78.54'	50.00'	090°00'00"	70.71'	N45°30'15"E
C14	39.27'	25.00'	090°00'00"	35.36'	N45°30'15"E
C15	23.73'	70.00'	019°25'37"	23.62'	N10°13'04"E
C16	38.21'	70.00'	031°16'31"	37.74'	N35°34'08"E
C17	38.21'	70.00'	031°16'31"	37.74'	N66°50'39"E
C18	9.80'	70.00'	008°01'21"	9.79'	N86°29'35"E
C19	30.65'	820.00'	002°08'30"	30.65'	N88°25'30"W
C20	48.80'	820.00'	003°24'35"	48.79'	N85°38'57"W
C21	48.80'	820.00'	003°24'35"	48.79'	N82°14'22"W
C22	48.80'	820.00'	003°24'35"	48.79'	N78°49'47"W
C23	48.80'	820.00'	003°24'35"	48.79'	N75°25'12"W
C24	6.91'	820.00'	000°28'59"	6.91'	N73°28'25"W
C49	54.38'	1180.00'	002°38'26"	54.37'	N87°39'55"E
C50	54.38'	1180.00'	002°38'26"	54.37'	N85°01'30"E
C51	32.28'	1180.00'	001°34'02"	32.28'	N82°50'16"E
C52	19.67'	1220.00'	000°55'26"	19.67'	N82°35'57"E
C53	49.36'	1220.00'	002°19'06"	49.36'	N84°13'13"E
C54	49.19'	1220.00'	002°18'36"	49.19'	N86°32'04"E
C55	49.19'	1220.00'	002°18'36"	49.19'	N88°50'41"E
C56	10.74'	1220.00'	000°30'16"	10.74'	N89°44'53"W
C57	22.56'	72.00'	017°57'11"	22.47'	N81°31'40"E
C58	28.90'	72.00'	023°00'05"	28.71'	N61°03'01"E
C59	39.64'	72.00'	031°32'43"	39.14'	N33°46'37"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C60	38.39'	128.00'	017°11'10"	38.25'	N26°35'50"E
C61	90.39'	72.00'	071°55'56"	84.57'	S54°34'49"W
C62	3.20'	5.00'	036°42'32"	3.15'	S00°16'35"W
C63	48.80'	37.00'	075°34'11"	45.34'	S19°41'24"W
C64	2.67'	5.00'	030°37'32"	2.64'	S42°09'44"W
C65	135.54'	122.00'	063°39'17"	128.68'	S58°40'38"W
C66	12.98'	69.00'	010°46'45"	12.96'	N04°53'07"W
C67	36.13'	23.00'	090°00'01"	32.53'	N44°29'45"W
C68	49.90'	40.00'	071°28'32"	46.73'	N54°31'24"E
C69	49.96'	40.00'	071°34'07"	46.78'	N53°57'06"W
C70	105.24'	67.00'	090°00'01"	94.75'	N44°29'45"W
C71	4.22'	25.00'	009°39'39"	4.21'	N04°19'34"W
C72	39.27'	25.00'	090°00'00"	35.36'	N44°29'45"W
C73	163.63'	1180.00'	007°56'43"	163.50'	N86°31'54"E
C74	8.68'	1180.00'	000°25'18"	8.68'	N82°20'53"E
C75	30.96'	1220.00'	001°27'14"	30.96'	N82°51'51"E
C76	39.35'	1220.00'	001°50'53"	39.35'	N81°30'55"E
C77	39.35'	1220.00'	001°50'53"	39.35'	N80°21'48"E
C78	49.19'	1220.00'	002°18'37"	49.19'	N88°26'53"E
C102	11.61'	780.00'	000°51'10"	11.61'	N13°39'30"W
C103	45.55'	780.00'	003°20'45"	45.54'	N15°45'28"W
C104	45.55'	780.00'	003°20'45"	45.54'	N19°06'13"W
C105	45.55'	780.00'	003°20'45"	45.54'	N82°26'58"W
C106	45.55'	780.00'	003°20'45"	45.54'	N85°47'43"W
C107	27.60'	780.00'	002°01'39"	27.60'	N88°28'55"W
C108	47.12'	30.00'	090°00'00"	42.43'	N45°30'15"E
C114	42.91'	122.00'	020°09'10"	42.69'	N80°25'41"E

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

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT - SURVEYING & MAPPING
PLANNING - ENVIRONMENTAL - G.I.S.
CERTIFICATE OF AUTHORIZATION NO. LB 8071
CHRISTOPHER J. HOWSON, P.S.M., C.F.M., CA 6553
426 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 895-1482 www.JCHgis.com

NOTE:
THIS PLAT IS 5 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DEDICATION, NOTES, ACKNOWLEDGMENTS AND LEGAL DESCRIPTION SEE SHEET 1. FOR BOUNDARY DETAIL SEE SHEET 2. FOR LOT DIMENSIONS SEE SHEETS 3, 4, AND 5.

SABANA RESERVE

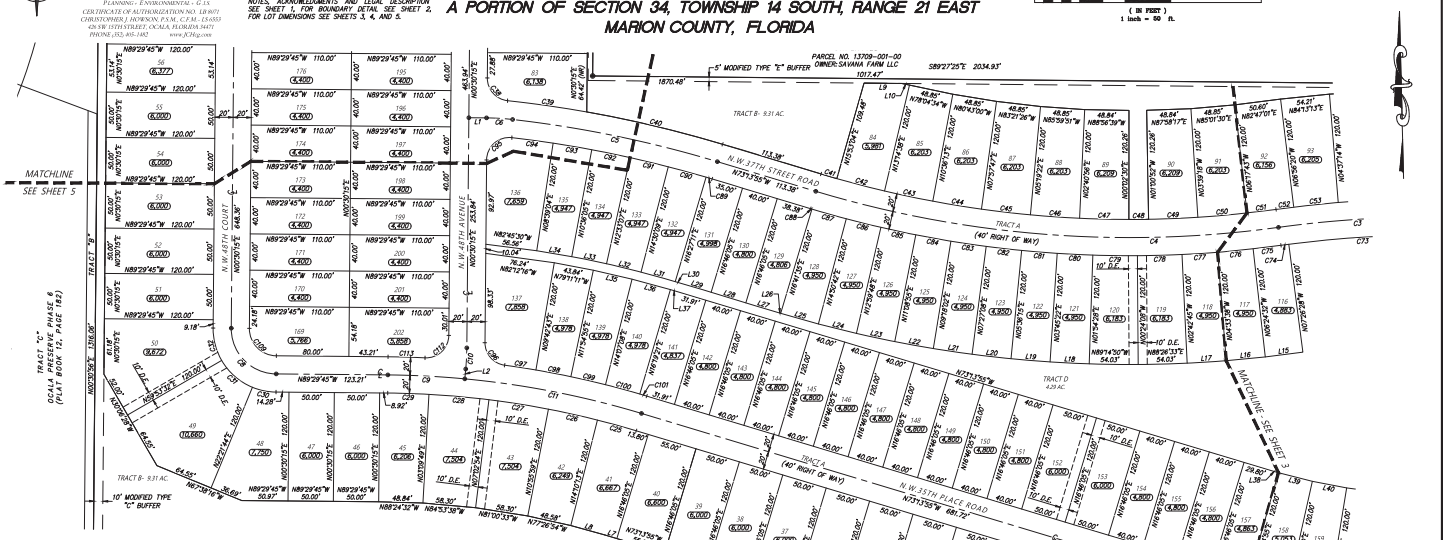
(A PLANNED UNIT DEVELOPMENT)

A PORTION OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

PLAT BOOK ___, PAGE ___

SHEET 4 OF 5

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C3	175.24'	1200.00'	008°22'01"	175.08'	N86°19'15"E
C4	515.86'	1200.00'	024°37'50"	511.90'	N85°32'50"W
C5	230.85'	1290.00'	010°15'12"	230.54'	N78°21'31"W
C6	28.85'	275.00'	006°00'38"	28.84'	N86°29'26"W
C8	78.54'	50.00'	090°00'00"	70.71'	N44°29'45"W
C9	84.98'	1000.00'	004°52'08"	84.95'	N87°03'41"W
C10	23.37'	275.00'	004°52'08"	23.36'	N02°56'19"E
C11	198.88'	1000.00'	011°23'42"	198.55'	N78°55'46"W
C12	227.09'	800.00'	016°15'50"	226.32'	N81°21'50"W
C22	48.80'	820.00'	003°24'35"	48.79'	N78°49'47"W
C23	48.80'	820.00'	003°24'35"	48.79'	N75°25'12"W
C24	6.91'	820.00'	000°28'59"	6.91'	N73°28'25"W
C25	44.43'	980.00'	002°35'52"	44.43'	N74°31'51"W
C26	55.37'	980.00'	003°14'14"	55.36'	N77°26'54"W
C27	66.44'	980.00'	003°53'05"	66.43'	N81°00'33"W
C28	66.44'	980.00'	003°53'05"	66.43'	N84°53'38"W
C29	45.49'	980.00'	002°39'34"	45.48'	N88°09'58"W
C30	26.70'	70.00'	021°51'29"	26.54'	N78°34'00"W
C31	45.85'	70.00'	037°31'48"	45.04'	N48°52'22"W
C32	37.40'	70.00'	030°36'43"	36.96'	N14°48'06"W
C38	36.80'	25.00'	084°20'04"	33.56'	N41°39'47"W
C39	88.26'	1310.00'	003°51'37"	88.24'	N81°54'01"W
C40	154.06'	1310.00'	006°44'17"	153.97'	N76°36'04"W
C41	18.20'	1180.00'	000°53'01"	18.20'	N73°40'26"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C42	54.38'	1180.00'	002°38'26"	54.37'	N75°26'09"W
C43	54.38'	1180.00'	002°38'26"	54.38'	N78°04'34"W
C44	54.38'	1180.00'	002°38'26"	54.38'	N80°43'00"W
C45	54.38'	1180.00'	002°38'26"	54.37'	N83°21'26"W
C46	54.38'	1180.00'	002°38'26"	54.37'	N85°59'51"W
C47	54.38'	1180.00'	002°38'26"	54.37'	N88°38'17"W
C48	21.75'	1180.00'	001°03'22"	21.75'	N89°30'49"E
C49	54.38'	1180.00'	002°38'26"	54.37'	N87°39'55"E
C50	54.38'	1180.00'	002°38'26"	54.37'	N85°01'30"E
C51	32.28'	1180.00'	001°34'02"	32.28'	N82°55'16"E
C52	19.67'	1220.00'	000°55'26"	19.67'	N82°35'57"E
C53	49.36'	1220.00'	002°19'06"	49.36'	N84°13'13"E
C73	163.63'	1180.00'	007°56'43"	163.50'	N86°31'54"E
C74	8.68'	1180.00'	000°25'16"	8.68'	N82°20'53"E
C75	30.96'	1220.00'	001°27'14"	30.96'	N82°51'51"E
C76	39.35'	1220.00'	001°50'53"	39.35'	N84°30'56"E
C77	39.35'	1220.00'	001°50'53"	39.35'	N86°21'48"E
C78	49.19'	1220.00'	002°18'37"	49.19'	N88°26'33"E
C79	49.19'	1220.00'	002°18'37"	49.19'	N89°45'50"W
C80	39.35'	1220.00'	001°50'53"	39.35'	N87°10'05"W
C81	39.35'	1220.00'	001°50'53"	39.35'	N85°19'12"W
C82	39.35'	1220.00'	001°50'53"	39.35'	N83°28'18"W
C83	39.35'	1220.00'	001°50'53"	39.35'	N81°37'25"W
C84	39.35'	1220.00'	001°50'53"	39.35'	N79°46'32"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C85	39.35'	1220.00'	001°50'53"	39.35'	N77°55'38"W
C86	39.35'	1220.00'	001°50'53"	39.35'	N76°04'45"W
C87	39.35'	1220.00'	001°50'53"	39.35'	N74°13'52"W
C88	1.60'	1220.00'	000°04'30"	1.60'	N73°16'10"W
C89	6.98'	1270.00'	000°18'54"	6.98'	N73°23'22"W
C90	43.23'	1270.00'	001°57'02"	43.23'	N74°31'20"W
C91	43.23'	1270.00'	001°57'02"	43.23'	N76°28'22"W
C92	43.23'	1270.00'	001°57'02"	43.23'	N78°25'24"W
C93	43.23'	1270.00'	001°57'02"	43.23'	N80°22'26"W
C94	45.89'	1270.00'	002°04'31"	45.88'	N82°23'03"W
C95	41.92'	25.00'	096°04'36"	37.18'	N46°32'33"E
C96	36.11'	25.00'	082°45'17"	33.05'	N40°52'23"W
C97	34.93'	1020.00'	001°57'44"	34.93'	N81°16'10"W
C98	39.23'	1020.00'	002°12'13"	39.23'	N79°11'11"W
C99	39.23'	1020.00'	002°12'13"	39.23'	N76°58'58"W
C100	39.23'	1020.00'	002°12'13"	39.23'	N74°46'46"W
C101	7.93'	1020.00'	000°26'44"	7.93'	N73°27'17"W
C102	11.61'	780.00'	000°51'10"	11.61'	N73°39'30"W
C103	45.55'	780.00'	003°20'45"	45.54'	N75°45'28"W
C104	45.55'	780.00'	003°20'45"	45.54'	N79°06'13"W
C109	47.12'	30.00'	090°00'00"	42.43'	N44°29'45"W
C112	40.27'	25.00'	092°17'31"	36.06'	N46°39'01"E
C113	40.80'	1020.00'	002°17'31"	40.80'	N88°20'59"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°29'45"W	19.49'
L2	N5°22'23"E	10.89'
L6	N73°28'25"W	7.92'
L7	N73°13'55"W	13.80'
L8	N74°31'51"W	38.99'
L9	N89°27'13"W	41.78'
L10	S78°04'34"E	8.56'
L15	N82°46'05"E	41.80'
L16	N84°30'55"E	43.22'
L17	N86°21'48"E	43.22'
L18	N87°10'05"W	43.22'
L19	N85°19'12"W	43.22'
L20	N83°28'18"W	43.22'
L21	N81°37'25"W	43.22'
L22	N79°46'32"W	43.22'
L23	N77°55'38"W	43.22'
L24	N76°04'45"W	43.22'

LINE TABLE		
LINE	BEARING	LENGTH
L25	N74°13'52"W	43.22'
L26	N73°16'10"W	1.75'
L27	N73°13'55"W	38.38'
L28	N73°13'55"W	40.00'
L29	N73°13'55"W	35.00'
L30	N73°23'22"W	6.32'
L31	N74°31'20"W	39.15'
L32	N76°28'22"W	39.15'
L33	N78°25'24"W	39.15'
L34	N80°22'26"W	39.15'
L35	N76°58'58"W	43.84'
L36	N74°46'46"W	43.84'
L37	N73°27'17"W	8.87'
L38	N73°39'30"W	9.82'
L39	N75°45'28"W	38.54'
L40	N79°06'13"W	38.54'

LEGEND UNLESS OTHERWISE NOTED
R = RADIUS
L = ARC LENGTH
Δ = DELTA (CENTRAL ANGLE)
CH = CHORD DISTANCE
CB = CHORD BEARING
NO. = NUMBER
(NOID) = NO IDENTIFICATION
N. = NORTHING (STATE PLANE COORDINATES)
E. = EASTING (STATE PLANE COORDINATES)
℄ = CENTERLINE OF RIGHT OF WAY
O.R.B. = OFFICIAL RECORDS BOOK OF MARION COUNTY
R/W = RIGHT OF WAY LINE
LB = LICENSE BUSINESS
LS = LAND SURVEYOR
PLS = PROFESSIONAL LAND SURVEYOR
P.G. = PAGE
P.B. = PLAT BOOK
P.T. = POINT OF TANGENCY
A.E. = ACCESS EASEMENT
D.E. = DRAINAGE EASEMENT
D.U.E. = DRAINAGE AND UTILITY EASEMENT
D.U.A.E. = DRAINAGE, UTILITY, AND ACCESS EASEMENT

AC. = ACRES
S.F. = SQUARE FEET
(NR) = NOT RADIAL
(XXXX) = SQUARE FOOTAGE AREA
⊡ = PERMANENT REFERENCE MONUMENT FOUND 4" X 4" CONCRETE MONUMENT (AS NOTED)
● = PERMANENT REFERENCE MONUMENT FOUND 5/8" IRON ROD & CAP (AS NOTED)
● = PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & CAP (LB 8071)
⊙ = PERMANENT CONTROL POINT SET NAIL & DISC NO. LB 8071
= PERMANENT REFERENCE MONUMENT OCTAGONAL CONCRETE MONUMENT (AS NOTED)

PREPARED BY: JCH CONSULTING GROUP, INC, 426 SW 15TH STREET, OCALA, FLORIDA 34471

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT - SURVEYING & MAPPING
PLANNING - ENVIRONMENTAL - GIS
CERTIFICATE OF AUTHORIZATION NO. LB 8071
CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6553
426 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 405-1462 www.JCHcg.com

SABANA RESERVE

(A PLANNED UNIT DEVELOPMENT)

A PORTION OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

PLAT BOOK ___ , PAGE ___

SHEET 5 OF 5

NOTE:
THIS PLAT IS 5 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DEDICATION, NOTES, ACKNOWLEDGMENTS AND LEGAL DESCRIPTION SEE SHEET 1. FOR BOUNDARY DETAIL SEE SHEET 2. FOR LOT DIMENSIONS SEE SHEETS 3, 4, AND 5.

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°29'45"W	19.49'
L12	S89°29'45"E	20.00'
L31	N74°31'20"W	39.15'
L32	N76°28'22"W	39.15'
L33	N78°25'24"W	39.15'
L34	N80°22'26"W	39.15'
L35	N76°58'58"W	43.84'
L36	N74°46'46"W	43.84'
L44	N89°29'45"W	10.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C5	230.85'	1290.00'	010°15'12"	230.54'	N78°21'31"W
C6	28.85'	275.00'	006°00'38"	28.84'	N86°29'26"W
C7	78.54'	50.00'	090°00'00"	70.71'	N45°30'15"E
C33	10.82'	70.00'	008°51'25"	10.81'	N04°55'58"E
C34	38.21'	70.00'	031°16'31"	37.74'	N24°59'58"E
C35	38.21'	70.00'	031°16'31"	37.74'	N56°16'27"E
C36	22.72'	70.00'	018°35'33"	22.62'	N81°12'29"E
C37	39.27'	25.00'	090°00'00"	35.36'	N45°30'15"E
C38	36.80'	25.00'	084°20'04"	33.56'	N41°39'47"W
C39	88.26'	1310.00'	003°51'37"	88.24'	N81°54'01"W
C40	154.06'	1310.00'	006°44'17"	153.97'	N76°38'04"W
C90	43.23'	1270.00'	001°57'02"	43.23'	N74°31'20"W
C91	43.23'	1270.00'	001°57'02"	43.23'	N76°28'22"W
C92	43.23'	1270.00'	001°57'02"	43.23'	N78°25'24"W
C93	43.23'	1270.00'	001°57'02"	43.23'	N80°22'26"W
C94	45.89'	1270.00'	002°04'13"	45.88'	N82°23'03"W
C95	41.92'	25.00'	096°04'36"	37.18'	N48°32'33"E
C110	47.12'	30.00'	090°00'00"	42.43'	N45°30'15"E
C111	39.27'	25.00'	090°00'00"	35.36'	N44°29'45"W

LEGEND UNLESS OTHERWISE NOTED

R	= RADIUS
L	= ARC LENGTH
Δ	= DELTA (CENTRAL ANGLE)
CH	= CHORD DISTANCE
CB	= CHORD BEARING
NO. (NOID)	= NUMBER = NO IDENTIFICATION
N, E	= NORTHING (STATE PLANE COORDINATES) = EASTING (STATE PLANE COORDINATES)
℄	= CENTERLINE OF RIGHT OF WAY
O.R.B.	= OFFICIAL RECORDS BOOK OF MARION COUNTY
R/W	= RIGHT OF WAY LINE
LB	= LICENSE BUSINESS
LS	= LAND SURVEYOR
PLS	= PROFESSIONAL LAND SURVEYOR
P.G.	= PAGE
P.B.	= PLAT BOOK
P.T.	= POINT OF TANGENCY
A.E.	= ACCESS EASEMENT
D.E.	= DRAINAGE EASEMENT
D.U.E.	= DRAINAGE AND UTILITY EASEMENT
D.U.A.E.	= DRAINAGE, UTILITY, AND ACCESS EASEMENT
AC.	= ACRES
S.F.	= SQUARE FEET
(NR)	= NOT RADIAL
(XXXX)	= SQUARE FOOTAGE AREA
⊡	= PERMANENT REFERENCE MONUMENT FOUND 4" X 4" CONCRETE MONUMENT (AS NOTED)
●	= PERMANENT REFERENCE MONUMENT FOUND 5/8" IRON ROD & CAP (AS NOTED)
●	= PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & CAP (LB 8071)
●	= PERMANENT CONTROL POINT SET NAIL & DISC NO. LB 8071
	= PERMANENT REFERENCE MONUMENT OCTAGONAL CONCRETE MONUMENT (AS NOTED)

PREPARED BY: JCH CONSULTING GROUP, INC, 426 SW 15TH STREET, OCALA, FLORIDA 34471

Marion County

Development Review Committee

Agenda Item

File No.: 2025-20059 **Agenda Date:** 8/4/2025 **Agenda No.:** 5.4.

SUBJECT:
Ocala Preserve Main Amenity Pickleball Court Addition - Major Site Plan
4015 NW 53rd Avenue Rd Ocala
Project #2024120006 #32268 Parcel #13697-005-00
Atwell, LLC

July 29, 2025

PROJECT NAME: OCALA PRESERVE MAIN AMENITY PICKLEBALL COURT ADDITION
PROJECT NUMBER: 2024120006
APPLICATION: MAJOR SITE PLAN #32268

1 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.10.B - Copy of NPDES Permit or NOI
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the NPDES permit or NOI prior to construction.

2 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, their conditions, and the date of approval
STATUS OF REVIEW: INFO
REMARKS: 1/6/25-add waivers if requested in future

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

4 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: N/A

5 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown
STATUS OF REVIEW: INFO
REMARKS: Included. Please specify PUD No. 210214Z as most recently approved PUD modification.

6 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.24 - Landscape requirements/6.8.6 - Buffering
STATUS OF REVIEW: INFO
REMARKS: If applicable, please indicate required/current open space for the total PUD

7 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain
STATUS OF REVIEW: INFO
REMARKS: Within project area:
Secondary Springs Protection Zone
No ESOZ

FEMA Flood Zone X

8 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: IF APPLICABLE:
Sec. 2.18.1.I - Show connections to other phases.
Sec.2.19.2.H – Legal Documents
Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.
Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)
For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."
Sec. 6.3.1.B.2 – Required Right of Way Dedication
For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."
Sec. 6.3.1.D.3 - Cross Access Easements
For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."
Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)
"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."
Sec. 6.3.1.C.2 – Utility Easements
"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."
Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:
1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."
2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."
3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."
Sec.6.3.1.D(f) –
If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."

Marion County
Board of County Commissioners

Office of the County Engineer

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

AR 32268

DEVELOPMENT REVIEW PLAN APPLICATION

Date: 11/26/2024

A. PROJECT INFORMATION:

Project Name: Ocala Preserve Main Amenity Pickleball Court Addition
Parcel Number(s): 13697-005-00
Section 33 Township 14S Range 21E Land Use _____ Zoning Classification _____
Commercial ☐ Residential ☐ Industrial ☐ Institutional ☐ Mixed Use ☐ Other _____
Type of Plan: MAJOR SITE PLAN
Property Acreage 87.47 Number of Lots n/a Miles of Roads n/a
Location of Property with Crossroads 4015 NW 53rd Avenue Road, Ocala FL
Additional information regarding this submittal: with associated access and infrastructure.
with associated access and infrastructure.

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

☑ **Engineer:**
Firm Name: Atwell, LLC Contact Name: David Staley
Mailing Address: 7807 Baymeadows Road E Suite 205 City: Jacksonville State: FL Zip Code: 32256
Phone # 4046259893 Alternate Phone # _____
Email(s) for contact via ePlans: dstaley@atwell.com

☐ **Surveyor:**
Firm Name: JCH Consulting Group, Inc. Contact Name: Chris Howson
Mailing Address: 426 SW 15th St City: Ocala State: FL Zip Code: 34471
Phone # 3524051482 Alternate Phone # _____
Email(s) for contact via ePlans: chris@jchcg.com

Property Owner:
Owner: The Club at Ocala Preserve LLC Contact Name: _____
Mailing Address: _____ City: _____ State: _____ Zip Code: _____
Phone # _____ Alternate Phone # _____
Email address: _____

Developer:
Developer: Forestar Real Estate Group Contact Name: Anthony Squitieri
Mailing Address: 4042 Park Oaks Boulevard, Suite 206 City: Tamps State: FL Zip Code: 33610
Phone # 8133923385 Alternate Phone # _____
Email address: tonysquitieri@forestar.com

Revised 6/2021

SITE ENHANCEMENT PLAN

OCALA PRESERVE

MARION COUNTY, FLORIDA

PROJECT LOCATION MAP
NO SCALE

SHEET INDEX

#	SHEET NAME
L100	GENERAL NOTES
LS100	HARDSCAPE REFERENCE PLAN
LS400	HARDSCAPE ENLARGEMENT PLAN
LS500	HARDSCAPE DETAILS
LS600	HARDSCAPE SPECIFICATIONS
LP100	LANDSCAPE REFERENCE PLAN
LP400	LANDSCAPE ENLARGEMENT PLAN
LP500	LANDSCAPE DETAILS
LP600	LANDSCAPE SCHEDULE AND NOTES

PROJECT SITE MAP
NO SCALE

DEVELOPED BY:

FORESTAR GROUP, INC.
4042 PARK OAKS DRIVE, SUITE 200
TAMPA, FL 33610
PHONE: (813) 524-5938

RVi
111 North Magnolia Avenue
Suite 1350
Orlando, Florida 32801
Tel: 407.660.2650
www.rvi-planning.com

Digitally signed by Jack E Caldwell
Date: 2024.12.13 13:57:50-05'00'

JACK E. CALDWELL, P.J.A.
FLORIDA NO. LA0001014

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

OCALA PRESERVE MAIN AMENITY
SITE ENHANCEMENT PLANS (SEP)
MARION COUNTY, FL

PROJECT NO.:	23006413
DATE:	10/14/2024
DRAWN:	NRB
REVIEWED:	JC

REVISIONS
1 10/10/2024 PER ENG. BASE
2
3
4
5

COVER

COVER

01_ORIGINAL ISSUE

PLAN SET FORMAT DESCRIPTION:

THE CONSTRUCTION DATA INCLUDED IN THIS PLAN SET CONFORMS TO THE UNITED STATES NATIONAL CAD STANDARD (*NCS*) - "MODIFIED FORMAT". PLEASE REFERENCE THIS SHEET(L000) AS A DETAILED LEGEND OF INCLUDED PLAN REFERENCES, LABELS, CALL-OUTS, NOTES, ETC. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT WITH ANY CONFLICTS IN COMPREHENSION OF PLAN SET FOR RESOLUTION.

THIS PLAN SET IS ORGANIZED BY STARTING WITH AN OVERVIEW, OR 'BIG PICTURE', OF CONSTRUCTION DATA INCLUDED IN THE DOCUMENT; AND PROCEEDS TO INTRODUCE FURTHER DETAIL THROUGHOUT THE PLAN SET.

CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS AND SITE CONDITIONS IMMEDIATELY. ALL SUBCONTRACTORS SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY DISCREPANCIES AND DIFFICULTIES. ALL CONSTRUCTION SHALL BE CONSIDERED "TURN-KEY" UNLESS OTHERWISE NOTED - GENERAL/SITE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBCONTRACTOR WORK.

PLAN SHEETS:

DISCIPLINE DESIGNATOR
WORK DESIGNATOR
L "X" - # # #
SHEET SEQUENCE NUMBER
SHEET TYPE DESIGNATOR

'WORK' DESIGNATOR CODE:	
D	- DEMOLITION
R	- RELOCATION
S	- SITE
G	- GRADING
M	- MITIGATION
P	- PLANTING
I	- IRRIGATION
L	- LIGHTING
F	- FINISHES / FURNISHINGS
'X'	- USER DEFINED

'SHEET TYPE' DESIGNATOR CODE:	
000	- GENERAL
100	- SITE PLANS
200	- ELEVATIONS
300	- SECTIONS
400	- PLAN ENLARGEMENTS
500	- DETAILS
600	- SCHEDULES / MATERIALS
700	- USER DEFINED
800	- USER DEFINED
900	- 3D REPRESENTATIONS

PLAN REFERENCES:

VIEWPORT:
A POLYGON VIEWING REGION USED TO DISPLAY A DESIGNATED PORTION OF THE PROJECT.

PLAN SHEET DESIGNATOR
ENLARGEMENT SHEET DESIGNATOR
"XX1##"
100 SERIES
"XX4##"
400 SERIES

MATCHLINE
A LINE DESIGNATING THE VIEWPORT EXTENTS. THE MATCHLINE LABEL REFERS TO THE ADJOINING SHEET.

SHEET TYPE DESIGNATOR
SHEET SEQUENCE NUMBER
WORK DESIGNATOR
MULTIPLE VIEWPORT DESIGNATOR
MATCHLINE SEE SHEET "LX###X"
MATCHLINE DESIGNATOR

DETAIL ENLARGEMENT
A BOUNDARY DESIGNATING A PORTION OF THE DESIGN TO BE ENLARGED IN A SEPARATE DETAIL.

DETAIL DESIGNATOR
X
XX###
PLAN SHEET DESIGNATOR
ENLARGEMENT AREA

ELEVATION
A DETAIL DRAWING SHOWING A DESIGN FROM A HORIZONTAL POSITION, WITHOUT DIMENSIONAL PERSPECTIVE.

ELEVATION BEGINNING DESIGNATOR
ELEVATION END DESIGNATOR
X / XX###
X / XX###
X' / XX###
PLAN SHEET DESIGNATOR
PLAN SHEET DESIGNATOR

SECTION
A DETAIL DRAWING REPRESENTING A VERTICAL PLANE CUT THROUGH A DESIGNATED PORTION OF A PROJECT DESIGN.

SECTION BEGINNING DESIGNATOR
SECTION END DESIGNATOR
X / XX###
PLAN SHEET DESIGNATOR

DETAIL CALL-OUTS
A DESIGNATION GIVEN TO AN ELEMENT OF THE DRAWING REQUIRING FURTHER DETAIL.

DETAIL DESIGNATOR
XX / 00
PLAN SHEET DESIGNATOR

REVISION CLOUD & NUMBER
THE CLOUDED AREA REPRESENTS THE AREA OF WHICH THE REVISION TOOK PLACE AND THE CURRENT REVISION NUMBER.

REVISION NUMBER
REVISION AREA

GRAPHIC SCALE

0 5' 10' 20'
SCALE: 1" = 10'-0"
VIEWPORT SCALE

MATERIAL CALL-OUTS
A LABEL DESIGNATING A MATERIAL, FINISH AND/OR FURNISHING TYPE SPECIFIED IN FULL DETAIL ON THE 600 SERIES SHEET.

MATERIAL TYPE DESIGNATOR
X-###
MATERIAL DESIGNATOR

'MATERIAL TYPE' ABBR. CODE:	
C-###	CURB
P-###	PAVING
V-###	VEHICULAR PAVING
F-###	FENCE
G-###	GATE
S-###	SITE FURNISHINGS
W-###	WALL
CL-###	COLUMN

DIMENSION

ORIGIN POINT OF DIMENSION
END POINT OF DIMENSION
##'
LENGTH DESIGNATOR

LEADER LABEL

"TEXT"

NOTE CALL-OUT
A BOXED AREA CONTAINING A PROJECT SPECIFIC NOTE.

NOTE: / IMPORTANT!!
"NOTE TEXT "

SITE TABLE/CALCULATIONS CALL-OUT
A BOXED AREA CONTAINING PROJECT SPECIFIC TABLES, NOTES AND / OR CALCULATIONS PER CODE REQUIREMENTS.

TITLE / HEADING TEXT		
	Required	Provided
Calculation/Note text	#	#
Calculation/Note text	#	#
NOTES:		

NORTH ARROW

DIRECTION TOWARD TRUE NORTH

PROJECT PHASE LINE
A LINE REPRESENTING THE START/END OF A PROJECT PHASE.

PHASE LINE

NUMERIC REFERENCE CALL-OUT
A CIRCLE CONTAINING A NUMBER SYSTEM FOR ELEMENTS WITHIN A DRAWING.

NUMERIC DESIGNATOR
#

PLANT LABEL
A LABEL GIVEN TO ALL PROPOSED LANDSCAPE ELEMENT FOR SPECIES, QUANTITY AND SQUARE FOOTAGE INFORMATION.

QUANTITY DESIGNATOR
SCIENTIFIC NAME DESIGNATOR
"Botanical name"
"Common Name"
PLANTING AREA (S.F.) DESIGNATOR
COMMON NAME DESIGNATOR

PLANT SYMBOL
A SYMBOL REPRESENTING EACH SPECIES OF PLANT PROPOSED IN A DRAWING WITH OPTION TO DESIGNATE MULTIPLE SIZES OF THE SAME SPECIES.

TREE SIZE DESIGNATOR
X
PLANT SYMBOL (VARIES)

PLANT TO BE REMOVED
A SYMBOL REPRESENTING AN EXISTING PLANT TO BE REMOVED FROM THE SITE.

TO BE REMOVED DESIGNATOR
PLANT SYMBOL (VARIES)

PLANT TO BE RELOCATED
A SYMBOL REPRESENTING AN EXISTING PLANT TO BE RELOCATED ON SITE.

TO BE RELOCATED DESIGNATOR
R-##
PLANT SYMBOL (VARIES)

DETAIL TITLE BAR
A DETAIL TITLE BAR IS PROVIDED FOR ALL DETAILS ON A SHEET IN ORDER TO LOCATE SPECIFIC DETAIL INFORMATION.

TITLE OF DETAIL
SCALE DESIGNATOR
TITLE
SCALE: N.T.S.
DETAIL DESIGNATOR

ABBREVIATION LEGEND:

A	ANGLE
ADDL	ADDITIONAL
AD	AREA DRAIN
ASPH	ASPH
B&B	BALLED & BURLAPPED
B.R.	BARE ROOT
BOS	BOTTOM OF STAIRS
BC	BACK OF CURB
CAL	CALIPER
CB	CATCH BASIN
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTER LINE
CMU	CONCRETE MASONRY UNIT
CU FT	CUBIC FEET
CU YD	CUBIC YARD
DBL	DOUBLE TRUNK
D.E.	DRAINAGE EASEMENT
DIA	DIAMETER
EJ	EXPANSION JOINT
EP	EDGE OF PAVEMENT
EQ	EQUAL
FF EL	FINISH FLOOR ELEVATION
FIN GR	FINISH GRADE
FT	FOOT
GAL	GALLON
HT	HEIGHT
HP	HIGH POINT
INT	INTERPOLATED SPOT ELEV.
INV	INVERT
LDG	LANDING
LF	LINEAR FOOT
LOW	LIMIT OF WORK
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
NTS	NOT TO SCALE
OA HT	OVERALL HEIGHT
OC	ON CENTER
OH	OVERHEAD
POB	POINT OF BEGINNING
POR	POINT OF REFERENCE
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
R	RADIUS
ROW	RIGHT OF WAY
SF	SQUARE FOOT
SLV	SLEEVE
SPEC	SPECIFICATIONS
SPRD	SPREAD
STD	STANDARD
TSLP	TOE OF SLOPE
TCOP	TOP OF COPING
TCOL	TOP OF COLUMN
TPED	TOP OF PEDESTAL
TBRM	TOP OF BERM/BANK
TOS	TOP OF STAIRS
TRP	TRIPLE TRUNK
TYP	TYPICAL
TOW	TOP OF WALL
TOS	TOP OF STAIRS
WD	WOOD

SYMBOL LEGEND:

PROPERTY BOUNDARY, TYP.
EASEMENT (P.U.E., D.E., A.E., P.E., L.M.E., L.B.E)
RIGHT OF WAY (R.O.W.)
LIMIT OF WORK — LIMIT OF WORK (L.O.W.)
CENTER LINE — CENTER LINE (C.L.) DETAILS
CENTER LINE (C.L.)
PROPOSED STREET LIGHT
PROPOSED CHAIN LINK FENCE
PROPOSED DECORATIVE FENCE
PROPOSED WALL
EXISTING CHAIN LINK FENCE
EXISTING DECORATIVE FENCE
GATE VALVE
YARD DRAIN
CATCH BASIN
SLEEVE/CONDUIT
SECONDARY DRAINAGE PIPE
JUNCTION BOX
FIRE HYDRANT

CONTOUR INTERVAL = 1 FOOT (1')

EXISTING CONTOUR LINE (INDEX)
EXISTING CONTOUR LINE (INTERMEDIATE)
PROPOSED CONTOUR LINE (INDEX)
PROPOSED CONTOUR LINE (INTERMEDIATE)
DIRECTION/PERCENTAGE OF DRAINAGE FLOW
CONTROL POINT
EXISTING SPOT ELEVATION
PROPOSED SPOT ELEVATION - HARDSCAPE
PROPOSED SPOT ELEVATION - LANDSCAPE
SURVEYED SPOT ELEVATION
AS BUILT SPOT ELEVATION

BASE PLAN, SURVEY and UTILITY NOTES:

THE LANDSCAPE ARCHITECTURAL PLANS ARE PREPARED BASED ON DATA AND/OR PLANS PROVIDED UNDER SEPARATE CONTRACTS FOR THE BASIS OF DESIGN AND ARE SUBJECT TO THE ACCURACY OF THESE DOCUMENTS. RVi PLANNING+LANDSCAPE ARCHITECTURE SHALL NOT BE RESPONSIBLE FOR FIELD DISCREPANCIES OCCURRING DUE TO ERRORS, INACCURACIES AND/OR OMISSIONS IN THE BASE INFORMATION PROVIDED TO THEIR OFFICE; OR CANNOT BE HELD RESPONSIBLE FOR SAME DUE TO BASE INFORMATION NOT BEING PROVIDED PRIOR TO THE PREPARATION OF THE LANDSCAPE ARCHITECTURAL PLANS IN A TIMELY MANNER IN ORDER TO MEET THE CONSTRUCTION SCHEDULE OF THE PROJECT. CONTRACTOR SHALL VERIFY THEY ARE IN POSSESSION OF THE MOST UP TO DATE PLANS, AND THAT THEY HAVE BEEN APPROVED AND ACCEPTED BY THE OWNER PRIOR TO COMMENCING CONSTRUCTION.

CONTRACTOR TO VERIFY PROPERTY LINES, SETBACKS, AND ALL DIMENSIONS PRIOR TO CONSTRUCTION. ADDITIONALLY, CONTRACTOR SHALL LOCATE AND STAKE OR FLAG PROPERTY LINES, AND MUST VERIFY PLAN DIMENSIONS AND FIELD CONDITIONS ARE CONSISTENT. WITHOUT EXCEPTION, ANY DEVIATIONS OR OMISSIONS FOUND BETWEEN THESE PLANS AND EXISTING CONDITIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY FIELD ADJUSTMENTS. ALL FIELD ADJUSTMENTS REQUIRE APPROVAL BY LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE AND ALL REQUIRED REVISIONS, RELOCATIONS, AND/OR RE-STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR IF VERIFICATION, FIELD LOCATION AND APPROVAL ARE NOT OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

EXISTING UTILITY INFORMATION SHOWN IN THESE DOCUMENTS IS APPROXIMATE AND FOR GENERAL INFORMATION ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES TO STAKE AND FIELD VERIFY THE LOCATIONS OF ALL UTILITIES, INCLUDING DEPTHS (EXISTING, PROPOSED BY OTHERS, OR CURRENTLY UNDER CONSTRUCTION) PRIOR TO COMMENCING ANY RELATED OPERATIONS. CONTRACTOR SHALL MAINTAIN UTILITY LOCATIONS/STRUCTURES DURING ALL PHASES OF WORK AND SHALL REPORT TO THE OWNER'S REPRESENTATIVE ANY UTILITIES THAT MAY CONFLICT WITH PROPOSED WORK. THE CONTRACTOR SHALL EXPLORE, UNDERSTAND, AND COORDINATE, INCLUDING WITH OTHER SUBCONTRACTORS, ALL UTILITY IMPACTS PRIOR TO SUBMITTING BID AND SHALL BE RESPONSIBLE FOR ANY MODIFICATIONS OR DAMAGES TO UTILITY LINES, STRUCTURES OR INJURIES THEREFROM.

Call Before You Dig

Call One Call, at **811**, three full days before digging in any easement, right-of-way or permitted use area.

CONSTRUCTION INSTALLATION NOTES:

1. UNLESS OTHERWISE INDICATED, THE OWNER'S REPRESENTATIVE FOR THIS PROJECT SHALL BE A SPECIFICALLY DESIGNATED LANDSCAPE ARCHITECT FROM RVi PLANNING+LANDSCAPE ARCHITECTURE. THE CONTRACTOR WILL BE REQUIRED TO COORDINATE AND CORRESPOND WITH THE OWNER'S REPRESENTATIVE AND KEY CONSULTANTS FOR THE OWNER.
2. THESE DRAWINGS SUPPLEMENT OTHER CONTRACTUAL INFORMATION WHICH MAY INCLUDE BID INSTRUCTIONS AND PROJECT SPECIFICATIONS. ANYTHING MENTIONED IN THE PROJECT SPECIFICATIONS AND IN THE DRAWINGS, OR VICE-VERSA, SHALL BE OF LIKE EFFECT AS IF SHOWN ON OR MENTIONED IN BOTH. NOTES AND DETAILS ON SPECIFIC DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTE AND TYPICAL DETAILS. IN CASE OF A DISCREPANCY BETWEEN DRAWINGS OR PROJECT SPECIFICATIONS, THE MATTER SHALL BE IMMEDIATELY SUBMITTED TO THE OWNER'S REPRESENTATIVE; WITHOUT THEIR DECISION SAID DISCREPANCY SHALL NOT BE ADJUSTED BY THE LANDSCAPE CONTRACTOR, SAVE ONLY AT THEIR OWN RISK AND EXPENSE. THE LANDSCAPE CONTRACTOR SHALL NOT TAKE ADVANTAGE OF ANY APPARENT ERROR OR OMISSION ON THE DRAWINGS OR IN THE SPECIFICATIONS. IN THE EVENT THE LANDSCAPE CONTRACTOR DISCOVERS SUCH ERROR OR OMISSION, THEY SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND INTERPRETATION.
3. THE INTENT OF THESE DRAWINGS AND ASSOCIATED SPECIFICATIONS IS FOR THE CONTRACTOR TO PROVIDE THE OWNER WITH A COMPLETE, ACCURATE, FUNCTIONALLY AND TECHNICALLY SOUND PROJECT AS GENERALLY DESCRIBED IN THESE DOCUMENTS. THE SCOPE OF WORK SHALL GENERALLY CONSIST OF, BUT NOT BE LIMITED TO, ALL LABOR, MATERIALS, SUPPLIES, AND EQUIPMENT NECESSARY TO BUILD A COMPLETE-IN-PLACE SYSTEM AS DESCRIBED, AND/OR INFERRED BY, THESE PLANS, DETAILS AND SPECIFICATIONS.
4. ALL ELEMENTS SHOWN OR IMPLIED BY THE DRAWINGS SHALL BE INSTALLED PER CURRENT LOCAL BUILDING CODES, CITY CODES AND ORDINANCES, MANUFACTURER'S RECOMMENDATIONS, AND STANDARD INDUSTRY PRACTICES AS WELL AS ADHERENCE TO ALL PERMITS, CODES, SETBACKS AND BUILDING RESTRICTIONS OF ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT.
5. THE CONTRACTOR SHALL OBTAIN, AT THEIR OWN EXPENSE, ALL SPECIALTY PERMITS NEEDED FOR SPECIFIC ITEMS INCLUDED WITH THE WORK, UNLESS OTHERWISE INDICATED IN THE CONTRACT DOCUMENTS. CONTRACTOR SHALL COMPLY WITH ALL NOTIFICATIONS AND INSPECTION REQUIREMENTS.
6. THE CONTRACTOR SHALL SUPPLY ALL SHOP DRAWINGS OR STRUCTURAL DATA ASSOCIATED WITH THIS PLAN SET IF REQUIRED, FOR OWNER'S REPRESENTATIVE APPROVAL.
7. UNLESS SPECIFICALLY NOTED OTHERWISE IN THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND COORDINATE ALL TECHNICAL TESTS AND REPORTS BY A CERTIFIED INDEPENDENT LABORATORY OR AGENCY AS OUTLINED IN THE SPECIFICATIONS OR THESE DRAWINGS. THE OWNER MAY, AT THEIR SOLE DISCRETION, PROVIDE SEPARATE TESTING AND/OR INSPECTION SERVICES AND THE LANDSCAPE CONTRACTOR IS REQUIRED TO FULLY COORDINATE WITH THOSE CONSULTANTS.
8. THESE DRAWINGS DO NOT SPECIFY SAFETY MATERIALS, STAFFING, EQUIPMENT, METHODS OR SEQUENCING TO PROTECT PERSONS AND PROPERTY. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECT AND IMPLEMENT SAFETY OPERATIONS, STAFFING, AND PROCEDURES TO PROTECT THE OWNER AND HIS REPRESENTATIVES, NEW IMPROVEMENTS, PROPERTY, OTHER CONTRACTORS, THE PUBLIC AND OTHERS.
9. ALL SOIL BEARING, STEEL REINFORCEMENT, CONCRETE STRENGTH, WIND LOADS, HYDRAULIC AND/OR PLUMBING, OR OTHER REQUIRED STRUCTURAL CALCULATIONS TO BE VERIFIED BY ENGINEER AND COORDINATED BY OWNER.
10. ALL FILL TO BE CLEAN AND FREE OF ALL DEBRIS, MEETING AASHTO STANDARDS OR IF PROVIDED, THOSE SPECIFIED BY GEOTECHNICAL REPORT OR STRUCTURAL DRAWINGS.
11. IF AN ELECTRICAL PLAN HAS NOT BEEN PROVIDED AS PART OF THIS PLAN SET, CONTRACTOR TO COORDINATE ELECTRICAL REQUIREMENTS FOR ANY FIXTURES SPECIFIED INCLUDING CONNECTIONS TO ANY MUNICIPAL INFRASTRUCTURE. COST ASSOCIATED SHALL BE PROVIDED AS PART OF BID. FIXTURES TO BE AS SPECIFIED OR APPROVED EQUAL.
12. SOME WORK IN THIS CONTRACT MAY OCCUR CONCURRENT WITH WORK BY OTHERS. PHASING, SEQUENCING AND COORDINATION, WITH WORK BY OTHERS, AND ON-GOING FACILITY OPERATIONS IN AND AROUND THE SITE AREA, IS A PART OF THE SCOPE OF WORK FOR THIS PROJECT. NOTICE TO PROCEED WITH WORK IN ANY GENERAL AREA SHALL BE OBTAINED FROM THE OWNER.
13. THE CONTRACTOR SHALL TAKE PHOTOGRAPHIC DOCUMENTATION OF ALL EXISTING WORK PRIOR TO STARTING CONSTRUCTION TO CONFIRM ANY FUTURE DAMAGE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SITE ELEMENTS AND SYSTEMS. REPAIR OF ANY DAMAGE TO ANY OF THESE ELEMENTS SHALL BE AT THE EXPENSE OF THE CONTRACTOR.
14. THE CONTRACTOR SHALL MAINTAIN AND HAVE IN CURRENT FORCE ALL REQUIRED INSURANCE FOR THE DURATION OF THE PROJECT.
15. MAINTENANCE, WARRANTIES AND PERFORMANCE GUARANTEES MAY BE A REQUIREMENT OF THIS CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THEIR WORK, REGARDLESS OF WARRANTY, UNTIL FINAL ACCEPTANCE BY OWNER.
16. THE CONTRACTOR IS REQUIRED TO MAINTAIN A COMPLETE AND "UP TO DATE" SET OF ALL CONTRACT DOCUMENTS, INCLUDING CLARIFICATIONS, CHANGE ORDER, ETC, IN GOOD CONDITION, AT THE CONSTRUCTION SITE AT ALL TIME. THIS SET OF DOCUMENTS WILL BE MADE IMMEDIATELY AVAILABLE FOR REVIEW BY THE OWNER'S REPRESENTATIVE AND/OR AUTHORIZED CONSULTANTS UPON REQUEST. COMPLETE "AS BUILT" DRAWINGS, OPERATIONS AND MAINTENANCE MANUALS, AND DOCUMENT SUBMITTALS ARE ALSO A REQUIREMENT OF THIS CONTRACT.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY SITE CLEANUP AND FOR FINAL SITE CLEANUP AND HAUL OFF OF ANY CONSTRUCTION RELATED DEBRIS. ANY SITE IMPROVEMENTS REQUIRING REMOVAL UNDER THIS CONTRACT SHALL BE PROPERLY AND LEGALLY DISPOSED OFF-SITE OR, AT THE OWNER'S OPTION SURRENDERED/STOCKPILED IN AN APPROVED ON-SITE LOCATION PER THE DIRECTION OF THE OWNER'S REPRESENTATIVE.

LAYOUT AND GRADING NOTES

LAYOUT

1. ALL WORK SHOWN SHALL BE FIELD STAKED OR OTHERWISE DENOTED AND SUBJECT TO FIELD VERIFICATION, REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTIONS OR DEMOLITION. FIELD STAKING OF ALL PROPOSED WORK AND ADJACENT CONSTRUCTION (EVEN IF FUTURE WORK BY OTHERS) MAY BE REQUIRED BY THE OWNER'S REPRESENTATIVE PRIOR TO APPROVAL OF ALL IMPROVEMENTS AND ADEQUATE STAKES SHALL BE PROVIDED BY CONTRACTOR'S SURVEYOR. NOTIFY THE OWNER'S REPRESENTATIVE A MINIMUM OF 24 HOURS IN ADVANCE FOR REVIEW. IMPROVEMENTS INSTALLED WITHOUT FIELD APPROVAL BY OWNER'S REPRESENTATIVE MAY BE REJECTED. REJECTED WORK MUST BE REMOVED AND REPLACED AT CONTRACTOR'S SOLE EXPENSE.
2. TO EXPEDITE THE LAYOUT OF THE SITE LAYOUT COORDINATES AND OR GRIDS MAY HAVE BEEN ESTABLISHED IN THE DRAWINGS. THESE POINTS SHALL BE FIELD STAKED BY THE LANDSCAPE CONTRACTOR'S SURVEYOR AS A PART OF THIS CONTRACT. THE ESTABLISHMENT OF THESE POINTS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION IN THOSE AREAS AND WILL ASSIST THE LANDSCAPE CONTRACTOR IN THE LAYOUT OF ALL SITE IMPROVEMENTS AS SHOWN ON DRAWINGS OR OTHERWISE. THE LAYOUT TO INITIATE THE ORIGIN POINT/DIMENSION MARK ARE TO BE LOCATED IN THE FIELD BY SURVEY METHOD IF NOT EXISTING.
3. THE CONSTRUCTION TOLERANCES FOR THE PROJECT ARE MINIMAL AND THE DIMENSIONS SHOWN ARE TO BE STRICTLY ADHERED TO.
4. COMPUTED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. LARGE SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS. DIMENSIONS SHOWN WITH (+/-) SHALL BE THE ONLY LAYOUT INFORMATION ALLOWED TO VARY, AND MAY ONLY VARY TO THE TOLERANCES GIVEN.
5. IT IS THE INTENT AND REQUIREMENT OF THIS CONTRACT TO PROVIDE CURVILINEAR WALKS, WALLS AND CURBS WITH SMOOTH TRANSITIONS AND ARCS (BOTH HORIZONTAL AND VERTICAL). STRAIGHT SEGMENTS AND ABRUPT TRANSITIONS WILL NOT BE ACCEPTED UNLESS SHOWN AS SUCH ON THE PLANS. WOOD CURVING FORMS MY BE REQUIRED TO OBTAIN THE PROPER EFFECTS.

GRADING

6. THESE GRADING PLANS ARE INTENDED TO SHOW VERTICAL CONTROL OF THE SITE AND ARE BASED UPON THE BENCHMARKS, EXISTING ELEVATIONS AND TOPOGRAPHY AS PROVIDED BY THE OWNER'S SURVEYOR. HOWEVER, THE CONTRACTOR, UPON SUBMITTAL OF BID, AGREES TO ACCEPT THE SITE GRADES AND MAKE ALL ADJUSTMENTS REQUIRED TO ACCOMPLISH THE WORK AS PROPOSED. ADDITIONALLY, PROPOSED DESIGN ELEVATIONS FOR ADJACENT CONSTRUCTION PROJECTS MAY HAVE TO BE INCORPORATED IF NECESSARY.
7. THE CONTRACTOR SHALL VERIFY ALL EXISTING GRADES TO REMAIN AND ALL ADJACENT NEW CONSTRUCTION GRADES FOR COMPLIANCE WITH THOSE SHOWN, PRIOR TO BID AND CONSTRUCTION. ALL DEVIATIONS OR CONFLICTS WITH PROPOSED WORK SHALL BE REPORTED IMMEDIATELY WITHIN 24 HOURS TO THE OWNER'S REPRESENTATIVE FOR DIRECTION TO PROCEED.
8. ALL DESIGN ELEVATIONS SHOWN ARE "FINISHED" GRADES" UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL REFER TO DRAWINGS, DETAILS AND SPECIFICATIONS REGARDING DEPTH OF SUB-GRADE MATERIALS REQUIRED TO CONSTRUCT PROJECT IMPROVEMENTS. FINISH GRADE IS TO BE .01' OF THAT INDICATED ON DESIGN PLANS UNLESS OTHERWISE INDICATED.
9. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE PROPER POSITIVE DRAINAGE THROUGHOUT THIS PROJECT. FIELD CONDITIONS SHALL BE VERIFIED IN CONJUNCTION WITH THE PROPOSED ELEVATIONS TO ENSURE THAT ADEQUATE DRAINAGE IS PROVIDED. REPORT ANY DEVIATIONS OR CONFLICTS TO OWNER'S REPRESENTATIVE.

RVi
111 North Magnolia Avenue
Suite 1350
Orlando, Florida 32801
Tel: 407.680.0650
www.rviplanning.com

LA 6667214 STATE OF FLORIDA
Digitally signed by Jack E Caldwell Date: 2024.12.13 13:57:52-05'00'

JACK E. CALDWELL, P.L.A.
FL LICENSE NO. LA6667214

Sunshine 811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

OCALA PRESERVE MAIN AMENITY
SITE ENHANCEMENT PLANS (SEP)
MARION COUNTY, FL

PROJECT NO :	23006413
DATE :	10/14/2024
DRAWN:	NRB
REVIEWED:	JC

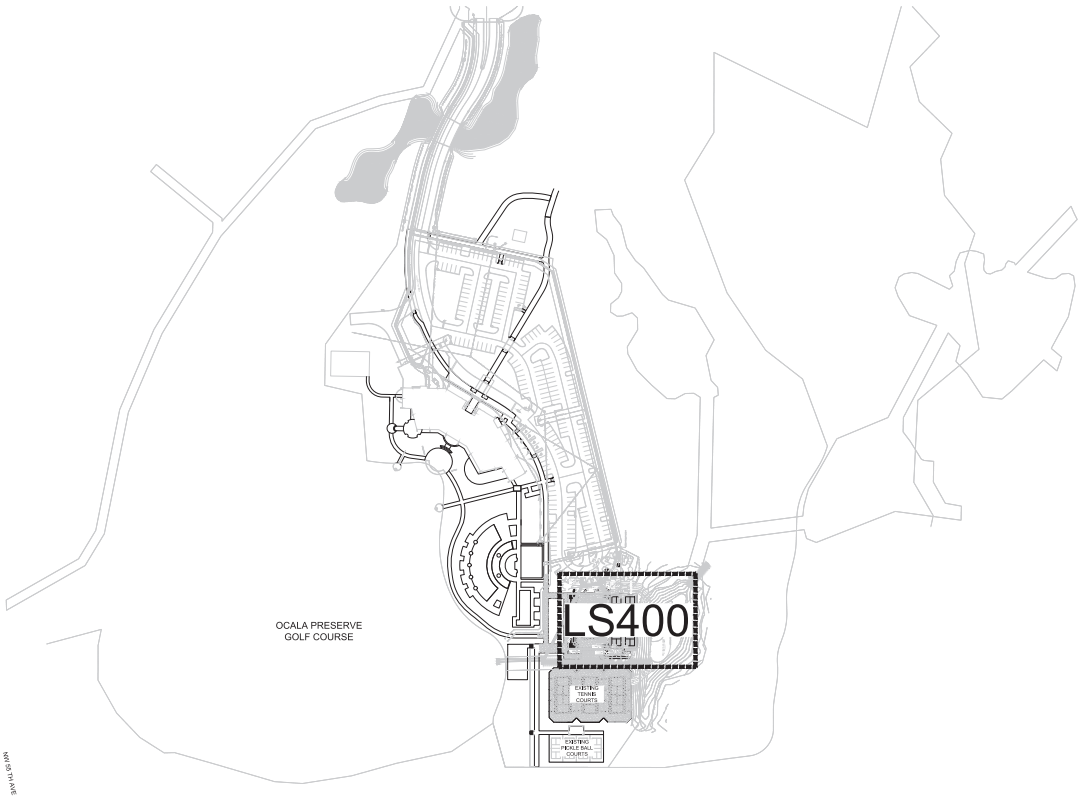
REVISIONS
1 12/12/2024 PER ENG. BASE
2
3
4
5

GENERAL NOTES

L100

01_ORIGINAL ISSUE

L:\2023\23006413 - Ocala Preserve Main Amenity LA\06 LANDSCAPE ARCHITECTURE\02 MAIN AMENITY SEP\02 CURRENT PLANS\23006413-L-000-GENERAL.dwg 12/13/2024 noara rivera



RVi
111 North Magnolia Avenue
Suite 1400
Orlando, Florida 32801
Tel: 407.480.2650
www.rvilanding.com

Digitally signed by Jack E Caldwell
Date: 2024.12.13 13:57:54-05'00'

JACK E. CALDWELL, P.L.A.
FLORIDA REG. LA#667014

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

OCALA PRESERVE MAIN AMENITY

SITE ENHANCEMENT PLANS (SEP)

MARION COUNTY, FL

PROJECT NO :	23006413
DATE :	10/14/2024
DRAWN:	NRB
REVIEWED:	JC

REVISIONS

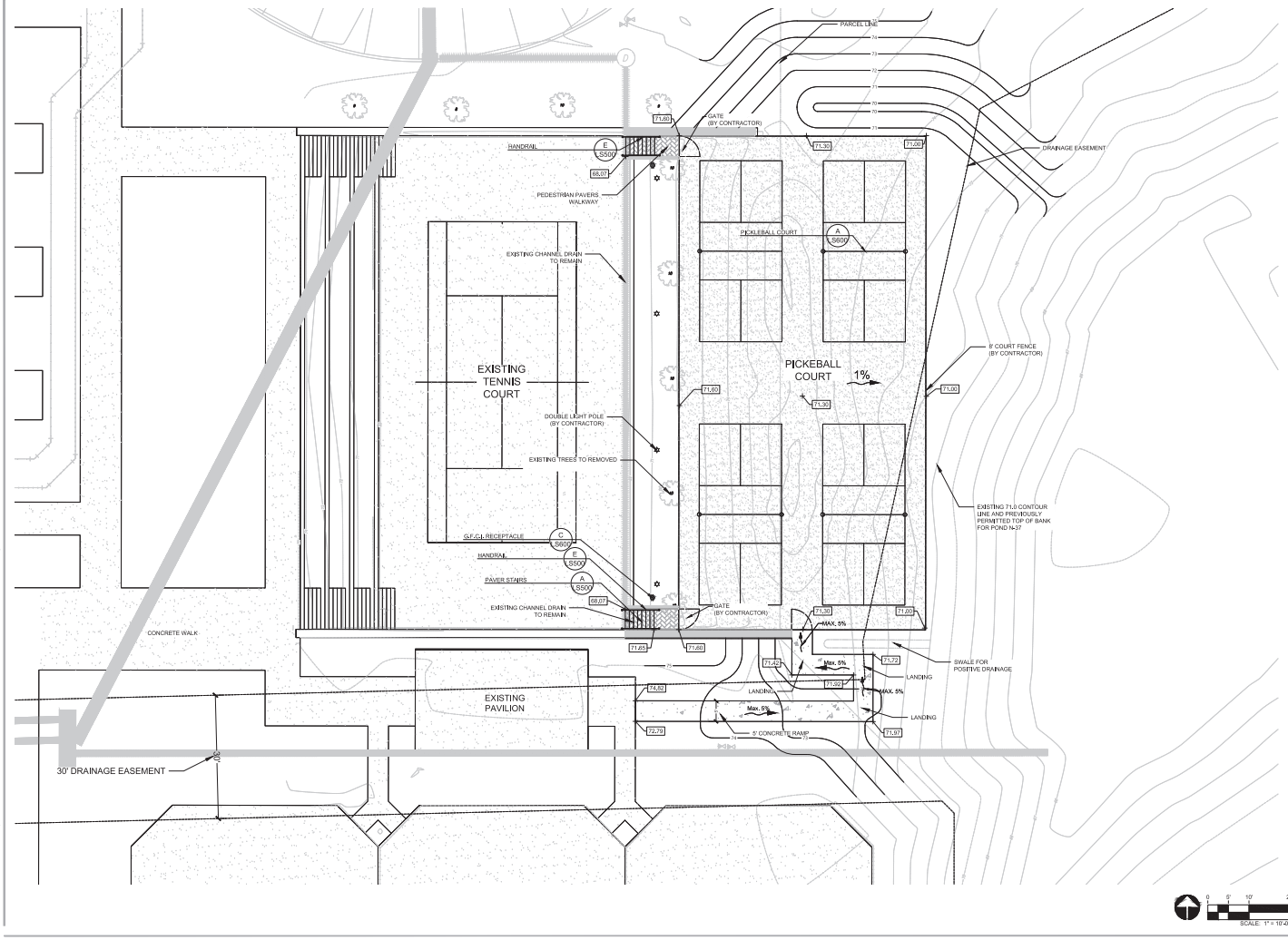
1 12/12/2024 PER ENG. BASE

HARDSCAPE REFERENCE PLAN

LS100

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

01_ORIGINAL ISSUE



RVi

Digitally signed by Jack E Caldwell
Date: 2024.12.13 13:57:56-05'00'

JACK E. CALDWELL, P.L.A.
FL LICENSE NO. LA0000214

Sunshine 811
Call 811 or visit sunshine811.com two full business days before digging to have tunnel/facilities located and marked.
Check positive response codes before you dig!

OCALA PRESERVE MAIN AMENITY

SITE ENHANCEMENT PLANS (SEP)

MARION COUNTY, FL

PROJECT NO :	23006413
DATE :	10/14/2024
DRAWN:	NRB
REVIEWED:	JC

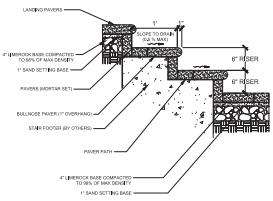
REVISIONS

1. 12/12/2024 PER ENG. BASE
2.
3.
4.
5.

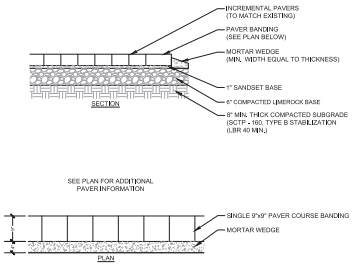
HARDSCAPE ENLARGEMENT PLAN

LS400

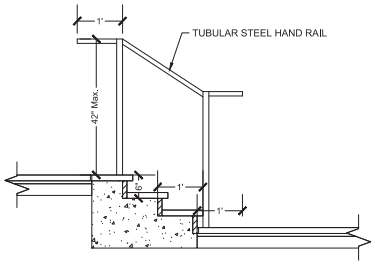
01_ORIGINAL ISSUE



A PAVER STAIRS
1" = 1'-0"
RVi_ORL-23006413-14



B PAVING EDGE BANDING DETAIL
3/4" = 1'-0"



C HANDRAIL
1" = 1'-0"
RVi_ORL-23006413-109

RVi
111 North Magnolia Avenue
Suite 1300
Orlando, Florida 32801
Tel: 407.650.9000
www.rviplanning.com

Digitally signed by Jack E Caldwell
Date: 2024.12.13 13:57:57-05'00'

JACK E. CALDWELL, RLA
FL LICENSE NO. LA0000214

Sunshine 811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

OCALA PRESERVE MAIN AMENITY
SITE ENHANCEMENT PLANS (SEP)
MARION COUNTY, FL

PROJECT NO :	23006413
DATE :	10/14/2024
DRAWN:	NRB
REVIEWED:	JC

REVISIONS
1 12/12/2024 PER ENG. BASE
2
3
4
5

HARDSCAPE DETAILS

LS500

01_ORIGINAL ISSUE

PRODUCT INFORMATION:

SUPPLIER: BY CONTRACTOR
TYPE: 4X8 STANDARD PAVER (CONTRACTOR TO VERIFY, TO MATCH BANDING AT MAIN CLUBHOUSE)

PAVER COLOR: TO MATCH BANDING AT MAIN CLUBHOUSE
QUANTITY: (CONTRACTOR TO VERIFY)

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
2. BANDING TO MATCH WHAT IS INSTALLED AT MAIN CLUBHOUSE

D PEDESTRIAN PAVER BANDING
1" = 1'-0"

PRODUCT INFORMATION:

MANUFACTURER: WELCH TENNIS
TYPE: 1 5" VIRGIN ASPHALT
OUTER COURT COLOR: STONE GRAY
INNER COURT COLOR: ROYAL BLUE
CONTACT: KEVIN TIMMONS
P: 800-282-4415
E: KEVIN@WELCHTC.COM
QUANTITY: 4 COURT (800 SF)

HTTPS://WELCHTENNIS.COM/HARDCOURT/

NOTES:

1. CONTRACTOR TO PROVIDE:
   - ALL COURT DRAINAGE AND GRADING BY COURT CONTRACTOR.
   - ALL FURNISHINGS NECESSARY FOR GAME PLAY (EXCLUDING RACKETS & BALLS)
   - 8' BLACK VINYL COATED COMMERCIAL GRADE CHAIN LINK SURROUND FENCE WITH WITH 6' BLACK WINDSCREEN (OUTSIDE COURT PERIMETER)

A PICKLEBALL COURT
1" = 1'-0"

NOTES:

1. 120V G.F.C.I. RECEPTACLE IN UL LISTED WEATHER PROOF BOX (MIN. 12" ABOVE GRADE.) INSTALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL MEET OR EXCEED ALL LOCAL AND STATE CODES. CONTRACTOR TO VERIFY FIXTURE LAYOUT WITH LANDSCAPE PLANTING PLAN PRIOR TO INSTALLATION. OWNER TO APPROVE LAYOUT PRIOR TO INSTALLATION

MATERIAL CALLOUT:

PRODUCT INFORMATION

ITEM: ARLINGTON (GPD198-1) 19.5" GARDA-POST WITH BUILT-IN COVER
COLOR: BLACK
MOUNTING: ADJUSTABLE STAKE
LAMP: LED MODULE
QUANTITY: CONTRACTOR & L.A. TO VERIFY

CONTACT: ARLINGTON INDUSTRIES
1 STAUFFER INDUSTRIAL PARK
SCRANTON, PA 18517
1 (800) 223-4717

B G.F.C.I. RECEPTACLE
1" = 1'-0"

PRODUCT INFORMATION:

SUPPLIER: BY CONTRACTOR
TYPE: 4X8 STANDARD PAVERS

PAVER COLOR: TO MATCH PAVERS AT MAIN CLUBHOUSE
QUANTITY: 60 SF (CONTRACTOR TO VERIFY)

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
2. PAVERS TO MATCH WHAT IS INSTALLED AT MAIN CLUBHOUSE

C PEDESTRIAN PAVER FIELD
1" = 1'-0"

RVi
111 North Magnolia Avenue
Suite 1300
Orlando, Florida 32801
Tel: 407.650.2000
www.rvi-lanning.com

Digitally signed by Jack E Caldwell
Date: 2024.12.13 13:57:59-05'00'

JACK E. CALDWELL, P.L.A.
FL LICENSE NO. LA0000214

Sunshine 811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

OCALA PRESERVE MAIN AMENITY
SITE ENHANCEMENT PLANS (SEP)
MARION COUNTY, FL

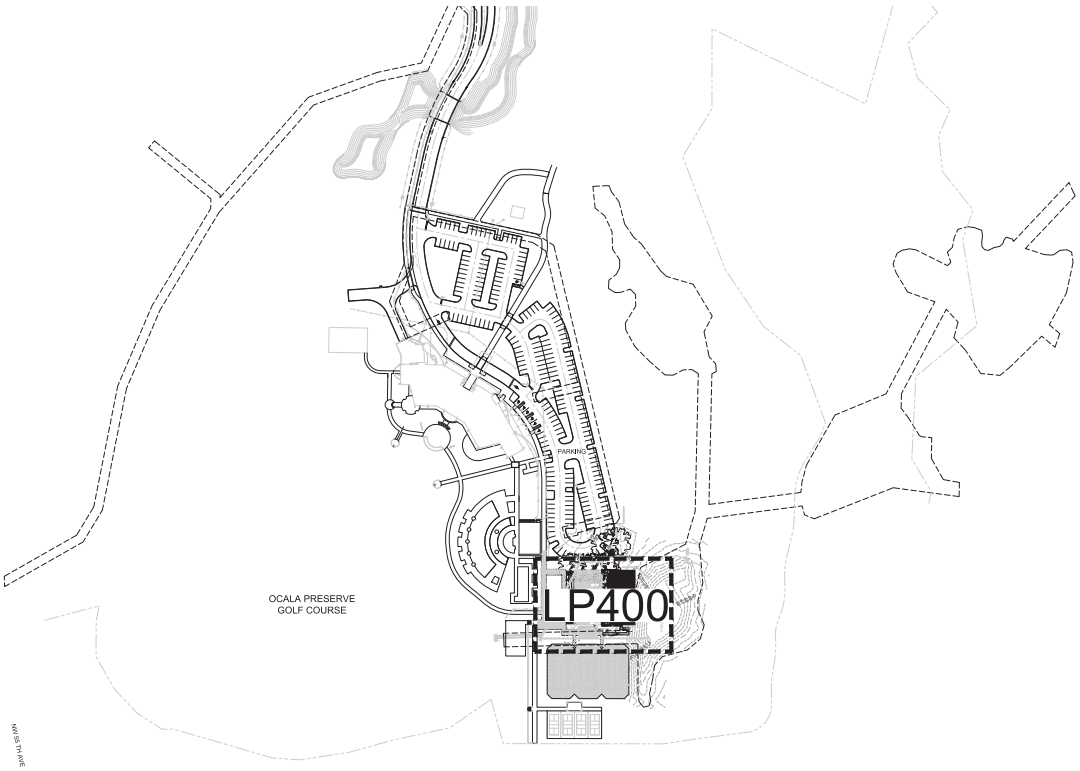
PROJECT NO : 23006413
DATE : 10/14/2024
DRAWN: NRB
REVIEWED: JC

REVISIONS
1 12/12/2024 PER ENG. BASE
2
3
4
5
6

HARDSCAPE SPECIFICATIONS

LS600

01_ORIGINAL ISSUE



RVi

Digitally signed by Jack E Caldwell
Date: 2024.12.13 13:58:01-05'00'

JACK E. CALDWELL, P.L.A.
FLORIDA REG. LA0001214

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

OCALA PRESERVE MAIN AMENITY

SITE ENHANCEMENT PLANS (SEP)

MARION COUNTY, FL

PROJECT NO :	23006413
DATE :	10/14/2024
DRAWN :	NRB
REVIEWED :	JC

REVISIONS :

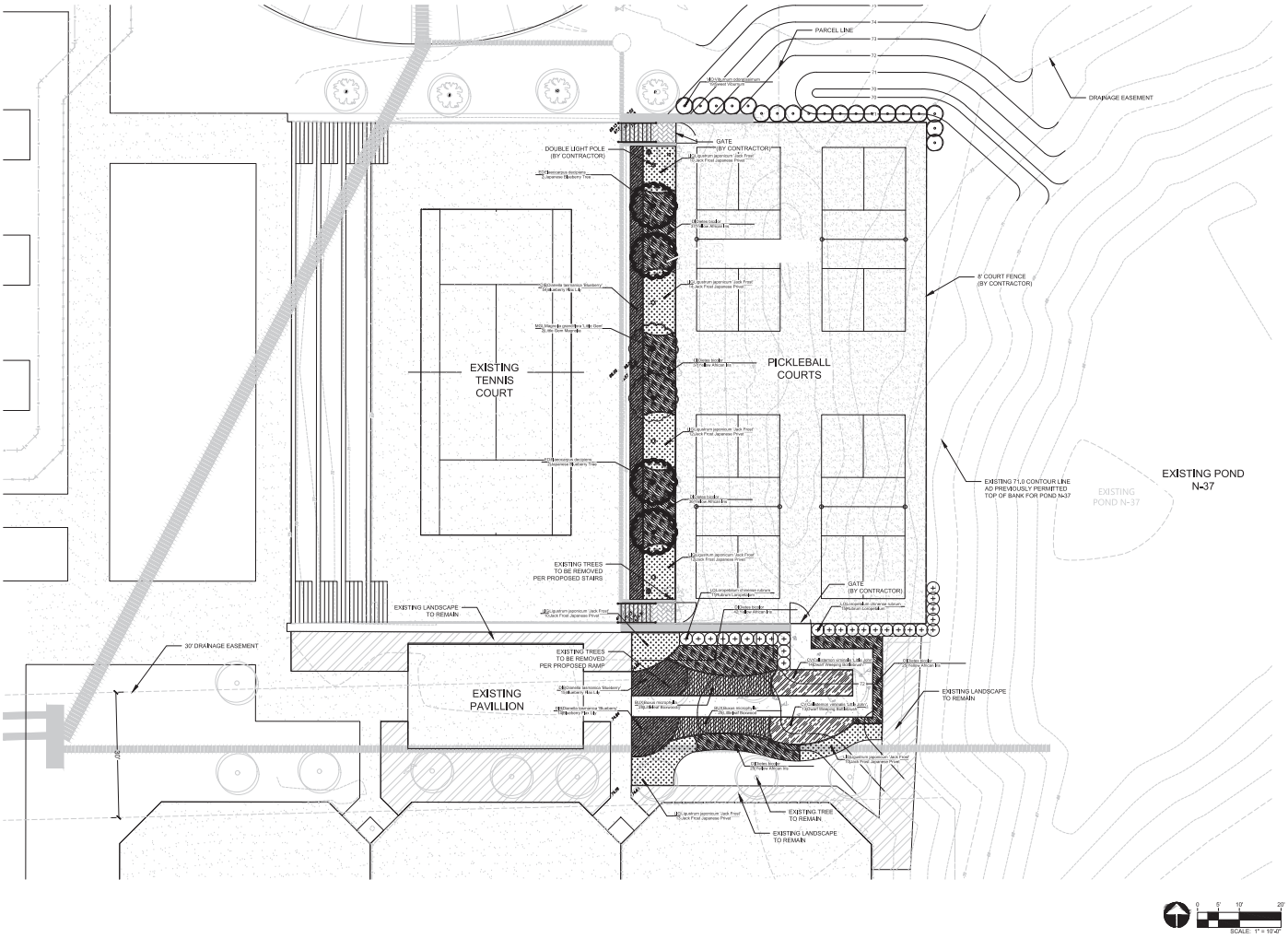
1 12/12/2024 PER END_BASE

LANDSCAPE REFERENCE PLANS

LP100

SCALE: 0 8 16 32

01_ORIGINAL ISSUE



RVi

Digitally signed by Jack E Caldwell
Date: 2024.12.13 13:58:03-05'00'

JACK E. CALDWELL, P.L.A.
FLORIDA REG. LA0001214

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

OCALA PRESERVE MAIN AMENITY

SITE ENHANCEMENT PLANS (SEP)

MARION COUNTY, FL

PROJECT NO :	23006413
DATE :	10/14/2024
DRAWN :	NRB
REVIEWED :	JC

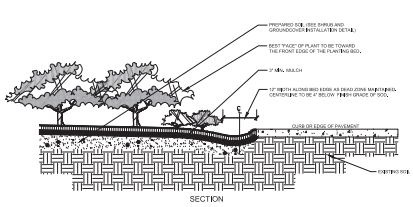
REVISIONS

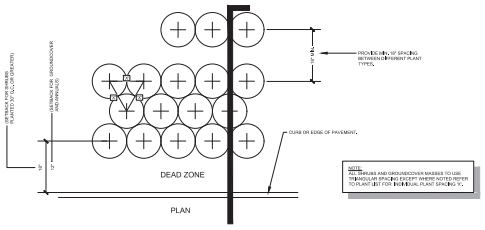
1 12/12/2024 PER ENG. BASE

LANDSCAPE ENLARGEMENT PLAN

LP400

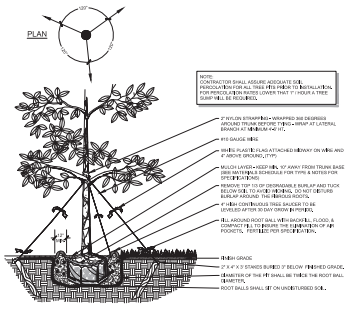
01_ORIGINAL ISSUE



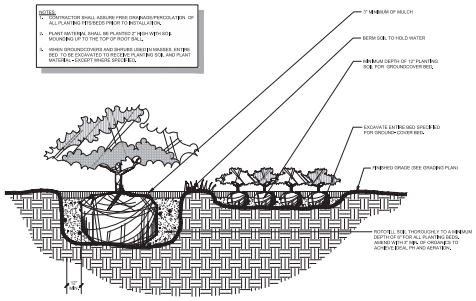


NOTE:
ALL SHRUBS AND GROUNDCOVER MASSES TO USE TRIANGULAR SPACING EXCEPT WHERE NOTED REFER TO PLANT LIST FOR INDIVIDUAL PLANT SPACING 'S'.

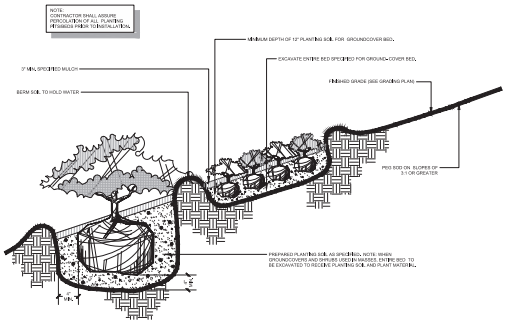
D TYPICAL PLANT SPACING DIAGRAM
N.T.S. RVi_ORL-23006413-108



A LARGE TREE INSTALLATION & STAKING
N.T.S. RVi_ORL-23006413-101



B SHRUB AND GROUNDCOVER INSTALLATION
N.T.S. RVi_ORL-23006413-106



C SHRUB AND GROUNDCOVER INSTALLATION ON SLOPE
N.T.S. RVi_ORL-23006413-107

RVi
Digitally signed by Jack E Caldwell
Date: 2024.12.13 13:58:05-05'00'
JACK E. CALDWELL, P.L.A.
FLORIDA REG.LA6667214

OCALA PRESERVE MAIN AMENITY
SITE ENHANCEMENT PLANS (SEP)
MARION COUNTY, FL

PROJECT NO : 23006413
DATE : 10/14/2024
DRAWN : NRB
REVIEWED : JC
REVISIONS
1 12/12/2024 PER ENG. BASE

LANDSCAPE DETAILS PLAN

LP500

01_ORIGINAL ISSUE

GENERAL LANDSCAPE:

1. TREES AND SHRUBS SHALL NOT BE PLACED WITHIN THE MIDDLE TWO-THIRDS (⅔) OF ANY DRAINAGE SWALE OR WITHIN THREE (3) FEET MEASURED HORIZONTALLY FROM THE CENTERLINE OF THE DRAINAGE SWALE +/- WHICHEVER IS GREATER. SWALES MUST ALLOW FOR THE POSITIVE FLOW OF WATER WITHOUT OBSTRUCTION.
2. ACTIVITIES HAVE BEEN SHIFTED AWAY FROM EXISTING TREES WHERE POSSIBLE. ADDITIONAL TREES ARE NOT BEING SHOWN FOR REMOVAL. ANY TREES SHOWN NEAR LAKE CONSTRUCTION OR UTILITIES WILL BE AVOIDED AS POSSIBLE THROUGH THE USE OF RETAINING WALLS AND JACK AND BORING PROCEDURES. IF DURING INSTALLATION OF THESE ELEMENTS TREES ARE LOST THEY WILL BE REPLACED PER ALL APPLICABLE ORDINANCES AND CODE REQUIREMENTS.
3. LANDSCAPE PRACTICES FOR THIS PROJECT SHALL CONFORM TO ALL LANDSCAPE AND LAND DEVELOPMENT CODES PER LOCAL MUNICIPALITY OR GOVERNMENT AGENCY.
4. THE CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HOURS MINIMUM PRIOR TO DIGGING FOR VERIFICATION OF ALL UNDERGROUND UTILITIES, IRRIGATION AND ALL OTHER OBSTRUCTIONS AND COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO INITIATING OPERATIONS. SHOULD THE LANDSCAPE CONTRACTOR CAUSE DAMAGE TO ANY UTILITIES, NECESSARY REPAIRS SHALL BE MADE AS QUICKLY AS PRACTICABLE, AT CONTRACTORS EXPENSE.
   "INVESTIGATE BEFORE YOU EXCAVATE"
   CALL SUNSHINE STATE ONE
   1-800-432-4770 TOLL FREE
   FL STATUTE 553.851 (1979) REQUIRES MIN. 2 DAYS NOTICE AND MAX. OF 5 DAYS NOTICE BEFORE YOU EXCAVATE
5. THE LIMITS OF CONSTRUCTION ARE DEFINED BY THE 'PROJECT BOUNDARY' (LIMITS, ETC...) NOTED ON THE DRAWINGS.
6. THE CONTRACTOR SHALL FIELD VERIFY ALL INFORMATION PRIOR TO INITIATING PLANTING INSTALLATION. ALL EXISTING PLANTING SHALL REMAIN INTACT AND UNDISTURBED UNLESS OTHERWISE NOTED ON THE PLANS. ALL EXISTING SITE FURNISHINGS, PAVING, LANDSCAPE AND OTHER ELEMENTS TO REMAIN SHALL BE PROTECTED FROM ANY DAMAGE UNLESS OTHERWISE NOTED.
7. SEE ALL GRADING PLANS, PAVEMENT, WALLS, AND SITE FURNISHINGS PLANS FOR ADDITIONAL NOTES, SITE PREPARATION, AND OTHER PERTINENT INFORMATION.
8. LANDSCAPE CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE LANDSCAPE ARCHITECT.
9. REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
10. THE LANDSCAPE CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. RUBBISH AND DEBRIS SHALL BE COLLECTED AND DEPOSITED OFF SITE DAILY. ALL MATERIALS, PRODUCTS, AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION IN THE AREA DIRECTED BY THE OWNER'S REPRESENTATIVE.
11. THE LOCATION OF THE LANDSCAPE HOLDING AREA WILL BE IDENTIFIED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL ADHERE TO THE ACCESS ROUTES TO AND FROM THE HOLDING AREA WITHOUT DISRUPTING OR IMPEDING ACCESS TO THE SITE BY OTHERS.
12. IN ORDER TO EXPEDITE THE PROGRESS OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT.
13. THE ATTACHED PLANTING PLANS ARE A GRAPHIC REPRESENTATION FOR THE AESTHETIC TREATMENT OF THE DESIGNATED SITE. ACTUAL PLANT MATERIAL LOCATIONS WILL VARY TO COMPLIMENT EXISTING VEGETATION, SITE CONDITION FEATURES, AND TO PROVIDE SAFETY. PLANT MATERIAL SELECTIONS MAY CHANGE BASED UPON AVAILABILITY; ON SITE SPECIFIC CONDITIONS; AND ARE NOT LIMITED TO THE PLANT MATERIAL LISTED IN THE PLANT SCHEDULE. MINIMUM QUANTITY AND QUALITY WILL BE MAINTAINED. THE LANDSCAPE ARCHITECT RETAINS THE RIGHT TO MAKE NECESSARY OR REQUIRED CHANGES AS DICTATED BY THE ABOVE ITEMS. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT PRIOR WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.

PROJECT SUBMITTALS:

1. THE PROJECT SUBMITTALS LIST WILL BE GENERATED BY THE LANDSCAPE ARCHITECT AND MUST BE COMPLETED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PROJECT COMMENCEMENT.
2. ALL PROJECT SUBMITTALS MUST BE COMPLETED AND COMPLIED IN AN EASILY REPRODUCIBLE FORM. SUBMITTAL SHEETS THAT ARE NOT LEGIBLE AND REPRODUCIBLE WILL BE REJECTED. SUBMITTALS SHEETS THAT DO NOT CLEARLY IDENTIFY THE PRODUCTS OR MATERIALS SELECTED WILL BE REJECTED.
3. PRODUCTS INSTALLED ON THE PROJECT SITE THAT ARE NOT CONSISTENT WITH THE PROJECT SUBMITTALS WILL BE REMOVED AND REPLACED WITH THE PRODUCTS IDENTIFIED IN THE PROJECT SUBMITTAL PACKAGE AT THE CONTRACTORS EXPENSE.

REQUIRED SUBMITTAL FORM:

Submittals/Category	Submitted	Rejected	Re-submitted	Approved
General Submittals				
Emergency Numbers				
MOT Index				
Video				
Locate Tickets				
Project Schedule				
Landscape Submittals				
Plant Nursery List				
All Nursery State Inspection Certification				
Mulch				
Pesticide License				
Staking Methods				
Soil Sample Analysis				
Fertilizer				
Irrigation Submittals				
Purple Class 200 PVC				
SCH 40 PVC Pipe Fittings				
Gasketed Class 200 PVC				
Ductile Iron Fittings				
Valve Boxes				
Valves				
Netafim Drip Tubing & Staples, and Fittings				
Netafim Disc Filter				
Netafim PRV Valve				
Netafim Flush Valve				
Magnetic Detector Tape				
Grounding Rod				
Wire				
Wire Connectors				
Primer and Glue				

SAMPLE

PROJECT SCHEDULE:

1. ALL WORK SHALL BE COMPLETED WITHIN THE TIME ALLOTTED IN THE PROJECT SCHEDULE.
2. WITHIN SEVEN (7) DAYS OF RECEIPT OF "NOTICE TO PROCEED" THE SUCCESSFUL BIDDER WILL FURNISH A CRITICAL PATH SCHEDULE REFLECTING THE ABOVE DATES. THIS SCHEDULE WILL INCLUDE VERIFIABLE MILESTONES TO ENABLE MONITORING OF THE PROJECT SCHEDULE DURING THE CONSTRUCTION PERIOD.

LIQUIDATED DAMAGES:

1. THE SUCCESSFUL BIDDER SHALL HAVE ITS WORK SUBSTANTIALLY COMPLETED BY THE RESPECTIVE TIMEFRAME. THE TERM "SUBSTANTIAL COMPLETION" SHALL REFER TO THE DATE OF COMPLETION FOR THE CONTRACTOR'S PORTION OF THE WORK, AS ESTABLISHED IN THE VARIOUS PHASES OF THE SCHEDULE.
2. BY SUBMITTING THE BID, THE BIDDER AGREES THAT THE PERIODS FOR PERFORMING THE WORK ARE REASONABLE, AND THAT THE BIDDERS WORK CAN BE SUBSTANTIALLY COMPLETE BY ITS APPLICABLE DATE(S) FOR SUBSTANTIAL COMPLETION.
3. IF THE SUCCESSFUL BIDDER DOES NOT HAVE THE WORK ON THE PROJECT SUBSTANTIALLY COMPLETE BY THE DATE(S) IDENTIFIED FOR SUBSTANTIAL COMPLETION AS ESTABLISHED IN THE PROJECT TIME SCHEDULE, THE SUCCESSFUL BIDDER WILL PAY THE OWNER (AND THE OWNER MAY SETOFF FROM SUMS COMING DUE THE SUCCESSFUL BIDDER) LIQUIDATED DAMAGES AT THE RATE OF $0.00 PER CALENDAR DAY BEYOND THE DATE OF SUBSTANTIAL COMPLETION.
4. THE BIDDER ACKNOWLEDGES BY SUBMITTING THE BID AND ENTERING INTO A CONTRACT WITH THE OWNER THAT SUCH AMOUNTS OF LIQUIDATED DAMAGES REPRESENT A REASONABLE ESTIMATE OF THE ACTUAL DAMAGES THAT THE OWNER WOULD INCUR IF THE WORK IS NOT SUBSTANTIALLY COMPLETE BY THE FOREGOING DATES. THESE LIQUIDATED DAMAGES ARE DAMAGES FOR LOSS OF USE OF THE PROJECT AND THE SUCCESSFUL BIDDER IN ADDITION TO THE LIQUIDATED DAMAGES WILL BE OBLIGATED TO INDEMNIFY AND HOLD THE OWNER HARMLESS FROM ANY CLAIMS IF THE WORK ON THE PROJECT IS ACCELERATED BECAUSE OF DELAY.

SITE REQUIREMENTS:

1. ALL CONTRACTORS AND SUBCONTRACTORS SHALL HAVE A SET OF APPROVED CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATIONS AND PROTECTION OF ALL EXISTING UTILITIES SHOWN, ALL EXISTING UTILITIES NOT SHOWN, AND ALL PROPOSED UTILITIES ON THESE PLANS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ADJACENT IMPROVEMENTS FROM DAMAGE AND EROSION. ANY ADJACENT IMPROVEMENT DAMAGED DURING CONSTRUCTION SHALL, AT A MINIMUM, BE RESTORED TO A STATE EQUAL TO ITS PRE-CONSTRUCTION STATE.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS TO COMPLETE WORK, AND SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
5. CONTRACTOR SHALL AGREE TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER, HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN THE CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER.
6. DURING CONSTRUCTION, CREWS ARE REQUIRED TO HAVE AT LEASE ONE (1) ENGLISH SPEAKING PERSON ON SITE.

EXISTING TREE CARE:

1.) FLAG ALL TREES AND PALMS TO BE SAVED IN PLACE. PROVIDE BARRICADING IN ACCORDANCE WITH LOCAL STANDARDS AROUND TREES TO BE SAVED IN PLACE PRIOR TO SITE DEMOLITION.
2.) ALL WORK SHALL BE UNDERTAKEN IN THE PRESENCE OF A REGISTERED ARBORIST EMPLOYED BY THE LANDSCAPE CONTRACTOR. ALL TREES AND PALMS TO BE SAVED SHALL BE EXAMINED FOR DAMAGE, DISEASE AND INSECT INFESTATION. PARTS OF THE TREE SHOWING THESE CONDITIONS SHALL BE TREATED OR PRUNED IN ACCORDANCE WITH THE ARBORISTS RECOMMENDATIONS. REMOVE ALL DEAD LIMBS AND VINES.
3.) ROOT PRUNE ALL TREES TO BE SAVED PRIOR TO GRADING AROUND TREES. CUT ALONG LINES OFFSET FROM LINES OF DEVELOPMENT SURROUNDING THE TREE, IE, AT BUILDING FOUNDATIONS, PARKING LOTS, ETC.
4.) TREAT ALL CUTS WITH A FUNGICIDAL BARRIER. BACKFILL THE TRENCH, WITHIN 4 HOURS OF DIGGING, WITH A 1:1 MIXTURE OF SITE SOIL AND SAWDUST OR OTHER FINE ORGANIC MATERIAL. DO NOT COMPACT.
5.) FERTILIZE THE PLANT AS DIRECTED BY THE CONSULTING ARBORIST.
6.) THE ARBORIST SHALL VISIT THE SITE PERIODICALLY TO ASSESS THE HEALTH OF THE TREES AND ISSUE REPORTS ON THE RELATIVE HEALTH OF THE TREES AND MAKE RECOMMENDATIONS FOR FURTHER TREATMENTS IF NECESSARY.

SUBSTANTIAL COMPLETION

1. CONTRACTOR TO REQUEST INSPECTION OF PROJECT IN WRITING. IF ALL WORK IS SATISFACTORY AND COMPLETE IN ACCORDANCE WITH CONDITIONS OF CONTRACT DOCUMENTS, THEN THE OWNER AND LANDSCAPE ARCHITECT SHALL DECLARE SUBSTANTIALLY COMPLETE. SUBSTANTIAL COMPLETION CONSTITUTES THE BEGINNING OF THE GUARANTEE PERIOD AND THE 90 DAY ESTABLISHMENT PERIOD OF MAINTENANCE.
2. LANDSCAPE CONTRACTOR TO GUARANTEE PLANT MATERIAL FOR A ONE (1) YEAR PERIOD FOLLOWING DATE OF SUBSTANTIAL COMPLETION. PRIOR TO ISSUING SUBSTANTIAL COMPLETION NOTICE THE CONTRACTOR SHALL SUBMIT TO THE OWNER THREE (3) COPIES OF AS BUILT PLANS/DOCUMENTS AND THREE (3) COPIES OF AN ANNUALIZED MAINTENANCE AND OPERATION MANUAL DETAILING ALL SCHEDULES, NURSERY PRACTICES, WATERING REQUIREMENTS, FERTILIZATION, TRIMMING, ETC., FOR ALL PLANT MATERIALS AND PLANT AREAS OF THE PROJECT.
3. MAINTENANCE PERIOD - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COMPLETE MAINTENANCE OF ALL PLANTING AREAS (INCLUDING WATERING, SPRAYING, MULCHING, MOWING, FERTILIZING, ETC.) THROUGH THE COURSE OF THE PROJECT AND THROUGHOUT A 90 DAY ESTABLISHMENT PERIOD AFTER SUBSTANTIAL COMPLETION NOTICE BY THE OWNER. THE PROJECT WILL NOT BE ACCEPTED OR DEEMED SUBSTANTIALLY COMPLETE BY ZONES OR PHASES UNLESS OTHERWISE NOTED ON THE PLANS.

INSTALLATION:

PLANTING LAYOUT:

1.) THE LANDSCAPE CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
2.) THE LANDSCAPE CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO ALL EXISTING UNDERGROUND UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
3.) SHRUB AND GROUND COVER PLANTINGS ARE SHOWN AS MASS PLANTING BEDS. PLANTS SHALL BE PLACED ON A TRIANGULAR SPACING CONFIGURATION (STAGGERED SPACING). PLANT CENTER-TO-CENTER DIMENSIONS (O.C.) ARE LISTED ON THE PLANT LIST.
4.) PROVIDE A MINIMUM VERTICAL CLEARANCE ON ALL TREES OF 8.5' ABOVE THE SIDEWALK/CART PATHS.
5.) PROVIDE A MINIMUM HORIZONTAL OFFSET DISTANCE OF 2.5' FROM THE BACK OF CURB TO THE FUTURE MAXIMUM TRUNK DIAMETER OF PLANTED TREES.
6.) ALL SHRUB BEDLINE AREA DEFINITIONS TO BE DETAILED IN THE FIELD WITH THE LANDSCAPE ARCHITECT. UNAPPROVED BEDLINES WILL BE REJECTED AND IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMEDY ALL DAMAGES AND MODIFICATIONS REQUIRED TO BRING THE AREAS TO SPECIFICATIONS.

TRANSPLANTING:

1.) APPROPRIATE CARE MUST BE TAKEN DURING TRANSPLANTING TO PREVENT CHAIN MARKS, GIRDLING OR BARK SLIPPAGE. TREES THAT ARE DAMAGED DURING THE TRANSPLANTING PROCESS WILL NOT BE ACCEPTED.

PLANTING:

1.) ALL PLANT MATERIAL SHALL BE INSTALLED IN A SOUND, WORKMANLIKE MANNER AND ACCORDING TO ACCEPTED GOOD PLANTING PROCEDURES WITH THE QUALITY OF PLANT MATERIALS AS HEREIN DESCRIBED. ALL ELEMENTS OF LANDSCAPING SHALL BE INSTALLED SO AS TO MEET ALL APPLICABLE ORDINANCES AND CODE REQUIREMENTS.
2.) CONTRACTOR SHALL ENSURE DRAINAGE AND PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION OF PLANT MATERIAL. CONTRACTOR SHALL FILL ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE THAT PROPER DRAINAGE AND PERCOLATION IS AVAILABLE. CORRECT IF REQUIRED TO ENSURE PERCOLATION. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ALL PLANTS LOST DUE TO INADEQUATE DRAINAGE CONDITIONS.
3.) TREES GROWN IN GROW BAGS OR GROW BAG TYPE MATERIAL MUST HAVE THE GROW BAG REMOVED ENTIRELY PRIOR TO PLANTING.
4.) BALLED AND BURLAPPED OR ANY BASKETED MATERIAL SHALL HAVE THE TOP ONE HALF (1/2) OF THE BURLAP AROUND THE BASE OF THE TRUNK CUT AND PULLED BACK. DO NOT REMOVE BURLAP. WIRE CAGES, STRAPS, ETC. MUST BE CUT AND REMOVED PRIOR TO INSTALLATION.
5.) CONTRACTOR TO REPLACE REJECTED PLANT MATERIAL WITHIN ONE WEEK (5 BUSINESS DAYS) OF NOTICE.
6.) CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND THE PLANTING SPECIFICATIONS FOR COMPLETE LANDSCAPE PLANTING INSTRUCTIONS. NOTIFY LANDSCAPE ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION OR INSTALLATION.
7.) THE CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND THE PROJECT MANUAL AND/OR SPECIFICATIONS FOR FURTHER AND COMPLETE LANDSCAPE PLANTING INSTRUCTIONS.
8.) THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL PLANTING WORK WITH IRRIGATION WORK. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAND WATERING AS REQUIRED BY OWNER'S REPRESENTATIVE TO SUPPLEMENT IRRIGATION WATERING AND/OR RAINFALL. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING IN ALL PLANTING AREAS, REGARDLESS OF THE STATUS OF EXISTING OR PROPOSED IRRIGATION.
9.) THE LANDSCAPE CONTRACTOR SHALL RE-GRADE ALL AREAS DISTURBED BY PLANT REMOVAL, RELOCATION, AND/OR INSTALLATION WORK. THE LANDSCAPE CONTRACTOR SHALL REPLACE (BY EQUAL SIZE AND QUALITY) ANY AND ALL EXISTING PLANT MATERIAL DISTURBED OR DAMAGED BY PLANT REMOVAL, RELOCATION, AND/OR INSTALLATION WORK.
10.) GUYING / STAKING PRACTICES SHALL NOT PERMIT NAILS, SCREWS, WIRES ETC., TO PENETRATE OUTER SURFACE OF TREES, PINES, OR PALMS. TREES, PINES, OR PALMS REJECTED DUE TO THIS PRACTICE SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
11.) ALL WOODEN STAKES, BOARDS, BRACES AND BATTENS SHALL BE PAINTED/SOLID STAINED DARK GREEN PRIOR TO THEIR USE. TOUCH UP ALL EXPOSED CUTS IN THE FIELD WITHOUT MARRING OR MARKING PLANT MATERIALS.
12.) THE CONTRACTOR SHALL MULCH ALL NEW PLANT MATERIAL THROUGHOUT AND COMPLETELY TO A 3 INCH MINIMUM DEPTH WITH CLEAN, WEED FREE, CLASS A, MULCH, OR ROCK MULCH AS SPECIFIED IN THE PLANT LEGEND.
13.) THE CONTRACTOR IS RESPONSIBLE FOR COMPLETE MAINTENANCE OF ALL PLANTING AREAS (INCLUDING WATERING, SPRAYING, MULCHING, MOWING, FERTILIZING, ETC.) THROUGH THE COURSE OF THE PROJECT AND THROUGHOUT A 90 DAY ESTABLISHMENT PERIOD FOLLOWING NOTICE OF SUBSTANTIAL COMPLETION BY THE OWNER. THE PROJECT WILL NOT BE ACCEPTED OR DEEMED SUBSTANTIALLY COMPLETE BY ZONES OR PHASES (UNLESS OTHERWISE NOTED ON THE PLANS.)

SOIL PREPARATION AND SOIL MIX:

1.) THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC., ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS. PRIOR TO COMMENCEMENT OF THE LANDSCAPE PLANTING WORK, THE CONTRACTOR SHALL PROVIDE COMPLETE SOIL TESTS FOR THE INSTALLATION AREA.
   A.) APPLY ROUNDUP (MANUFACTURED BY MONSANTO CORP.) OR APPROVED HERBICIDE EQUAL ACCORDING TO MANUFACTURER'S RATE AND SPECIFICATION WITHIN LIMITS OF ALL AREAS TO BE PLANTED. PROTECT EXISTING PLANTS TO REMAIN FROM OVER SPRAY OR SPRAY WITHIN ROOT ZONE. CONTRACTOR TO ENSURE TOTAL WEED ERADICATION.
   B.) BEFORE REPLACING TOPSOIL, RAKE SUBSOIL SURFACE CLEAR OF STONES (1 INCH DIAMETER AND LARGER), DEBRIS, RUBBISH, DELETERIOUS MATERIALS AND ALL REMAINING CONSTRUCTION DEBRIS TO A DEPTH OF 6". CONTAMINATED SOILS SHALL BE REMOVED AND REPLACED TO THEIR FULL DEPTHS AND EXTENTS.
   C.) ESTABLISH OR REESTABLISH ROUGH GRADES INSURING POSITIVE FLOWS AND AESTHETIC LANDFORM SHAPES SHOWN IN THE GRADING PLANS. SCARIFY SUBSOIL TO A DEPTH OF 3 INCHES ONCE ROUGH GRADE HAS BEEN ESTABLISHED.
   D.) CONTRACTOR TO APPLY "RONSTAR" OR APPROVED PRE-EMERGENT HERBICIDE IN ACCORDANCE WITH MANUFACTURER'S RATE AND SPECIFICATIONS.
   E.) PLANTING SOIL MIX FOR TREES, SHRUBS, AND GROUND COVERS SHALL CONSIST OF A THOROUGHLY BLENDED MIXTURE OF:
      1.) TREES
      70% CLEAN D.O.T. SAND
      30% APPROVED TOPSOIL MIX
      2.) PALMS
      90% CLEAN D.O.T. SAND
      10% APPROVED TOPSOIL MIX
      3.) SHRUBS, AND GROUND COVERS
      80% CLEAN D.O.T. SAND
      20% APPROVED TOPSOIL MIX
      4.) TOPSOIL
      30% APPROVED FLORIDA TOPSOIL
      10% APPROVED FLORIDA PEAT
      60% APPROVED SAND
      PEAT: FEDERAL SPECIFICATIONS Q-P-166
      TYPE 1, CLASS B, SPHAGNUM MOSS.

      NOTE:
      CONTRACTOR TO SUBMIT LABORATORY SOIL TESTS AND ANALYSIS RECOMMENDATIONS FOR ORNAMENTAL LANDSCAPE USE OF ALL SOIL MIXTURES AND NO LESS THAN 4 TESTS OF EXISTING SOILS IN ANY ONE AREA FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
   F.) TOPSOIL MIX SHALL BE FREE OF DELETERIOUS MATERIALS THAT WOULD BE HARMFUL TO PLANT GROWTH, SHALL BE FREE OF NEMATODES, SHALL BE OF UNIFORM QUALITY AND SHALL HAVE A PH VALUE BETWEEN 5.5 AND 6.5 (AS DETERMINED IN ACCORDANCE WITH ASTM E70). PEAT SHALL BE STERILIZED TO MAKE FREE OF ALL VIABLE NUT GRASS AND OTHER UNDESIRABLE WEEDS.
   G.) TOPSOIL SHALL BE NATURAL, FERTILE, AGRICULTURAL SOIL CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL BE OF UNIFORM COMPOSITION THROUGHOUT, WITH ADMIXTURE OF SUBSOIL. IT SHALL BE FREE OF STONES, LUMPS, LIVE PLANTS AND THEIR ROOTS, STICKS, CLAY, SILTS AND OTHER EXTRANEOUS MATTER. SPREAD TOPSOIL MIXTURE TO MINIMUM DEPTH OF 4 INCHES THROUGHOUT ALL AREAS AND 6 INCHES IN ALL SHRUB AND GROUND COVER BEDS. REMOVE ALL ROCKS AND OTHER OBJECTS OVER 1 INCH IN DIAMETER.
   H.) SMOOTH ALL PREPARED SOIL MIXES TO WITHIN 4 INCHES BELOW TOP OF SURROUNDING PAVEMENT EDGES. CONTRACTOR TO PROVIDE SMOOTH AND UNIFORM DEPTH OF TOPSOIL MIXTURE TO A MINIMUM 12 INCHES BELOW GRADE IN AREAS TO BE SODDED.
   FINISH GRADE ALL PREPARED TOPSOIL AREAS TO A SMOOTH, EVEN SURFACE ENSURING A MINIMUM 3% POSITIVE DRAINAGE AWAY FROM STRUCTURES AND ELIMINATE ANY LOW AREAS WHICH MAY COLLECT WATER.
   TOPSOIL SHALL NOT BE EXTREMELY ACIDIC OR ALKALINE, NOR CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. THE PH SHALL BE CORRECTED PRIOR TO DELIVERY IN THE RANGE OF 6.5 TO 7.5, OR AS APPROVED BY LANDSCAPE ARCHITECT. IF NECESSARY AFTER PLACEMENT THE CONTRACTOR SHALL APPLY APPROPRIATE APPROVED SOIL ADDITIVES ADJUSTING SOIL PH TO ENSURE A PH RANGE OF 6.5 TO 7.5.
2.) INITIAL INSTALLATION FERTILIZATION
   ALL SHRUB AND GROUND COVER PLANTINGS SHALL RECEIVE AN APPROVED SLOW RELEASE FERTILIZER. ALL TREE PLANTINGS SHALL RECEIVE AN APPROVED MYCORRHIZA ADDITIVE. (CONTRACTOR SHALL CONFIRM FERTILIZER REQUIREMENTS PER LOCAL MUNICIPALITY OR GOVERNMENT AGENCY).

   PALMS
   13-3-13 PLUS MINOR ELEMENTS - SLOW RELEASE
   1/2 LB. FERTILIZER PER 1/2 INCH CALIPER

   TREES
   8-8-8 PLUS MINOR ELEMENTS - SLOW RELEASE
   1/2 LB. FERTILIZER PER 1/2 INCH CALIPER

   SHRUBS AND GROUND COVERS
   8-10-10 PLUS MINOR ELEMENTS - SLOW RELEASE
   1/2 LB. FERTILIZER PER 1/2 INCH CALIPER

   TURF
   16-4-8 PLUS MINOR ELEMENTS - SLOW RELEASE
   1 LB. FERTILIZER PER 1000 SF.

   - THE COST FOR LANDSCAPE FERTILIZER AS DESCRIBED ABOVE SHALL BE INCLUDED IN THE PER PLANT PRICE.

PLANT MATERIAL:

1.) CONTRACTOR IS TO SUBMIT TO THE LANDSCAPE ARCHITECT THE GROWER'S AND/OR STATE INSPECTION CERTIFICATE FOR PLANT MATERIAL TWO (2) WEEKS BEFORE COMMENCEMENT OF WORK, IF APPLICABLE (SEE SUBMITTAL FORM).
2.) ALL PLANT MATERIAL SHALL BE PROTECTED DURING TRANSPORT AND DELIVERY TO JOB SITE WITH SHADE CLOTH OR OTHER ACCEPTABLE MEANS OF WINDBURN PREVENTION.
3.) CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTS MEETING SPECIFICATION AS NOTED PRIOR TO INSTALLATION. CONTRACTOR SHALL IMMEDIATELY REMOVE ALL PLANT MATERIAL FROM THE PROJECT THAT DOES NOT CONFORM TO SPECIFICATIONS.
4.) LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES OF PLANT MATERIAL FROM THE PLANT LEGEND TO THE DRAWINGS. QUANTITIES FROM DRAWINGS SHALL GOVERN UNLESS OTHERWISE NOTED.
5.) ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASES. ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE TO FLORIDA NO. 1 GRADE, ACCORDING TO THE "GRADES AND STANDARDS FOR NURSERY PLANTS", PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. PLANT MATERIALS IN SOME INSTANCES SHALL EXCEED NO. 1 GRADE, IN ORDER TO MEET THE MINIMUM REQUIREMENTS OF THIS PROJECT. ALL PALMS TO BE SUN GROWN.
6.) ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLAN ARE TO BE CONSIDERED MINIMUM. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN SHALL ALSO BE REQUIRED FOR ACCEPTANCE. ALL TREES TO BE SINGLE TRUNKED, UNLESS OTHERWISE NOTED ON PLANS.
7.) ANY SUBSTITUTIONS IN SIZE, QUANTITY, AND/OR PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT BEFORE PLANTING CAN BEGIN.
8.) ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED, AND MEET ALL REQUIREMENTS SPECIFIED, UNLESS OTHERWISE NOTED.
9.) ANY TREE WITH A TRUNK FORMED "V" SHAPE CROTCH WILL BE REJECTED.
10.) CANOPY TREES OF ALL SIZES ARE TO BE SELECTIVELY PRUNED AFTER PLANTING TO REMOVE INNER TWIGGY GROWTH, OPEN-UP THE CENTER AND EXPOSE MAJOR BRANCHES.
11.) ALL ROOTBALLS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK".
12.) SUBSTITUTION OF FIELD GROWN TREES FOR TREES THAT ARE SPECIFIED AS CONTAINER GROWN WILL NOT BE PERMITTED UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT.
   * ALL SPECIFICATIONS WILL STILL APPLY TO APPROVED B&B MATERIAL
13.) ALL PLANT MATERIAL SHALL BE MAINTAINED AT OR ABOVE THE SPECIFIED CONDITIONS THROUGH SUBSTANTIAL COMPLETION AND THE END OF THE ESTABLISHMENT PERIOD. DECLINE IN CONDITION OF PLANT MATERIAL DURING INSTALLATION, AND THE MAINTENANCE PERIOD, SHALL BE GROUNDS FOR REJECTION AND REPLACEMENT AT CONTRACTOR'S EXPENSE.
14.) ALL SOD SHALL BE 100% SOLID SOD, 99% FREE OF NOXIOUS WEEDS, WITH A 2" THICKNESS OF ROOTS CAPABLE OF HOLDING SAND. SOD SHALL BE FRESHLY-CUT WITHIN TWENTY-FOUR (24) HOURS OF LAYING, LAID WITH TIGHTLY-BUTTED JOINTS, AND ROLLED. HAND RAKING SHALL BE DONE AS NECESSARY TO ENSURE PROPER EVEN GRADES AND CLEAR SURFACES FOR SOD.
15.) MINIMUM THREE-INCH (3") THICK LAYER OF MULCH SHALL BE PLACED AROUND ALL NEW PLANT MATERIAL AND BARE GROUND THAT WILL NOT BE COVERED BY EXISTING VEGETATION, SOD, GRAVEL, PAVEMENT OR ANY OTHER GROUND COVER TREATMENT.
16.) ALL PLANTING BED AREAS TO HAVE 6" OF DARK, FRIABLE TOP SOIL OR BED MIXED CHURNED INTO EXISTING SOIL.
17.) NEW PLANT MATERIAL TO BE INSTALLED WILL BE FIELD ADJUSTED TO ACCOMMODATE EXISTING PLANT MATERIAL SUCH AS OVERHEAD CANOPY TREES, UNDERSTORY TREES AND SHRUBS OR GROUND COVER. THIS WILL INSURE EXISTING PLANT MATERIAL TO REMAIN IN ITS NATURAL STATE. THEREFORE, NO EXISTING PLANT MATERIAL WILL BE ALTERED BY REMOVING, CUTTING, TRIMMING OR DESTROYING IN ORDER TO INSTALL NEW PLANT MATERIAL.
18.) ALL LANDSCAPED AREAS TO BE IRRIGATED WITH A FULLY AUTOMATED IRRIGATION SYSTEM (UNLESS OTHERWISE NOTED).
19.) ALL TREES SHALL BE LOCATED AT LEAST SIX FEET AWAY FROM THE FLOWLINE OF PERIMETER PROPERTY SWALES AND PROPOSED STORMWATER INLETS.

GENERAL LANDSCAPE NOTES

1.) ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLAN ARE TO BE CONSIDERED MINIMUM. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN SHALL ALSO BE REQUIRED FOR ACCEPTANCE. ALL TREES TO BE SINGLE TRUNKED, UNLESS OTHERWISE NOTED ON PLANS.
2.) MINIMUM THREE-INCH (3") THICK LAYER OF MULCH SHALL BE PLACED AROUND ALL NEW PLANT MATERIAL AND BARE GROUND THAT WILL NOT BE COVERED BY EXISTING VEGETATION, SOD, GRAVEL, PAVEMENT OR ANY OTHER GROUND COVER TREATMENT.
3.) ALL TREES TO BE HEALTHY, FULL SPECIMEN TYPES.
4.) ALL PLANTING BED AREAS TO HAVE 6" OF DARK, FRIABLE TOP SOIL OR BED MIXED CHURNED INTO EXISTING SOIL.
5.) NEW PLANT MATERIAL TO BE INSTALLED WILL BE FIELD ADJUSTED TO ACCOMMODATE EXISTING PLANT MATERIAL SUCH AS OVERHEAD CANOPY TREES, UNDERSTORY TREES AND SHRUBS OR GROUND COVER. THIS WILL INSURE EXISTING PLANT MATERIAL TO REMAIN IN ITS NATURAL STATE. THEREFORE, NO EXISTING PLANT MATERIAL WILL BE ALTERED BY REMOVING, CUTTING TRIMMING OR DESTROYING IN ORDER TO INSTALL NEW PLANT MATERIAL.
6.) ALL TREE STAKING TO BE DONE USING ARBOR TAPE AND THE DUCKBILL ANCHOR SYSTEM.
7.) ALL TREES SHALL BE LOCATED AT LEAST SIX FEET AWAY FROM THE FLOWLINE OF PERIMETER PROPERTY SWALES AND PROPOSED STORMWATER INLETS.

TREE PLANTING NOTES:

1. ALL TREES SHALL BE GUARANTEED FOR TWO YEARS FROM DATE OF COUNTY ACCEPTANCE
2. EACH TREE SHALL RECEIVE SIX "AGRIFORM" 21 GRAM TABLETS PER MANUFACTURER'S DIRECTIONS.
3. FLEXIBILITY SHALL BE GIVEN TO THE PLACEMENT OF STREET TREES TO ACCOMMODATE IMPROVEMENTS SUCH AS DRIVEWAYS, UTILITIES, LIGHTING, ETC
4. STREET TREE SHALL HAVE A MINIMUM CLEARANCE OF 15' FROM STREET LIGHTS, SHALL NOT BE INSTALLED WITHIN 10 FT. OF ANY ABOVE GROUND UTILITY OR WITHIN 30 FT. OF THE FACE OF A STOP SIGN
5. STREET TREE PLANTINGS IN "COMMON TRACTS" TO BE INSTALLED PRIOR TO AS-BUILT INSPECTION
6. TREE PLANTING SHALL INCLUDE ROOT BARRIER PROTECTION TO PREVENT ROOT GROWTH INTO UTILITIES, DRAINAGE, SIDEWALKS AND OTHER PAVED AREAS.
7. APPLY A 3" LAYER OF MULCH LAYER TO ALL PROPOSED TREE, SHRUB, GROUND COVER AND VINE PLANTINGS
8. ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE LAND DEVELOPMENT CODE SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) A-300 PRUNING STANDARDS.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CAL	CONTAINER	NATIVE		REMARKS
TREES									
	ED	4	Elaeocarpus decipiens / Japanese Blueberry Tree	10`-12`H x 4`-5`S	2" CAL	25G	NO		
FLOWERING & FRUIT TREES									
	MGL	2	Magnolia grandiflora 'Little Gem' / Little Gem Magnolia	10`-12`H x 4`-5`S	2" CAL	25G	YES		

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	NATIVE		SPACING	REMARKS
SHRUBS									
	LO	26	Loropetalum chinense rubrum / Rubrum Loropetalum	24"H x 18"S	7G	NO		36" o.c.	
	VIO	19	Viburnum odoratissimum / Sweet Viburnum	48" H MIN.	15G	NO		48" o.c.	
SHRUB AREAS									
	BUX	53	Buxus microphylla / Littleleaf Boxwood	24"H x 18"S	3G	NO		24" o.c.	
	CV	27	Callistemon viminalis 'Little John' / Dwarf Weeping Bottlebrush	18"H x 24"S	3G	NO		36" o.c.	
	DI	202	Dietes bicolor / Yellow African Iris	15"H x 12"S	3G	NO		24" o.c.	
	LIG	81	Ligustrum japonicum 'Jack Frost' / Jack Frost Japanese Privet	24"H x 18"S	3G			36" o.c.	
GROUND COVERS									
	DIB	83	Dianella tasmanica 'Blueberry' / Blueberry Flax Lily	20"H x 18"S	3G	NO		30" o.c.	

RVi
111 North Magnolia Avenue
Suite 1350
Orlando, Florida 32801
Tel: 407.680.0650
www.rviplanning.com

Digitally signed by Jack E Caldwell
Date: 2024.12.13 13:58:07-05'00'

JACK E. CALDWELL, P.L.A.
FL LICENSE NO. LA6667214

Sunshine 811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

OCALA PRESERVE MAIN AMENITY
SITE ENHANCEMENT PLANS (SEP)
MARION COUNTY, FL

PROJECT NO : 23006413
DATE : 10/14/2024
DRAWN: NRB
REVIEWED: JC

REVISIONS
1 12/12/2024 PER ENG. BASE
2
3
4
5

LANDSCAPE SCHEDULE & NOTES

LP600

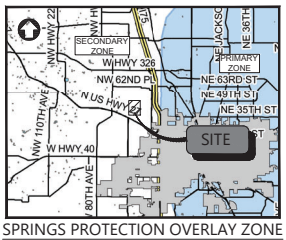
01_ORIGINAL ISSUE

L:\2023\23006413 - Ocala Preserve Main Amenity LA\06 LANDSCAPE ARCHITECTURE\02 MAIN AMENITY SEP\02 CURRENT PLANS\23006413-LP600-SPECS_SERIES.dwg 12/13/2024 noara rivera

MAJOR SITE PLANS FOR

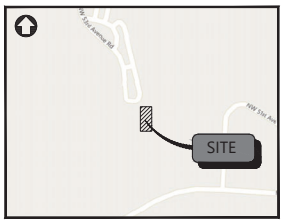
PICKLEBALL COURT ADDITION @ OCALA PRESERVE

TBD NW 53RD AVENUE ROAD
OCALA, MARION COUNTY, FLORIDA
TAX PARCEL: 13697-005-00



SPRINGS PROTECTION OVERLAY ZONE
NTS

AERIAL MAP
NTS



VICINITY MAP
NTS

DEVELOPMENT TEAM

OWNER
FORESTAR (USA) REAL ESTATE GROUP, INC.
4042 PARK OAKS BOULEVARD,
SUITE 200
TAMPA, FL 33610
PHONE: 813.392.3385
CONTACT: JOHN GARRITY
EMAIL: JOHNGARRITY@FORESTAR.COM

APPLICANT/DEVELOPER
FORESTAR (USA) REAL ESTATE GROUP, INC.
4042 PARK OAKS BOULEVARD,
SUITE 200
TAMPA, FL 33610
PHONE: 813.392.3385
CONTACT: JOHN GARRITY
EMAIL: JOHNGARRITY@FORESTAR.COM

CIVIL ENGINEER
ATWELL, LLC
111 N MAGNOLIA AVE, SUITE 1350
ORLANDO, FL 32801
PHONE: (404) 625-9893
CONTACT: DAVID STALEY, P.E.
EMAIL: DSTALEY@ATWELL.COM

SURVEYOR
JCH CONSULTING GROUP, INC
426 SW 15TH ST
OCALA, FL 34471
PHONE: (352) 405-1482
CONTACT: CHRISTOPHER J. HOWSON
EMAIL: CHRIS@JCHCG.COM

UTILITY PROVIDERS

WATER & SEWER
MARION COUNTY UTILITIES
1319 S. PINE AVENUE
OCALA, FL 34471
PHONE: (352) 671-8510

ELECTRIC
OCALA ELECTRIC UTILITY
201 SE 3RD STREET
OCALA, FL 34471
PHONE: (352) 629-2489

TELEPHONE/INTERNET
CENTURYLINK
302 SE BROADWAY
OCALA, FL 34471
PHONE: (352) 368-8781

PROJECT NARRATIVE

FORESTAR ("APPLICANT") IS REQUESTING APPROVAL TO ALLOW THE ADDITION OF FOUR (4) PICKLEBALL COURTS WITH ASSOCIATED ACCESS AND INFRASTRUCTURE. THE PROJECT IS AN EXTENSION OF OCALA PRESERVE MAJOR SITE PLAN FOR A CLUBHOUSE PERMITTED IN 2015, IT WILL BE APPROXIMATELY ±0.41 AC OF AREA TO BE DISTURBED. THE SITE IS LOCATED NEAR THE INTERSECTION OF US HIGHWAY 27 AND NW 55TH AVENUE.

OWNERS CERTIFICATION

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

JOHN GARRITY DATE

NOTE

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

SHEET INDEX	
Sheet Number	Sheet Title
C000	COVER
C010	NOTES SHEET
C100	EXISTING CONDITIONS & DEMOLITION PLAN
C200	SITE PLAN
C300	GRADING PLAN

SITE AREA						
	EXISTING CONDITION			PROPOSED CONDITION		
	S.F.	A.C.	%	S.F.	A.C.	%
TOTAL LOD AREA	17,826.23	0.41	100.00%	17,826.23	0.41	100.00%
IMPERVIOUS AREA	769.51	0.02	4.32%	8,562.80	0.20	48.03%
PERVIOUS AREA	17,056.72	0.39	95.68%	9,263.43	0.21	51.97%
NOTE: THE PERCENTAGE WAS BASED UPON THE LIMITS OF DISTURBANCE AREA						

Know what's below. Call before you dig.

24 HOUR EMERGENCY CONTACT
—

ATWELL
111 N. MAGNOLIA AVE. SUITE 1350
ORLANDO, FL 32801
407.843.5120
www.atwell.com

SEC 33 / TOWNSHIP 14S / RANGE 21E
TBD NW 53RD AVENUE ROAD
OCALA
MARION COUNTY, FLORIDA

PICKLEBALL COURT ADDITION @ OCALA PRESERVE
FORESTAR (USA) ESTATE GROUP, INC.
MAJOR SITE PLANS
COVER

DATE 12/04/2024

REVISIONS

DAVID DOLLAR STALEY
No. 77849
STATE OF FLORIDA
PROFESSIONAL ENGINEER

DRAWN BY: PWR
CHECKED BY: DS
PROJECT MANAGER: DS
JOB #: 1143-200-04
FILE CODE: ##
SHEET NO. C000

LAD: R.E. 1163350/A/1/R

NOT ISSUED FOR CONSTRUCTION

GENERAL NOTES:

1. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL FIELD LOCATE, VERIFY, AND FURTHER IDENTIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES (IDENTIFIED ON THE PLANS OR NOT) AFFECTING ANY COMPONENT OF WORK HEREIN PRIOR TO THE START OF ANY CONSTRUCTION. DISCREPANCIES, CONFLICTS, OR POTENTIAL DEVIATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE START OF ANY CONSTRUCTION.

2. THE CONTRACTOR SHALL CHECK PLANS FOR CONFLICTS AND DISCREPANCIES PRIOR TO THE START OF ANY CONSTRUCTION. SPECIAL ATTENTION SHALL BE TAKEN WITH THOSE EXISTING UTILITIES, STRUCTURES OR FEATURES (IDENTIFIED ON THE PLANS OR NOT) THAT MAY POTENTIALLY CONFLICT OR CROSS PROPOSED DESIGN COMPONENTS (I.E., STORM SEWERS, SANITARY SEWERS, WATER MAINS, EXFILTRATION, BUILDING FOUNDATIONS, ETC) AND ANY DISCREPANCIES, CONFLICTS, OR POTENTIAL DEVIATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE START OF ANY CONSTRUCTION. ANY COST ASSOCIATED WITH THE LOCATION OF EXISTING UTILITIES AS OUTLINED ABOVE IS THE RESPONSIBILITY OF THE CONTRACTOR.

3. ERRORS OR OMISSIONS - THE CONTRACTOR SHALL NOT TAKE ADVANTAGE OF ANY APPARENT ERROR OR OMISSION DISCOVERED IN THE CONTRACT DOCUMENTS, BUT IMMEDIATELY NOTIFY THE ENGINEER OF SUCH DISCOVERY. THE ENGINEER WILL THEN MAKE SUCH CORRECTIONS AND INTERPRETATIONS AS NECESSARY TO REFLECT THE ACTUAL SPIRIT AND INTENT OF THE CONTRACT DOCUMENTS.

4. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48-HOURS NOTICE TO THE UTILITY COMPANIES PRIOR TO CONSTRUCTION TO OBTAIN FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES.

5. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SURVEY MONUMENTATION, AND ANY DISTURBED MONUMENTATION SHALL BE RESTORED AT CONTRACTOR'S EXPENSE BY A SURVEYOR SELECTED BY THE OWNER.

6. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE AND PASS ALL TESTING OR INSPECTION REQUIREMENTS PRIOR TO BASE & SURFACE IMPROVEMENT CONSTRUCTION.

7. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES AND THE ENGINEER. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS AND TESTING ACCORDING TO AGENCY REQUIREMENTS.

8. ALL WORK PERFORMED SHALL COMPLY WITH THE CODES, STANDARDS, REGULATIONS AND REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE AND ENGINEERING STANDARDS, PLUS THE CURRENT EDITION OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND UTILITY CONSTRUCTION, PLUS THE REGULATIONS AND ORDINANCES OF THE VARIOUS OTHER GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.

9. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO THE ENGINEER FOR APPROVAL. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION COULD RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. THE ENGINEER'S REVIEW OF THE SHOP DRAWINGS IS FOR CONFORMITY WITH THE CONTRACT DOCUMENTS AND DOES NOT INCLUDE IN-DEPTH CHECK FOR THE ABILITY OF THE CONTRACTOR TO PERFORM THE WORK IN A SAFE OR EFFICIENT MANNER. THE ENGINEER'S REVIEW OF THE SHOP DRAWINGS DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR DIMENSIONAL ACCURACY TO ENSURE FIELD FIT AND CONFORMITY OF THE VARIOUS COMPONENTS AND DETAILS. PROVIDE SHOP DRAWINGS OF SANITARY SEWER COMPONENTS TO THE CITY OF OCALA FOR WASTEWATER DIVISION REVIEW FOR THOSE COMPONENTS TO BE DEDICATED TO THE CITY.

10. CONTRACTOR SHALL KEEP ENGINEER ADVISED OF CONSTRUCTION SCHEDULE CHANGES SO THAT ENGINEER CAN SCHEDULE PERIODIC SITE VISITS AT APPROPRIATE TIMES IN ORDER TO PROVIDE CONSTRUCTION CERTIFICATIONS TO JURISDICTIONAL AGENCIES.

11. WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON OR ADJACENT TO THE SITE BY OTHER CONTRACTORS AND UTILITY COMPANIES. THE CONTRACTOR SHALL COORDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTORS AND UTILITY COMPANIES.

12. SAFETY:
    A. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS PERSONNEL.
    B. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION.
    C. THE MAINTENANCE OF TRAFFIC SHALL BE MAINTAINED IN ACCORDANCE WITH THE MARION COUNTY TRANSPORTATION ENGINEERING BUREAU AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
    D. ALL TRAFFIC CONTROL MARKINGS AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION.
    E. CONTACT MARION COUNTY (352-671-8900) FOR MANAGEMENT OF TRAFFIC CONTROL REVIEW PRIOR AND DURING CONSTRUCTION.

13. CONTRACTOR SHALL PROVIDE ALL EQUIPMENT NECESSARY FOR DEWATERING. DISCHARGE WATER FROM DEWATERING SHALL BE CLEAR WITH NO VISIBLE SOIL PARTICLES. DISCHARGE WATER FROM DEWATERING SHALL BE DISPOSED OF IN SUCH A MANNER THAT IT WILL NOT INTERFERE WITH THE NORMAL DRAINAGE OF THE AREA IN WHICH THE WORK IS BEING PERFORMED, OR CREATE PONDING. THE OPERATION SHALL NOT CAUSE ANY DAMAGE TO ANY PORTION OF THE WORK COMPLETED, OR IN PROGRESS. THE DEWATERING OPERATION SHALL COMPLY WITH THE REQUIREMENTS OF APPLICABLE REGULATORY AGENCIES. A PRE-WORK MEETING WILL BE CONDUCTED WITH THE GEOTECHNICAL FIRM, THE OWNER, THE CONTRACTOR, AND THE ENGINEER PRIOR TO BEGINNING ANY SITE EXCAVATION.

14. CONFORMITY WITH WORK - IN THE EVENT THAT THE ENGINEER FINDS THAT THE CONTRACTOR HAS USED MATERIAL OR PRODUCED A FINISH PRODUCT THAT IS NOT REASONABLY CLOSE IN CONFORMITY WITH THE CONTRACT DOCUMENTS, I.E. UNSATISFACTORY PRODUCT, THE CONTRACTOR SHALL REMOVE AND REPLACE OR OTHERWISE CORRECT THE WORK OR MATERIALS AT NO EXPENSE TO THE OWNER.

15. "AS-BUILT" FOR THE PROPOSED CONSTRUCTION SHALL BE PROVIDED UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL FURNISH THE OWNER'S ENGINEER WITH COMPLETE "AS-BUILT" INFORMATION CERTIFIED BY A FLORIDA REGISTERED PROFESSIONAL SURVEYOR. ONCE PROVIDED WITH "AS-BUILTS" AND AFTER OBSERVATION OF THE ENTIRE PROJECT, SHOULD THE ENGINEER DETERMINE THAT THE CONTRACTOR HAS SATISFACTORILY COMPLETED THE WORK, THE ENGINEER WILL GIVE THE CONTRACTOR WRITTEN NOTICE OF FINAL ACCEPTANCE.

16. PIPE LENGTHS SHOWN ARE APPROXIMATE AND SHOULD BE ORDERED FROM FIELD STAKED QUANTITIES. PLAN PIPE LENGTHS ARE MEASURED FROM CONNECTION POINT TO END OF THE LINES FOR WATER LINES.

17. CONTRACTOR MUST REVIEW "MAINTENANCE OF UTILITY SERVICE PLAN" WITH ENGINEER AND UTILITY COMPANY PRIOR TO START OF UTILITY CONSTRUCTION.

GOVERNING SPECIFICATIONS:

A. GRADING, DRAINAGE AND PAVING MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CURRENT PUBLICATION OF THE FDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AS SUPPLEMENTED BY THE FDOT STANDARD INDEX AND AS SUPPLEMENTED BY DETAILS AND NOTES ON PLANS.

B. CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CURRENT PUBLICATION OF THE MARION COUNTY LAND DEVELOPMENT CODE "STANDARD SPECIFICATIONS FOR CONSTRUCTION" FOR UTILITY WORK, EXCEPT AS NOTED ON PLANS.

C. WATER DISTRIBUTION SYSTEM MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH MARION COUNTY "STANDARD SPECIFICATIONS FOR CONSTRUCTION" , EXCEPT AS NOTED ON PLANS.

D. CONFORM WITH ALL REQUIREMENTS OF THE FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION (FDEP) SOILS DISTURBANCE AND WATER OR SANITARY SYSTEM EXTENSIONS PERMITS.

E. CONFORM WITH ALL REQUIREMENTS OF THE "SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT" (SWFWMD) ENVIRONMENTAL RESOURCES PERMIT (ERP).

CLEARING AND GRUBBING NOTES:

1. PRIOR TO CLEARING AND GRUBBING, ALL SILT FENCE EROSION CONTROL DEVICES AND SEDIMENT CONTROL BASINS SHALL BE INSTALLED AND OPERATIONAL.

2. ALL INDICATED MATERIALS TO BE CLEARED, GRUBBED AND REMOVED FROM THE CONSTRUCTION AREA INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING: ALL TREES, STUMPS, ROOTS, BRUSH, TRASH, ORGANIC MATTER WITHIN THE SITE, CURBING, PAVING, MISCELLANEOUS STRUCTURES (IF ANY), AND OTHER DEBRIS.

3. GRUBBING SHALL CONSIST OF COMPLETELY REMOVING ROOTS, STUMPS, TRASH AND OTHER DEBRIS FROM SITE, SO THAT THE TOPSOIL IS FREE OF ROOTS AND DEBRIS. TOPSOIL IS TO BE LEFT SUFFICIENTLY CLEAN SO THAT FURTHER PICKING AND RAKING WILL NOT BE REQUIRED.

4. BURNING OF TREES, ROOTS, OR ANY KIND OF MATERIALS WILL NOT BE ALLOWED ANYWHERE ON THE SITE.

5. THE CONTRACTOR SHALL EXERCISE SPECIAL PRECAUTIONS FOR THE PROTECTION AND PRESERVATION OF TREES, SOD, FENCES, ETC., SITUATED WITHIN THE VICINITY OF THE PROJECT AREA OR TREE SAVE AREAS BUT NOT DIRECTLY WITHIN EXCAVATION AND/OR FILL LIMITS. THE CONTRACTOR SHALL BE HELD LIABLE FOR ANY DAMAGE AS A RESULT OF HIS OPERATIONS.

6. TREES WHICH ARE SEVERELY DAMAGED OR DESTROYED BY CLEARING OPERATIONS OUTSIDE THE CLEARING LIMITS WILL BE PAID FOR BY THE CONTRACTOR IN WHOLE. MINOR DAMAGE INFLICTED TO TREE BRANCHES AND TRUNKS WILL BE REPAIRED, AT NO COST TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING TREE PROTECTION FENCING AROUND TREE SAVE AREAS WITHIN THE SITE, AS SHOWN ON PLANS OR DIRECTED BY THE MUNICIPAL AUTHORITY. THE TREE PROTECTION FENCING SHALL BE IN ACCORDANCE WITH MUNICIPAL STANDARDS AND REQUIREMENTS.

EXCAVATION, GRADING AND PAVING NOTES:

1. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS OR AS DIRECTED BY THE OWNER, THE ENGINEER, OR OWNER'S SOIL TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY.

3. DEWATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.

4. ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE OWNER'S SOIL TESTING COMPANY OR ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS.

5. DISPOSAL OF ANY EXCESS EARTHWORK MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

6. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.

7. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE COMPLIANCE WITH A.D.A. STANDARDS.

8. CONTRACTOR SHALL SAW-CUT EXIST. PAVEMENT TO PROVIDE CLEAN JOINT. REMOVE EXISTING PAVEMENT FOR NEW INSTALLATION AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.

9. REFER TO THE CURRENT EDITION OF THE FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS" FOR DETAILS AND SPECIFICATIONS OF ALL FDOT TYPE CURBING CALLED FOR IN THESE PLANS.

10. REFER TO THE CURRENT EDITION OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION FOR SPECIFICATIONS ON PAVING MATERIALS.

11. CONTRACTOR TO PROVIDE A 1/2-IN. BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER WHERE CONCRETE ABUTS BUILDINGS, OTHER CONCRETE, OR OTHER RIGID MATERIALS.

12. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SURVEY MONUMENTATION. DISTURBED MONUMENTATION SHALL BE RESTORED AT CONTRACTOR'S EXPENSE BY A SURVEYOR SELECTED BY THE OWNER.

13. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE SOILS ENGINEER FOR APPLICABLE TESTING UPON COMPLETION OF THE WORK. THE SOILS ENGINEER WILL SUBMIT CERTIFICATIONS TO THE OWNER AND ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.

14. TESTING AND INSPECTION TO BE PERFORMED BY A QUALIFIED INDEPENDENT TESTING LABORATORY, UNDER THE SUPERVISION OF A REGISTERED ENGINEER, SPECIALIZING IN SOILS ENGINEERING. PERFORM ALL TESTING NECESSARY AS REQUIRED BY THESE PLANS AND THE VARIOUS PERMITTING AGENCIES. THE CONTRACTOR WILL PAY THE COSTS OF ALL INITIAL TESTING. SHOULD RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET SPECIFICATIONS, THE CONTRACTOR SHALL BEAR ALL COSTS OF SAID RETESTING.

15. ALL UNDERGROUND UTILITIES MUST BE IN PLACE AND PASS ALL TESTING OR INSPECTION REQUIREMENTS PRIOR TO ROAD BASE AND OR SURFACE IMPROVEMENT CONSTRUCTION.

UTILITY SYSTEM NOTES:

1. CONTRACTOR SHALL NOTIFY ALL PUBLIC AND PRIVATE UTILITY OWNERS AND FLORIDA'S "SUNSHINE ONE-CALL" SYSTEM 48-HRS PRIOR TO STARTING CONSTRUCTION. COST OF REPLACEMENT AND REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE CONTRACTOR'S RESPONSIBILITY.

2. WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE COORDINATED WITH GOVERNING AUTHORITIES. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS AND PAY REQUIRED FEES, AND COMPLY WITH LOCAL, STATE AND FEDERAL REGULATIONS APPLICABLE TO CONSTRUCTION OF THE PROJECT.

3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MAKING ALL NECESSARY ARRANGEMENTS FOR PERFORMING WORK INVOLVED IN CONNECTION WITH THE DISCONTINUANCE OR INTERRUPTION OF ALL UTILITIES UNDER THE JURISDICTION OF THE UTILITY COMPANIES.

4. EXISTING OUT-OF-SERVICE BURIED UTILITIES ENCOUNTERED WITHIN THE PROPOSED PROJECT SHALL BE REMOVED WHEN WITHIN THE EXCAVATED AREA AND SLURRY FILLED BY THE CONTRACTOR ALONG OTHER AREAS WITHIN THE WORK ZONE. DISPOSITION AS DIRECTED BY THE UTILITY'S OWNER. NO ABANDONMENT OF UTILITY LINES ARE ALLOWED UNDER BUILDINGS WITHOUT THE PROJECT'S ENGINEERS APPROVAL.

5. CONFLICTS BETWEEN UNDERGROUND UTILITIES, I.E. WATER, ELECTRICAL, COMMUNICATIONS, GAS, AND STORM OR SANITARY SEWERS SHALL BE RESOLVED BY ADJUSTING THE UNDERGROUND UTILITIES AS NECESSARY, AND IS INCLUSIVE IN CONTRACTORS COST. GRAVITY SEWERS SHALL NOT BE ADJUSTED WITHOUT PRIOR APPROVAL OF THE ENGINEER AND THE MUNICIPAL AUTHORITY.

6. CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AT ALL INTERSECTIONS OF PROPOSED WORK WITH EXISTING UTILITIES. THE EXPLORATORY EXCAVATIONS SHALL BE MADE A MINIMUM OF 72-HRS IN ADVANCE OF THE PROPOSED WORK, AND PRIOR TO SHOP DRAWINGS SUBMITTALS, WHEN APPLICABLE. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER IF THERE IS A CONFLICT. INFORMATION TO BE FURNISHED BY THE CONTRACTOR SHALL INCLUDE: LOCATION, ELEVATION, UTILITY TYPE, MATERIAL AND SIZE.

7. UTILITY APPURTENANCES SHALL MEET THE FOLLOWING REQUIREMENTS: A) BE AESTHETICALLY ACCEPTABLE. B) IN COMPLIANCE WITH INDUSTRY AND MANUFACTURER'S STANDARDS. C) PLACED IN AREA WITH THE MINIMUM INTERFERENCE TO THE OPERATIONAL AND MAINTENANCE OF THE SITE. D) NOT IN CONFLICT WITH OTHER FACILITIES AND AS CLOSE TO THE RIGHT-OF-WAY AS POSSIBLE.

8. CONTRACTOR SHALL PROVIDE FOR THE TEMPORARY SUPPORT AND PROTECTION OF EXISTING UTILITIES WITHIN THE WORK ZONE. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE ADEQUACY OF THESE METHODS I.E. ALL SHEETING, SHORING, AND BRACING SYSTEMS.

9. THE CONTRACTOR SHALL PROVIDE APPLICABLE TEST RESULTS FOR THE PURPOSE OF CERTIFICATIONS REQUIRED BY THE FDEP OR OTHER GOVERNING AGENCY HAVING JURISDICTION. TESTING AND CERTIFICATION SHALL INCLUDE BUT ARE NOT LIMITED TO: WATER LINE, SANITARY SEWERS, TRENCH BACKFILL AND COMPACTION, PAVING MATERIALS.

10. SANITARY SEWERS AND WATER MAINS SHALL NOT BE PLACED INTO SERVICE UNTIL A CLEARANCE LETTER/CERTIFICATION OF COMPLETION IS RECEIVED FROM FDEP FOR THE PROJECT.

STRIPING AND SIGNAGE NOTES:

1. SIGNING AND PAVEMENT MARKINGS TO BE DONE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AND THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS.

2. COORDINATE AND PROVIDE FOR THE DISPOSITION AND PER PLAN REMOVAL OF EXISTING SIGNS WITH THE MUNICIPAL AUTHORITY.

3. EXISTING SIGNS THAT ARE TO REMAIN SHALL BE PROTECTED AND VISIBLE DURING THE COURSE OF CONSTRUCTION. EXISTING SIGNS WHICH ARE TO BE RELOCATED AND ARE DAMAGED BY THE CONTRACTOR SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER/MUNICIPALITY.

4. CAUTION SHALL BE EXERCISED IN THE INSTALLATION OF POST MOUNTED ROAD SIDE SIGNS IN ORDER TO PREVENT DAMAGE TO BURIED UTILITIES. LOCATIONS SHALL CONFORM TO FDOT STANDARD 700-101.

5. ENGINEER TO BE NOTIFIED WHEN SIGN ASSEMBLY LOCATIONS SHOWN ON THE PLANS ARE IN CONFLICT WITH SIGNALS, LIGHTING, UTILITIES, ETC. LOCATION MAY BE SLIGHTLY ADJUSTED AS DIRECTED BY THE ENGINEER.

6. SIGNS SHALL BE CONSTRUCTED WITH TYPE III B HIGH PERFORMANCE PRISMATIC REFLECTIVE SHEETING, EXCEPT FOR "STOP", "WRONG-WAY", AND "DO-NOT-ENTER" WHICH SHALL BE TYPE VII SHEETING.

7. SIGN POST FOR ANY SINGLE COLUMN SIGNS SHALL BE A MINIMUM OF 3" DIA. CONFORMING TO FDOT STANDARD 700-010-1, AND LISTED IN THE FDOT'S QUALIFIED PRODUCTS LIST (QPL). THE CONTRACTOR SHALL FIELD VERIFY THE LENGTH OF SIGN COLUMN SUPPORTS PRIOR TO FABRICATION.

8. ALL SURFACES SHALL BE CLEANED PRIOR TO THE START OF INSTALLATION OF ALL PAVEMENT MARKINGS.

9. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A COMBINATION OF SAND AND WATER BLASTING, OR OTHER APPROVED METHOD THAT WILL NOT MATERIALLY DAMAGE THE SURFACE TEXTURE OF THE PAVEMENT, AND WILL FULLY ELIMINATE ANY TRACE OF THE PREVIOUS MARKINGS. METHOD USED MUST RECEIVE PRE-APPROVAL OF THE MUNICIPAL AUTHORITY.

10. PAINTED PAVEMENT MARKINGS SHALL BE INSTALLED ON THE FINAL ASPHALT SURFACE DURING THE INITIAL 30-DAY CURE PERIOD, AND FINAL THERMOPLASTIC PAVEMENT MARKINGS SHALL BE INSTALLED AFTER THE 30-DAY CURING PERIOD. PAINTED PAVEMENT MARKINGS SHALL CONFORM TO FDOT SPEC. 711-001.

11. PLACEMENT OF TURN ARROWS SHALL CONFORM TO FDOT STANDARD 711-001.

12. CROSSWALKS SHALL BE 10-LF WIDE UNLESS OTHERWISE SHOWN ON THE PLANS, AND SHALL CONFORM TO FDOT STANDARD 711-001.

13. ALL PERMANENT STRIPING SHALL BE INSTALLED PRIOR TO RETRO-REFLECTIVE PAVEMENT MARKERS (RPMS) INSTALLATION. PLACEMENT OF RPMS SHALL CONFORM TO FDOT STANDARD 706-001.

14. CONTRACTOR SHALL COORDINATE WITH THE LOCAL PUBLIC TRANSIT AGENCY FOR BUS STOP OR RESPECTIVE SIGNS TO BE REMOVED OR RELOCATED.

DEMOLITION NOTES:

1. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXIST. UTILITIES AND GRAVITY STORM AND SANITARY SEWER LINES TO DETERMINE THE ACCURACY OF SURVEY INFORMATION REFLECTED ON THESE DRAWINGS. ADDITIONALLY, THE CONTRACTOR SHALL VERIFY THE ELEVATIONS OF ALL CONNECTIONS RELATIVE TO THOSE SHOWN ON THESE DRAWINGS. IF DISCREPANCIES ARE DETERMINED CONTACT THE ENGINEER.

2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXIST. UTILITIES WHICH CONFLICT WITH THE PROPOSED UTILITIES SHOWN ON THE PLANS.

EROSION AND SEDIMENTATION CONTROL NOTES:

1. THE CONTRACTOR MUST IMPLEMENT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES REQUIRED TO RETAIN SEDIMENT ON-SITE AND TO PREVENT VIOLATIONS OF THE WATER QUALITY CRITERIA AND STANDARDS IN CHAPTERS 62-4, 62-302, F.A.C. ALL EROSION/SEDIMENT CONTROL PRACTICES MUST BE IN ACCORDANCE WITH THE GUIDELINES AND SPECIFICATIONS IN SECTION 6 OF THE FLORIDA LAND DEVELOPMENT MANUAL: A GUIDE TO SOUND LAND AND WATER MANAGEMENT (FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION 1988), AS WELL AS THE CITY OF ORLANDO WATER QUALITY CODE AND THE FLORIDA STORMWATER, EROSION AND SEDIMENTATION CONTROL INSPECTORS HANDBOOK, UNLESS A PROJECT-SPECIFIC EROSION AND SEDIMENT CONTROL PLAN IS APPROVED BY THE WATER MANAGEMENT DISTRICT IN WHICH CASE THE PRACTICES MUST BE IN ACCORDANCE WITH THE PLAN. IF SITE SPECIFIC CONDITIONS REQUIRE ADDITIONAL MEASURES DURING ANY PHASE OF CONSTRUCTION OR OPERATION TO PREVENT EROSION OR CONTROL SEDIMENT, THE CONTRACTOR MUST IMPLEMENT THE NECESSARY ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES.

2. STABILIZATION MEASURES SHALL BE INITIATED FOR EROSION AND SEDIMENT CONTROL ON DISTURBED AREAS AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14-DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.

3. THE LOCATION AND TYPE OF THE EROSION CONTROL MEASURES SHOWN ON THESE DRAWINGS ARE PROVIDED FOR GENERAL GUIDANCE TO THE CONTRACTOR. THE METHODS AND SEQUENCING OF CONSTRUCTION EMPLOYED BY THE CONTRACTOR MAY REQUIRE MORE OR LESS EROSION CONTROL MEASURES THAN THAT DEPICTED TO MAINTAIN ADEQUATE EROSION AND SEDIMENT CONTROL FOR THE CONSTRUCTION ACTIVITIES.

4. EROSION/TURBIDITY BARRIERS MUST BE INSTALLED AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SEDIMENT OR SUSPENDED SOLIDS TO ADJACENT PROPERTIES, JURISDICTIONAL WETLANDS AND/OR RECEIVING WATER BODIES EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST REMAIN IN PLACE AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND SOILS ARE STABILIZED AND VEGETATION HAS BEEN ESTABLISHED. THEREAFTER THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF THE BARRIERS. THE CONTRACTOR SHALL MAINTAIN THE EROSION/TURBIDITY CONTROL BARRIERS DAILY. THE CONTRACTOR IS TOTALLY RESPONSIBLE FOR PROVIDING THE NECESSARY EROSION/TURBIDITY CONTROL FOR THIS PROJECT. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY PENALTIES IMPOSED BY THE PERMITTING AGENCIES FOR ANY EROSION, SHOALING, OR WATER QUALITY PROBLEMS RESULTANT TO CONSTRUCTION ACTIVITIES.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY EROSION, SEDIMENTATION, SHOALING OR WATER QUALITY PROBLEMS THAT RESULT FROM THE CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL USE APPROPRIATE BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL AS DESCRIBED IN THE FLORIDA LAND DEVELOPMENT MANUAL, A GUIDE TO SOUND LAND AND WATER MANAGEMENT (DEP, 1988) AND/OR ACCORDING TO FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS FOR EROSION CONTROL APPLICATIONS AND ACCORDING TO THE ORANGE COUNTY WATER QUALITY CODE AND THE FLORIDA STORMWATER, EROSION AND SEDIMENTATION CONTROL INSPECTORS HANDBOOK.

6. MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO INSURE THAT SEDIMENTATION AND/OR TURBIDITY PROBLEMS ARE NOT CREATED IN THE RECEIVING WATER.

7. PRIOR TO BEGINNING THE CLEARING AND GRUBBING OF THE SITE, SYNTHETIC BALES SHALL BE STAKED TO THE GROUND ALONG THE PROPERTY LINE AT LOW AREAS IN ADDITION TO THE PERIMETER SILT FENCE TO PREVENT STORMWATER FROM WASHING ERODED SOIL FROM THE SITE.

8. THE SITE SHALL BE GRADED SUCH THAT ALL STORMWATER WILL BE DIRECTED INTO THE ON-SITE STORMWATER SYSTEM. SYNTHETIC BALES SHALL BE STAKED IN LOCATIONS WHERE WATER ENTERS THE SYSTEM TO FILTER OUT THE ERODED SOILS AND CONSTRUCTION FINES. CONTRACTOR SHALL MAKE PROVISIONS TO AVOID TRACKING DIRT AND CONSTRUCTION DEBRIS TO THE ROADWAY VIA TRUCK AND EQUIPMENT TIRES.

9. SILT FENCE SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CITY OF ORLANDO, AND FDOT STANDARDS AND SPECIFICATIONS, AND THE CONTRACT DRAWINGS.

10. CONTRACTOR SHALL REPLACE CLOGGED SECTIONS OF SILT FENCES AND PERFORATED PIPE WITH FABRIC SOCK AS NECESSARY TO MAINTAIN WATER PASSAGE.

11. CONTRACTOR SHALL PROVIDE SEDIMENT CONTROL DURING INSTALLATION OF NEW CURBING AND DRIVEWAYS AS APPROVED BY THE ENGINEER.

12. CONTRACTOR SHALL TAKE CARE TO KEEP EXPOSED AREAS TO A MINIMUM POSSIBLE TIME DURING CONSTRUCTION.

13. ON-SITE CONTROL MEASURES SHALL BE APPLIED TO REDUCE EROSION AS SHOWN ON THE PLANS, DETAIL SHEETS AND IN ACCORDANCE WITH FDOT, FDEP AND THE CITY OF ORLANDO REGULATIONS FOR EROSION CONTROL MEASURES. STOCKPILING AND STORAGE OF MATERIALS SHOULD NOT BE LOCATED IN A MANNER TO IMPEDE FLOW OR CAUSE MATERIALS TO BE ERODED BY STORMWATER RUNOFF.

14. ALL TEMPORARY SEDIMENTATION CONTROL STRUCTURES AND MEASURES TO BE USED DURING CONSTRUCTION SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY AND SHALL BE MAINTAINED IN AN EFFECTIVE CONDITION UNTIL SUCH TIME AS THE COMPLETION OF THE PERMANENT SYSTEM OR OTHER EROSION CONTROL MEASURES CAN ASSURE ADEQUATE EROSION AND SEDIMENT CONTROL.

15. CONTRACTOR TO INSPECT EROSION/SEDIMENT CONTROL DEVICES DAILY AND WITHIN 24 HOURS OF EACH 0.5 INCH OR GREATER RAINFALL EVENT FOR EFFECTIVENESS. ANY NECESSARY REMEDIES SHALL BE PERFORMED IMMEDIATELY.

16. NO EXCAVATING MATERIAL SHALL BE STOCKPILED IN A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE OR INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY.

17. ALL EXCESS FILL MATERIAL WILL BE HAULED OFFSITE.

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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

24 HOUR
EMERGENCY CONTACT

ATWELL
866.850.4200 www.atwell-group.com
111 N. MAGNOLIA AVENUE, SUITE 1350
ORLANDO, FL 32801
407.743.3524
COA# 29091

SEC 33 / TOWNSHIP 14S / RANGE 21E
TBD NW 53RD AVENUE ROAD
OCALA
MARION COUNTY, FLORIDA

PICKLEBALL COURT ADDITION @ OCALA PRESERVE
FORESTAR (USA) ESTATE GROUP, INC.
MAJOR SITE PLANS
NOTES SHEET

DATE 12/04/2024

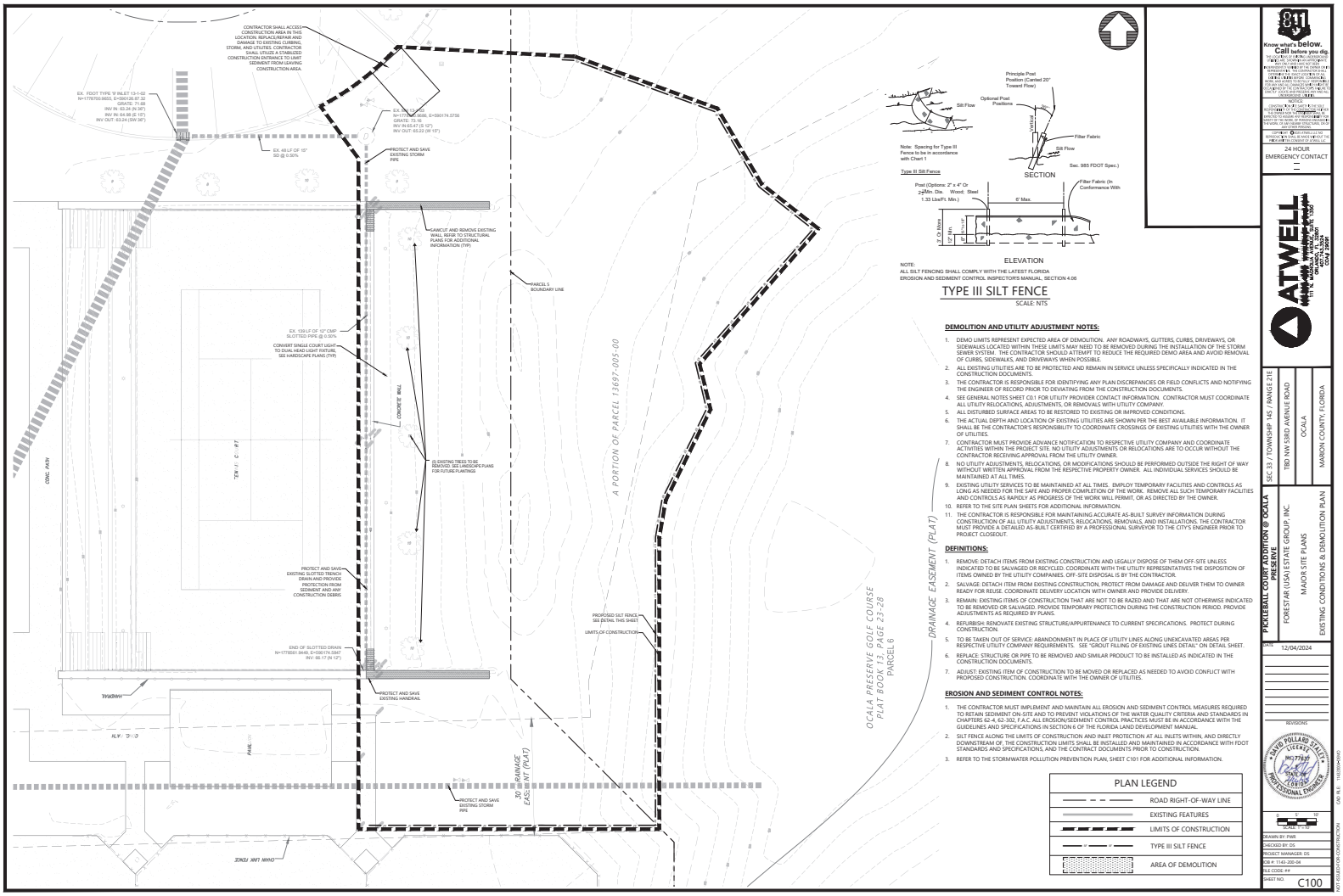
REVISIONS

DAVID POLLARD STALEY LICENSE No. 77637 STATE OF FLORIDA PROFESSIONAL ENGINEER

DRAWN BY: PWR
CHECKED BY: DS
PROJECT MANAGER: DS
JOB #: 1143-200-04
FILE CODE: ##
SHEET NO. C010

CAD FILE: 11432004-NOTE
NOT-ISSUED-FOR-CONSTRUCTION

FILE NAME: O:\Projects\1143-200 (Ocala Preserve) Amenity Engineering\Drawings-Exhibits\1143-200-04 Main Amenity - Pickleball Court\Current Plans\11432004-NOTE.dwg LAST SAVED BY: pmcwol 2/20/2025 3:02 PM PLOTTED BY: Logan Combs 2/21/2025 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 PLOT STYLE: ATWELL.CTB



TYPE III SILT FENCE

SCALE: NTS

DEMOLITION AND UTILITY ADJUSTMENT NOTES:

1. DEMO LIMITS REPRESENT EXPECTED AREA OF DEMOLITION. ANY ROADWAYS, GUTTERS, CURBS, DRIVEWAYS, OR SIDEWALKS LOCATED WITHIN THESE LIMITS MAY NEED TO BE REMOVED DURING THE INSTALLATION OF THE STORM SEWER SYSTEM. THE CONTRACTOR SHOULD ATTEMPT TO REDUCE THE REQUIRED DEMO AREA AND AVOID REMOVAL OF CURBS, SIDEWALKS, AND DRIVEWAYS WHEN POSSIBLE.
2. ALL EXISTING UTILITIES ARE TO BE PROTECTED AND REMAIN IN SERVICE UNLESS SPECIFICALLY INDICATED IN THE CONSTRUCTION DOCUMENTS.
3. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING ANY PLAN DISCREPANCIES OR FIELD CONFLICTS AND NOTIFYING THE ENGINEER OF RECORD PRIOR TO DEVIATING FROM THE CONSTRUCTION DOCUMENTS.
4. SEE GENERAL NOTES SHEET C0.1 FOR UTILITY PROVIDER CONTACT INFORMATION. CONTRACTOR MUST COORDINATE ALL UTILITY RELOCATIONS, ADJUSTMENTS, OR REMOVALS WITH UTILITY COMPANY.
5. ALL DISTURBED SURFACE AREAS TO BE RESTORED TO EXISTING OR IMPROVED CONDITIONS.
6. THE ACTUAL DEPTH AND LOCATION OF EXISTING UTILITIES ARE SHOWN PER THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE CROSSINGS OF EXISTING UTILITIES WITH THE OWNER OF UTILITIES.
7. CONTRACTOR MUST PROVIDE ADVANCE NOTIFICATION TO RESPECTIVE UTILITY COMPANY AND COORDINATE ACTIVITIES WITHIN THE PROJECT SITE. NO UTILITY ADJUSTMENTS OR RELOCATIONS ARE TO OCCUR WITHOUT THE CONTRACTOR RECEIVING APPROVAL FROM THE UTILITY OWNER.
8. NO UTILITY ADJUSTMENTS, RELOCATIONS, OR MODIFICATIONS SHOULD BE PERFORMED OUTSIDE THE RIGHT OF WAY WITHOUT WRITTEN APPROVAL FROM THE RESPECTIVE PROPERTY OWNER. ALL INDIVIDUAL SERVICES SHOULD BE MAINTAINED AT ALL TIMES.
9. EXISTING UTILITY SERVICES TO BE MAINTAINED AT ALL TIMES. EMPLOY TEMPORARY FACILITIES AND CONTROLS AS LONG AS NEEDED FOR THE SAFE AND PROPER COMPLETION OF THE WORK. REMOVE ALL SUCH TEMPORARY FACILITIES AND CONTROLS AS RAPIDLY AS PROGRESS OF THE WORK WILL PERMIT, OR AS DIRECTED BY THE OWNER.
10. REFER TO THE SITE PLAN SHEETS FOR ADDITIONAL INFORMATION.
11. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ACCURATE AS-BUILT SURVEY INFORMATION DURING CONSTRUCTION OF ALL UTILITY ADJUSTMENTS, RELOCATIONS, REMOVALS AND INSTALLATIONS. THE CONTRACTOR MUST PROVIDE A DETAILED AS-BUILT CERTIFIED BY A PROFESSIONAL SURVEYOR TO THE CITY'S ENGINEER PRIOR TO PROJECT CLOSEOUT.

DEFINITIONS:

1. REMOVE: DETACH ITEMS FROM EXISTING CONSTRUCTION AND LEGALLY DISPOSE OF THEM OFF-SITE UNLESS INDICATED TO BE SALVAGED OR RECYCLED. COORDINATE WITH THE UTILITY REPRESENTATIVES THE DISPOSITION OF ITEMS OWNED BY THE UTILITY COMPANIES. OFF-SITE DISPOSAL IS BY THE CONTRACTOR.
2. SALVAGE: DETACH ITEM FROM EXISTING CONSTRUCTION, PROTECT FROM DAMAGE AND DELIVER THEM TO OWNER READY FOR REUSE. COORDINATE DELIVERY LOCATION WITH OWNER AND PROVIDE DELIVERY.
3. REMAIN: EXISTING ITEMS OF CONSTRUCTION THAT ARE NOT TO BE RAZED AND THAT ARE NOT OTHERWISE INDICATED TO BE REMOVED OR SALVAGED. PROVIDE TEMPORARY PROTECTION DURING THE CONSTRUCTION PERIOD. PROVIDE ADJUSTMENTS AS REQUIRED BY PLANS.
4. REFURBISH: RENOVATE EXISTING STRUCTURE/APPURTENANCE TO CURRENT SPECIFICATIONS. PROTECT DURING CONSTRUCTION.
5. TO BE TAKEN OUT OF SERVICE: ABANDONMENT IN PLACE OF UTILITY LINES ALONG UNEXCAVATED AREAS PER RESPECTIVE UTILITY COMPANY REQUIREMENTS. SEE "GROUT FILLING OF EXISTING LINES DETAIL" ON DETAIL SHEET.
6. REPLACE: STRUCTURE OR PIPE TO BE REMOVED AND SIMILAR PRODUCT TO BE INSTALLED AS INDICATED IN THE CONSTRUCTION DOCUMENTS.
7. ADJUST: EXISTING ITEM OF CONSTRUCTION TO BE MOVED OR REPLACED AS NEEDED TO AVOID CONFLICT WITH PROPOSED CONSTRUCTION. COORDINATE WITH THE OWNER OF UTILITIES.

EROSION AND SEDIMENT CONTROL NOTES:

1. THE CONTRACTOR MUST IMPLEMENT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES REQUIRED TO RETAIN SEDIMENT ON-SITE AND TO PREVENT VIOLATIONS OF THE WATER QUALITY CRITERIA AND STANDARDS IN CHAPTERS 62-4, 62-302, F.A.C. ALL EROSION/SEDIMENT CONTROL PRACTICES MUST BE IN ACCORDANCE WITH THE GUIDELINES AND SPECIFICATIONS IN SECTION 6 OF THE FLORIDA LAND DEVELOPMENT MANUAL.
2. SILT FENCE ALONG THE LIMITS OF CONSTRUCTION AND INLET PROTECTION AT ALL INLETS WITHIN, AND DIRECTLY DOWNSTREAM OF, THE CONSTRUCTION LIMITS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH FDOT STANDARDS AND SPECIFICATIONS, AND THE CONTRACT DOCUMENTS PRIOR TO CONSTRUCTION.
3. REFER TO THE STORMWATER POLLUTION PREVENTION PLAN, SHEET C101 FOR ADDITIONAL INFORMATION.

PLAN LEGEND

- ROAD RIGHT-OF-WAY LINE
- EXISTING FEATURES
- LIMITS OF CONSTRUCTION
- TYPE III SILT FENCE
- AREA OF DEMOLITION

Know what's below. Call before you dig.

NOTICE: CONTRACTOR TO NOTIFY ALL UTILITIES FOR FIELD LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO CONTACT ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND BETWEEN FIELD CONDITIONS AND PLANS.

NOTICE: CONTRACTOR TO NOTIFY ALL UTILITIES FOR FIELD LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO CONTACT ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND BETWEEN FIELD CONDITIONS AND PLANS.

CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS AND SILT FROM THE DRAINAGE SYSTEM BEFORE FINAL ACCEPTANCE OF WORK.

24 HOUR EMERGENCY CONTACT

—

ATWELL
111 N. Orange Ave., Suite 1550
Orlando, FL 32801
(407) 843-1500
CoA # 28924

SEC 33 / TOWNSHIP 14S / RANGE 21E | TBD NW 53RD AVENUE ROAD | OCALA | MARION COUNTY, FLORIDA

PICKLEBALL COURT ADDITION @ OCALA PRESERVE

FORESTAR (USA) ESTATE GROUP, INC.

MAJOR SITE PLANS

EXISTING CONDITIONS & DEMOLITION PLAN

DATE: 12/04/2024

REVISIONS

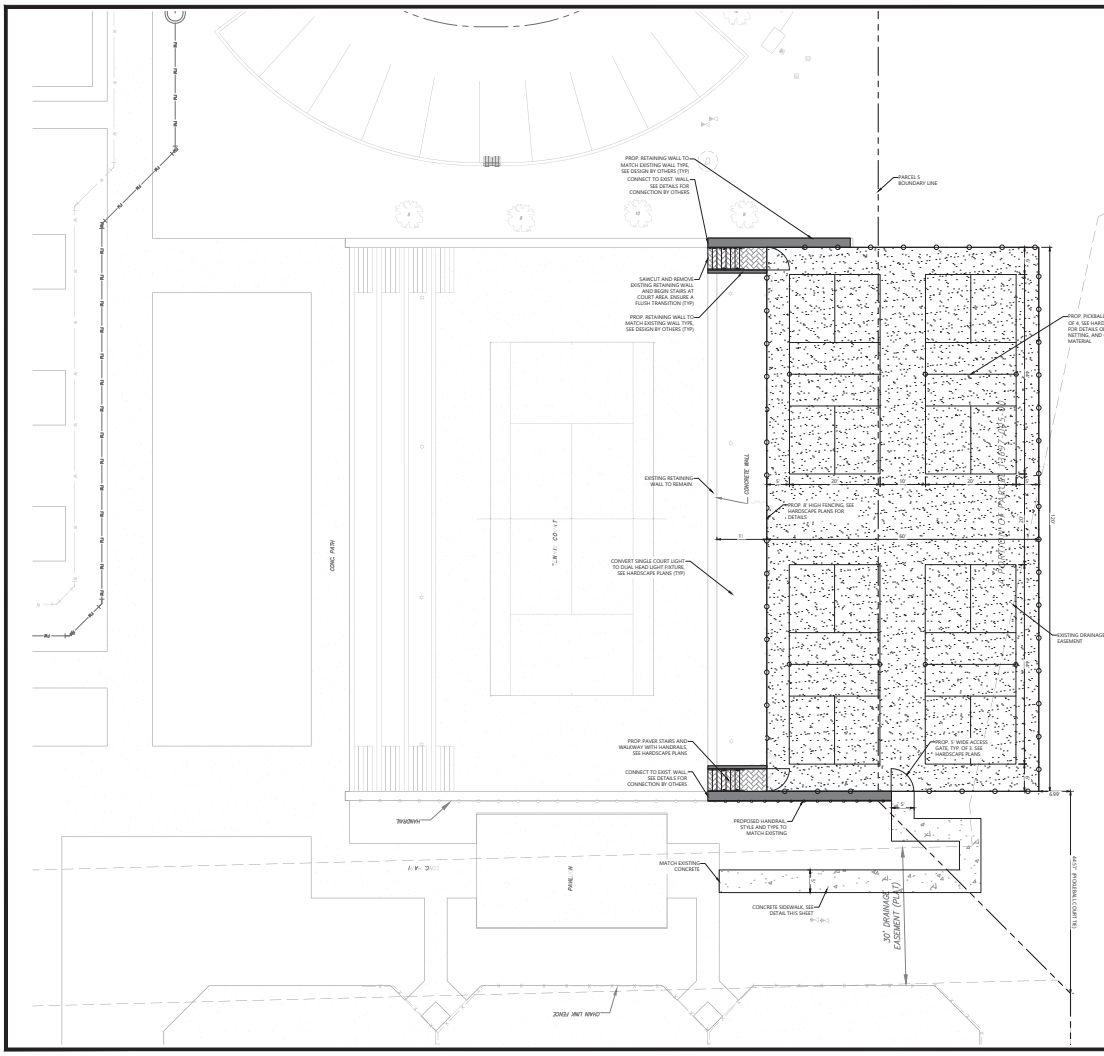
DAVID DOLLAR STATE OF FLORIDA LICENSED PROFESSIONAL ENGINEER No. 77537 — 10/10/24

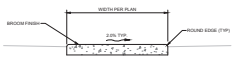
SCALE: 1" = 30'

DRAWN BY: PWR
CHECKED BY: DS
PROJECT MANAGER: DS
JOB #: 1143-200-04
FILE CODE: ##
SHEET NO. C100

LAD: R.E. 1163300424

NOT ISSUED FOR CONSTRUCTION





NOTES:

1.) SIDEWALK SHALL BE CONSTRUCTED IN CONFORMANCE WITH FDOT STANDARD INDEX 522-001 AND STANDARD SPECIFICATION 522 AND CORRESPONDING ST ANDARDS.

2.) COMPACT FILL AREAS TO MINIMUM 98 % OF AASHTO T99 DENSITY.

3.) SIDEWALK SHALL HAVE CONTRACTION JOINTS SPACED EQUALLY TO THE SIDEWALK WIDTH, NOT TO EXCEED 6', AND EXPANSION JOINTS AT 30' O.C.

4.) CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS.

5.) SIDEWALKS SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1:20 (5%) AND A MAXIMUM CROSS SLOPE OF 1:48 (2%) PER 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN SECTION 403.3

6.) CURB RAMPS SHALL BE CONSTRUCTED IN CONFORMANCE WITH ADA STANDARDS FOR ACCESSIBLE DESIGN SECTION 406 AND 2010 FDOT STANDARD INDEX 522-002

TYPICAL CONCRETE SIDEWALK DETAIL

SITE DATA

PARCEL IDENTIFICATION NUMBER:	13697-005-00
LIMITS OF CONSTRUCTION AREA:	0.41± AC (17,836.23± S.F.)
ADDITIONAL IMPERVIOUS AREA:	0.18± AC (7,793.29± S.F.)
ZONING:	PUD
LAND USE:	RECREATION
FLOOD ZONE:	X
FEMA MAP:	12083C0502D
DATED:	8/28/2008

PLAN LEGEND

- PARCEL 5 BOUNDARY LINE
- EXISTING FEATURES
- 8' HIGH COURT FENCING
- PROPOSED CONCRETE
- PROPOSED COURT MATERIAL

Know what's below. Call before you dig.

NOTICE:

24 HOUR EMERGENCY CONTACT

ATWELL
1117 E. ROBINSON ST., SUITE 1550
ORLANDO, FL 32803
CALL # 32801

SEC 33 / TOWNSHIP 14S / RANGE 21E
TBD NW 53RD AVENUE ROAD
OCALA
MARION COUNTY, FLORIDA

PICKLEBALL COURT ADDITION @ OCALA PRESERVE
FORESTAR (USA) ESTATE GROUP, INC.
MAJOR SITE PLANS
SITE PLAN

DATE: 12/04/2024

REVISIONS

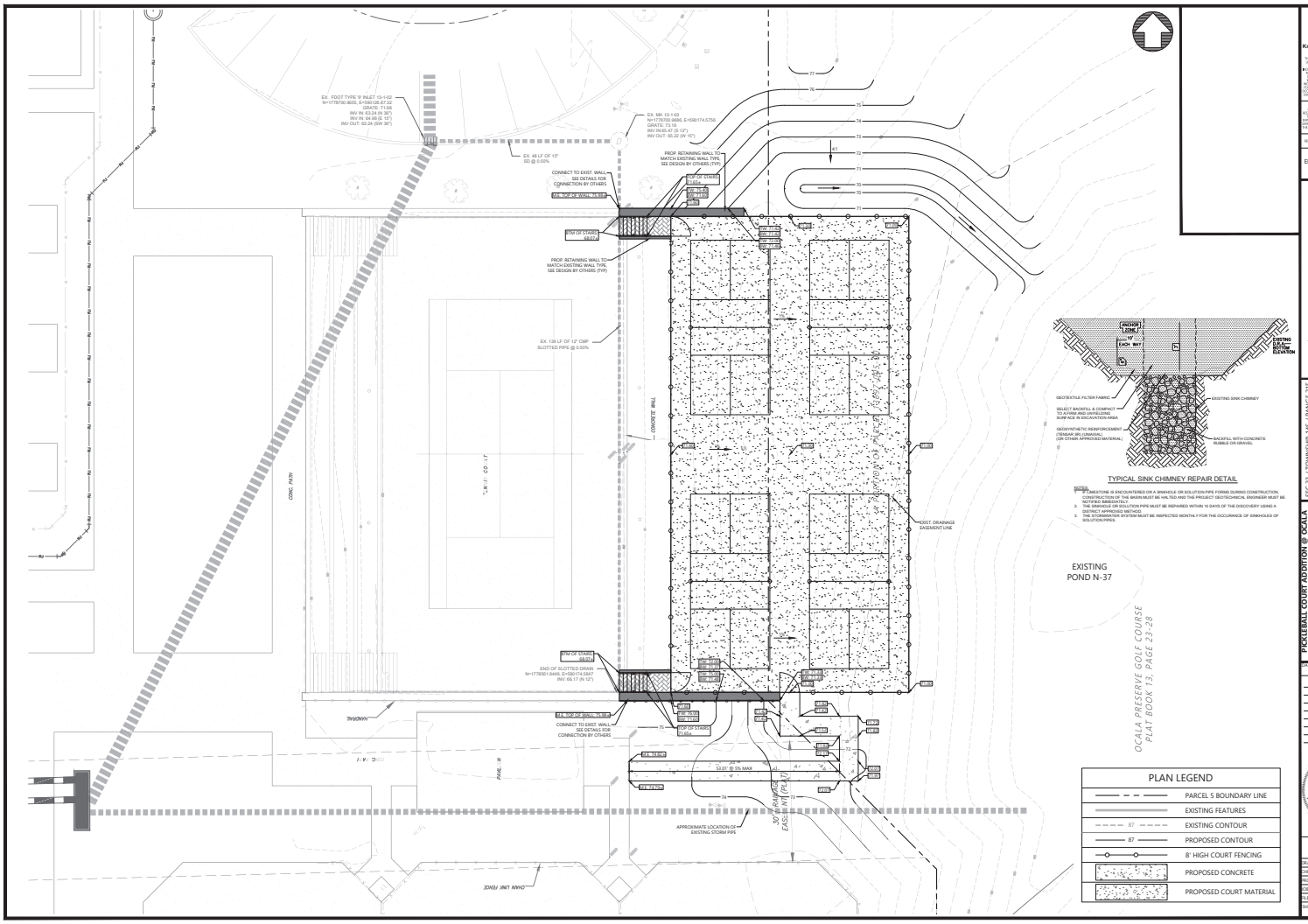
DAVID DOLLAR STATE OF FLORIDA PROFESSIONAL ENGINEER

SCALE: 1" = 30'

DRAWN BY: PWR
CHECKED BY: DS
PROJECT MANAGER: DS
JOB #: 1143-200-04
FILE CODE: ##
SHEET NO. C200

LAD: 16.0 11/22/2024 1:11

NOT-ISSUED-FOR-CONSTRUCTION



EX. FDOT TYPE 'B' INLET 13-1-02
N=1778700.9655, E=590128.87.32
GRATE: 71.68
INV IN: 63.24 (N 36")
INV IN: 64.98 (E 15")
INV OUT: 63.24 (SW 36")
EX. MH 13-1-03
N=1778700.9686, E=590174.5756
GRATE: 73.16
INV IN:65.47 (S 12")
INV OUT: 65.22 (W 15")
EX. 48 LF OF 15" SD @ 0.50%
PROP. RETAINING WALL TO MATCH EXISTING WALL TYPE, SEE DESIGN BY OTHERS (TYP)
CONNECT TO EXIST. WALL SEE DETAILS FOR CONNECTION BY OTHERS
TOP OF STAIRS 71.65±
TOP OF STAIRS 71.65±
RTM OF STAIRS 68.07±
PROP. RETAINING WALL TO MATCH EXISTING WALL TYPE, SEE DESIGN BY OTHERS (TYP)
EX. 138 LF OF 12" CMP SLOTTED PIPE @ 0.50%
CONCRETE WALL
EXIST. DRAINAGE EASEMENT LINE
EXISTING POND N-37
OCALA PRESERVE GOLF COURSE PLAT BOOK 13, PAGE 23-28
RTM OF STAIRS 68.07±
END OF SLOTTED DRAIN
N=1778551.9449, E=590174.5847
INV: 66.17 (N 12")
CONNECT TO EXIST. WALL SEE DETAILS FOR CONNECTION BY OTHERS
TOP OF STAIRS 71.65±
53.01' @ 5% MAX
APPROXIMATE LOCATION OF EXISTING STORM PIPE
30' DRAINAGE EASEMENT (PLAT)
CONC. PATH
HANDRAIL
DRAIN LINK FENCE
ANCHOR ZONE
EXISTING D.B.F. BOTTOM ELEVATION
GEOTEXTILE FILTER FABRIC
SELECT BACKFILL & COMPACT TO A FIRM AND UNFIELDING SURFACE IN EXCAVATION AREA
GEOSYNTHETIC REINFORCEMENT (TENSAR SR) (UNIAXIAL) (OR OTHER APPROVED MATERIAL)
EXISTING SINK CHIMNEY
BACKFILL WITH CONCRETE RUBBLE OR GRAVEL
TYPICAL SINK CHIMNEY REPAIR DETAIL
NOTES:
1. LIMESTONE IS ENCOUNTERED OR A SINKHOLE OR SOLUTION PIPE FORMS DURING CONSTRUCTION, CONSTRUCTION OF THE BASIN MUST BE HALTED AND THE PROJECT GEOTECHNICAL ENGINEER MUST BE NOTIFIED IMMEDIATELY.
2. THE SINKHOLE OR SOLUTION PIPE MUST BE REPAIRED WITHIN 10 DAYS OF THE DISCOVERY USING A DISTRICT APPROVED METHOD.
3. THE STORMWATER SYSTEM MUST BE INSPECTED MONTHLY FOR THE OCCURANCE OF SINKHOLES OF SOLUTION PIPES.
PLAN LEGEND
PARCEL 5 BOUNDARY LINE
EXISTING FEATURES
EXISTING CONTOUR
PROPOSED CONTOUR
8' HIGH COURT FENCING
PROPOSED CONCRETE
PROPOSED COURT MATERIAL
Know what's below. Call before you dig.
NOTICE:
24 HOUR EMERGENCY CONTACT
ATWELL
SEC 33 / TOWNSHIP 14S / RANGE 21E
TBD NW 53RD AVENUE ROAD
OCALA
MARION COUNTY, FLORIDA
PICKLEBALL COURT ADDITION @ OCALA PRESERVE
FORESTAR (USA) ESTATE GROUP, INC.
MAJOR SITE PLANS
GRADING PLAN
DATE 12/04/2024
REVISIONS
DAVID POLLARD STALEY
LICENSE NO. 77637
STATE OF FLORIDA
PROFESSIONAL ENGINEER
SCALE: 1"=10'
DRAWN BY: PWR
CHECKED BY: DS
PROJECT MANAGER: DS
JOB #: 1143-200-04
FILE CODE: ##
SHEET NO. C300
NOT-ISSUED-FOR-CONSTRUCTION

SITE ENHANCEMENT PLAN

OCALA PRESERVE

MARION COUNTY, FLORIDA

PROJECT LOCATION MAP
NO SCALE

SHEET INDEX

#	SHEET NAME
L100	GENERAL NOTES
LS100	HARDSCAPE REFERENCE PLAN
LS400	HARDSCAPE ENLARGEMENT PLAN
LS500	HARDSCAPE DETAILS
LS600	HARDSCAPE SPECIFICATIONS
LP100	LANDSCAPE REFERENCE PLAN
LP400	LANDSCAPE ENLARGEMENT PLAN
LP500	LANDSCAPE DETAILS
LP600	LANDSCAPE SCHEDULE AND NOTES

PROJECT SITE MAP
NO SCALE

DEVELOPED BY:

FORESTAR GROUP, INC.
4042 PARK OAKS DRIVE, SUITE 200
TAMPA, FL 33610
PHONE: (813) 524-5938

RVi
111 North Magnolia Avenue
Suite 1350
Orlando, Florida 32801
Tel: 407.660.2650
www.rvi-planning.com

Digitally signed by Jack E Caldwell
Date: 2024.12.13 13:57:50-05'00'

JACK E. CALDWELL, P.J.A.
FLORIDA NO. LA0001014

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

OCALA PRESERVE MAIN AMENITY
SITE ENHANCEMENT PLANS (SEP)
MARION COUNTY, FL

PROJECT NO.:	23006413
DATE:	10/14/2024
DRAWN:	NRB
REVIEWED:	JC

REVISIONS
1 10/10/2024 PER ENG. BASE
2
3
4
5

COVER

COVER

01_ORIGINAL ISSUE

PLAN SET FORMAT DESCRIPTION:

THE CONSTRUCTION DATA INCLUDED IN THIS PLAN SET CONFORMS TO THE UNITED STATES NATIONAL CAD STANDARD (*NCS*) - "MODIFIED FORMAT". PLEASE REFERENCE THIS SHEET(L000) AS A DETAILED LEGEND OF INCLUDED PLAN REFERENCES, LABELS, CALL-OUTS, NOTES, ETC. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT WITH ANY CONFLICTS IN COMPREHENSION OF PLAN SET FOR RESOLUTION.

THIS PLAN SET IS ORGANIZED BY STARTING WITH AN OVERVIEW, OR 'BIG PICTURE', OF CONSTRUCTION DATA INCLUDED IN THE DOCUMENT; AND PROCEEDS TO INTRODUCE FURTHER DETAIL THROUGHOUT THE PLAN SET.

CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS AND SITE CONDITIONS IMMEDIATELY. ALL SUBCONTRACTORS SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY DISCREPANCIES AND DIFFICULTIES. ALL CONSTRUCTION SHALL BE CONSIDERED "TURN-KEY" UNLESS OTHERWISE NOTED - GENERAL/SITE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBCONTRACTOR WORK.

PLAN SHEETS:

DISCIPLINE DESIGNATOR
WORK DESIGNATOR

L "X" - # # #

SHEET SEQUENCE NUMBER
SHEET TYPE DESIGNATOR

'WORK' DESIGNATOR CODE:	
D	- DEMOLITION
R	- RELOCATION
S	- SITE
G	- GRADING
M	- MITIGATION
P	- PLANTING
I	- IRRIGATION
L	- LIGHTING
F	- FINISHES / FURNISHINGS
'X'	- USER DEFINED

'SHEET TYPE' DESIGNATOR CODE:	
000	- GENERAL
100	- SITE PLANS
200	- ELEVATIONS
300	- SECTIONS
400	- PLAN ENLARGEMENTS
500	- DETAILS
600	- SCHEDULES / MATERIALS
700	- USER DEFINED
800	- USER DEFINED
900	- 3D REPRESENTATIONS

PLAN REFERENCES:

VIEWPORT:
A POLYGON VIEWING REGION USED TO DISPLAY A DESIGNATED PORTION OF THE PROJECT.

"XX1##" — 100 SERIES; "XX4##" — 400 SERIES; PLAN SHEET DESIGNATOR; ENLARGEMENT SHEET DESIGNATOR

MATCHLINE
A LINE DESIGNATING THE VIEWPORT EXTENTS. THE MATCHLINE LABEL REFERS TO THE ADJOINING SHEET.

MATCHLINE SEE SHEET "LX###X" — WORK DESIGNATOR; SHEET TYPE DESIGNATOR; SHEET SEQUENCE NUMBER; MULTIPLE VIEWPORT DESIGNATOR; MATCHLINE DESIGNATOR

DETAIL ENLARGEMENT
A BOUNDARY DESIGNATING A PORTION OF THE DESIGN TO BE ENLARGED IN A SEPARATE DETAIL.

DETAIL DESIGNATOR; PLAN SHEET DESIGNATOR; ENLARGEMENT AREA

ELEVATION
A DETAIL DRAWING SHOWING A DESIGN FROM A HORIZONTAL POSITION, WITHOUT DIMENSIONAL PERSPECTIVE.

ELEVATION BEGINNING DESIGNATOR; ELEVATION END DESIGNATOR; PLAN SHEET DESIGNATOR

SECTION
A DETAIL DRAWING REPRESENTING A VERTICAL PLANE CUT THROUGH A DESIGNATED PORTION OF A PROJECT DESIGN.

SECTION BEGINNING DESIGNATOR; SECTION END DESIGNATOR; PLAN SHEET DESIGNATOR

DETAIL CALL-OUTS
A DESIGNATION GIVEN TO AN ELEMENT OF THE DRAWING REQUIRING FURTHER DETAIL.

DETAIL DESIGNATOR; PLAN SHEET DESIGNATOR

REVISION CLOUD & NUMBER
THE CLOUDED AREA REPRESENTS THE AREA OF WHICH THE REVISION TOOK PLACE AND THE CURRENT REVISION NUMBER.

REVISION AREA; REVISION NUMBER

GRAPHIC SCALE
0 5' 10' 20' — SCALE: 1" = 10'-0" — VIEWPORT SCALE

MATERIAL CALL-OUTS
A LABEL DESIGNATING A MATERIAL, FINISH AND/OR FURNISHING TYPE SPECIFIED IN FULL DETAIL ON THE 600 SERIES SHEET.

MATERIAL TYPE DESIGNATOR; X-###; MATERIAL DESIGNATOR

'MATERIAL TYPE' ABBR. CODE:	
C-###	CURB
P-###	PAVING
V-###	VEHICULAR PAVING
F-###	FENCE
G-###	GATE
S-###	SITE FURNISHINGS
W-###	WALL
CL-###	COLUMN

DIMENSION
ORIGIN POINT OF DIMENSION; END POINT OF DIMENSION; LENGTH DESIGNATOR

LEADER LABEL
"TEXT"

NOTE CALL-OUT
A BOXED AREA CONTAINING A PROJECT SPECIFIC NOTE.

NOTE: / IMPORTANT!! "NOTE TEXT "

SITE TABLE/CALCULATIONS CALL-OUT
A BOXED AREA CONTAINING PROJECT SPECIFIC TABLES, NOTES AND / OR CALCULATIONS PER CODE REQUIREMENTS.

TITLE / HEADING TEXT	Required	Provided
Calculation/Note text	#	#
Calculation/Note text	#	#
NOTES:		

NORTH ARROW
DIRECTION TOWARD TRUE NORTH

PROJECT PHASE LINE
A LINE REPRESENTING THE START/END OF A PROJECT PHASE.

PHASE LINE

NUMERIC REFERENCE CALL-OUT
A CIRCLE CONTAINING A NUMBER SYSTEM FOR ELEMENTS WITHIN A DRAWING.

NUMERIC DESIGNATOR

PLANT LABEL
A LABEL GIVEN TO ALL PROPOSED LANDSCAPE ELEMENT FOR SPECIES, QUANTITY AND SQUARE FOOTAGE INFORMATION.

QUANTITY DESIGNATOR; SCIENTIFIC NAME DESIGNATOR; ## "Botanical name"; ## "Common Name"; PLANTING AREA (S.F.) DESIGNATOR; COMMON NAME DESIGNATOR

PLANT SYMBOL
A SYMBOL REPRESENTING EACH SPECIES OF PLANT PROPOSED IN A DRAWING WITH OPTION TO DESIGNATE MULTIPLE SIZES OF THE SAME SPECIES.

TREE SIZE DESIGNATOR; PLANT SYMBOL (VARIES)

PLANT TO BE REMOVED
A SYMBOL REPRESENTING AN EXISTING PLANT TO BE REMOVED FROM THE SITE.

TO BE REMOVED DESIGNATOR; PLANT SYMBOL (VARIES)

PLANT TO BE RELOCATED
A SYMBOL REPRESENTING AN EXISTING PLANT TO BE RELOCATED ON SITE.

TO BE RELOCATED DESIGNATOR; R-##; PLANT SYMBOL (VARIES)

DETAIL TITLE BAR
A DETAIL TITLE BAR IS PROVIDED FOR ALL DETAILS ON A SHEET IN ORDER TO LOCATE SPECIFIC DETAIL INFORMATION.

TITLE; SCALE: N.T.S.; TITLE OF DETAIL; SCALE DESIGNATOR; DETAIL DESIGNATOR

ABBREVIATION LEGEND:

A	ANGLE
ADDL	ADDITIONAL
AD	AREA DRAIN
ASPH	ASPH
B&B	BALLED & BURLAPPED
B.R.	BARE ROOT
BOS	BOTTOM OF STAIRS
BC	BACK OF CURB
CAL	CALIPER
CB	CATCH BASIN
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTER LINE
CMU	CONCRETE MASONRY UNIT
CU FT	CUBIC FEET
CU YD	CUBIC YARD
DBL	DOUBLE TRUNK
D.E.	DRAINAGE EASEMENT
DIA	DIAMETER
EJ	EXPANSION JOINT
EP	EDGE OF PAVEMENT
EQ	EQUAL
FF EL	FINISH FLOOR ELEVATION
FIN GR	FINISH GRADE
FT	FOOT
GAL	GALLON
HT	HEIGHT
HP	HIGH POINT
INT	INTERPOLATED SPOT ELEV.
INV	INVERT
LDG	LANDING
LF	LINEAR FOOT
LOW	LIMIT OF WORK
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
NTS	NOT TO SCALE
OA HT	OVERALL HEIGHT
OC	ON CENTER
OH	OVERHEAD
POB	POINT OF BEGINNING
POR	POINT OF REFERENCE
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
R	RADIUS
ROW	RIGHT OF WAY
SF	SQUARE FOOT
SLV	SLEEVE
SPEC	SPECIFICATIONS
SPRD	SPREAD
STD	STANDARD
TSLP	TOE OF SLOPE
TCOP	TOP OF COPING
TCOL	TOP OF COLUMN
TPED	TOP OF PEDESTAL
TBRM	TOP OF BERM/BANK
TOS	TOP OF STAIRS
TRP	TRIPLE TRUNK
TYP	TYPICAL
TOW	TOP OF WALL
TOS	TOP OF STAIRS
WD	WOOD

SYMBOL LEGEND:

PROPERTY BOUNDARY, TYP.
EASEMENT (P.U.E., D.E., A.E., P.E., L.M.E., L.B.E)
RIGHT OF WAY (R.O.W.)
LIMIT OF WORK (L.O.W.)
CENTER LINE (C.L.) DETAILS
CENTER LINE (C.L.)
PROPOSED STREET LIGHT
PROPOSED CHAIN LINK FENCE
PROPOSED DECORATIVE FENCE
PROPOSED WALL
EXISTING CHAIN LINK FENCE
EXISTING DECORATIVE FENCE
GATE VALVE
YARD DRAIN
CATCH BASIN
SLEEVE/CONDUIT
SECONDARY DRAINAGE PIPE
JUNCTION BOX
FIRE HYDRANT

CONTOUR INTERVAL = 1 FOOT (1')

EXISTING CONTOUR LINE (INDEX)
EXISTING CONTOUR LINE (INTERMEDIATE)
PROPOSED CONTOUR LINE (INDEX)
PROPOSED CONTOUR LINE (INTERMEDIATE)
DIRECTION/PERCENTAGE OF DRAINAGE FLOW
CONTROL POINT
EXISTING SPOT ELEVATION
PROPOSED SPOT ELEVATION - HARDSCAPE
PROPOSED SPOT ELEVATION - LANDSCAPE
SURVEYED SPOT ELEVATION
AS BUILT SPOT ELEVATION

BASE PLAN, SURVEY and UTILITY NOTES:

THE LANDSCAPE ARCHITECTURAL PLANS ARE PREPARED BASED ON DATA AND/OR PLANS PROVIDED UNDER SEPARATE CONTRACTS FOR THE BASIS OF DESIGN AND ARE SUBJECT TO THE ACCURACY OF THESE DOCUMENTS. RVi PLANNING+LANDSCAPE ARCHITECTURE SHALL NOT BE RESPONSIBLE FOR FIELD DISCREPANCIES OCCURRING DUE TO ERRORS, INACCURACIES AND/OR OMISSIONS IN THE BASE INFORMATION PROVIDED TO THEIR OFFICE; OR CANNOT BE HELD RESPONSIBLE FOR SAME DUE TO BASE INFORMATION NOT BEING PROVIDED PRIOR TO THE PREPARATION OF THE LANDSCAPE ARCHITECTURAL PLANS IN A TIMELY MANNER IN ORDER TO MEET THE CONSTRUCTION SCHEDULE OF THE PROJECT. CONTRACTOR SHALL VERIFY THEY ARE IN POSSESSION OF THE MOST UP TO DATE PLANS, AND THAT THEY HAVE BEEN APPROVED AND ACCEPTED BY THE OWNER PRIOR TO COMMENCING CONSTRUCTION.

CONTRACTOR TO VERIFY PROPERTY LINES, SETBACKS, AND ALL DIMENSIONS PRIOR TO CONSTRUCTION. ADDITIONALLY, CONTRACTOR SHALL LOCATE AND STAKE OR FLAG PROPERTY LINES, AND MUST VERIFY PLAN DIMENSIONS AND FIELD CONDITIONS ARE CONSISTENT. WITHOUT EXCEPTION, ANY DEVIATIONS OR OMISSIONS FOUND BETWEEN THESE PLANS AND EXISTING CONDITIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY FIELD ADJUSTMENTS. ALL FIELD ADJUSTMENTS REQUIRE APPROVAL BY LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE AND ALL REQUIRED REVISIONS, RELOCATIONS, AND/OR RE-STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR IF VERIFICATION, FIELD LOCATION AND APPROVAL ARE NOT OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

EXISTING UTILITY INFORMATION SHOWN IN THESE DOCUMENTS IS APPROXIMATE AND FOR GENERAL INFORMATION ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES TO STAKE AND FIELD VERIFY THE LOCATIONS OF ALL UTILITIES, INCLUDING DEPTHS (EXISTING, PROPOSED BY OTHERS, OR CURRENTLY UNDER CONSTRUCTION) PRIOR TO COMMENCING ANY RELATED OPERATIONS. CONTRACTOR SHALL MAINTAIN UTILITY LOCATIONS/STRUCTURES DURING ALL PHASES OF WORK AND SHALL REPORT TO THE OWNER'S REPRESENTATIVE ANY UTILITIES THAT MAY CONFLICT WITH PROPOSED WORK. THE CONTRACTOR SHALL EXPLORE, UNDERSTAND, AND COORDINATE, INCLUDING WITH OTHER SUBCONTRACTORS, ALL UTILITY IMPACTS PRIOR TO SUBMITTING BID AND SHALL BE RESPONSIBLE FOR ANY MODIFICATIONS OR DAMAGES TO UTILITY LINES, STRUCTURES OR INJURIES THEREFROM.

Call Before You Dig

Call One Call, at **811**, three full days before digging in any easement, right-of-way or permitted use area.

CONSTRUCTION INSTALLATION NOTES:

1. UNLESS OTHERWISE INDICATED, THE OWNER'S REPRESENTATIVE FOR THIS PROJECT SHALL BE A SPECIFICALLY DESIGNATED LANDSCAPE ARCHITECT FROM RVi PLANNING+LANDSCAPE ARCHITECTURE. THE CONTRACTOR WILL BE REQUIRED TO COORDINATE AND CORRESPOND WITH THE OWNER'S REPRESENTATIVE AND KEY CONSULTANTS FOR THE OWNER.
2. THESE DRAWINGS SUPPLEMENT OTHER CONTRACTUAL INFORMATION WHICH MAY INCLUDE BID INSTRUCTIONS AND PROJECT SPECIFICATIONS. ANYTHING MENTIONED IN THE PROJECT SPECIFICATIONS AND IN THE DRAWINGS, OR VICE-VERSA, SHALL BE OF LIKE EFFECT AS IF SHOWN ON OR MENTIONED IN BOTH. NOTES AND DETAILS ON SPECIFIC DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTE AND TYPICAL DETAILS. IN CASE OF A DISCREPANCY BETWEEN DRAWINGS OR PROJECT SPECIFICATIONS, THE MATTER SHALL BE IMMEDIATELY SUBMITTED TO THE OWNER'S REPRESENTATIVE; WITHOUT THEIR DECISION SAID DISCREPANCY SHALL NOT BE ADJUSTED BY THE LANDSCAPE CONTRACTOR, SAVE ONLY AT THEIR OWN RISK AND EXPENSE. THE LANDSCAPE CONTRACTOR SHALL NOT TAKE ADVANTAGE OF ANY APPARENT ERROR OR OMISSION ON THE DRAWINGS OR IN THE SPECIFICATIONS. IN THE EVENT THE LANDSCAPE CONTRACTOR DISCOVERS SUCH ERROR OR OMISSION, THEY SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND INTERPRETATION.
3. THE INTENT OF THESE DRAWINGS AND ASSOCIATED SPECIFICATIONS IS FOR THE CONTRACTOR TO PROVIDE THE OWNER WITH A COMPLETE, ACCURATE, FUNCTIONALLY AND TECHNICALLY SOUND PROJECT AS GENERALLY DESCRIBED IN THESE DOCUMENTS. THE SCOPE OF WORK SHALL GENERALLY CONSIST OF, BUT NOT BE LIMITED TO, ALL LABOR, MATERIALS, SUPPLIES, AND EQUIPMENT NECESSARY TO BUILD A COMPLETE-IN-PLACE SYSTEM AS DESCRIBED, AND/OR INFERRED BY, THESE PLANS, DETAILS AND SPECIFICATIONS.
4. ALL ELEMENTS SHOWN OR IMPLIED BY THE DRAWINGS SHALL BE INSTALLED PER CURRENT LOCAL BUILDING CODES, CITY CODES AND ORDINANCES, MANUFACTURER'S RECOMMENDATIONS, AND STANDARD INDUSTRY PRACTICES AS WELL AS ADHERENCE TO ALL PERMITS, CODES, SETBACKS AND BUILDING RESTRICTIONS OF ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT.
5. THE CONTRACTOR SHALL OBTAIN, AT THEIR OWN EXPENSE, ALL SPECIALTY PERMITS NEEDED FOR SPECIFIC ITEMS INCLUDED WITH THE WORK, UNLESS OTHERWISE INDICATED IN THE CONTRACT DOCUMENTS. CONTRACTOR SHALL COMPLY WITH ALL NOTIFICATIONS AND INSPECTION REQUIREMENTS.
6. THE CONTRACTOR SHALL SUPPLY ALL SHOP DRAWINGS OR STRUCTURAL DATA ASSOCIATED WITH THIS PLAN SET IF REQUIRED, FOR OWNER'S REPRESENTATIVE APPROVAL.
7. UNLESS SPECIFICALLY NOTED OTHERWISE IN THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND COORDINATE ALL TECHNICAL TESTS AND REPORTS BY A CERTIFIED INDEPENDENT LABORATORY OR AGENCY AS OUTLINED IN THE SPECIFICATIONS OR THESE DRAWINGS. THE OWNER MAY, AT THEIR SOLE DISCRETION, PROVIDE SEPARATE TESTING AND/OR INSPECTION SERVICES AND THE LANDSCAPE CONTRACTOR IS REQUIRED TO FULLY COORDINATE WITH THOSE CONSULTANTS.
8. THESE DRAWINGS DO NOT SPECIFY SAFETY MATERIALS, STAFFING, EQUIPMENT, METHODS OR SEQUENCING TO PROTECT PERSONS AND PROPERTY. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECT AND IMPLEMENT SAFETY OPERATIONS, STAFFING, AND PROCEDURES TO PROTECT THE OWNER AND HIS REPRESENTATIVES, NEW IMPROVEMENTS, PROPERTY, OTHER CONTRACTORS, THE PUBLIC AND OTHERS.
9. ALL SOIL BEARING, STEEL REINFORCEMENT, CONCRETE STRENGTH, WIND LOADS, HYDRAULIC AND/OR PLUMBING, OR OTHER REQUIRED STRUCTURAL CALCULATIONS TO BE VERIFIED BY ENGINEER AND COORDINATED BY OWNER.
10. ALL FILL TO BE CLEAN AND FREE OF ALL DEBRIS, MEETING AASHTO STANDARDS OR IF PROVIDED, THOSE SPECIFIED BY GEOTECHNICAL REPORT OR STRUCTURAL DRAWINGS.
11. IF AN ELECTRICAL PLAN HAS NOT BEEN PROVIDED AS PART OF THIS PLAN SET, CONTRACTOR TO COORDINATE ELECTRICAL REQUIREMENTS FOR ANY FIXTURES SPECIFIED INCLUDING CONNECTIONS TO ANY MUNICIPAL INFRASTRUCTURE. COST ASSOCIATED SHALL BE PROVIDED AS PART OF BID. FIXTURES TO BE AS SPECIFIED OR APPROVED EQUAL.
12. SOME WORK IN THIS CONTRACT MAY OCCUR CONCURRENT WITH WORK BY OTHERS. PHASING, SEQUENCING AND COORDINATION, WITH WORK BY OTHERS, AND ON-GOING FACILITY OPERATIONS IN AND AROUND THE SITE AREA, IS A PART OF THE SCOPE OF WORK FOR THIS PROJECT. NOTICE TO PROCEED WITH WORK IN ANY GENERAL AREA SHALL BE OBTAINED FROM THE OWNER.
13. THE CONTRACTOR SHALL TAKE PHOTOGRAPHIC DOCUMENTATION OF ALL EXISTING WORK PRIOR TO STARTING CONSTRUCTION TO CONFIRM ANY FUTURE DAMAGE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SITE ELEMENTS AND SYSTEMS. REPAIR OF ANY DAMAGE TO ANY OF THESE ELEMENTS SHALL BE AT THE EXPENSE OF THE CONTRACTOR.
14. THE CONTRACTOR SHALL MAINTAIN AND HAVE IN CURRENT FORCE ALL REQUIRED INSURANCE FOR THE DURATION OF THE PROJECT.
15. MAINTENANCE, WARRANTIES AND PERFORMANCE GUARANTEES MAY BE A REQUIREMENT OF THIS CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THEIR WORK, REGARDLESS OF WARRANTY, UNTIL FINAL ACCEPTANCE BY OWNER.
16. THE CONTRACTOR IS REQUIRED TO MAINTAIN A COMPLETE AND "UP TO DATE" SET OF ALL CONTRACT DOCUMENTS, INCLUDING CLARIFICATIONS, CHANGE ORDER, ETC. IN GOOD CONDITION, AT THE CONSTRUCTION SITE AT ALL TIME. THIS SET OF DOCUMENTS WILL BE MADE IMMEDIATELY AVAILABLE FOR REVIEW BY THE OWNER'S REPRESENTATIVE AND/OR AUTHORIZED CONSULTANTS UPON REQUEST. COMPLETE "AS BUILT" DRAWINGS, OPERATIONS AND MAINTENANCE MANUALS, AND DOCUMENT SUBMITTALS ARE ALSO A REQUIREMENT OF THIS CONTRACT.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY SITE CLEANUP AND FOR FINAL SITE CLEANUP AND HAUL OFF OF ANY CONSTRUCTION RELATED DEBRIS. ANY SITE IMPROVEMENTS REQUIRING REMOVAL UNDER THIS CONTRACT SHALL BE PROPERLY AND LEGALLY DISPOSED OFF-SITE OR, AT THE OWNER'S OPTION SURRENDERED/STOCKPILED IN AN APPROVED ON-SITE LOCATION PER THE DIRECTION OF THE OWNER'S REPRESENTATIVE.

LAYOUT AND GRADING NOTES

LAYOUT

1. ALL WORK SHOWN SHALL BE FIELD STAKED OR OTHERWISE DENOTED AND SUBJECT TO FIELD VERIFICATION, REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTIONS OR DEMOLITION. FIELD STAKING OF ALL PROPOSED WORK AND ADJACENT CONSTRUCTION (EVEN IF FUTURE WORK BY OTHERS) MAY BE REQUIRED BY THE OWNER'S REPRESENTATIVE PRIOR TO APPROVAL OF ALL IMPROVEMENTS AND ADEQUATE STAKES SHALL BE PROVIDED BY CONTRACTOR'S SURVEYOR. NOTIFY THE OWNER'S REPRESENTATIVE A MINIMUM OF 24 HOURS IN ADVANCE FOR REVIEW. IMPROVEMENTS INSTALLED WITHOUT FIELD APPROVAL BY OWNER'S REPRESENTATIVE MAY BE REJECTED. REJECTED WORK MUST BE REMOVED AND REPLACED AT CONTRACTOR'S SOLE EXPENSE.
2. TO EXPEDITE THE LAYOUT OF THE SITE LAYOUT COORDINATES AND OR GRIDS MAY HAVE BEEN ESTABLISHED IN THE DRAWINGS. THESE POINTS SHALL BE FIELD STAKED BY THE LANDSCAPE CONTRACTOR'S SURVEYOR AS A PART OF THIS CONTRACT. THE ESTABLISHMENT OF THESE POINTS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION IN THOSE AREAS AND WILL ASSIST THE LANDSCAPE CONTRACTOR IN THE LAYOUT OF ALL SITE IMPROVEMENTS AS SHOWN ON DRAWINGS OR OTHERWISE. THE LAYOUT TO INITIATE THE ORIGIN POINT/DIMENSION MARK ARE TO BE LOCATED IN THE FIELD BY SURVEY METHOD IF NOT EXISTING.
3. THE CONSTRUCTION TOLERANCES FOR THE PROJECT ARE MINIMAL AND THE DIMENSIONS SHOWN ARE TO BE STRICTLY ADHERED TO.
4. COMPUTED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. LARGE SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS. DIMENSIONS SHOWN WITH (+/-) SHALL BE THE ONLY LAYOUT INFORMATION ALLOWED TO VARY, AND MAY ONLY VARY TO THE TOLERANCES GIVEN.
5. IT IS THE INTENT AND REQUIREMENT OF THIS CONTRACT TO PROVIDE CURVILINEAR WALKS, WALLS AND CURBS WITH SMOOTH TRANSITIONS AND ARCS (BOTH HORIZONTAL AND VERTICAL). STRAIGHT SEGMENTS AND ABRUPT TRANSITIONS WILL NOT BE ACCEPTED UNLESS SHOWN AS SUCH ON THE PLANS. WOOD CURVING FORMS MY BE REQUIRED TO OBTAIN THE PROPER EFFECTS.

GRADING

6. THESE GRADING PLANS ARE INTENDED TO SHOW VERTICAL CONTROL OF THE SITE AND ARE BASED UPON THE BENCHMARKS, EXISTING ELEVATIONS AND TOPOGRAPHY AS PROVIDED BY THE OWNER'S SURVEYOR. HOWEVER, THE CONTRACTOR, UPON SUBMITTAL OF BID, AGREES TO ACCEPT THE SITE GRADES AND MAKE ALL ADJUSTMENTS REQUIRED TO ACCOMPLISH THE WORK AS PROPOSED. ADDITIONALLY, PROPOSED DESIGN ELEVATIONS FOR ADJACENT CONSTRUCTION PROJECTS MAY HAVE TO BE INCORPORATED IF NECESSARY.
7. THE CONTRACTOR SHALL VERIFY ALL EXISTING GRADES TO REMAIN AND ALL ADJACENT NEW CONSTRUCTION GRADES FOR COMPLIANCE WITH THOSE SHOWN, PRIOR TO BID AND CONSTRUCTION. ALL DEVIATIONS OR CONFLICTS WITH PROPOSED WORK SHALL BE REPORTED IMMEDIATELY WITHIN 24 HOURS TO THE OWNER'S REPRESENTATIVE FOR DIRECTION TO PROCEED.
8. ALL DESIGN ELEVATIONS SHOWN ARE "FINISHED" GRADES" UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL REFER TO DRAWINGS, DETAILS AND SPECIFICATIONS REGARDING DEPTH OF SUB-GRADE MATERIALS REQUIRED TO CONSTRUCT PROJECT IMPROVEMENTS. FINISH GRADE IS TO BE .01' OF THAT INDICATED ON DESIGN PLANS UNLESS OTHERWISE INDICATED.
9. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE PROPER POSITIVE DRAINAGE THROUGHOUT THIS PROJECT. FIELD CONDITIONS SHALL BE VERIFIED IN CONJUNCTION WITH THE PROPOSED ELEVATIONS TO ENSURE THAT ADEQUATE DRAINAGE IS PROVIDED. REPORT ANY DEVIATIONS OR CONFLICTS TO OWNER'S REPRESENTATIVE.

RVi
111 North Magnolia Avenue
Suite 1350
Orlando, Florida 32801
Tel: 407.680.0650
www.rviplanning.com

LA 6667214 STATE OF FLORIDA
Digitally signed by Jack E Caldwell Date: 2024.12.13 13:57:52-05'00'

JACK E. CALDWELL, P.L.A.
FL LICENSE NO. LA6667214

Sunshine 811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

OCALA PRESERVE MAIN AMENITY
SITE ENHANCEMENT PLANS (SEP)
MARION COUNTY, FL

PROJECT NO :	23006413
DATE :	10/14/2024
DRAWN:	NRB
REVIEWED:	JC

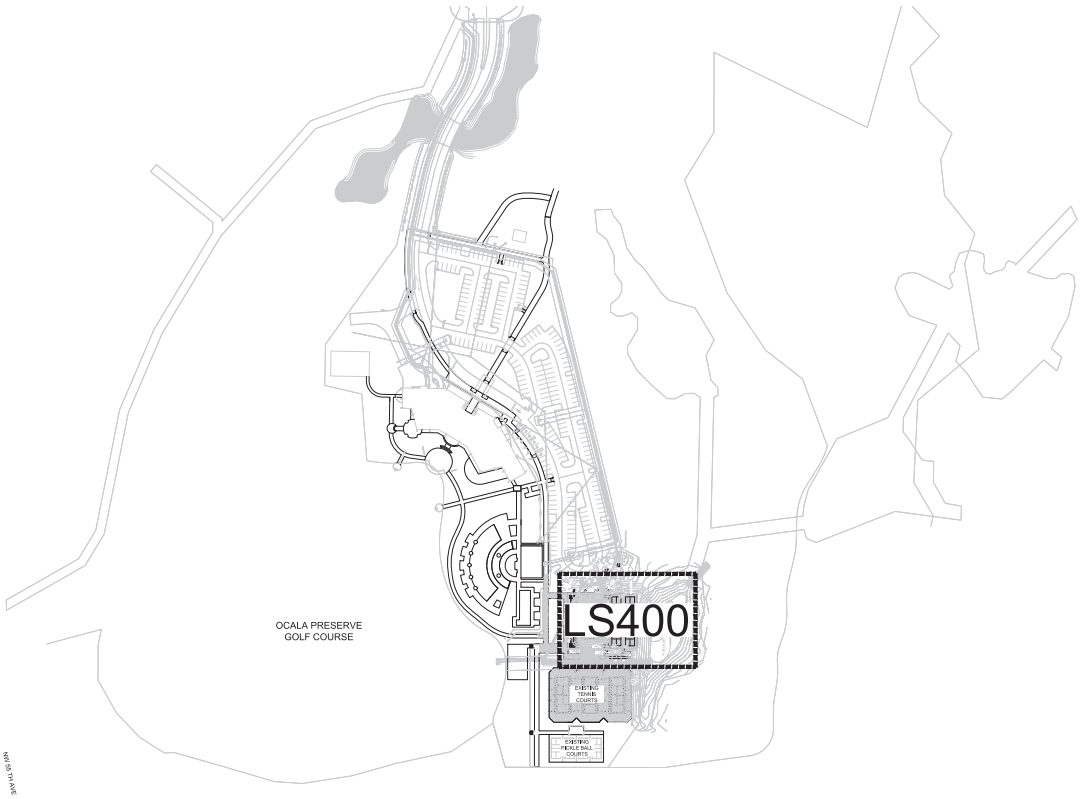
REVISIONS
1. 12/12/2024 PER ENG. BASE
2.
3.
4.
5.

GENERAL NOTES

L100

01_ORIGINAL ISSUE

L:\2023\23006413 - Ocala Preserve Main Amenity LA\06 LANDSCAPE ARCHITECTURE\02 MAIN AMENITY SEP\02 CURRENT PLANS\23006413-L-000-GENERAL.dwg 12/13/2024 noara rivera



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

RVi
111 North Magnolia Avenue
Suite 1400
Orlando, Florida 32801
Tel: 407.480.2650
www.rvilanding.com

Digitally signed by Jack E Caldwell
Date: 2024.12.13 13:57:54-05'00'

JACK E. CALDWELL, P.L.A.
FLORIDA REG. LA#667014

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

OCALA PRESERVE MAIN AMENITY

SITE ENHANCEMENT PLANS (SEP)

MARION COUNTY, FL

PROJECT NO.:	23006413
DATE:	10/14/2024
DRAWN:	NRB
REVIEWED:	JC

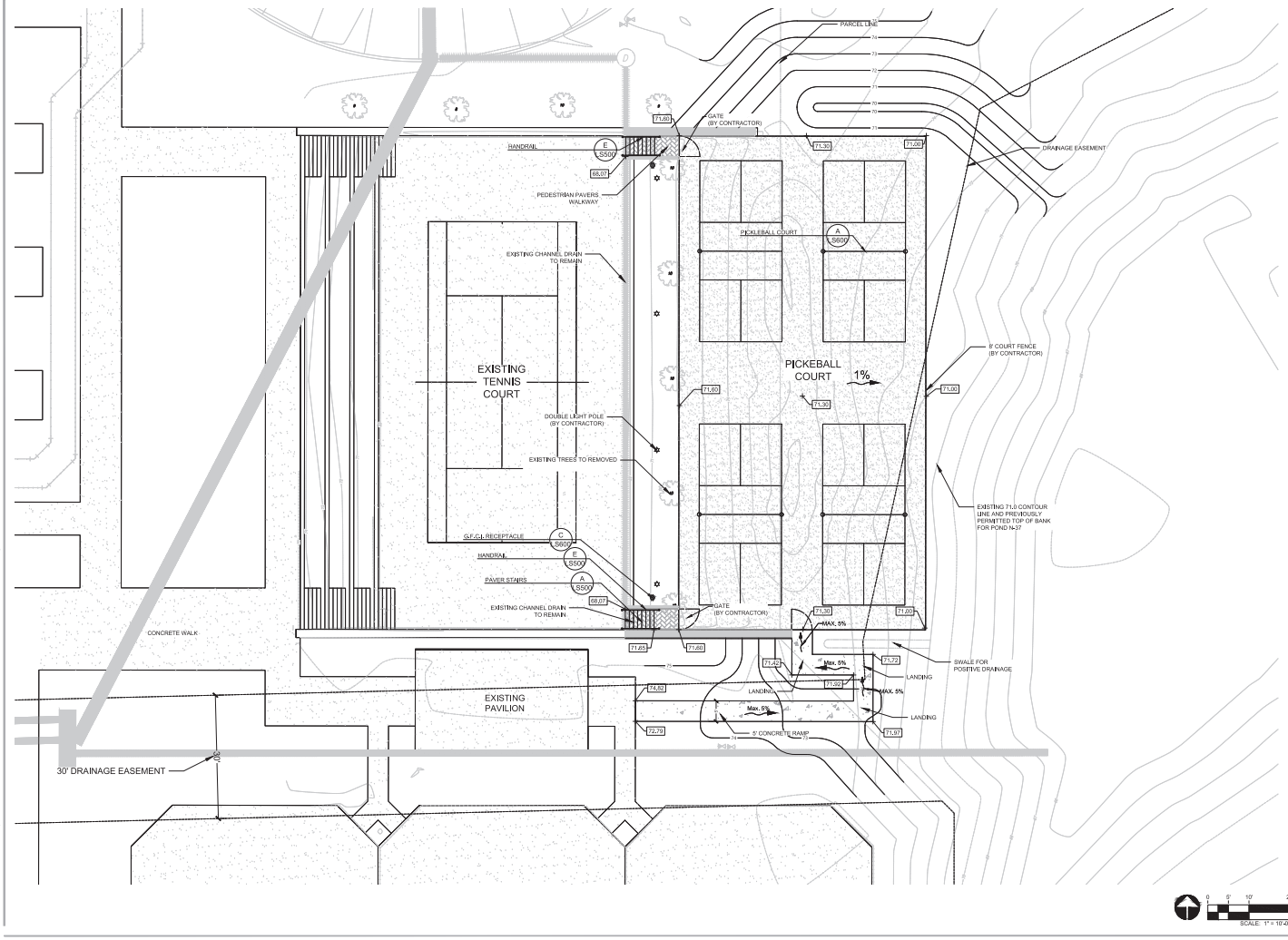
REVISIONS

1 12/12/2024 PER ENG. BASE
2
3
4
5

HARDSCAPE REFERENCE PLAN

LS100

01_ORIGINAL ISSUE



RVi

Digitally signed by Jack E Caldwell
Date: 2024.12.13 13:57:56-05'00'

JACK E. CALDWELL, P.L.A.
FL LICENSE NO. LA0000214

Sunshine 811
Call 811 or visit sunshine811.com two full business days before digging to have tunnel/facilities located and marked.
Check positive response codes before you dig!

OCALA PRESERVE MAIN AMENITY

SITE ENHANCEMENT PLANS (SEP)

MARION COUNTY, FL

PROJECT NO.:	23006413
DATE:	10/14/2024
DRAWN:	NRB
REVIEWED:	JC

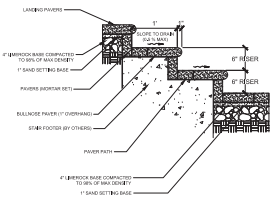
REVISIONS

1. 12/12/2024 PER ENG. BASE
2.
3.
4.
5.

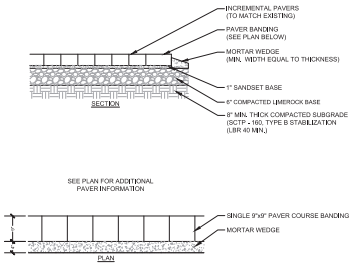
HARDSCAPE ENLARGEMENT PLAN

LS400

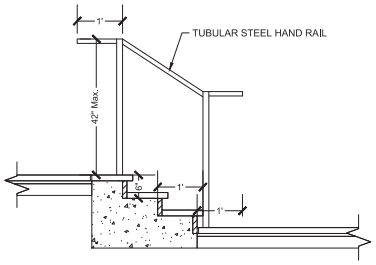
01_ORIGINAL ISSUE



A PAVER STAIRS
1" = 1'-0"
RVi_ORL-23006413-14



B PAVING EDGE BANDING DETAIL
3/4" = 1'-0"



C HANDRAIL
1" = 1'-0"
RVi_ORL-23006413-109

RVi
111 North Magnolia Avenue
Suite 1300
Orlando, Florida 32801
Tel: 407.650.0000
www.rviplanning.com

Digitally signed by Jack E Caldwell
Date: 2024.12.13 13:57:57-05'00'

JACK E. CALDWELL, RLA
FL LICENSE NO. LA0000214

Sunshine 811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

OCALA PRESERVE MAIN AMENITY
SITE ENHANCEMENT PLANS (SEP)
MARION COUNTY, FL

PROJECT NO :	23006413
DATE :	10/14/2024
DRAWN:	NRB
REVIEWED:	JC

REVISIONS
1 12/12/2024 PER ENG. BASE
2
3
4
5

HARDSCAPE DETAILS

LS500

01_ORIGINAL ISSUE

PRODUCT INFORMATION:

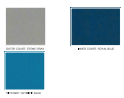
SUPPLIER:	BY CONTRACTOR
TYPE:	4X8 STANDARD PAVER (CONTRACTOR TO VERIFY, TO MATCH BANDING AT MAIN CLUBHOUSE)
PAVER COLOR:	TO MATCH BANDING AT MAIN CLUBHOUSE
QUANTITY:	(CONTRACTOR TO VERIFY)

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
2. BANDING TO MATCH WHAT IS INSTALLED AT MAIN CLUBHOUSE

D PEDESTRIAN PAVER BANDING

1" = 1'-0"



PRODUCT INFORMATION:

MANUFACTURER:	WELCH TENNIS
TYPE:	1.5" VIRGIN ASPHALT
OUTER COURT COLOR:	STONE GRAY
INNER COURT COLOR:	ROYAL BLUE
CONTACT:	KEVIN TIMMONS P: 800.262.4415 E: KEVIN@WELCHTC.COM
QUANTITY:	4 COURT (800 SF)

HTTPS://WELCHTENNIS.COM/HARDCOURT/

NOTES:

1. CONTRACTOR TO PROVIDE:
   - ALL COURT DRAINAGE AND GRADING BY COURT CONTRACTOR.
   - ALL FURNISHINGS NECESSARY FOR GAME PLAY (EXCLUDING RACKETS & BALLS)
   - 6' BLACK VINYL COATED COMMERCIAL GRADE CHAIN LINK SURROUND FENCE WITH WITH 6' BLACK WINDSCREEN (OUTSIDE COURT PERIMETER)

A PICKLEBALL COURT

1" = 1'-0"

NOTES:

1. 120V G.F.C.I. RECEPTACLE IN UL LISTED WEATHER PROOF BOX (MIN. 12" ABOVE GRADE.) INSTALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL MEET OR EXCEED ALL LOCAL AND STATE CODES. CONTRACTOR TO VERIFY FIXTURE LAYOUT WITH LANDSCAPE PLANTING PLAN PRIOR TO INSTALLATION. OWNER TO APPROVE LAYOUT PRIOR TO INSTALLATION

MATERIAL CALLOUT:

PRODUCT INFORMATION

ITEM:	ARLINGTON (GPO108-1) 19.5" GARD-A-POST WITH BUILT-IN COVER
COLOR:	BLACK
MOUNTING:	ADJUSTABLE STAKE
LAMP:	LED MODULE
QUANTITY:	CONTRACTOR & L.A. TO VERIFY
CONTACT:	ARLINGTON INDUSTRIES 1 STAUFFER INDUSTRIAL PARK SCRANTON, PA 18517 1 (800) 223-4717

B G.F.C.I. RECEPTACLE

1" = 1'-0"

PRODUCT INFORMATION:

SUPPLIER:	BY CONTRACTOR
TYPE:	4X8 STANDARD PAVERS
PAVER COLOR:	TO MATCH PAVERS AT MAIN CLUBHOUSE
QUANTITY:	60 SF (CONTRACTOR TO VERIFY)

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
2. PAVERS TO MATCH WHAT IS INSTALLED AT MAIN CLUBHOUSE

C PEDESTRIAN PAVER FIELD

1" = 1'-0"

RVi
Ste 1000
Orlando, Florida 32801
Tel: 407.999.9550
www.rvilanning.com

Digitally signed by Jack E Caldwell
Date: 2024.12.13 13:57:59-05'00'

JACK E. CALDWELL, P.L.A.
FLORIDA REG.LA0001214

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

OCALA PRESERVE MAIN AMENITY

SITE ENHANCEMENT PLANS (SEP)

MARION COUNTY, FL

PROJECT NO :	23006413
DATE :	10/14/2024
DRAWN:	NRB
REVIEWED:	JC

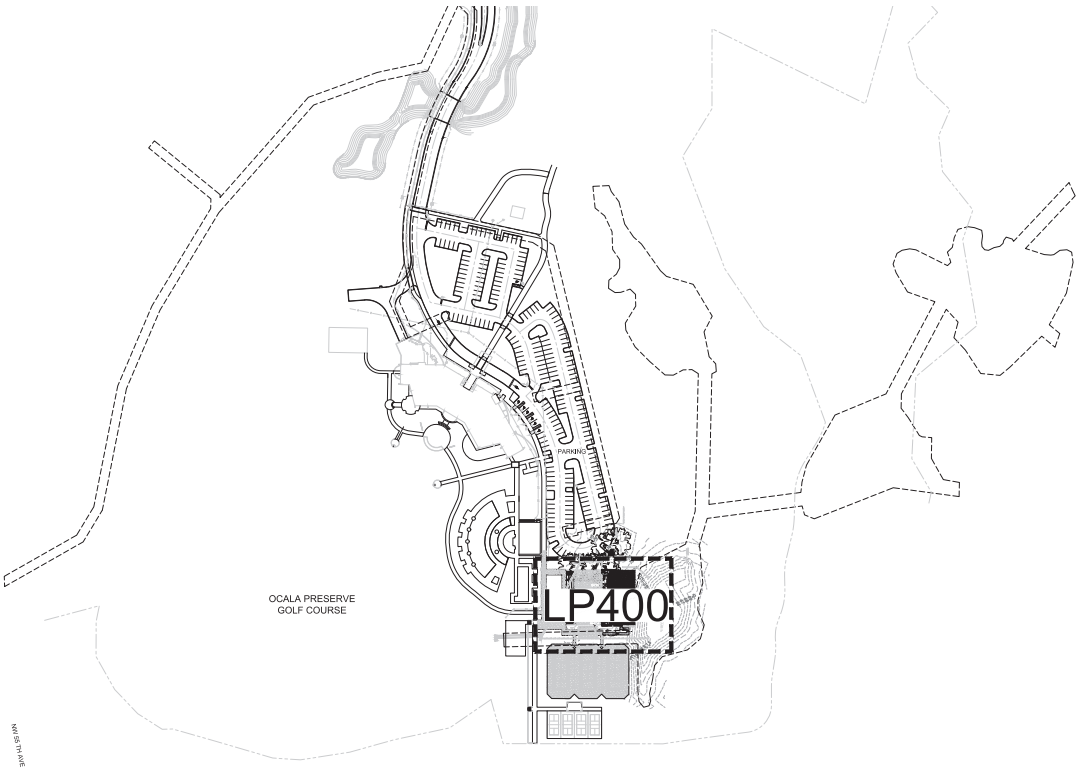
REVISIONS:

1. 12/13/2024 PER ENG. BASE

HARDSCAPE SPECIFICATIONS

LS600

01_ORIGINAL ISSUE



RVi

111 North Magnolia Avenue
Suite 1300
Orlando, Florida 32801
Tel: 407.650.2000
www.rviplanning.com

Digitally signed by Jack E Caldwell
Date: 2024.12.13 13:58:01-05'00'

JACK E. CALDWELL, RLA
FL LICENSE NO. LA0001214

Sunshine 811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response code before you dig!

OCALA PRESERVE MAIN AMENITY

SITE ENHANCEMENT PLANS (SEP)

MARION COUNTY, FL

PROJECT NO :	23006413
DATE :	10/14/2024
DRAWN:	NRB
REVIEWED:	JC

REVISIONS

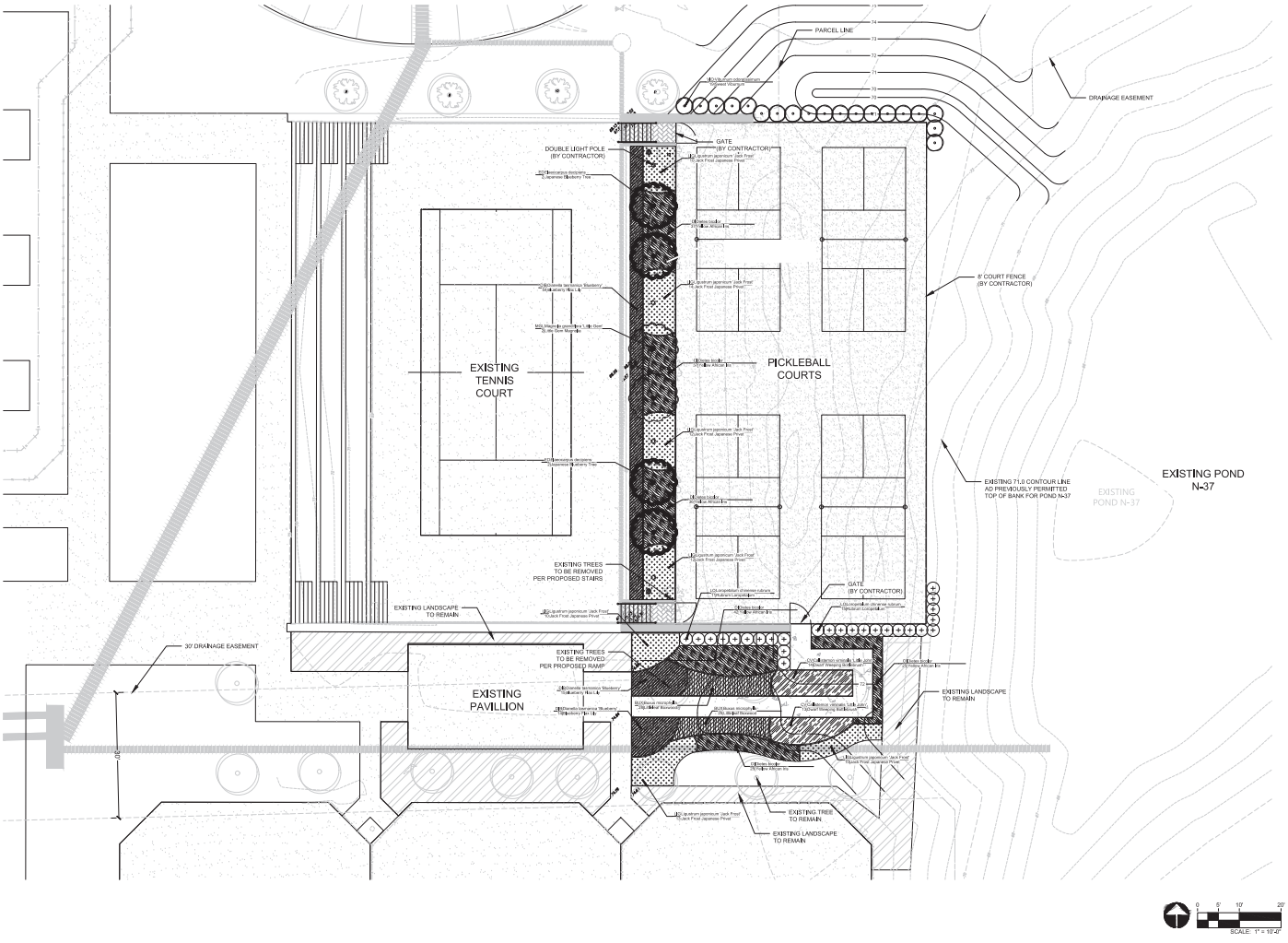
1 12/12/2024 PER ENG. BASE
2
3
4
5

LANDSCAPE REFERENCE PLANS

LP100

01_ORIGINAL ISSUE

SCALE: #



RVi

Digitally signed by Jack E Caldwell
Date: 2024.12.13 13:58:03-05'00'

JACK E. CALDWELL, P.L.A.
FLORIDA REG. LA0001214

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

OCALA PRESERVE MAIN AMENITY

SITE ENHANCEMENT PLANS (SEP)

MARION COUNTY, FL

PROJECT NO :	23006413
DATE :	10/14/2024
DRAWN :	NRB
REVIEWED :	JC

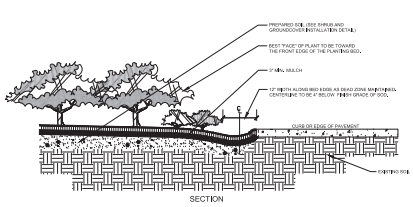
REVISIONS

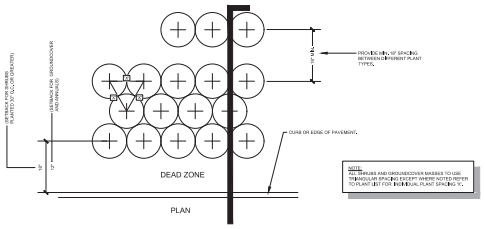
1 12/12/2024 PER ENG. BASE

LANDSCAPE ENLARGEMENT PLAN

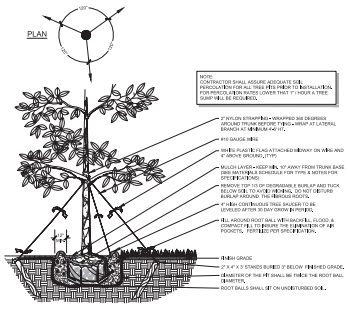
LP400

01_ORIGINAL ISSUE

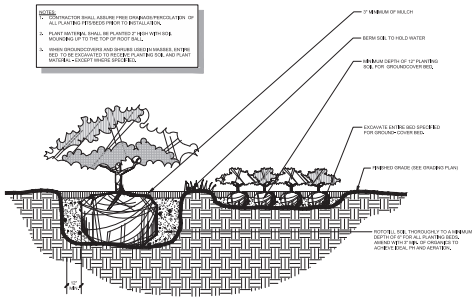




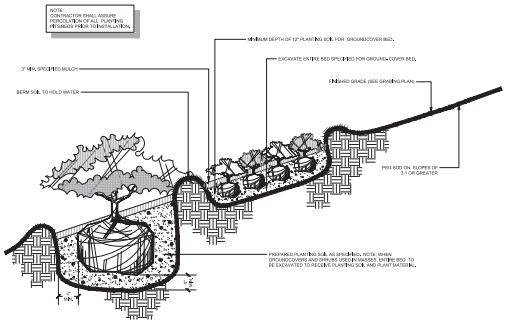
D TYPICAL PLANT SPACING DIAGRAM
N.T.S. RVi_ORL-23006413-108



A LARGE TREE INSTALLATION & STAKING
N.T.S. RVi_ORL-23006413-101



B SHRUB AND GROUNDCOVER INSTALLATION
N.T.S. RVi_ORL-23006413-106



C SHRUB AND GROUNDCOVER INSTALLATION ON SLOPE
N.T.S. RVi_ORL-23006413-107

RVi
Planning + Landscape Architecture
315 South Magnolia Avenue
Suite 200
Orlando, Florida 32801
THE 407.999.9559
www.rviplanning.com

Digitally signed by Jack E Caldwell
Date: 2024.12.13 13:58:05-05'00'

JACK E. CALDWELL, P.L.A.
FLORIDA REG.LA6667214

OCALA PRESERVE MAIN AMENITY
SITE ENHANCEMENT PLANS (SEP)
MARION COUNTY, FL

PROJECT NO : 23006413
DATE : 10/14/2024
DRAWN : NRB
REVIEWED : JC
REVISIONS
1 12/12/2024 PER ENG. BASE

LANDSCAPE DETAILS PLAN

LP500

01_ORIGINAL ISSUE

GENERAL LANDSCAPE:

1. TREES AND SHRUBS SHALL NOT BE PLACED WITHIN THE MIDDLE TWO-THIRDS (⅔) OF ANY DRAINAGE SWALE OR WITHIN THREE (3) FEET MEASURED HORIZONTALLY FROM THE CENTERLINE OF THE DRAINAGE SWALE +/- WHICHEVER IS GREATER. SWALES MUST ALLOW FOR THE POSITIVE FLOW OF WATER WITHOUT OBSTRUCTION.
2. ACTIVITIES HAVE BEEN SHIFTED AWAY FROM EXISTING TREES WHERE POSSIBLE. ADDITIONAL TREES ARE NOT BEING SHOWN FOR REMOVAL. ANY TREES SHOWN NEAR LAKE CONSTRUCTION OR UTILITIES WILL BE AVOIDED AS POSSIBLE THROUGH THE USE OF RETAINING WALLS AND JACK AND BORING PROCEDURES. IF DURING INSTALLATION OF THESE ELEMENTS TREES ARE LOST THEY WILL BE REPLACED PER ALL APPLICABLE ORDINANCES AND CODE REQUIREMENTS.
3. LANDSCAPE PRACTICES FOR THIS PROJECT SHALL CONFORM TO ALL LANDSCAPE AND LAND DEVELOPMENT CODES PER LOCAL MUNICIPALITY OR GOVERNMENT AGENCY.
4. THE CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HOURS MINIMUM PRIOR TO DIGGING FOR VERIFICATION OF ALL UNDERGROUND UTILITIES, IRRIGATION AND ALL OTHER OBSTRUCTIONS AND COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO INITIATING OPERATIONS. SHOULD THE LANDSCAPE CONTRACTOR CAUSE DAMAGE TO ANY UTILITIES, NECESSARY REPAIRS SHALL BE MADE AS QUICKLY AS PRACTICABLE, AT CONTRACTORS EXPENSE.
   "INVESTIGATE BEFORE YOU EXCAVATE"
   CALL SUNSHINE STATE ONE
   1-800-432-4770 TOLL FREE
   FL STATUTE 553.851 (1979) REQUIRES MIN. 2 DAYS NOTICE AND MAX. OF 5 DAYS NOTICE BEFORE YOU EXCAVATE
5. THE LIMITS OF CONSTRUCTION ARE DEFINED BY THE 'PROJECT BOUNDARY' (LIMITS, ETC...) NOTED ON THE DRAWINGS.
6. THE CONTRACTOR SHALL FIELD VERIFY ALL INFORMATION PRIOR TO INITIATING PLANTING INSTALLATION. ALL EXISTING PLANTING SHALL REMAIN INTACT AND UNDISTURBED UNLESS OTHERWISE NOTED ON THE PLANS. ALL EXISTING SITE FURNISHINGS, PAVING, LANDSCAPE AND OTHER ELEMENTS TO REMAIN SHALL BE PROTECTED FROM ANY DAMAGE UNLESS OTHERWISE NOTED.
7. SEE ALL GRADING PLANS, PAVEMENT, WALLS, AND SITE FURNISHINGS PLANS FOR ADDITIONAL NOTES, SITE PREPARATION, AND OTHER PERTINENT INFORMATION.
8. LANDSCAPE CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE LANDSCAPE ARCHITECT.
9. REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
10. THE LANDSCAPE CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. RUBBISH AND DEBRIS SHALL BE COLLECTED AND DEPOSITED OFF SITE DAILY. ALL MATERIALS, PRODUCTS, AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION IN THE AREA DIRECTED BY THE OWNER'S REPRESENTATIVE.
11. THE LOCATION OF THE LANDSCAPE HOLDING AREA WILL BE IDENTIFIED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL ADHERE TO THE ACCESS ROUTES TO AND FROM THE HOLDING AREA WITHOUT DISRUPTING OR IMPEDING ACCESS TO THE SITE BY OTHERS.
12. IN ORDER TO EXPEDITE THE PROGRESS OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT.
13. THE ATTACHED PLANTING PLANS ARE A GRAPHIC REPRESENTATION FOR THE AESTHETIC TREATMENT OF THE DESIGNATED SITE. ACTUAL PLANT MATERIAL LOCATIONS WILL VARY TO COMPLIMENT EXISTING VEGETATION, SITE CONDITION FEATURES, AND TO PROVIDE SAFETY. PLANT MATERIAL SELECTIONS MAY CHANGE BASED UPON AVAILABILITY; ON SITE SPECIFIC CONDITIONS; AND ARE NOT LIMITED TO THE PLANT MATERIAL LISTED IN THE PLANT SCHEDULE. MINIMUM QUANTITY AND QUALITY WILL BE MAINTAINED. THE LANDSCAPE ARCHITECT RETAINS THE RIGHT TO MAKE NECESSARY OR REQUIRED CHANGES AS DICTATED BY THE ABOVE ITEMS. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT PRIOR WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.

PROJECT SUBMITTALS:
1. THE PROJECT SUBMITTALS LIST WILL BE GENERATED BY THE LANDSCAPE ARCHITECT AND MUST BE COMPLETED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PROJECT COMMENCEMENT.
2. ALL PROJECT SUBMITTALS MUST BE COMPLETED AND COMPLIED IN AN EASILY REPRODUCIBLE FORM. SUBMITTAL SHEETS THAT ARE NOT LEGIBLE AND REPRODUCIBLE WILL BE REJECTED. SUBMITTALS SHEETS THAT DO NOT CLEARLY IDENTIFY THE PRODUCTS OR MATERIALS SELECTED WILL BE REJECTED.
3. PRODUCTS INSTALLED ON THE PROJECT SITE THAT ARE NOT CONSISTENT WITH THE PROJECT SUBMITTALS WILL BE REMOVED AND REPLACED WITH THE PRODUCTS IDENTIFIED IN THE PROJECT SUBMITTAL PACKAGE AT THE CONTRACTORS EXPENSE.

REQUIRED SUBMITTAL FORM:

Submittals/Category	Submitted	Rejected	Re-submitted	Approved
General Submittals				
Emergency Numbers				
MOT Index				
Video				
Locate Tickets				
Project Schedule				
Landscape Submittals				
Plant Nursery List				
All Nursery State Inspection Certification				
Mulch				
Pesticide License				
Staking Methods				
Soil Sample Analysis				
Fertilizer				
Irrigation Submittals				
Purple Class 200 PVC				
SCH 40 PVC Pipe Fittings				
Gasketed Class 200 PVC				
Ductile Iron Fittings				
Valve Boxes				
Valves				
Netafim Drip Tubing & Staples, and Fittings				
Netafim Disc Filter				
Netafim PRV Valve				
Netafim Flush Valve				
Magnetic Detector Tape				
Grounding Rod				
Wire				
Wire Connectors				
Primer and Glue				

SAMPLE

PROJECT SCHEDULE:
1. ALL WORK SHALL BE COMPLETED WITHIN THE TIME ALLOTTED IN THE PROJECT SCHEDULE.
2. WITHIN SEVEN (7) DAYS OF RECEIPT OF "NOTICE TO PROCEED" THE SUCCESSFUL BIDDER WILL FURNISH A CRITICAL PATH SCHEDULE REFLECTING THE ABOVE DATES. THIS SCHEDULE WILL INCLUDE VERIFIABLE MILESTONES TO ENABLE MONITORING OF THE PROJECT SCHEDULE DURING THE CONSTRUCTION PERIOD.

LIQUIDATED DAMAGES:
1. THE SUCCESSFUL BIDDER SHALL HAVE ITS WORK SUBSTANTIALLY COMPLETED BY THE RESPECTIVE TIMEFRAME. THE TERM "SUBSTANTIAL COMPLETION" SHALL REFER TO THE DATE OF COMPLETION FOR THE CONTRACTOR'S PORTION OF THE WORK, AS ESTABLISHED IN THE VARIOUS PHASES OF THE SCHEDULE.
2. BY SUBMITTING THE BID, THE BIDDER AGREES THAT THE PERIODS FOR PERFORMING THE WORK ARE REASONABLE, AND THAT THE BIDDERS WORK CAN BE SUBSTANTIALLY COMPLETE BY ITS APPLICABLE DATE(S) FOR SUBSTANTIAL COMPLETION.
3. IF THE SUCCESSFUL BIDDER DOES NOT HAVE THE WORK ON THE PROJECT SUBSTANTIALLY COMPLETE BY THE DATE(S) IDENTIFIED FOR SUBSTANTIAL COMPLETION AS ESTABLISHED IN THE PROJECT TIME SCHEDULE, THE SUCCESSFUL BIDDER WILL PAY THE OWNER (AND THE OWNER MAY SETOFF FROM SUMS COMING DUE THE SUCCESSFUL BIDDER) LIQUIDATED DAMAGES AT THE RATE OF $0.00 PER CALENDAR DAY BEYOND THE DATE OF SUBSTANTIAL COMPLETION.
4. THE BIDDER ACKNOWLEDGES BY SUBMITTING THE BID AND ENTERING INTO A CONTRACT WITH THE OWNER THAT SUCH AMOUNTS OF LIQUIDATED DAMAGES REPRESENT A REASONABLE ESTIMATE OF THE ACTUAL DAMAGES THAT THE OWNER WOULD INCUR IF THE WORK IS NOT SUBSTANTIALLY COMPLETE BY THE FOREGOING DATES. THESE LIQUIDATED DAMAGES ARE DAMAGES FOR LOSS OF USE OF THE PROJECT, AND THE SUCCESSFUL BIDDER IN ADDITION TO THE LIQUIDATED DAMAGES WILL BE OBLIGATED TO INDEMNIFY AND HOLD THE OWNER HARMLESS FROM ANY CLAIMS IF THE WORK ON THE PROJECT IS ACCELERATED BECAUSE OF DELAY.

SITE REQUIREMENTS:
1. ALL CONTRACTORS AND SUBCONTRACTORS SHALL HAVE A SET OF APPROVED CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATIONS AND PROTECTION OF ALL EXISTING UTILITIES SHOWN, ALL EXISTING UTILITIES NOT SHOWN, AND ALL PROPOSED UTILITIES ON THESE PLANS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ADJACENT IMPROVEMENTS FROM DAMAGE AND EROSION. ANY ADJACENT IMPROVEMENT DAMAGED DURING CONSTRUCTION SHALL, AT A MINIMUM, BE RESTORED TO A STATE EQUAL TO ITS PRE-CONSTRUCTION STATE.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS TO COMPLETE WORK, AND SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
5. CONTRACTOR SHALL AGREE TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER, HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN THE CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER.
6. DURING CONSTRUCTION, CREWS ARE REQUIRED TO HAVE AT LEASE ONE (1) ENGLISH SPEAKING PERSON ON SITE.

EXISTING TREE CARE:

1.) FLAG ALL TREES AND PALMS TO BE SAVED IN PLACE. PROVIDE BARRICADING IN ACCORDANCE WITH LOCAL STANDARDS AROUND TREES TO BE SAVED IN PLACE PRIOR TO SITE DEMOLITION.
2.) ALL WORK SHALL BE UNDERTAKEN IN THE PRESENCE OF A REGISTERED ARBORIST EMPLOYED BY THE LANDSCAPE CONTRACTOR. ALL TREES AND PALMS TO BE SAVED SHALL BE EXAMINED FOR DAMAGE, DISEASE AND INSECT INFESTATION. PARTS OF THE TREE SHOWING THESE CONDITIONS SHALL BE TREATED OR PRUNED IN ACCORDANCE WITH THE ARBORISTS RECOMMENDATIONS. REMOVE ALL DEAD LIMBS AND VINES.
3.) ROOT PRUNE ALL TREES TO BE SAVED PRIOR TO GRADING AROUND TREES. CUT ALONG LINES OFFSET FROM LINES OF DEVELOPMENT SURROUNDING THE TREE, IE, AT BUILDING FOUNDATIONS, PARKING LOTS, ETC.
4.) TREAT ALL CUTS WITH A FUNGICIDAL BARRIER. BACKFILL THE TRENCH, WITHIN 4 HOURS OF DIGGING, WITH A 1:1 MIXTURE OF SITE SOIL AND SAWDUST OR OTHER FINE ORGANIC MATERIAL. DO NOT COMPACT.
5.) FERTILIZE THE PLANT AS DIRECTED BY THE CONSULTING ARBORIST.
6.) THE ARBORIST SHALL VISIT THE SITE PERIODICALLY TO ASSESS THE HEALTH OF THE TREES AND ISSUE REPORTS ON THE RELATIVE HEALTH OF THE TREES AND MAKE RECOMMENDATIONS FOR FURTHER TREATMENTS IF NECESSARY.

SUBSTANTIAL COMPLETION

1. CONTRACTOR TO REQUEST INSPECTION OF PROJECT IN WRITING. IF ALL WORK IS SATISFACTORY AND COMPLETE IN ACCORDANCE WITH CONDITIONS OF CONTRACT DOCUMENTS, THEN THE OWNER AND LANDSCAPE ARCHITECT SHALL DECLARE SUBSTANTIALLY COMPLETE. SUBSTANTIAL COMPLETION CONSTITUTES THE BEGINNING OF THE GUARANTEE PERIOD AND THE 90 DAY ESTABLISHMENT PERIOD OF MAINTENANCE.
2. LANDSCAPE CONTRACTOR TO GUARANTEE PLANT MATERIAL FOR A ONE (1) YEAR PERIOD FOLLOWING DATE OF SUBSTANTIAL COMPLETION. PRIOR TO ISSUING SUBSTANTIAL COMPLETION NOTICE THE CONTRACTOR SHALL SUBMIT TO THE OWNER THREE (3) COPIES OF AS BUILT PLANS/DOCUMENTS AND THREE (3) COPIES OF AN ANNUALIZED MAINTENANCE AND OPERATION MANUAL DETAILING ALL SCHEDULES, NURSERY PRACTICES, WATERING REQUIREMENTS, FERTILIZATION, TRIMMING, ETC., FOR ALL PLANT MATERIALS AND PLANT AREAS OF THE PROJECT.
3. MAINTENANCE PERIOD - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COMPLETE MAINTENANCE OF ALL PLANTING AREAS (INCLUDING WATERING, SPRAYING, MULCHING, MOWING, FERTILIZING, ETC.) THROUGH THE COURSE OF THE PROJECT AND THROUGHOUT A 90 DAY ESTABLISHMENT PERIOD AFTER SUBSTANTIAL COMPLETION NOTICE BY THE OWNER. THE PROJECT WILL NOT BE ACCEPTED OR DEEMED SUBSTANTIALLY COMPLETE BY ZONES OR PHASES UNLESS OTHERWISE NOTED ON THE PLANS.

INSTALLATION:

PLANTING LAYOUT:
1.) THE LANDSCAPE CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
2.) THE LANDSCAPE CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO ALL EXISTING UNDERGROUND UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
3.) SHRUB AND GROUND COVER PLANTINGS ARE SHOWN AS MASS PLANTING BEDS. PLANTS SHALL BE PLACED ON A TRIANGULAR SPACING CONFIGURATION (STAGGERED SPACING). PLANT CENTER-TO-CENTER DIMENSIONS (O.C.) ARE LISTED ON THE PLANT LIST.
4.) PROVIDE A MINIMUM VERTICAL CLEARANCE ON ALL TREES OF 8.5' ABOVE THE SIDEWALK/CART PATHS.
5.) PROVIDE A MINIMUM HORIZONTAL OFFSET DISTANCE OF 2.5' FROM THE BACK OF CURB TO THE FUTURE MAXIMUM TRUNK DIAMETER OF PLANTED TREES.
6.) ALL SHRUB BEDLINE AREA DEFINITIONS TO BE DETAILED IN THE FIELD WITH THE LANDSCAPE ARCHITECT. UNAPPROVED BEDLINES WILL BE REJECTED AND IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMEDY ALL DAMAGES AND MODIFICATIONS REQUIRED TO BRING THE AREAS TO SPECIFICATIONS.

TRANSPLANTING:
1.) APPROPRIATE CARE MUST BE TAKEN DURING TRANSPLANTING TO PREVENT CHAIN MARKS, GIRDLING OR BARK SLIPPAGE. TREES THAT ARE DAMAGED DURING THE TRANSPLANTING PROCESS WILL NOT BE ACCEPTED.

PLANTING:
1.) ALL PLANT MATERIAL SHALL BE INSTALLED IN A SOUND, WORKMANLIKE MANNER AND ACCORDING TO ACCEPTED GOOD PLANTING PROCEDURES WITH THE QUALITY OF PLANT MATERIALS AS HEREIN DESCRIBED. ALL ELEMENTS OF LANDSCAPING SHALL BE INSTALLED SO AS TO MEET ALL APPLICABLE ORDINANCES AND CODE REQUIREMENTS.
2.) CONTRACTOR SHALL ENSURE DRAINAGE AND PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION OF PLANT MATERIAL. CONTRACTOR SHALL FILL ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE THAT PROPER DRAINAGE AND PERCOLATION IS AVAILABLE. CORRECT IF REQUIRED TO ENSURE PERCOLATION. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ALL PLANTS LOST DUE TO INADEQUATE DRAINAGE CONDITIONS.
3.) TREES GROWN IN GROW BAGS OR GROW BAG TYPE MATERIAL MUST HAVE THE GROW BAG REMOVED ENTIRELY PRIOR TO PLANTING.
4.) BALLED AND BURLAPPED OR ANY BASKETED MATERIAL SHALL HAVE THE TOP ONE HALF (1/2) OF THE BURLAP AROUND THE BASE OF THE TRUNK CUT AND PULLED BACK. DO NOT REMOVE BURLAP. WIRE CAGES, STRAPS, ETC. MUST BE CUT AND REMOVED PRIOR TO INSTALLATION.
5.) CONTRACTOR TO REPLACE REJECTED PLANT MATERIAL WITHIN ONE WEEK (5 BUSINESS DAYS) OF NOTICE.
6.) CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND THE PLANTING SPECIFICATIONS FOR COMPLETE LANDSCAPE PLANTING INSTRUCTIONS. NOTIFY LANDSCAPE ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION OR INSTALLATION.
7.) THE CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND THE PROJECT MANUAL AND/OR SPECIFICATIONS FOR FURTHER AND COMPLETE LANDSCAPE PLANTING INSTRUCTIONS.
8.) THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL PLANTING WORK WITH IRRIGATION WORK. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAND WATERING AS REQUIRED BY OWNER'S REPRESENTATIVE TO SUPPLEMENT IRRIGATION WATERING AND/OR RAINFALL. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING IN ALL PLANTING AREAS, REGARDLESS OF THE STATUS OF EXISTING OR PROPOSED IRRIGATION.
9.) THE LANDSCAPE CONTRACTOR SHALL RE-GRADE ALL AREAS DISTURBED BY PLANT REMOVAL, RELOCATION, AND/OR INSTALLATION WORK. THE LANDSCAPE CONTRACTOR SHALL REPLACE (BY EQUAL SIZE AND QUALITY) ANY AND ALL EXISTING PLANT MATERIAL DISTURBED OR DAMAGED BY PLANT REMOVAL, RELOCATION, AND/OR INSTALLATION WORK.
10.) GUYING / STAKING PRACTICES SHALL NOT PERMIT NAILS, SCREWS, WIRES ETC., TO PENETRATE OUTER SURFACE OF TREES, PINES, OR PALMS. TREES, PINES, OR PALMS REJECTED DUE TO THIS PRACTICE SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
11.) ALL WOODEN STAKES, BOARDS, BRACES AND BATTENS SHALL BE PAINTED/SOLID STAINED DARK GREEN PRIOR TO THEIR USE. TOUCH UP ALL EXPOSED CUTS IN THE FIELD WITHOUT MARRING OR MARKING PLANT MATERIALS.
12.) THE CONTRACTOR SHALL MULCH ALL NEW PLANT MATERIAL THROUGHOUT AND COMPLETELY TO A 3 INCH MINIMUM DEPTH WITH CLEAN, WEED FREE, CLASS A, MULCH, OR ROCK MULCH AS SPECIFIED IN THE PLANT LEGEND.
13.) THE CONTRACTOR IS RESPONSIBLE FOR COMPLETE MAINTENANCE OF ALL PLANTING AREAS (INCLUDING WATERING, SPRAYING, MULCHING, MOWING, FERTILIZING, ETC.) THROUGH THE COURSE OF THE PROJECT AND THROUGHOUT A 90 DAY ESTABLISHMENT PERIOD FOLLOWING NOTICE OF SUBSTANTIAL COMPLETION BY THE OWNER. THE PROJECT WILL NOT BE ACCEPTED OR DEEMED SUBSTANTIALLY COMPLETE BY ZONES OR PHASES (UNLESS OTHERWISE NOTED ON THE PLANS.)

SOIL PREPARATION AND SOIL MIX:
1.) THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC., ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS. PRIOR TO COMMENCEMENT OF THE LANDSCAPE PLANTING WORK, THE CONTRACTOR SHALL PROVIDE COMPLETE SOIL TESTS FOR THE INSTALLATION AREA.
   A.) APPLY ROUNDUP (MANUFACTURED BY MONSANTO CORP.) OR APPROVED HERBICIDE EQUAL ACCORDING TO MANUFACTURER'S RATE AND SPECIFICATION WITHIN LIMITS OF ALL AREAS TO BE PLANTED. PROTECT EXISTING PLANTS TO REMAIN FROM OVER SPRAY OR SPRAY WITHIN ROOT ZONE. CONTRACTOR TO ENSURE TOTAL WEED ERADICATION.
   B.) BEFORE REPLACING TOPSOIL, RAKE SUBSOIL SURFACE CLEAR OF STONES (1 INCH DIAMETER AND LARGER), DEBRIS, RUBBISH, DELETERIOUS MATERIALS AND ALL REMAINING CONSTRUCTION DEBRIS TO A DEPTH OF 6". CONTAMINATED SOILS SHALL BE REMOVED AND REPLACED TO THEIR FULL DEPTHS AND EXTENTS.
   C.) ESTABLISH OR REESTABLISH ROUGH GRADES INSURING POSITIVE FLOWS AND AESTHETIC LANDFORM SHAPES SHOWN IN THE GRADING PLANS. SCARIFY SUBSOIL TO A DEPTH OF 3 INCHES ONCE ROUGH GRADE HAS BEEN ESTABLISHED.
   D.) CONTRACTOR TO APPLY "RONSTAR" OR APPROVED PRE-EMERGENT HERBICIDE IN ACCORDANCE WITH MANUFACTURER'S RATE AND SPECIFICATIONS.
   E.) PLANTING SOIL MIX FOR TREES, SHRUBS, AND GROUND COVERS SHALL CONSIST OF A THOROUGHLY BLENDED MIXTURE OF:
      1.) TREES
      70% CLEAN D.O.T. SAND
      30% APPROVED TOPSOIL MIX
      2.) PALMS
      90% CLEAN D.O.T. SAND
      10% APPROVED TOPSOIL MIX
      3.) SHRUBS, AND GROUND COVERS
      80% CLEAN D.O.T. SAND
      20% APPROVED TOPSOIL MIX
      4.) TOPSOIL
      30% APPROVED FLORIDA TOPSOIL
      10% APPROVED FLORIDA PEAT
      60% APPROVED SAND
      PEAT: FEDERAL SPECIFICATIONS Q-P-166
      TYPE 1, CLASS B, SPHAGNUM MOSS.

   NOTE:
   CONTRACTOR TO SUBMIT LABORATORY SOIL TESTS AND ANALYSIS RECOMMENDATIONS FOR ORNAMENTAL LANDSCAPE USE OF ALL SOIL MIXTURES AND NO LESS THAN 4 TESTS OF EXISTING SOILS IN ANY ONE AREA FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.

   F.) TOPSOIL MIX SHALL BE FREE OF DELETERIOUS MATERIALS THAT WOULD BE HARMFUL TO PLANT GROWTH. SHALL BE FREE OF NEMATODES, SHALL BE OF UNIFORM QUALITY AND SHALL HAVE A PH VALUE BETWEEN 5.5 AND 6.5 (AS DETERMINED IN ACCORDANCE WITH ASTM E70). PEAT SHALL BE STERILIZED TO MAKE FREE OF ALL VIABLE NUT GRASS AND OTHER UNDESIRABLE WEEDS.
   G.) TOPSOIL SHALL BE NATURAL, FERTILE, AGRICULTURAL SOIL CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL BE OF UNIFORM COMPOSITION THROUGHOUT, WITH ADMIXTURE OF SUBSOIL. IT SHALL BE FREE OF STONES, LUMPS, LIVE PLANTS AND THEIR ROOTS, STICKS, CLAY, SILTS AND OTHER EXTRANEOUS MATTER. SPREAD TOPSOIL MIXTURE TO MINIMUM DEPTH OF 4 INCHES THROUGHOUT ALL AREAS AND 6 INCHES IN ALL SHRUB AND GROUND COVER BEDS. REMOVE ALL ROCKS AND OTHER OBJECTS OVER 1 INCH IN DIAMETER.
   H.) SMOOTH ALL PREPARED SOIL MIXES TO WITHIN 4 INCHES BELOW TOP OF SURROUNDING PAVEMENT EDGES. CONTRACTOR TO PROVIDE SMOOTH AND UNIFORM DEPTH OF TOPSOIL MIXTURE TO A MINIMUM 12 INCHES BELOW GRADE IN AREAS TO BE SODDED.
   FINISH GRADE ALL PREPARED TOPSOIL AREAS TO A SMOOTH, EVEN SURFACE ENSURING A MINIMUM 3% POSITIVE DRAINAGE AWAY FROM STRUCTURES AND ELIMINATE ANY LOW AREAS WHICH MAY COLLECT WATER.
   TOPSOIL SHALL NOT BE EXTREMELY ACIDIC OR ALKALINE, NOR CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. THE PH SHALL BE CORRECTED PRIOR TO DELIVERY IN THE RANGE OF 6.5 TO 7.5, OR AS APPROVED BY LANDSCAPE ARCHITECT. IF NECESSARY AFTER PLACEMENT THE CONTRACTOR SHALL APPLY APPROPRIATE APPROVED SOIL ADDITIVES ADJUSTING SOIL PH TO ENSURE A PH RANGE OF 6.5 TO 7.5.
2.) INITIAL INSTALLATION FERTILIZATION
   ALL SHRUB AND GROUND COVER PLANTINGS SHALL RECEIVE AN APPROVED SLOW RELEASE FERTILIZER. ALL TREE PLANTINGS SHALL RECEIVE AN APPROVED MYCORRHIZA ADDITIVE. (CONTRACTOR SHALL CONFIRM FERTILIZER REQUIREMENTS PER LOCAL MUNICIPALITY OR GOVERNMENT AGENCY).

   PALMS
   13-3-13 PLUS MINOR ELEMENTS - SLOW RELEASE
   1/2 LB. FERTILIZER PER 1/2 INCH CALIPER

   TREES
   8-8-8 PLUS MINOR ELEMENTS - SLOW RELEASE
   1/2 LB. FERTILIZER PER 1/2 INCH CALIPER

   SHRUBS AND GROUND COVERS
   8-10-10 PLUS MINOR ELEMENTS - SLOW RELEASE
   1/2 LB. FERTILIZER PER 1/2 INCH CALIPER

   TURF
   16-4-8 PLUS MINOR ELEMENTS - SLOW RELEASE
   1 LB. FERTILIZER PER 1000 SF.

   - THE COST FOR LANDSCAPE FERTILIZER AS DESCRIBED ABOVE SHALL BE INCLUDED IN THE PER PLANT PRICE.

PLANT MATERIAL:

1.) CONTRACTOR IS TO SUBMIT TO THE LANDSCAPE ARCHITECT THE GROWER'S AND/OR STATE INSPECTION CERTIFICATE FOR PLANT MATERIAL TWO (2) WEEKS BEFORE COMMENCEMENT OF WORK, IF APPLICABLE (SEE SUBMITTAL FORM).
2.) ALL PLANT MATERIAL SHALL BE PROTECTED DURING TRANSPORT AND DELIVERY TO JOB SITE WITH SHADE CLOTH OR OTHER ACCEPTABLE MEANS OF WINDBURN PREVENTION.
3.) CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTS MEETING SPECIFICATION AS NOTED PRIOR TO INSTALLATION. CONTRACTOR SHALL IMMEDIATELY REMOVE ALL PLANT MATERIAL FROM THE PROJECT THAT DOES NOT CONFORM TO SPECIFICATIONS.
4.) LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES OF PLANT MATERIAL FROM THE PLANT LEGEND TO THE DRAWINGS. QUANTITIES FROM DRAWINGS SHALL GOVERN UNLESS OTHERWISE NOTED.
5.) ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASES. ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE TO FLORIDA NO. 1 GRADE, ACCORDING TO THE "GRADES AND STANDARDS FOR NURSERY PLANTS" PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. PLANT MATERIALS IN SOME INSTANCES SHALL EXCEED NO. 1 GRADE, IN ORDER TO MEET THE MINIMUM REQUIREMENTS OF THIS PROJECT. ALL PALMS TO BE SUN GROWN.
6.) ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLAN ARE TO BE CONSIDERED MINIMUM. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN SHALL ALSO BE REQUIRED FOR ACCEPTANCE. ALL TREES TO BE SINGLE TRUNKED, UNLESS OTHERWISE NOTED ON PLANS.
7.) ANY SUBSTITUTIONS IN SIZE, QUANTITY, AND/OR PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT BEFORE PLANTING CAN BEGIN.
8.) ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED, AND MEET ALL REQUIREMENTS SPECIFIED, UNLESS OTHERWISE NOTED.
9.) ANY TREE WITH A TRUNK FORMED "V" SHAPE CROTCH WILL BE REJECTED.
10.) CANOPY TREES OF ALL SIZES ARE TO BE SELECTIVELY PRUNED AFTER PLANTING TO REMOVE INNER TWIGGY GROWTH, OPEN-UP THE CENTER AND EXPOSE MAJOR BRANCHES.
11.) ALL ROOTBALLS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK".
12.) SUBSTITUTION OF FIELD GROWN TREES FOR TREES THAT ARE SPECIFIED AS CONTAINER GROWN WILL NOT BE PERMITTED UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT.
* ALL SPECIFICATIONS WILL STILL APPLY TO APPROVED B&B MATERIAL
13.) ALL PLANT MATERIAL SHALL BE MAINTAINED AT OR ABOVE THE SPECIFIED CONDITIONS THROUGH SUBSTANTIAL COMPLETION AND THE END OF THE ESTABLISHMENT PERIOD. DECLINE IN CONDITION OF PLANT MATERIAL DURING INSTALLATION, AND THE MAINTENANCE PERIOD, SHALL BE GROUNDS FOR REJECTION AND REPLACEMENT AT CONTRACTOR'S EXPENSE.
14.) ALL SOD SHALL BE 100% SOLID SOD, 99% FREE OF NOXIOUS WEEDS, WITH A 2" THICKNESS OF ROOTS CAPABLE OF HOLDING SAND. SOD SHALL BE FRESHLY-CUT WITHIN TWENTY-FOUR (24) HOURS OF LAYING, LAID WITH TIGHTLY-BUTTED JOINTS, AND ROLLED. HAND RAKING SHALL BE DONE AS NECESSARY TO ENSURE PROPER EVEN GRADES AND CLEAR SURFACES FOR SOD.
15.) MINIMUM THREE-INCH (3") THICK LAYER OF MULCH SHALL BE PLACED AROUND ALL NEW PLANT MATERIAL AND BARE GROUND THAT WILL NOT BE COVERED BY EXISTING VEGETATION, SOD, GRAVEL, PAVEMENT OR ANY OTHER GROUND COVER TREATMENT.
16.) ALL PLANTING BED AREAS TO HAVE 6" OF DARK, FRIABLE TOP SOIL OR BED MIXED CHURNED INTO EXISTING SOIL.
17.) NEW PLANT MATERIAL TO BE INSTALLED WILL BE FIELD ADJUSTED TO ACCOMMODATE EXISTING PLANT MATERIAL SUCH AS OVERHEAD CANOPY TREES, UNDERSTORY TREES AND SHRUBS OR GROUND COVER. THIS WILL INSURE EXISTING PLANT MATERIAL TO REMAIN IN ITS NATURAL STATE. THEREFORE, NO EXISTING PLANT MATERIAL WILL BE ALTERED BY REMOVING, CUTTING, TRIMMING OR DESTROYING IN ORDER TO INSTALL NEW PLANT MATERIAL.
18.) ALL LANDSCAPED AREAS TO BE IRRIGATED WITH A FULLY AUTOMATED IRRIGATION SYSTEM (UNLESS OTHERWISE NOTED).
19.) ALL TREES SHALL BE LOCATED AT LEAST SIX FEET AWAY FROM THE FLOWLINE OF PERIMETER PROPERTY SWALES AND PROPOSED STORMWATER INLETS.

GENERAL LANDSCAPE NOTES

1.) ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLAN ARE TO BE CONSIDERED MINIMUM. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN SHALL ALSO BE REQUIRED FOR ACCEPTANCE. ALL TREES TO BE SINGLE TRUNKED, UNLESS OTHERWISE NOTED ON PLANS.
2.) MINIMUM THREE-INCH (3") THICK LAYER OF MULCH SHALL BE PLACED AROUND ALL NEW PLANT MATERIAL AND BARE GROUND THAT WILL NOT BE COVERED BY EXISTING VEGETATION, SOD, GRAVEL, PAVEMENT OR ANY OTHER GROUND COVER TREATMENT.
3.) ALL TREES TO BE HEALTHY, FULL SPECIMEN TYPES.
4.) ALL PLANTING BED AREAS TO HAVE 6" OF DARK, FRIABLE TOP SOIL OR BED MIXED CHURNED INTO EXISTING SOIL.
5.) NEW PLANT MATERIAL TO BE INSTALLED WILL BE FIELD ADJUSTED TO ACCOMMODATE EXISTING PLANT MATERIAL SUCH AS OVERHEAD CANOPY TREES, UNDERSTORY TREES AND SHRUBS OR GROUND COVER. THIS WILL INSURE EXISTING PLANT MATERIAL TO REMAIN IN ITS NATURAL STATE. THEREFORE, NO EXISTING PLANT MATERIAL WILL BE ALTERED BY REMOVING, CUTTING TRIMMING OR DESTROYING IN ORDER TO INSTALL NEW PLANT MATERIAL.
6.) ALL TREE STAKING TO BE DONE USING ARBOR TAPE AND THE DUCKBILL ANCHOR SYSTEM.
7.) ALL TREES SHALL BE LOCATED AT LEAST SIX FEET AWAY FROM THE FLOWLINE OF PERIMETER PROPERTY SWALES AND PROPOSED STORMWATER INLETS.

TREE PLANTING NOTES:

1. ALL TREES SHALL BE GUARANTEED FOR TWO YEARS FROM DATE OF COUNTY ACCEPTANCE
2. EACH TREE SHALL RECEIVE SIX "AGRIFORM" 21 GRAM TABLETS PER MANUFACTURER'S DIRECTIONS.
3. FLEXIBILITY SHALL BE GIVEN TO THE PLACEMENT OF STREET TREES TO ACCOMMODATE IMPROVEMENTS SUCH AS DRIVEWAYS, UTILITIES, LIGHTING, ETC
4. STREET TREE SHALL HAVE A MINIMUM CLEARANCE OF 15' FROM STREET LIGHTS, SHALL NOT BE INSTALLED WITHIN 10 FT. OF ANY ABOVE GROUND UTILITY OR WITHIN 30 FT. OF THE FACE OF A STOP SIGN
5. STREET TREE PLANTINGS IN "COMMON TRACTS" TO BE INSTALLED PRIOR TO AS-BUILT INSPECTION
6. TREE PLANTING SHALL INCLUDE ROOT BARRIER PROTECTION TO PREVENT ROOT GROWTH INTO UTILITIES, DRAINAGE, SIDEWALKS AND OTHER PAVED AREAS.
7. APPLY A 3" LAYER OF MULCH LAYER TO ALL PROPOSED TREE, SHRUB, GROUND COVER AND VINE PLANTINGS
8. ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE LAND DEVELOPMENT CODE SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) A-300 PRUNING STANDARDS.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CAL	CONTAINER	NATIVE		REMARKS
TREES									
	ED	4	Elaeocarpus decipiens / Japanese Blueberry Tree	10`-12`H x 4`-5`S	2" CAL	25G	NO		
FLOWERING & FRUIT TREES									
	MGL	2	Magnolia grandiflora 'Little Gem' / Little Gem Magnolia	10`-12`H x 4`-5`S	2" CAL	25G	YES		

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	NATIVE		SPACING	REMARKS
SHRUBS									
	LO	26	Loropetalum chinense rubrum / Rubrum Loropetalum	24"H x 18"S	7G	NO		36" o.c.	
	VIO	19	Viburnum odoratissimum / Sweet Viburnum	48" H MIN.	15G	NO		48" o.c.	
SHRUB AREAS									
	BUX	53	Buxus microphylla / Littleleaf Boxwood	24"H x 18"S	3G	NO		24" o.c.	
	CV	27	Callistemon viminalis 'Little John' / Dwarf Weeping Bottlebrush	18"H x 24"S	3G	NO		36" o.c.	
	DI	202	Dietes bicolor / Yellow African Iris	15"H x 12"S	3G	NO		24" o.c.	
	LIG	81	Ligustrum japonicum 'Jack Frost' / Jack Frost Japanese Privet	24"H x 18"S	3G			36" o.c.	
GROUND COVERS									
	DIB	83	Dianella tasmanica 'Blueberry' / Blueberry Flax Lily	20"H x 18"S	3G	NO		30" o.c.	

RVi
111 North Magnolia Avenue
Suite 1350
Orlando, Florida 32801
Tel: 407.680.0650
www.rviplanning.com

Digitally signed by Jack E Caldwell
Date: 2024.12.13 13:58:07-05'00'

JACK E. CALDWELL, P.L.A.
FL LICENSE NO. LA6667214

Sunshine 811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

OCALA PRESERVE MAIN AMENITY
SITE ENHANCEMENT PLANS (SEP)
MARION COUNTY, FL

PROJECT NO : 23006413
DATE : 10/14/2024
DRAWN: NRB
REVIEWED: JC

REVISIONS
1. 12/12/2024 PER ENG. BASE
2.
3.
4.
5.

LANDSCAPE SCHEDULE & NOTES

LP600

01_ORIGINAL ISSUE

L:\2023\23006413 - Ocala Preserve Main Amenity LA\06 LANDSCAPE ARCHITECTURE\02 MAIN AMENITY SEP\02 CURRENT PLANS\23006413-LP600-SPECS_SERIES.dwg 12/13/2024 noara rivera

Marion County

Development Review Committee

Agenda Item

File No.: 2025-20060 **Agenda Date:** 8/4/2025 **Agenda No.:** 5.5.

SUBJECT:
Midway Terrace - Waiver Request to a Major Site Plan
7191 Midway Ter All Units Ocala
Project #2025040059 #32788 Parcel #9007-0101-32, 9007-0101-33
Mastroserio Engineering, Inc

July 29, 2025

PROJECT NAME: MIDWAY TERRACE
PROJECT NUMBER: 2025040059
APPLICATION: MAJOR SITE PLAN #32788

1 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.10.B - Copy of NPDES Permit or NOI
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the NPDES permit or NOI prior to construction.

2 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Copy of District Permit (County Interest)
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the District permit prior to construction.

3 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Additional Stormwater comments
STATUS OF REVIEW: INFO
REMARKS: If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.

4 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, their conditions, and the date of approval
STATUS OF REVIEW: INFO
REMARKS: 5/8/25-add waivers if requested in future

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

6 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities
STATUS OF REVIEW: INFO
REMARKS: 7/24/25 No fee for this review. 6/19/25 - $95.00. Utilities Plan Review Fee: $130.00 Fee(s) can be paid by calling 352-671-8686 or visiting the Development Review Office at 412 SE 25th Ave, Ocala, FL 34471. Reference AR# 32788

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

8 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 3.2.3/6.6/5.2.5/flood - RESIDENTIAL - Complies with Min/Max Density?
STATUS OF REVIEW: INFO
REMARKS: Site is allowed to have between 14 and 27 residential units on it. Applicant is proposing 15. This is within the allowed density

9 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.24 - Landscape requirements/6.8.6 - Buffering
STATUS OF REVIEW: INFO
REMARKS: Please indicate width of required buffers on site plan. Ensure no structures are within this buffer, per LDC Sec. 6.8.6. Staff does not support separate driveway for garbage collection area. Please relocate and indicate buffering/screening for garbage collection area, per LDC Sec. 6.8.9
6/16/25 - Additional driveway removed by applicant. No structures are allowed within buffer and shall be indicated after-the-fact on as-builts.

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

32788

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 06-12-2025 Parcel Number(s): 9007-0101-32 Permit Number: 2025040059

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: MIDWAY OAKS, fka "MIDWAY TERRACE" 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): OCALA SHORES, LLC.
Signature:
Mailing Address: PO BOX 950238 City: LAKE MARY
State: FLORIDA Zip Code: 32795 Phone # 1-786-399-3700
Email address: shahbazy@yahoo.com

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

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

D. WAIVER INFORMATION:
Section & Title of Code (be specific): 2.12.8 - Topographical Contours
Reason/Justification for Request (be specific): A waiver is requested to utilize existing contours and lidar. Site inspection was conducted to check existing conditions on and around the site. Nothing was found that contradicts the contours and lidar that was already obtained.

DEVELOPMENT REVIEW USE:
Received By: email 6/12/25 Date Processed: 6/17/25 kah Project # 2025040059 AR # 32788

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

Revised 6/2021

Marion County
Board of County Commissioners

Office of the County Engineer

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

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Section & Title of Code (be specific) 6.12.12. - Sidewalks
Reason/Justification for Request (be specific): A waiver is requested to pay the sidewalk fee in lieu of construction. Owner requests to pay the required fee prior to the final inspection of the site.

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

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

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

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

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

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

Revised 6/2021

MIDWAY OAKS (F.K.A. MIDWAY TERRACE) - MAJOR SITE PLAN

CONSTRUCTION NOTES:

1. REPRODUCTION OF THESE PLANS ARE NOT VALID UNLESS SIGNED & SEALED BY THE SURVEYOR AND ENGINEER IN RESPONSIBLE CHARGE. VALID PLANS MUST BE SIGNED AND SEALED WITH RAISED EMBOSSED SEALS. COPIES OF THESE PLANS AS DESIGNED BY THE PROFESSIONAL ENGINEER HAVE BEEN RETAINED BY THE PROFESSIONAL ENGINEER, AND THE PROFESSIONAL ENGINEER WILL NOT BE RESPONSIBLE FOR ANY SUBSEQUENT UNAUTHORIZED CHANGES TO ANY REPRODUCIBLE ORIGINAL DOCUMENTS.

2. CHANGES TO THESE PLANS ARE NOT VALID UNLESS PRIOR APPROVAL IS RECEIVED FROM BOTH THE APPROPRIATE GOVERNMENT AGENCIES AND THE PROJECT ENGINEER.

3. EXISTING IMPROVEMENTS ON THE SITE ARE AS SHOWN ON THE SURVEY. ALL EXISTING IMPROVEMENTS MAY NOT BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM A SITE INVESTIGATION PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES OR FINDINGS TO THE PROJECT ENGINEER AND SURVEYOR. UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO DIGGING. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION AND SHALL REMAIN IN DIRECT CONTACT WITH THE UTILITY COMPANIES THROUGHOUT THE ENTIRE PROJECT. ANY DAMAGE TO UTILITIES RESULTING FROM THE CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
MARION COUNTY SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGES OR DELAYS CAUSED BY THE LOCATION OR DISPOSITION OF ANY UTILITIES.

4. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT REGULATIONS, THE MARION COUNTY WATER & SEWER CONSTRUCTION MANUAL, AND THE SAINT JOHNS WATER MANAGEMENT DISTRICT REGULATIONS.

5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN CERTIFIED AS-BUILT DRAWINGS FROM A LICENSED SURVEYOR. THE CONTRACTOR SHALL SUBMIT THE AS-BUILT DRAWINGS TO THE PROJECT ENGINEER ONCE ALL CONSTRUCTION IS COMPLETED.

6. AFTER AND/OR DURING THE CLEARING AND GRUBBING PHASE OF THE SITE, A BURN PERMIT MUST BE OBTAINED IF BURNING IS TO TAKE PLACE ON-SITE.

7. ALL DRAINAGE FACILITIES MUST BE COMPLETED AND INSTALLED PRIOR TO CONSTRUCTION OF IMPERVIOUS AREAS. THE DRAINAGE RETENTION AREAS SHALL BE EXCAVATED TO WITHIN 1 FOOT OF THE PROPOSED BOTTOM. AFTER CONSTRUCTION OF THE ROADS IS COMPLETE AND PRIOR TO FINAL SODDING OF THE DRAINAGE RETENTION AREA, THE DRAINAGE RETENTION AREA SHALL BE EXCAVATED TO THE DESIGN BOTTOM ELEVATION. SOIL AT THE BOTTOM OF THE DRAINAGE RETENTION AREA SHALL BE UNDISTURBED AND OF SUITABLE MATERIAL.

8. ALL EROSION CONTROL MEASURES AND BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED PRIOR TO CONSTRUCTION. TYPE III SILT FENCE SHALL BE INSTALLED ALONG APPROPRIATE DOWNSTREAM SIDE OF THE CONSTRUCTION BOUNDARIES PRIOR TO ANY SITE DEVELOPMENT. THE SILT FENCE SHALL BE INSPECTED AT LEAST TWICE A WEEK OR AFTER EACH STORM EVENT IN ORDER TO ENSURE PROPER FUNCTION. THE PROPOSED SITE SHALL REMAIN FREE OF EXCESS DUST AND DEBRIS AT ALL TIMES. ANY INCIDENT OF EROSION, SEDIMENTATION, DEBRIS OR DUST OCCURRING ON-SITE OR OFF-SITE SHALL BE CORRECTED IMMEDIATELY BY THE CONTRACTOR.

9. IF A SINKHOLE SHOULD FORM ON THIS SITE, ALL APPLICABLE PROCEDURES REQUIRED BY THE WATER MANAGEMENT DISTRICT AND LOCAL GOVERNMENT AGENCIES SHALL BE FOLLOWED. THE PROJECT ENGINEER, WATER MANAGEMENT DISTRICT AND LOCAL GOVERNMENT AGENCIES SHALL BE NOTIFIED IMMEDIATELY FOR REPAIR PROCEDURES.

10. IF DURING ROAD CONSTRUCTION ANY UNSUITABLE MATERIALS ARE ENCOUNTERED, A MINIMUM OF TWO FEET OF UNDERCUT WILL BE REQUIRED FROM THE BOTTOM OF THE LIMEROCK BASE. THE BACK-FILL MATERIAL SHALL BE OF SUITABLE MATERIAL. THE CONTRACTOR MUST CONTACT THE PROJECT ENGINEER PRIOR TO UNDERCUTTING.

11. THE ROAD CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL APPLICABLE UTILITY COMPANY CONSTRUCTION AND INSTALLATION. THE CONTRACTOR MUST ASSURE THAT ALL UTILITY CONDUIT, CROSSINGS, AND IMPROVEMENTS DO NOT CONFLICT WITH OTHER UNDERGROUND UTILITIES SUCH AS POTABLE WATER, SANITARY SEWER, AND STORMWATER FACILITIES.

12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT ALL VEHICULAR & PEDESTRIAN ACCESS IS MAINTAINED IN A SAFE AND OPERABLE MANNER.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MONUMENTATION (TEMPORARY OR PERMANENT) & CONSTRUCTION STAKING THAT HAVE BEEN MISPLACED OR DESTROYED DUE TO THE CONTRACTORS CONSTRUCTION. THE CONTRACTOR SHALL REPLACE ALL STAKING & MONUMENTATION (TO BE DONE BY A LICENSED SURVEYOR) AT THE CONTRACTOR'S EXPENSE.

14. THE CONTRACTOR SHALL COORDINATE WITH THE DEVELOPER ANY SLEEVING REQUIREMENTS IN THE ROADWAYS FOR IRRIGATION LINES AND/OR OTHER UTILITIES.

15. ALL QUALITY CONTROL & DENSITY TESTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL TESTING.

16. ALL SUITABLE MATERIAL SHALL BE STOCKPILED ON-SITE AT A LOCATION DETERMINED BY THE PROJECT ENGINEER AND/OR DEVELOPER. ALL UNSUITABLE MATERIAL SHALL BE DISPOSED OF OFF-SITE UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER AND/OR DEVELOPER.

17. ANY WORK PROPOSED IN THE COUNTY RIGHT OF WAY WILL REQUIRE A RIGHT OF WAY PERMIT. THE RIGHT OF WAY PERMIT MUST BE OBTAINED FROM THE MARION COUNTY ENGINEERING DEPARTMENT A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. ANY CONSTRUCTION IN THE RIGHT OF WAY SHALL CONFORM TO CONSTRUCTION STANDARDS CONTAINED IN:
A) THE MARION COUNTY LAND DEVELOPMENT REGULATIONS FOR MATERIAL REQUIREMENTS & QUALITY CONTROL.
B) THE FDOT ROADWAY & TRAFFIC DESIGN STANDARDS. &
C) FDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION. (UNLESS OTHERWISE SPECIFIED IN THESE PLANS).

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

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

20. ALL PAVEMENT MARKINGS, MATERIALS, AND SIGNS SHALL CONFORM TO THE MARION COUNTY LAND DEVELOPMENT REGULATIONS, AND IN CONFORMANCE WITH ALL APPLICABLE FDOT STANDARDS AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND SAFE PRACTICES FOR STREET AND HIGHWAY AND UTILITY OPERATIONS". TRAFFIC PAINT SHALL BE FDOT CODE T-1, T-2 AND HIGH INTENSITY THERMOPLASTIC.

21. THE UTILITIES' CONTRACTORS SHALL BE RESPONSIBLE FOR ACQUIRING ANY CONSTRUCTION PERMITS NECESSARY PRIOR TO CONSTRUCTION. UTILITY COMPANIES SHALL SUBMIT TO THE PROJECT ENGINEER FOR APPROVAL, A WRITTEN REQUEST TO UTILIZE ANY EASEMENTS SHOWN ON THESE PLANS OR IN AREAS NOT PRESENTLY DESIGNATED AS A UTILITY EASEMENT, PRIOR TO CONSTRUCTION.

22. THE MINIMUM STRENGTH FOR ANY CONCRETE CONSTRUCTION SHALL BE 3000 PSI AT 28 DAYS UNLESS OTHERWISE INDICATED ON THESE PLANS.

23. EXISTING TREES TO REMAIN SHALL HAVE ANY LOW LIMBS TRIMMED TO ALLOW AERIAL CLEARANCE FOR VEHICLES AND/OR AERIAL UTILITIES. REFER TO FDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", SECTIONS 110-2.3 AND 110-3. AERIAL UTILITIES SHALL BE 18' MINIMUM ABOVE CENTERLINE GRADE OF ROAD.

24. AREAS AROUND ANY PROPOSED PIPE ENDS SHALL BE FINISH GRADED AND SODDED FOR 5' MINIMUM IN ALL DIRECTIONS OR AS SPECIFIED ON THESE PLANS. SWALE ELEVATION TRANSITIONS TO PIPE ENDS SHALL BE 25 FEET UNLESS OTHERWISE SHOWN ON PLAN-PROFILES.

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

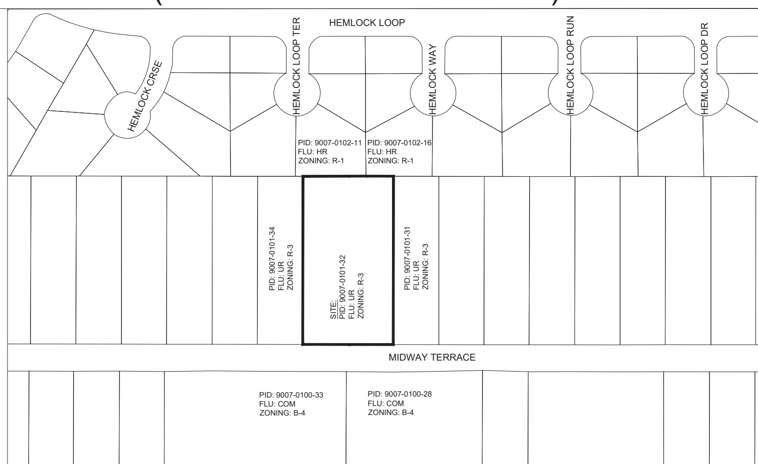
26. DELINEATORS ARE TO BE LOCATED AT EACH END OF CROSS DRAINS HAVING MITERED ENDS. INSTALLATION SHALL BE 2' MINIMUM AND 6' MAXIMUM FROM OUTSIDE EDGE OF SHOULDER. TOP OF DELINEATOR SHALL NOT BE LESS THAN 4' ABOVE FINISH GRADE.

UTILITIES SERVICE PROVIDERS:

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

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

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



100 50 0 100 200 300 400
GRAPHIC SCALE IN FEET

LOCATION MAP

SEC. 5, TWP. 16, RGE. 23
MARION COUNTY, FLORIDA

SITE DATA:

PROJECT NAME:	MIDWAY OAKS
PROJECT LOCATION:	SILVER SPRINGS SHORES, FL. SEC 5, TWP. 16, RGE. 23
P.I.D.:	9007-0101-32
OWNER:	MAGIC SHORES, LLC.
ADDRESS:	PO BOX 950238 LAKE MARY, FL 32795
TOTAL SITE AREA:	74,022 S.F. = 1.70 ACRES +/-
CURRENT ZONING:	R3
CURRENT LAND USE:	UR
BUILDING SETBACKS:	25' FRONT, 8' SIDE, 25' REAR
BUILDING USE:	MUTIFAMILY RESIDENTIAL
BUILDING F.A.R.:	0.2188 (16,194 SF)
ALLOWABLE BUILDING HEIGHT:	40'
PROPOSED BUILDING HEIGHT:	14.33', SINGLE STORY

PROPOSED DEVELOPMENT:

THE EXISTING LOTS (32 & 33) TO BE DEVELOPED ARE LOCATED IN SILVER SPRINGS SHORES, MARION COUNTY, FL. THE INTENT IS TO DEVELOP A MULTIFAMILY DEVELOPMENT COMPRISED OF A 3 QUADPLEXES AND 1 TRIPLEX. THE PROPERTY WILL BE SERVED WITH CENTRAL WATER & SEWER PROVIDED BY EXISTING MARION COUNTY UTILITY FACILITIES. THE PROPERTY ACCESS WILL CONNECT TO MIDWAY TERRACE. THE PROPOSED CONSTRUCTION WILL CONSIST OF MULTIFAMILY BUILDINGS, ASSOCIATED PAVEMENT, PARKING, UTILITIES, DRAINAGE, LANDSCAPING AND OTHER INFRASTRUCTURE REQUIRED TO SERVE THE DEVELOPMENT.

THIS DEVELOPMENT WILL ADHERE TO THE MARION COUNTY LAND DEVELOPMENT CODE REGULATIONS.

PARKING CALCULATIONS:

PROPOSED MULTIFAMILY UNITS:
REQUIRED: 2 SPACES PER UNIT
2 x 15 = 30 SPACES

TOTAL REQUIRED = 30 SPACES
TOTAL PROVIDED = 45 SPACES (43 REGULAR, 2 HANDICAP)

DATA BLOCK OF SITE COVERAGE:

(ONSITE COVERAGE ONLY - TOTAL PROPOSED PARCEL)

EXISTING COVERAGE:	
SITE IS CURRENTLY VACANT.	74,022 S.F. (100%)
PROPOSED COVERAGE:	
PROPOSED BUILDINGS:	16,194 S.F. (21.88%)
PROPOSED PATIO/DECK:	900 S.F. (1.22%)
PROPOSED PAVEMENT:	14,631 S.F. (19.77%)
PROPOSED CONCRETE:	3,267 S.F. (4.41%)
TOTAL PROPOSED IMPERVIOUS:	34,992 S.F. (47.27%)
PROPOSED DRA:	11,389 S.F. (15.39%)
OPEN SPACE:	27,641 S.F. (37.34%)

DRAINAGE CONSTRUCTION SPECIFICATION:

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

CONCURRENCY NOTE:

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

DEVELOPMENT AGREEMENTS:

1) NONE AT THIS TIME

TRAFFIC STATEMENT:

TRAFFIC GENERATION RATES ARE BASED ON THE ITE 11th EDITION.

MULTIFAMILY UNITS
(USE ITE CODE 220 - MULTIFAMILY HOUSING (LOW RISE0
AVERAGE VEHICLE TRIP ENDS VS. DWELLING UNITS

MULTIFAMILY UNITS = 15 UNITS
DAILY TRIPS = 110 TRIPS
AM PEAK HOUR TRIPS = 7, PM PEAK HOUR TRIPS = 8

GENERAL NOTES:

1. THE BOUNDARY & TOPOGRAPHIC SURVEY WAS PROVIDED BY D.W. HIRST & ASSOCIATES, INC.
2. TREE SURVEY WAS PROVIDED BY D.W. HIRST & ASSOCIATES, INC.
3. COPIES OF PERMITS FROM ALL APPROPRIATE AGENCIES SHALL BE PROVIDED ONCE APPROVAL IS OBTAINED FROM SUCH AGENCIES.
4. ALL ROADS/PAVEMENT IN THIS SITE WILL BE DESIGNED FOR ELEVATIONS ABOVE THE 100YR/24HR MAXIMUM STAGE ELEVATION OF ADJACENT LOW LYING AREAS.
5. A TRAFFIC STATEMENT HAS BEEN PROVIDED.
6. ALL LANDSCAPING SHALL COMPLY WITH THE MARION COUNTY LAND DEVELOPMENT REGULATIONS.
7. THE DEVELOPER SHALL CONSTRUCT, LANDSCAPE, IMPROVE, AND MAINTAIN ALL OF THE COMMON AREAS AND GREEN SPACE AS SHOWN ON THESE PLANS.
8. THE REQUIRED BUFFERS AND SETBACKS ARE AS SPECIFIED IN THESE PLANS.
9. MASTROSERIO ENGINEERING, INC. AND ITS EMPLOYEES ARE NOT RESPONSIBLE FOR ON-SITE SAFETY DURING CONSTRUCTION.
10. AN "AS-BUILT" CERTIFICATION WILL BE REQUIRED BY THE PROJECT ENGINEER AND ALL REGULATORY REVIEW AGENCIES INVOLVED IN THIS PROJECT.
11. AT THE END OF THE PROJECT CONSTRUCTION, THE PROJECT ENGINEER SHALL PROVIDE TO THE APPROPRIATE AGENCIES, AN ELECTRONIC FILE CONTAINING THE PROJECT DEVELOPMENT PLANS IN AUTOCAD FORMAT.

WATER AND SEWER NOTES:

1. WATER SUPPLY SHALL BE PROVIDED VIA A CONNECTION TO EXISTING WATER MAIN. THE DISTRIBUTION SYSTEM SHALL BE INSTALLED AT THE DEVELOPERS EXPENSE.
2. SEWAGE COLLECTION SHALL BE PROVIDED VIA A CONNECTION TO AN EXISTING SEWER FORCEMAIN AND SHALL BE INSTALLED AT THE DEVELOPERS EXPENSE.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH FDEP & MARION COUNTY SPECIFICATIONS.
4. WATER USAGE = 3,200 GPD
5. SEWER USAGE = 3,200 GPD

PROPERTY INFORMATION:

1. PROJECT IS LOCATED IN THE SOUTHEASTERN SECTION OF MARION COUNTY, FLORIDA.
2. THE PROPERTY IS PRESENTLY ZONED R-3.
3. THIS PROJECT SHALL BE DEVELOPED BY THE MAGIC SHORES, LLC.

CHARACTER OF DEVELOPMENT NOTE:

THIS DEVELOPMENT IS A PORTION OF THE APPROVED OCALA CROSSINGS SOUTH PUD AND WILL ADHERE TO THE SPECIFICATIONS REQUIRED BY THE DEVELOPER'S AGREEMENT AND PUD PLAN. THIS SITE IS PROPOSED A MULTI FAMILY RESIDENTIAL DEVELOPMENT CONTAINING DETACHED HOMES. IF ANY MULTIFAMILY DEVELOPMENT IS PROPOSED IN THE FUTURE, THE DEVELOPMENT WILL REQUIRE ADDITIONAL REVIEW AND APPROVAL VIA THE MARION COUNTY BOARD OF COUNTY COMMISSIONERS.

SPRINGS PROTECTION ZONE NOTE:

THIS SITE LIES WITHIN THE PRIMARY SPRINGS PROTECTION ZONE.

FLOOD ZONE NOTE:

BASED ON GRAPHICAL PLOTTING ONLY, THE PROPERTY DESCRIBED HEREON LIES IN ZONE "X", AREAS OF MINIMAL FLOOD HAZARD, AS PER FLOOD INSURANCE RATE MAP NUMBER 12083C0545D, EFFECTIVE DATE 08-28-2008.

PLAN DATUM AND BENCHMARK NOTE:

STATE PLANE COORDINATES WERE DERIVED BY GPS, FLORIDA WEST ZONE. ELEVATIONS ARE BASED ON THE GPS RTK NETWORK DATUM FROM FDOT HARN AND HAVE BEEN ESTABLISHED ON THIS SITE BY RTK GPS, THE VERTICAL DATUM IS BASED ON NAVD 88.

SITE LIGHTING NOTE:

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

CONSTRUCTION INSPECTION NOTE:

UTILITY INSTALLATION PROJECTS SHALL BE INSPECTED BY MCUD. A PRE-CONSTRUCTION MEETING SHALL BE ORGANIZED WITH THE MCUD CONSTRUCTION MANAGER, ALEJANDRO RAD, 72 HOURS PRIOR TO START OF CONSTRUCTION. MR. RAD CAN BE REACHED AT 352-307-4630 OR ALEJANDRO.RAD@MARIONCOUNTYFL.ORG

SIGHT DISTANCE NOTE:

ROADWAY CONNECTIONS TO MIDWAY TERRACE MEET FDOT SIGHT DISTANCE CRITERIA.

LEGAL DESCRIPTION:

LOT 32, BLOCK 101, SILVER SPRINGS SHORES UNIT NO. 7, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK J, PAGES 94-102, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

INDEX OF SHEETS:

SHT. NO.	SHT. TITLE
C001	TITLE SHEET
C002	EROSION CONTROL PLAN
C003	SITE/GEOMETRY/UTILITY PLAN
C004	DRAINAGE & GRADING PLAN
C005-006	DETAILS
C007	LIFT STATION DETAILS
L001-003	LANDSCAPE PLAN
S001	SURVEY

SURVEYOR

D.W. HIRST & ASSOCIATES, INC.
13560 SE 36TH AVENUE
SUMMERFIELD, FL 34421
352-347-6775

OWNER/DEVELOPER

ELIZABETH FUENTNES & LUIS F. ROSA
SHAHBAZ YOUSAF, AUTHORIZED REPRESENTATIVE
OCALA SHORES, LLC.
PO BOX 950238
LAKE MARY, FL 32795
786-399-9700

ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, EXCEPT AS WAIVED. THE DRVEWAY ACCESS MEETS FDOT SIGHT DISTANCE REQUIREMENTS.

PAOLO MASTROSERIO, P.E. 58691
C.A.#26159
170 SE 32ND PLACE
OCALA, FL 34471
PHONE: (352)-433-2185

PAOLO MASTROSERIO LICENSE No. 58691 STATE OF FLORIDA PROFESSIONAL ENGINEER

OWNER'S CERTIFICATION:

I HEREBY CERTIFY THAT I AND MY SUCCESSORS AND ASSIGNS SHALL PERPETUALLY MAINTAIN AND OPERATE THE IMPROVEMENTS AS SHOWN ON THIS PLAN AND, SHALL INSPECT THE SWALES AND/OR DRAINAGE RETENTION FACILITIES MONTHLY AND FOLLOWING HEAVY RAINFALL FOR THE FORMATION OF SINKHOLES, WASH OUTS/EROSION, AND BUILD UP OF DEBRIS.

ELIZABETH FUENTNES & LUIS F. ROSA
SHAHBAZ YOUSAF, AUTHORIZED REPRESENTATIVE
OCALA SHORES, LLC.
PO BOX 950238
LAKE MARY, FL 32795
786-399-9700

WAIVERS:

WAIVERS REQUESTED FOR THIS PROJECT SUBMITTAL

CODE REFERENCE	DESCRIPTION	STATUS	CONDITIONS	DATE
2.12.8	CURRENT BOUNDARY AND TOPOGRAPHIC SURVEY	APPROVED	CONDUCTED SITE INSPECTION TO CHECK EXISTING CONDITIONS ON AND AROUND THE SITE AS WELL AS UTILILIZING EXISTING CONTOURS AND LIDAR	06-30-2025
6.12.12.D	SIDEWALKS	APPROVED	PAY FEE IN LIEU OF SIDEWALK CONSTRUCTION PRIOR TO FINAL INSPECTION	06-30-2025

DATE:	REVISION DESCRIPTION:
06-09-25	REVISED PER COUNTY COMMENTS

SCALE: 1"=100'

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

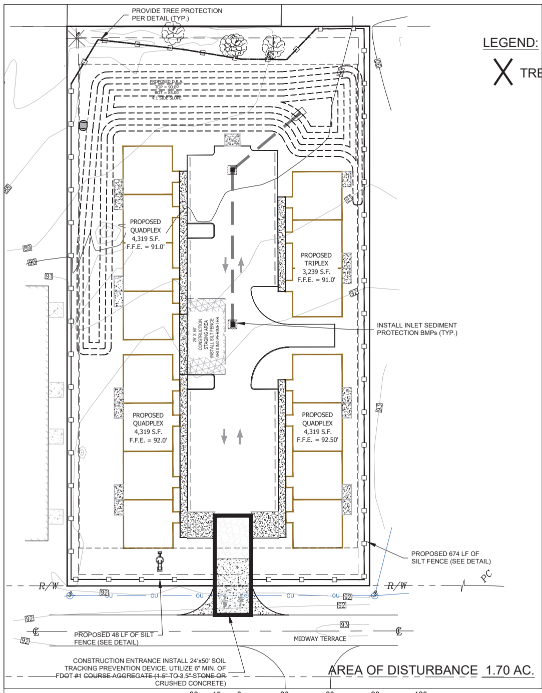
DRAWING FILE: MASTER PLAN.DWG
DATE: 04-14-2025
DESIGNED BY: PM
DRAWN BY: AHC
CHECKED BY: PM

MIDWAY OAKS - MAJOR SITE PLAN
MARION COUNTY, FL, SEC. 5, TWP. 16, RGE. 23

TITLE: TITLE SHEET

JOB#: 24-40

SHEET C1 OF 7



AREA OF DISTURBANCE 1.70 AC.

LEGEND:

X TREES TO BE REMOVED

GRAPHIC SCALE IN FEET

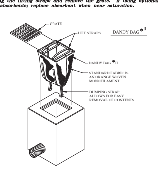
EROSION CONTROL NOTES:

1. CONTRACTOR SHALL MAINTAIN EROSION CONTROL FACILITIES DURING THE ENTIRE CONSTRUCTION PERIOD. FACILITIES ARE NOT TO BE REMOVED UNTIL COMPLETION OF THE PROJECT AND THE SITE IS STABILIZED.
2. ADDITIONAL DEVICES MAY BE REQUIRED AS DEEMED NECESSARY BY GOVERNING AUTHORITIES.
3. SILT FENCES SHALL BE CLEANED OR REPLACED WHEN TRAPPED SEDIMENT REACHES 50 PERCENT OF THE ABOVE GROUND FENCE HEIGHT OR A LOWER HEIGHT BASED ON MANUFACTURER'S SPECIFICATIONS.
4. SEDIMENT AND EROSION CONTROL MEASURES WILL BE INSPECTED ON A DAILY BASIS AND REPAIRED, ADJUSTED AND MAINTAINED AS NEEDED OR REQUIRED BY GOVERNING AGENCIES AT NO ADDITIONAL EXPENSE TO THE OWNER TO PROVIDE EROSION AND SEDIMENT CONTROL FOR THE DURATION OF CONSTRUCTION AND UNTIL ALL DISTURBED AREAS ARE STABILIZED.
5. ALL GRADED AREAS SHALL BE STABILIZED WITH A PERMANENT FAST GROWING COVER AND/OR MULCH UPON COMPLETION OF GRADING OPERATIONS. COMPLETION OF GRADING OPERATIONS DOES NOT MEAN AT THE END OF THE PROJECT. AS SOON AS FINAL GRADES ARE ESTABLISHED IN AN UNPAVED AREA, THE CONTRACTOR SHALL STABILIZE WITH A TEMPORARY GRASS OR PERMANENT SOD. IF A TEMPORARY GRASS IS APPLIED, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO APPLY A PERMANENT SEED OR SOD AT THE PROPER TIME OF YEAR.
6. FILL SLOPES SHOULD BE PLANTED AS SOON AS AN AREA OF THE SITE IS BROUGHT TO FINAL GRADE. SURFACE RUNOFF SHALL BE INTERCEPTED AT THE TOP OF TEMPORARY AND PERMANENT SLOPES DURING CONSTRUCTION SO THAT WATER IS NOT ALLOWED TO FLOW OVER THE SLOPE FACE.
7. THE GENERAL CONTRACTOR AND THE GRADING CONTRACTOR SHALL REVIEW THEIR PROPOSED GRADING SEQUENCE TO INSURE THAT THE LEAST AMOUNT OF LAND POSSIBLE AT ANY ONE TIME IS DISTURBED WITHOUT PERMANENT STABILIZATION.
8. CONTRACTOR SHALL INSTALL TEMPORARY CONSTRUCTION ENTRANCES PRIOR TO ANY EARTHWORK OPERATIONS.
9. CONTRACTOR SHALL MAINTAIN SILT FENCES FOR THE DURATION OF THE PROJECT UNTIL ACCEPTED BY THE OWNER AT NO EXPENSE TO OWNER.
10. LAND DISTURBING ACTIVITIES BE KEPT TO A MINIMUM AND WILL NOT EXTEND BEYOND THE LIMITS SHOWN.
11. THE CONTRACTOR SHALL CONSTRUCT THE SILT FENCING AS SHOWN AT THE PERIMETER OF THE SITE PLAN PRIOR TO LAND CLEARING ACTIVITIES.
12. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE COMPLIANCE WITH THE NPDES STORMWATER REQUIREMENTS. THIS INCLUDES, BUT IS NOT LIMITED TO, INSPECTION REQUIREMENTS.
13. ALL EROSION CONTROL MEASURES EXCEPT THE REQUIRED RIP RAP ARE TEMPORARY DEVICES. THESE TEMPORARY DEVICES SHALL BE REMOVED PRIOR TO COMPLETION OF CONSTRUCTION ONCE STABILIZATION OF ALL GRASSED AREAS ARE COMPLETE.
14. PRIOR TO CONSTRUCTION, THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN HEREON SHALL BE IN PLACE. CLEARING AND GRUBBING OPERATIONS WILL BE ENGAGED IN ONLY AS NECESSARY TO ALLOW THE PLACEMENT OF EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN HEREON UNTIL ALL SUCH MEASURES ARE IN PLACE.
15. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OR DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC., REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
16. FOR SILT FENCE DETAIL SEE TYPE III SILT FENCE IN FDOT INDEX 103. SILT FENCE LOCATION SHOWN FOR AESTHETICS ONLY, ACTUAL FENCE TO BE INSTALLED ON THE PROPERTY LINE.
17. ALL EXISTING STORM WATER DRAINAGE PATTERNS AND CHANNELS OUTSIDE THE CONSTRUCTION AREAS SHOWN ON THESE PLANS ARE TO BE MAINTAINED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF THE WORK APPEARS TO INTERRUPT AN EXISTING STORM WATER DRAINAGE PATTERN. THE CONTRACTOR SHALL MAINTAIN A CLEAR PATH FOR ALL SURFACE WATER DRAINAGE STRUCTURES AND DITCHES DURING ALL PHASES OF CONSTRUCTION SUCH THAT IMPACT TO CONSTRUCTION AND/OR SURROUNDING FACILITIES IS MINIMIZED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY EROSION, SEDIMENT TRANSPORT, DISTURBED FOUNDATIONS, IMPACT TO STRUCTURES, AND ANY OTHER DAMAGE CAUSED DURING CONSTRUCTION.
18. THE CONTRACTOR SHALL PREVENT THE DISCHARGE OF SEDIMENT DUE TO CONSTRUCTION OPERATIONS. APPROVED EROSION CONTROL DEVICES SHALL BE INSTALLED TO PREVENT DISCHARGE OF SEDIMENT INTO A DRY OR WET WATERCOURSE. EROSION CONTROL SHALL CONSIST OF ANCHORED HAY BALES, SILT FENCE, OR OTHER EROSION CONTROL METHODS APPROVED BY THE PROJECT ENGINEER. ALL NEW AND EXISTING DRAIN PIPES AND STRUCTURES SHALL BE FLUSHED CLEAN AFTER CONSTRUCTION.
19. PROVIDE EROSION CONTROL BLANKET FOR ALL SLOPES 2:1 (HORIZONTAL TO VERTICAL) OR STEEPER.
20. SWALES AND DISTURBED AREAS SHALL BE SODDED OR SEEDED AND MULCHED AS SOON AS PRACTICAL.
21. SEE PLAN SHEETS FOR MORE DETAILED LOCATION OF SILT FENCE.
22. THIS PLAN PROVIDES REASONABLE ASSURANCE THAT THE PROPOSED CONSTRUCTION ACTIVITIES WILL NOT RESULT IN EROSION AND SEDIMENT DEPOSITION IN STORMWATER FACILITIES, WETLANDS OR OFF-SITE AREAS.

DANDY BAG® II
Installation and Maintenance Guidelines

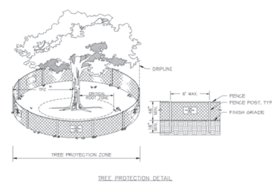
Installation: ***Remove the grate from catch basin. If using optional oil absorbents; place absorbent pillow in unit. Stand the grate on end. Move the top lifting straps out of the way and place the grate into the Dandy Bag® II so that the grate is below the top straps and above the lower straps. Holding the lifting devices, insert the grate into the inlet.***

Maintenance: ***Remove all accumulated sediment and debris from vicinity of unit after each storm event. After each storm event and at regular intervals, look into the Dandy Bag® II. If the containment area is more than 1/3 full of sediment, the unit must be emptied. To empty unit, lift the unit out of the inlet using the lifting straps and remove the grate. If using optional oil absorbents; replace absorbent when near saturation.***



DANDY BAG DETAIL "B"

N.T.S.

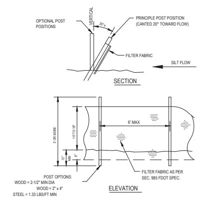


TREE PROTECTION DETAIL

NOTES:

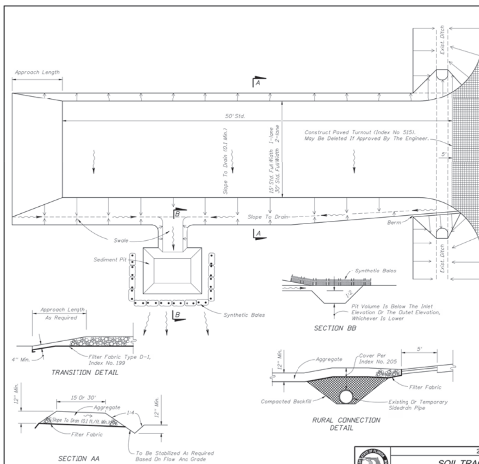
1. TREE PROTECTION BARRICADES SHALL BE INSTALLED AROUND ALL PROTECTED TREES AND GROUPS OF TREES PRIOR TO ANY CLEARING OR GRADING OPERATIONS, INCLUDING THE REMOVAL OF OTHER TREES.
2. FOR LARGE GROUPS OF TREES, BARRICADES MAY BE PLACED BETWEEN THE PROTECTED TREES AND THE CONSTRUCTION ACTIVITY AREA.
3. BARRICADES SHALL BE MADE OF RIGID MATERIAL CAPABLE OF SURVIVING FOR THE DURATION OF THE CONSTRUCTION.
4. BARRICADES SHALL BE INSPECTED WEEKLY DURING THE DURATION OF CONSTRUCTION AND REPAIRED/REINSTALLED AS REQUIRED.
5. CLEANING OF EQUIPMENT OR MATERIAL OR THE DISPOSAL OF WASTE MATERIALS, INCLUDING BUT NOT LIMITED TO, PAINT, OIL, SOLVENT, ASPHALT, CONCRETE, AND MORTAR WITHIN THE TREE PROTECTION ZONE (TPZ) OF ANY TREE IS NOT ALLOWED.
6. THE MOVEMENT OF EQUIPMENT OR STORAGE OF EQUIPMENT, MATERIALS, DEBRIS, OR FILL WITHIN THE TPZ OF ANY TREE IS NOT ALLOWED.
7. IF ANY TREE WHICH IS NOT PERMITTED FOR REMOVAL IS DESTROYED, OR RECEIVES MAJOR DAMAGE DURING CONSTRUCTION, WITH THE EXCEPTION OF NATURAL EVENTS, SO AS TO PLACE ITS LONG TERM SURVIVAL IN QUESTION, MUST BE REPLACED AT AN INCH-TO-INCH BASIS OF THE TOTAL (COMBINED) DBH OF THE TREE(S) SO DESTROYED OR DAMAGED. THE REPLACEMENT TREE(S) SHALL BE OF COMPARABLE SPECIES OF THE DESTROYED OR DAMAGED TREE(S) WITH A MINIMUM SIZE OF 3 ½" CALIPER.
8. REQUIRED SIGNS SHALL STATE "TREE PROTECTION ZONE".

Marion County Florida Parks and Recreation	MCBCC EFFECTIVE 10/12/2013 REVISION # NA	TREE PROTECTION	7.3.4 LS 009



TYPE III SILT FENCE DETAIL

FDOT INDEX #102



GENERAL NOTES

1. A Soil Tracking Prevention Device (STPD) shall be constructed at locations designated by the engineer for points of egress from unstabilized areas of the project to public roads where off-site tracking of mud could occur. Traffic from unstabilized areas of the construction project shall be directed thru a STPD. Barriers, flagging, or other positive means shall be used as required to limit and direct vehicular egress across the STPD.
2. The Contractor may propose an alternative technique to minimize off-site tracking of sediment. The alternative must be reviewed and approved by the Engineer prior to its use.
3. All materials spilled, dropped, or tracked onto public roads (including the STPD aggregate and construction mud) shall be removed daily, or more frequently if so directed by the Engineer.
4. Aggregates shall be as described in Section 901 excluding 901-2.3. Aggregates shall be FDOT size #1. If this size is not available, the next available smaller size aggregate may be substituted with the approval of the Engineer. Sizes containing excessive small aggregate will track off the project and are unsuitable.
5. The sediment pit should provide a retention volume of 3600 cubic feet/acre of surface area draining to the pit.
When the STPD is isolated from other drainage areas, the following pit volumes will satisfy this requirement:
15'x 50'=100 ft.³ 30'x 50'=200 ft.³
As an option to the sediment pit, the width of the swale bottom can be increased to obtain the volume. When the sediment pit or swale volume has been reduced to one half, it shall be cleaned. When a swale is used, synthetic bales or silt fence shall be placed along the entire length.
6. The swale ditch draining the STPD shall have a 0.02% minimum and a 1.0% maximum grade along the STPD and to the sediment pit.
7. Mitered end sections are not required when the sidedrain pipe satisfies the clear zone requirements.
8. The STPD shall be maintained in a condition that will allow it to perform its function. To prevent off-site tracking, the STPD shall be rinsed (daily when in use) to move accumulated mud downward thru the stone. Additional stabilization of the vehicular route leading to the STPD may be required to limit the mud tracked.
9. A STPD shall be paid for under the contract unit price for Soil Tracking Prevention Device, EA. The unit price shall consitute full compensation for construction, maintenance, replacement of materials, removal, and restoration of the area utilized for the STPD including but not limited to excavation, grading, temporary pipe (including MES when required), filter fabric, aggregate, paved turnout (including asphalt and base construction), ditch stabilization, approach route stabilization, sediment removal and disposal, water, rinsing and cleaning of the STPD and cleaning of public roads, grassing and sod. Synthetic Bale or Bale Type Barrier shall be paid for under the contract unit price for Synthetic Bales, LF. Silt fence shall be paid for under the contract unit price for Staked Silt Fence, LF.
10. The nominal size of a standard STPD is 15'x 50' unless otherwise shown in the plans. If the volume of entering and existing vehicles warrant, a 30' width STPD may be used if approved by the Engineer. When a double width (30') STPD is used, the pay quantity shall be 2 for each location.

2008 FDOT Design Standards	Last Revision	Sheet No.
SOIL TRACKING PREVENTION DEVICE TYPE A	07/01/07	1 of 1
	Index No. 106	

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

REVISION DESCRIPTION:	DATE:
REVISED PER COUNTY COMMENTS	06-09-25

DESIGNED BY: PM
DRAWN BY: AHC
CHECKED BY: PM
DATE: 04-14-2025

ENGINEER'S CERTIFICATION:

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

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

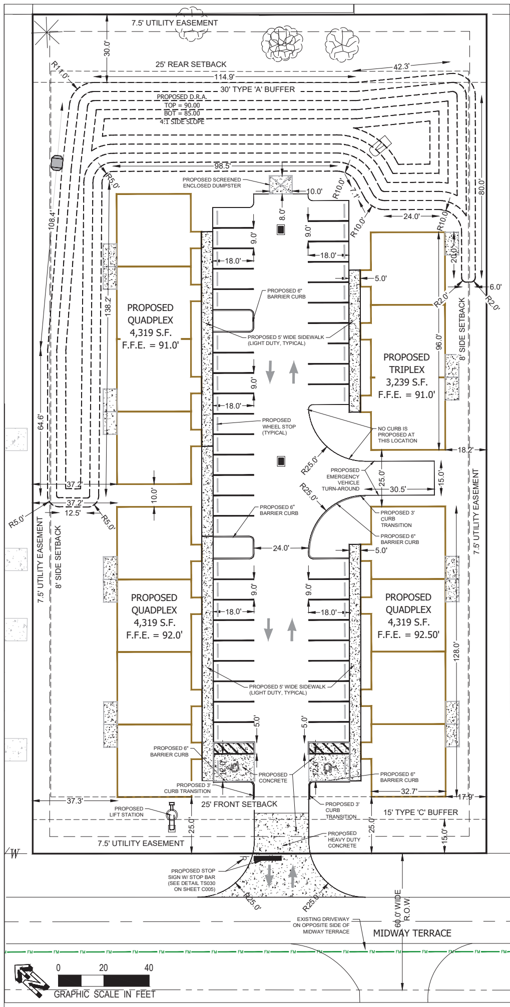
MIDWAY OAKS - MAJOR SITE PLAN
MARION COUNTY, FL, SEC. 5, TWP. 16, RGE. 23

TITLE: EROSION CONTROL PLAN

SCALE: 1" = 30'

JOB#: 24-40

SHEET C2 OF 7



SITE/GEOMETRY PLAN

SITE DATA:

PROJECT NAME:	MIDWAY OAKS
PROJECT LOCATION:	SILVER SPRINGS SHORES, FL. SEC 5, TWP. 16, RGE. 23
P.I.D.:	9007-0101-32
OWNER:	MAGIC SHORES, LLC.
ADDRESS:	PO BOX 950238 LAKE MARY, FL 32795
TOTAL SITE AREA:	74,022 S.F. = 1.70 ACRES +/-
CURRENT ZONING:	R3
CURRENT LAND USE:	UR
BUILDING SETBACKS:	25' FRONT, 8' SIDE, 25' REAR
BUILDING USE:	MUTIFAMILY RESIDENTIAL
BUILDING F.A.R.:	0.2188 (16,194 SF)
ALLOWABLE BUILDING HEIGHT:	40'
PROPOSED BUILDING HEIGHT:	14.33', SINGLE STORY

PROPOSED DEVELOPMENT:

THE EXISTING LOTS (32 & 33) TO BE DEVELOPED ARE LOCATED IN SILVER SPRINGS SHORES, MARION COUNTY, FL. THE INTENT IS TO DEVELOP A MULTIFAMILY DEVELOPMENT COMPRISED OF A 3 QUADPLEXES AND 1 TRIPLEX. THE PROPERTY WILL BE SERVED WITH CENTRAL WATER & SEWER PROVIDED BY EXISTING MARION COUNTY UTILITY FACILITIES. THE PROPERTY ACCESS WILL CONNECT TO MIDWAY TERRACE. THE PROPOSED CONSTRUCTION WILL CONSIST OF MULTIFAMILY BUILDINGS, ASSOCIATED PAVEMENT, PARKING, UTILITIES, DRAINAGE, LANDSCAPING AND OTHER INFRASTRUCTURE REQUIRED TO SERVE THE DEVELOPMENT.

THIS DEVELOPMENT WILL ADHERE TO THE MARION COUNTY LAND DEVELOPMENT CODE REGULATIONS.

PARKING CALCULATIONS:

PROPOSED MULTIFAMILY UNITS:
REQUIRED: 2 SPACES PER UNIT
2 x 15 = 30 SPACES

TOTAL REQUIRED = 30 SPACES
TOTAL PROVIDED = 45 SPACES (43 REGULAR, 2 HANDICAP)

DATA BLOCK OF SITE COVERAGE:

(ONSITE COVERAGE ONLY - TOTAL PROPOSED PARCEL)

EXISTING COVERAGE:		
SITE IS CURRENTLY VACANT.	74,022 S.F.	(100%)
PROPOSED COVERAGE:		
PROPOSED BUILDINGS:	16,194 S.F.	(21.88%)
PROPOSED PATIO/DECK:	900 S.F.	(1.22%)
PROPOSED PAVEMENT:	14,631 S.F.	(19.77%)
PROPOSED CONCRETE:	3,267 S.F.	(4.41%)
TOTAL PROPOSED IMPERVIOUS:	34,992 S.F.	(47.27%)
PROPOSED DRA:	11,389 S.F.	(15.39%)
OPEN SPACE:	27,641 S.F.	(37.34%)

POTABLE WATER & DOMESTIC SANITARY SEWER NOTES AS APPLICABLE:

DEP NOTES:

NOTE TO THE UTILITY: PURSUANT TO RULE 403.859(6), FLORIDA STATUTES, DO NOT PROVIDE WATER SERVICE TO THIS PROJECT (OTHER THAN FLUSHING/TESTING) UNTIL THE DEPARTMENT OF ENVIRONMENTAL PROTECTION HAS ISSUED A LETTER OF CLEARANCE OR THE UTILITY, SHALL BE SUBJECT TO ENFORCEMENT ACTION.

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

UTILITY SEPARATION - VERTICAL CLEARANCE
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 OF EITHER:
A. DUCTILE IRON PIPE, CENTERED ON THE POINT OF CROSSING, OR;
B. CONCRETE ENCASED VITRIFIED CLAY; OR
C. P.V.C. PIPE UPGRADED TO WATER MAIN STANDARDS AND PRESSURE TESTED.

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.

ANY DEVIATIONS TO THE REQUIRED SEPARATIONS SHALL BE APPROVED ON A CASE BY CASE BASIS BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.

UTILITY SEPARATION - HORIZONTAL SEPARATION
WHEN A WATER MAIN PARALLELS A GRAVITY SANITARY SEWER MAIN, A SEPARATION (MEASURED EDGE TO EDGE) OF AT LEAST TEN FEET SHOULD BE MAINTAINED. WHERE THIS SEPARATION IS NOT MET, ONE OF THE FOLLOWING MUST OCCUR:
A. THE WATER MAIN IS LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER AT
SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER, OR;
B. IF BOTH SANITARY SEWER AND POTABLE WATER MAINS ARE PROPOSED AND THE ABOVE (A) IS NOT MET, THE SANITARY SEWER PIPES
SHALL BE UPGRADED TO THE EQUIVALENT PIPE MATERIAL AS THE WATER MAIN AND PRESSURE TESTED.
C. IF THE SANITARY SEWER IS EXISTING AND THE POTABLE WATER MAIN IS PROPOSED, THE WATER MAIN SHALL, AT A MINIMUM, BE UPGRADED TO DUCTILE IRON PIPE, CONSTRUCTED IN SEPARATE TRENCHES, LAID AT A HIGHER ELEVATION THAN THE SANITARY SEWER, AND UTILIZE STAGGERED JOINTS.

WHERE WATER MAINS PARALLEL STORM SEWER PIPES WITH LESS THAN 3 FEET HORIZONTAL CLEARANCE, THE WATER MAIN SHALL BE AWWA C150/C151 DUCTILE IRON IN THOSE LOCATIONS.

SEPARATION REQUIREMENTS OF 10 FEET HORIZONTAL AND 18 INCHES VERTICAL CLEARANCE BETWEEN FORCE MAINS AND POTABLE WATER MAINS MUST BE MAINTAINED UNLESS APPROVED IN ADVANCE BY THE DEPARTMENT.

WHERE WATER MAINS AND UNRESTRICTED ACCESS REUSE PIPES CROSS WITH LESS THAN 18 INCHES VERTICAL CLEARANCE OR 6 FEET MIN (10 FEET PREFERRED) HORIZONTAL CLEARANCE, THE UNRESTRICTED ACCESS REUSE MAIN SHALL BE UPGRADED AND HYDROSTATICALLY TESTED IN THE SAME MANNER AS GRAVITY SANITARY SEWER MAINS (SEE A. ABOVE).

SEPARATION REQUIREMENTS BETWEEN POTABLE WATER MAINS AND ANY TYPE OF REUSE MAINS OTHER THAN UNRESTRICTED ACCESS REUSE IS 10 FEET HORIZONTAL AND 18 INCHES VERTICAL CLEARANCE.

ANY DEVIATIONS TO THE REQUIRED SEPARATIONS SHALL BE APPROVED ON A CASE BY CASE BASIS BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.

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

POTABLE WATER PIPES WILL BE DISINFECTED IN ACCORDANCE WITH AWWA SPECIFICATIONS C651.

POTABLE WATER PIPES WILL BE HYDROSTATICALLY TESTED IN ACCORDANCE WITH SPECIFICATION NUMBERS C600 AND C605/M23 FOR DUCTILE IRON AND PVC PIPES, RESPECTIVELY.

POTABLE WATER PIPES MUST BE MANUFACTURED IN ACCORDANCE WITH THE FOLLOWING AWWA SPECIFICATIONS:
A. DUCTILE IRON PIPE (3 INCHES TO 54 INCHES) - AWWA C160/C151;
B. P.V.C. (WITH NATIONAL SANITATION FOUNDATION SEAL)
(1) AWWA C900/ASTM 1784 (4 INCHES TO 12 INCHES) WITH DR18 MINIMUM;
(2) AWWA C905 (14 INCHES TO 36 INCHES);
(3) ASTM 1785 OR AWWA C905 (LESS THAN 4 INCHES) SCHEDULES 40, 80, AND 120 OR ASTM 2241 (SDR 21 MINIMUM);
C. POLYETHYLENE PIPE - AWWA C901 WITH VALVES AND FITTINGS (AWWA C800); AND
D. POLYBUTYLENE PIPE - AWWA C902.
E. COLOR CODING OR MARKING OF NEW OR RELOCATED WATER MAIN PIPES SHALL BE IN ACCORDANCE WITH F.A.C. 62-555.320 (21)(B)3.

CONNECTION TO EXISTING WATER MAINS

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

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

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

AIR/VACUUM RELIEF VALVES

ALL AIR/VACUUM RELIEF VALVES MUST END IN A DOWN-TURNED ELBOW WITH AT LEAST 12 INCHES ABOVE THE SURROUNDING GRADE UNLESS THE WET SEASON WATER TABLE CAN BE SHOWN TO BE BELOW THE VAULT BOTTOM. ALL ARVS TO BE INSTALLED PER MARION COUNTY LAND DEVELOPMENT CODE DETAIL UT-206.

FILLING OF WATER MAINS

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

ADDITIONAL NOTES REGARDING UTILITY CROSSINGS

NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE 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 THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY-TYPE OR VACUUM-TYPE SANITARY SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

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

FIRE HYDRANT NOTE:

ALL NEW HYDRANTS WILL BE FLOWED, TESTED, AND PAINTED PER NFPA 291.

MARION COUNTY UTILITY NOTES:

ALL UTILITIES SHALL BE CONSTRUCTED PER THE MARION COUNTY LAND DEVELOPMENT CODE, LATEST REVISION.

THE WATER DISTRIBUTION SYSTEM SHALL MEET THE MATERIAL AND CONSTRUCTION SPECIFICATIONS PER SEC. 7.2.13.

THE WASTE WATER COLLECTION SYSTEM SHALL MEET THE MATERIAL AND CONSTRUCTION SPECIFICATIONS PER SEC. 7.2.15.
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.

TRANSFER OF FACILITIES TO MARION COUNTY UTILITIES - ALL REQUIREMENTS OF SEC. 6.14.9 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 MCUD'S AUTHORIZATION OF THE DEP CONNECTION/CLEARANCE PACKAGE.

CROSS CONNECTION CONTROL / WATER METERS / & BACKFLOW PREVENTOR NOTES:

THIS MULTIFAMILY DEVELOPMENT CONTAINS MULTIPLE WATER METERS AND BACKFLOW PREVENTORS.

BACKFLOW PREVENTORS MUST BE INSTALLED PRIOR TO THE METER INSTALLATION.

ONCE METERS ARE INSTALLED, THE CONTRACTOR MUST TEST THE BACKFLOW PREVENTORS WITHIN SEVEN (7) DAYS AND SUBMIT THE TEST RESULTS TO CROSSCONNECTIONCONTROL@MARIONFL.ORG.

THE OWNER OF THE DEVELOPMENT IS RESPONSIBLE FOR PROVIDING METER LABELS/IDENTIFIERS THAT INDICATE WHICH UNIT EACH METER SERVES.

ALL CURBSTOPS MUST HAVE THE ABILITY TO BE LOCKED AND MUST HAVE METER NUT CONNECTION COMPARABLE TO THE SIZE OF THE DESIRED METER.

THE OWNER OF THE DEVELOPMENT IS RESPONSIBLE FOR THE MAINTENANCE OF THE BACKFLOW PREVENTORS.

WATER & FORCE MAIN VALVE NOTE:

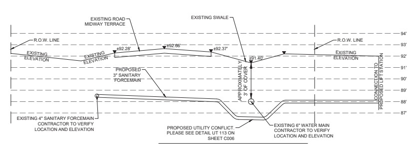
ALL WATER AND FORCE MAIN VALVES TO BE LOCATED OUTSIDE OF PAVEMENT AND CONCRETE AREAS.

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 MANAGER, ALEJANDRO RAD AT OR 352-307-6012.

WATER MAIN CLEARANCES/SEPARATIONS MUST ADHERE TO F.D.E.P. REGULATIONS

Other Pipe	Horizontal Separation	Crossings (1)	Joint Spacing @ Crossings (Full Joint Centered)
Storm Sewer, Stormwater 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		

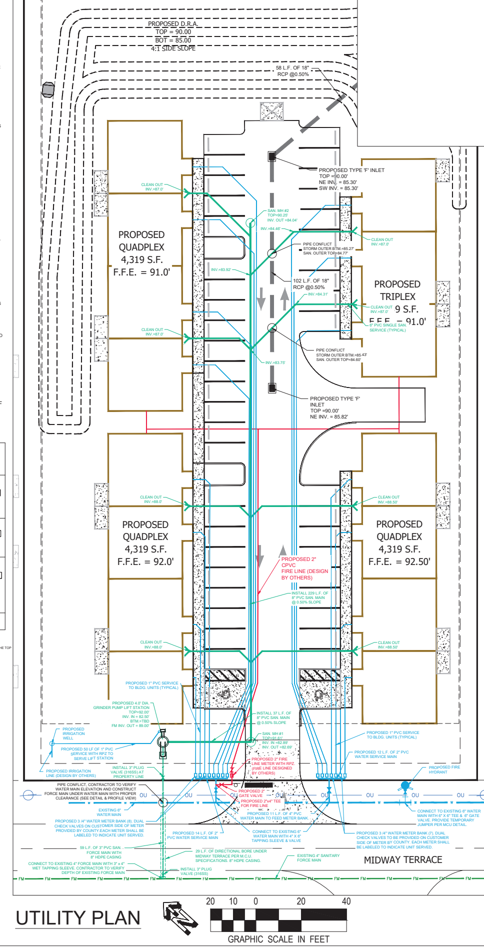
(1) WATER MAIN SHOULD CROSS ABOVE OTHER PIPE. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
(2) RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
(3) 3 FT. FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
(4) RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.



UTILITY CONFLICT PROFILE DETAIL

BUILDING FIRE PROTECTION NOTE:

EACH BUILDING WILL BE CONSTRUCTED WITH 2 HOUR FIRE WALLS TO SEPARATE THE UNITS. THE FIRE PROTECTION SYSTEM WILL MEET NFPA 13 D STANDARDS.



UTILITY PLAN

REVISION DESCRIPTION:	DATE:
REVISED PER COUNTY COMMENTS	06-09-25
REVISED PER COUNTY COMMENTS	07-14-25

DESIGNED BY: PM
DRAWN BY: AHC
CHECKED BY: PM
DATE: 04-14-2025

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

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

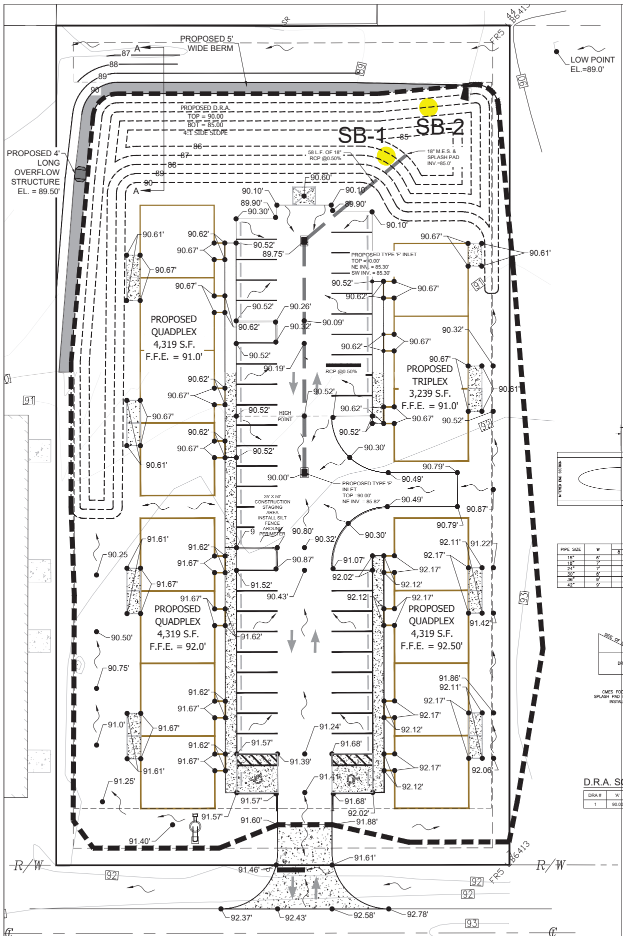
MIDWAY OAKS - MAJOR SITE PLAN
MARION COUNTY, FL, SEC. 5, TWP. 16, RGE. 23

TITLE: SITE/GEOMETRY/UTILITY PLAN

SCALE: 1" = 20'

JOB#: 24-40

SHEET C3 OF 7



DRAINAGE/GRADING PLAN

GRAPHIC SCALE IN FEET (20 10 0 20 40)

DRAINAGE DATA:

GIVEN:

DESIGN STORM:	100YR/24HR STORM
RAINFALL INCHES:	11.5"
SOIL TYPES:	'A'
IMPERVIOUS CURVE NUMBER:	98
PERVIOUS CURVE NUMBER:	39

DRAINAGE SUMMARY:

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

DRAINAGE NOTES

1. THE WATERSHED AREA IS DEFINED AS THE PORTION OF THIS PROPERTY AND OFF SITE AREAS THAT CONTRIBUTE TO THE STORM WATER MANAGEMENT SYSTEM FOR THIS SITE.

2. METHOD OF CALCULATION FOR THE WEIGHTED CN IS BY TR-55 "URBAN HYDROLOGY FOR SMALL WATERSHEDS", AND IS DETERMINED BY INTERPOLATION OF TABLE 2-2A (PAGE 2-5).

3. THE DESIGN CRITERIA USED FOR ON-SITE STORAGE IS BASED ON THE MORE CRITICAL OF; THE VOLUME OF THE FIRST 1/2" OF RUNOFF FROM EACH WATERSHED, (SWFWMD), AND THE 100YR/24HR STORM EVENT LESS INFILTRATION. STORAGE FOR CLOSED BASINS IS BASED ON MAINTAINING THE VOLUME EQUAL TO THE RUNOFF FOR A 100YR/24HR STORM EVENT LESS INFILTRATION.

4. ALL REQUIRED DRAINAGE CRITERIA HAS BEEN SATISFIED AND THIS SITE WILL NOT DISCHARGE OFFSITE FOR ANY OF THE STORMS MODELED UP TO A 100YR/24HR.

5. THE ENGINEER SHALL SUBMIT A COMPLETE COPY OF THE APPROVED WMD PERMIT TO MARION COUNTY TRANSPORTATION DEPARTMENT WHEN IT IS AVAILABLE.

6. AREAS AROUND THE PROPOSED INLETS OR MITERED ENDS SHALL BE PAVED WHERE INDICATED, OTHERWISE IT SHALL BE FINISH GRADED AND SODDED, AS PER F.D.O.T. CURRENT DESIGN STANDARDS.

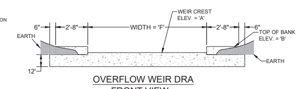
7. THE CONTRACTOR SHALL ABIDE BY STANDARD PRACTICES AND PROCEDURES FOR EROSION AND SEDIMENT CONTROL. TYPE III SILT FENCE AND OPTIONAL DANDY BAGS SHALL BE USED AS PER DETAIL.

DRAINAGE LEGEND:

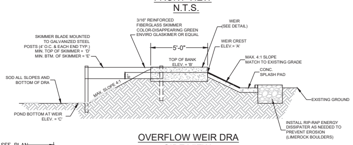
(flow arrow)	DENOTES DIRECTION OF STORMWATER FLOW
SB-1	SOIL BORING LOCATION AND ID NUMBER
(dashed line)	WATERSHED BOUNDARY

OVERFLOW WEIR SCHEDULE

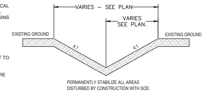
DRA #	'A'	'B'	'C'	'D'	'E'	'F'
1	89.50'	90.00'	85.00'	89.50'	88.50'	4'



OVERFLOW WEIR DRA
FRONT VIEW
N.T.S.

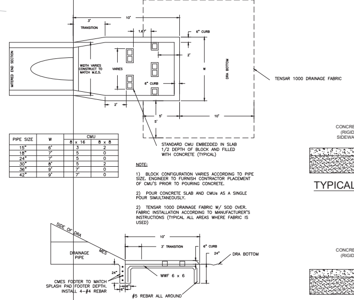


OVERFLOW WEIR DRA
SIDE VIEW
N.T.S.



V-TYPE SWALE DETAIL

NOT TO SCALE



PIPE SIZE	W	CMU 8 x 16	CMU 8 x 8
15"	6'	3	2
18"	7'	5	0
24"	7'	5	0
30"	8'	5	2
36"	9'	7'	0
42"	9'	7'	0

NOTE:

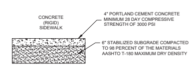
1) BLOCK CONFIGURATION VARIES ACCORDING TO PIPE SIZE. ENGINEER TO FURNISH CONTRACTOR PLACEMENT OF CMU'S PRIOR TO POURING CONCRETE.

2) POUR CONCRETE SLAB AND CMUs AS A SINGLE POUR SIMULTANEOUSLY.

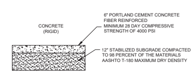
2) TENSAR 1000 DRAINAGE FABRIC W/ SOD OVER. FABRIC INSTALLATION ACCORDING TO MANUFACTURER'S INSTRUCTIONS (TYPICAL ALL AREAS WHERE FABRIC IS USED)

ENERGY DISSIPATER DETAIL

NOT TO SCALE



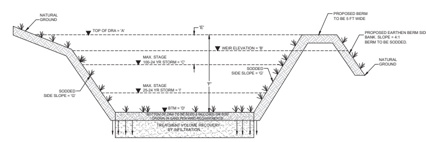
TYPICAL LIGHT DUTY CONCRETE (RIGID) SECTION



TYPICAL HEAVY DUTY CONCRETE (RIGID) SECTION

D.R.A. SCHEDULE

DRA #	'A'	'B'	'C'	'D'	'E'	'F'	'G'	'H'	'I'
1	90.00'	89.50'	89.49'	85.00'	0.51'	5.00'	4:1	69.57'	88.57'



D.R.A. CROSS SECTION 'A'
N.T.S.

SHGWL = 'H'

NOTE FOR ALL DRA CONSTRUCTION:
IF LIMEROCK IS ENCOUNTERED DURING EXCAVATION, THE RETENTION BASIN WILL BE OVEREXCAVATED AND BACKFILLED SO THAT THERE IS 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. THE PROJECT ENGINEER AND THE APPLICABLE WATER MANAGEMENT DISTRICT MUST BE NOTIFIED IMMEDIATELY AND WILL BE A PART OF THE RECOMMENDED CONSTRUCTION REMEDIATION IF ANY LIMEROCK IS ENCOUNTERED.

WATERSHED RUNOFF CALCULATIONS - MIDWAY OAKS

RAINFALL DATA	
25YR/24HR RAINFALL (INCHES) =	8.30
100YR/24HR RAINFALL (INCHES) =	11.50

PRE WATERSHED # 1 = 64741 FT^2 = 1.49 ACRES

SOIL TYPE	% AS DECIMAL	OPEN AREA CURVE #	LOT CURVE #
A	1	39	77
B	0	61	85
C	0	74	90
D	0	80	92

OVERALL OPEN AREA CONDITION CURVE # = 39.00

HYDROGRAPH SHAPE FACTOR = 484

	AREA FT^2	AREA ACRES	% AS DECIMAL	CURVE # (CN)
DRA BTM	0	0.00	0.000	98.00
BLDG	0	0.00	0.000	98.00
PAVEMENT	0	0.00	0.000	98.00
MISC	0	0.00	0.000	98.00
	0	0.00	0.000	98.00
OPEN AREA	64741	1.49	1.000	39.00

SCS RUNOFF CALCULATION

$Q = \frac{(P-Ia)^2}{(P-Ia)+S}$ $Ia = 0.2(S)$ $S = 1000/CN - 10$

$Q = \frac{(P-0.2(S))^2}{(P+0.8(S))}$

Q = RUNOFF (IN)
P = RAINFALL (IN)
S = POTENTIAL MAX. RETENTION AFTER RUNOFF BEGINS
Ia = INITIAL ABSTRACTIONS

OVERALL CN = 39.00

PRE CONDITION

25YR/24HR RUNOFF INCHES	FT^3	AC-FT	100YR/24HR RUNOFF INCHES	FT^3	AC-FT
1.29	6933	0.16	2.92	15747	0.36

PRE-DEVELOPMENT

TIME OF CONCENTRATION (min) =	N/A
IMPERVIOUS AREA =	0 S.F.
% IMPERVIOUS =	0.00%

POST WATERSHED # 1 = 64741 FT^2 = 1.49 ACRES

SOIL TYPE	% AS DECIMAL	OPEN AREA CURVE #	LOT CURVE #
A	1	39	77
B	0	61	85
C	0	74	90
D	0	80	92

OVERALL OPEN AREA & PRE CONDITION CURVE # = 39.00

HYDROGRAPH SHAPE FACTOR = 484

	AREA FT^2	AREA ACRES	% AS DECIMAL	CURVE # (CN)
DRA BTM	383	0.01	0.006	98.00
BLDG	16194	0.37	0.250	98.00
PAVEMENT	14631	0.34	0.226	98.00
MISC. CONCRETE	2837	0.07	0.044	98.00
PORCHES	900	0.02	0.014	98.00
OPEN AREA	29796	0.68	0.460	39.00

SCS RUNOFF CALCULATION

$Q = \frac{(P-Ia)^2}{(P-Ia)+S}$ $Ia = 0.2(S)$ $S = 1000/CN - 10$

$Q = \frac{(P-0.2(S))^2}{(P+0.8(S))}$

Q = RUNOFF (IN)
P = RAINFALL (IN)
S = POTENTIAL MAX. RETENTION AFTER RUNOFF BEGINS
Ia = INITIAL ABSTRACTIONS

OVERALL CN = 70.85

TIME OF CONCENTRATION (min) = 10.00

PRE CONDITION

25YR/24HR RUNOFF INCHES	FT^3	AC-FT	100YR/24HR RUNOFF INCHES	FT^3	AC-FT
1.29	6933	0.16	2.92	15747	0.36

IMPERVIOUS AREA =	34562 S.F.
% IMPERVIOUS =	53.39%

POST CONDITION

25YR/24HR RUNOFF INCHES	FT^3	AC-FT	100YR/24HR RUNOFF INCHES	FT^3	AC-FT
4.82	26019	0.60	7.71	41578	0.95

TREATMENT TYPE =	DRY RETENTION	
TREATMENT VOLUME		
1/2" OVER AREA	=	2698
1.25"OVER IMPERV.	=	3600
TOTAL T.V. REQUIRED	=	6298

POST-PRE DIFFERENCE

25YR/24HR RUNOFF INCHES	FT^3	AC-FT	100YR/24HR RUNOFF INCHES	FT^3	AC-FT
3.54	19086	0.44	4.79	25831	0.59

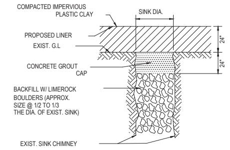
PERCOLATION RATE

KH=	18.86 FT/DAY =	0.79 FT/HR
KV=	12.58 FT/DAY =	0.52 FT/HR

SHGWL =	69.57	MOUND LENGTH=	393.77 ft
CONFINING LAYER =	68.57	MOUND WIDTH=	12.23 ft

EXISTING DRA VOLUME

STAGE	AREA (SF)	PERIMETER	AREA (ACRE)	VOLUME (FT^3)	VOLUME (AF)	VOLUME (CY)
90	11389	812	0.26	24080	0.55	892
89	8238	737	0.19	14267	0.33	528
88	5367	700	0.12	7464	0.17	276
87	3007	375	0.07	3277	0.08	121
86	1582	338	0.04	983	0.02	36
85	383	93	0.01	0	0.00	0



TYPICAL SINK CHIMNEY REPAIR DETAIL

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

REVISION DESCRIPTION:	DATE:
REVISED PER COUNTY COMMENTS	06-09-25

DESIGNED BY: PM
DRAWN BY: AHC
CHECKED BY: PM
DATE: 04-14-2025

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

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

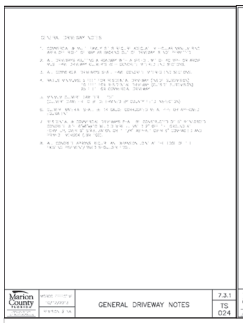
MIDWAY OAKS - MAJOR SITE PLAN
MARION COUNTY, FL, SEC. 5, TWP. 16, RGE. 23

TITLE: DRAINAGE & GRADING PLAN

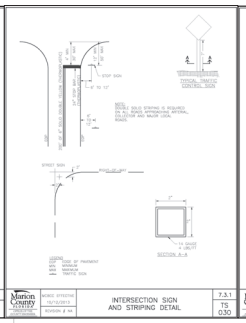
SCALE: 1" =20'

JOB#: 24-40

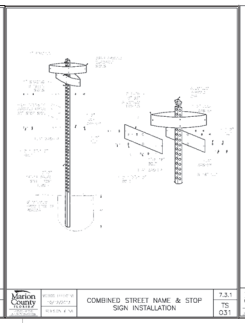
SHEET C4 OF 7



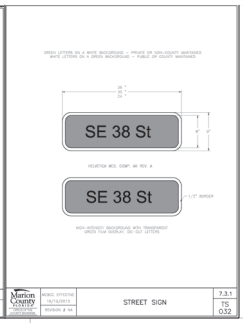
GENERAL DRIVEWAY NOTES — 7.3.1 TS 024



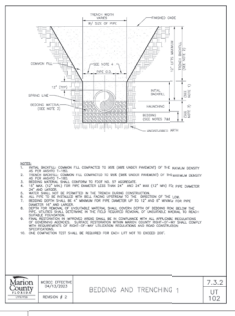
INTERSECTION SIGN AND STRIPING DETAIL — 7.3.1 TS 030



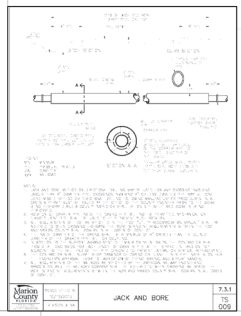
COMBINED STREET NAME & STOP SIGN INSTALLATION — 7.3.1 TS 031



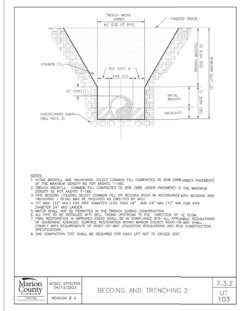
STREET SIGN — 7.3.1 TS 032



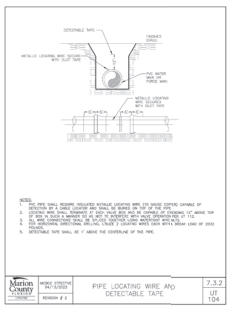
BEDDING AND TRENCHING 1 — 7.3.2 UT 102



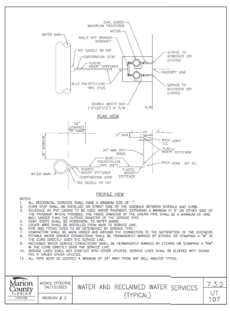
JACK AND BORE — 7.3.1 TS 009



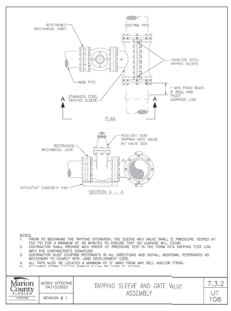
BEDDING AND TRENCHING 2 — 7.3.2 UT 103



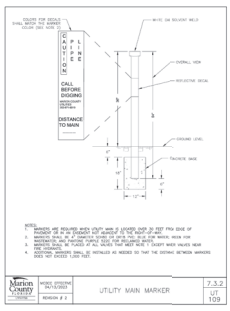
PIPE LOCATING WIRE AND DETECTABLE TAPE — 7.3.2 UT 104



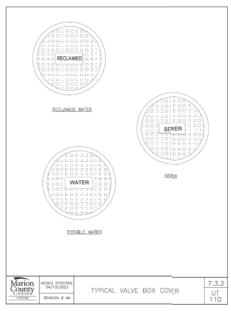
WATER AND RECLAIMED WATER SERVICES (TYPICAL) — 7.3.2 UT 107



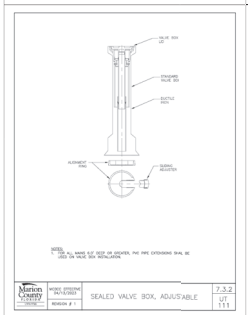
TAPPING SLEEVE AND GATE VALVE ASSEMBLY — 7.3.2 UT 108



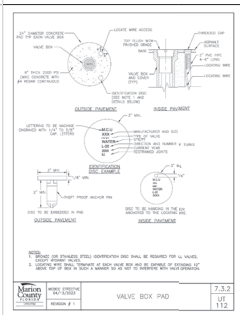
UTILITY MAIN MARKER — 7.3.2 UT 109



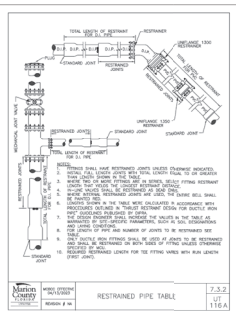
TYPICAL VALVE BOX COVER — 7.3.2 UT 110



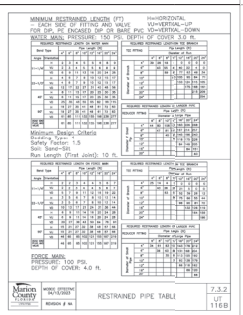
SEALED VALVE BOX, ADJUSTABLE — 7.3.2 UT 111



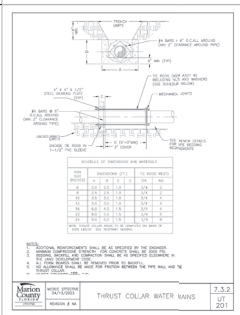
VALVE BOX PAD — 7.3.2 UT 112



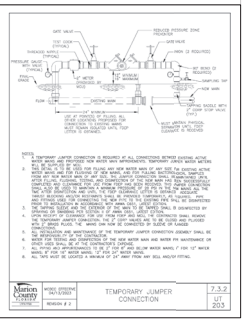
RESTRAINED PIPE TABLE — 7.3.2 UT 116A



RESTRAINED PIPE TABLI — 7.3.2 UT 116B



THRUST COLLAR WATER MAINS — 7.3.2 UT 201



TEMPORARY JUMPER CONNECTION — 7.3.2 UT 203

REVISION DESCRIPTION	DATE
REVISED PER COUNTY COMMENTS	06-09-25
REVISED PER COUNTY COMMENTS	07-14-25

DESIGNED BY: PM
DRAWN BY: AHC
CHECKED BY: PM
DATE: 04-14-2025

ENGINEER'S CERTIFICATION

DATE:
PATRICIO MASTRODERO FL # 89897
MASTRODERO ENGINEERING, INC - CA #26119
17155 SW 70 PLACE
OCALA, FL 34471

MASTRODERO ENGINEERING, INC
CIVIL - ENVIRONMENTAL - SITE DESIGN
17155 SW 70 PLACE
OCALA, FL 34471
(352) 854-0955
PM.COM@MASTRODEROENG.COM

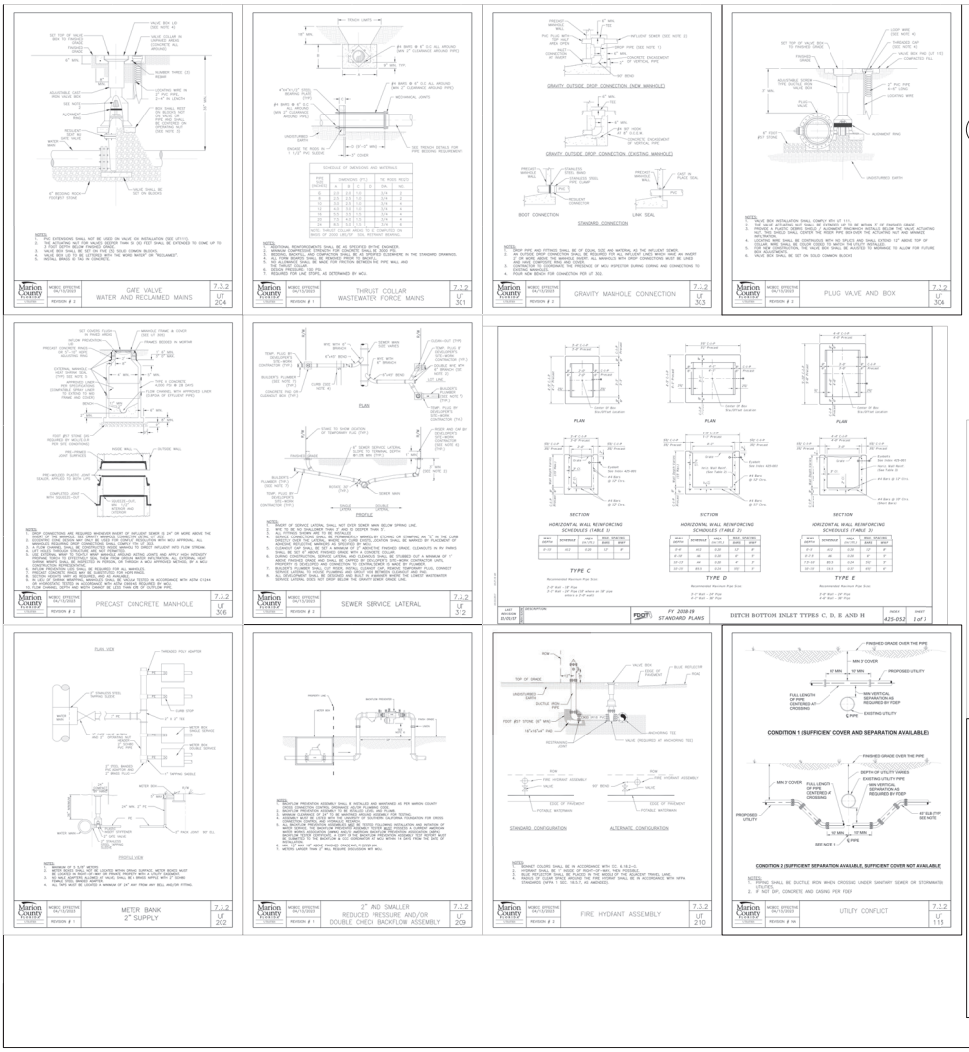
MIDWAY OAKS - MAJOR SITE PLAN
MARION COUNTY, FL; SEC 9, TWP 16, RGE 23

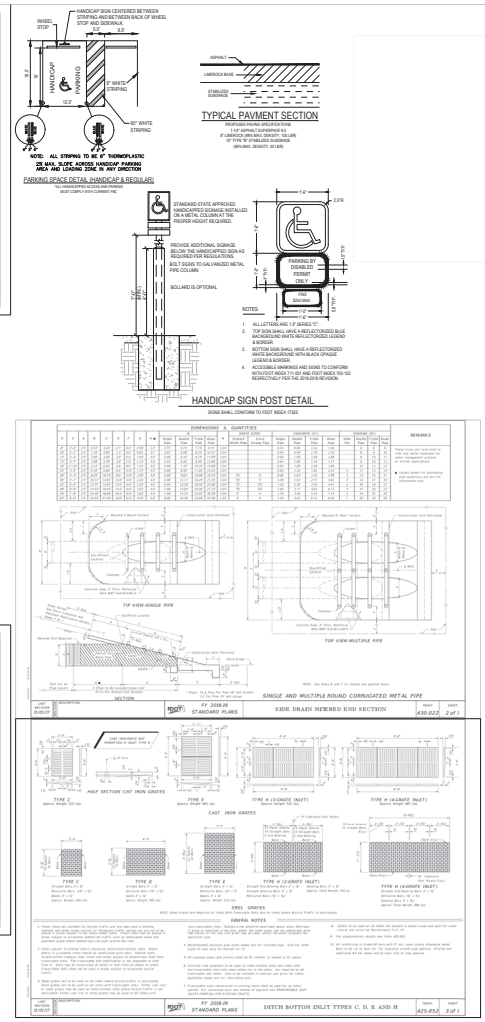
TITLE: CONSTRUCTION DETAILS

SCALE: N.T.S.

JOB#: 24-40

SHEET C5 OF 7





REVISION DESCRIPTION:
REVISED PER COUNTY COMMENTS
REVISED PER COUNTY COMMENTS

ENGINEER'S CERTIFICATION:

DATE:
DESIGNED BY: PM 06-09-25
DRAWN BY: AHC 07-14-25
CHECKED BY: PM
DATE: 04-14-2025

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

MIDWAY OAKS - MAJOR SITE PLAN
MARION COUNTY, FL, SEC. 5, TWP. 16, RGE. 23

TITLE: CONSTRUCTION DETAILS

SCALE: N.T.S.

JOB#: 24-40

SHEET C6 OF 7

RILEY & Company, Inc. (H-20 GP) ©

w/ BATTERY BACK-UP FOR AUDIO AND VISUAL ALARMS & GUARD PRO IV MONITORING SYSTEM

(No Substitutions - No Alternates)

RILEY & COMPANY, INC. / GUARD PRO IV MONITORING SYSTEM:
GUARD PRO IV offers a remote control and maintenance solution which allows you to create a decentralized system to monitor and control devices. Up to eight (8) different lift station inputs can be monitored and up to eight (8) outputs can be controlled remotely. The GUARD PRO IV can also notify up to eight (8) different recipients via sms text and/or email.

RILEY & COMPANY

PUMPS: SPECIFICATION

Submersible grinder pumps shall be installed in the H-20 FRP wet well utilizing a dual slide rail system.

The pumps shall be capable of pumping materials normally found in domestic and commercial wastewater.

Stator winding shall be open type with Class H insulation and shall be heat -shrink fitted into the stator housing. The use of pins, bolts and other fastening devices is not acceptable.

A heat sensor thermostat shall be attached to the top end of the motor winding and shall be connected in series with a magnectic contactor coil in the control panel. If the winding temperature exceeeds 140° C, the motor shall shut off but shall automtically reset when the temperature drops below the threshhold. Two heat sensors shall be used on 3 phase motors. Upper & lower mechanical seals shall have Silicon Carbide vs Silicon Carbide.

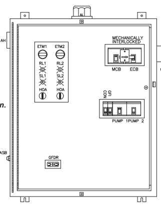
CONTROL PANEL: SPECIFICATION

The Enclosure shall be NEMA 4X, minimum 30" high x 20" wide x 10" deep with a 3 point latching system.

The enclosure shall have external mounting feet to allow for wall mounting.
The following components shall be mounted through the enclosure:
1- ea. Red Alarm Beacon (Light) LED 360 Degree viewable range, NEMA 4X
1- ea. Alarm Horn (minimum 95 DCB), ROHS 3 Compliant, NEMA 4X
1- ea. Generator Receptacle w/ weatherproof cover 60A Minimum. Shall meet UL 1682, UL 1686 and UL486E Compliance.

The back panel shall be fabricated from .125, 5052-H32 marine alloy aluminum. All components shall be mounted by machined stainless steel screws.
The following components shall be mounted to back panel:
1- ea. Guard Pro IV Monitoring Unit
2- ea. IEC Style Motor Contactors
1- ea. Volt Monitor (1 Ph) Phase Monitor (3 Ph) w/2 N/O & 1 N/C Contacts
1- ea. Alternator w/ Pump Lead Switch
1- ea. Control Transformer (480 Volt Only) (Min. 500VA)
1- ea. Model RCBB5AH Battery Back-Up w/ Smart Charger (UPS) - 24 Hr Min.
20- ea. Terminals For Field Connections
6- ea. Terminals For Motor Connections (Single Phase Only)
7- ea. Grounding Lugs
1-ea. Lightning and Surge Protection shall meet the UL 1449 2nd Edition

The inner door shall have a continuous aluminum piano hinge.
The following components shall be mounted through the inner door:
1- ea. Main Circuit Breaker - UL489
1- ea. Emergency Circuit Breaker - UL 489
1- ea. Mechanical Interlock For Emergency And Main Breakers (UL Listed)
2- ea. Short Circuit Protectors w/ Auxiliary Contacts
1- ea. Control Circuit Breaker & GFCI Circuit Breaker - UL 489
1- ea. GFI Duplex Convenience Outlet - NEMA 5-15R
2- ea. Elapsed Time Meter, Non-Resettable



1. OUTER DOOR REMOVED TO SHOW DEADFRONT LAYOUT NEMA TYPE 4X ENCLOSURE ALL HARDWARE STAINLESS STEEL ACTUAL LAYOUT/ORIENTATION MAY VARY.
2. ENCLOSURE SIZE WILL BE 30" X 20" X 10" MINIMUM. CONTROL PANEL SHALL HAVE A 3 POINT LATCHING SYSTEM

MISCELLANEOUS: All wiring on the back panel shall be contained within the wiring duct. All wiring between the inner door and the back panel shall be contained with in a plastic spiral wrap. Each wire shall have a wire number at each end to correspond to the as built drawing for field troubleshooting. The control panel must be manufactured in-house by the lift station supplier and be a TUV (UL508A Certified) facility.

WET WELL: SPECIFICATION

Wet Well FRP Wall Laminate must be designed to withstand wall collapse or buckling based on third party specifications and the assumptions below.

*Hydrostatic Pressure: 62.4 lbs. Per SQ Ft.
*Saturated Soil Weight: 120 lbs. Per Cubic Ft.
*Soil Modulus: 700 lbs Per SQ Ft.
*Pipe Stiffness as Specified in ASTM D 3753

The wet well FRP laminate must be constructed to withstand or exceed two times the assumed loading for the complete depth of the structure.

The cover shall be constructed of ¼ inch thick finished aluminum, diamond plate pattern with 300 series stainless steel hardware. The hatch shall have a positive means of locking the door open in the vertical position via a hold open arm and shall be made of a non-corrosive material. The cover shall be mounted with minimum of six 300 series stainless steel fasteners. The access hatch cover shall have a lift handle and a means of locking.

The prefabricated FRP lift station manufacturer shall guarantee the prefabricated lift station per approved drawings for a period of one year from the date of delivery.

INSPECTION & TESTING:
A factory representative shall be provided for a one (1) time start-up and shall have complete knowledge of the proper operation and maintenance of the complete system. The pump motors shall be megged out prior to the start-up to ensure that the insulation of the pump motor and cable is intact. The pumps and the controls shall be checked for mechanical reliability and proper operation.

EXECUTION:
Installation shall be in strict accordance with the manufacturer's recommendations in the locations shown on the engineered drawings.

05/17/25 SR

NO SUBSTITUTIONS - NO ALTERNATES

STATION DESIGN CONDITIONS		
PRIMARY PUMP CAPACITY	83	GPM
PRIMARY TDH	37	'TDH
RUN-OUT PUMP CAPACITY	137	GPM
RUN-OUT TDH	19	'TDH
PUMP MODEL #	LIBERTY RCLGV03	
R.P.M.	3450	
HORSEPOWER	3.0	
ELECTRICAL VOLTS / PHASE	230V/1Φ	
PUMP DISCHARGE SIZE	3"	

STATION ELEVATIONS AND DIMENSIONS		
100 YEAR FLOOD ELEVATION		xxx.xx'
WET WELL DIAMETER	(A)	48"
INVERT DIAMETER	(B)	PER EOR
TOP OF WET WELL	(C)	92.00'
INLET / INVERT	(D)	82.50'
HIGH LEVEL ALARM (HLA)	(E)	82.00'
2nd PUMP ON (LAG)	(F)	81.50'
1st PUMP ON (LEAD)	(G)	81.00'
PUMPS OFF (OFF)	(H)	80.10'
BOTTOM OF WET WELL	(I)	78.00'
DISCHARGE PIPE DIAMETER	(J)	3"
GUIDE RAIL DIAMETER	(K)	1"
F.M. PIPE DIAMETER	(L)	3"
REDUCER (If Required)	(M)	n/a

STATION MANUFACTURING MATERIALS	
DISCHARGE/RISER PIPE	HDPE
INLET PIPE	PER EOR
GUIDE RAIL	304 SS
WET WELL	FRP ASTM D-3753
WET WELL HATCH COVER	300 LBS PSF ALUM
CABLE BRACKET	304 SS
LIFTING CHAIN	304 SS
PLUG VALVE	CAST IRON
SWING CHECK VALVE	CAST IRON
VALVE BOX	FRP
VALVE BOX HATCH COVER	300 LBS PSF ALUM

STATION VALVE BOX SIZES	
(36" x 36" x 36" DEEP)	FOR 2" DISCHARGE
(48" x 48" x 36" DEEP)	FOR 3" DISCHARGE
(48" x 48" x 36" DEEP)	FOR 4" DISCHARGE

STATION HATCH OPENINGS			
WET WELL DIA.	36"	48"	60"
	27" x 20"	36" x 24"	36" x 30"

CONCRETE BALLAST REQUIREMENTS		
CUBIC YARDS OF CONCRETE REQUIRED	(V)	1.91 yds³
CIRCUMFERENCE DIMENSION - WIDTH	(W)	12.0"
CIRCUMFERENCE DIMENSION - HEIGHT	(X)	12.0"
BASE SLAB DIMENSION - HEIGHT	(Y)	12.0"
BASE SLAB DIMENSION - LENGTH & WIDTH	(Z)	72.0"

18" × 24"

PRIVATE
SANITARY SEWER PUMP STATION

IN CASE OF EMERGENCY CONTACT THE FOLLOWING NUMBERS:

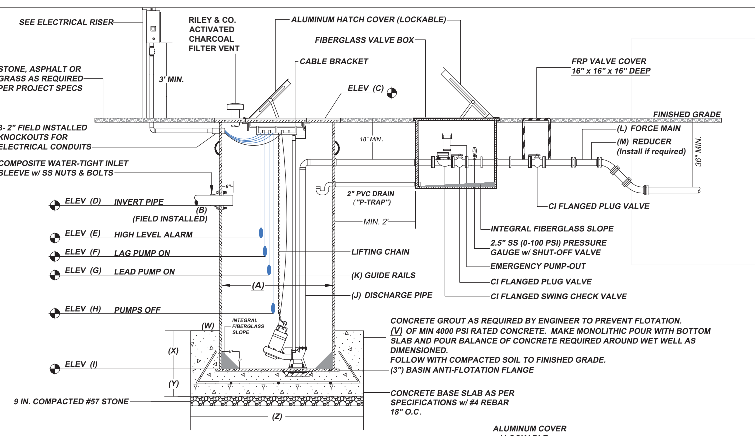
FACILITY OWNED BY:
NAME: ____________
PHONE NUMBER: ____________

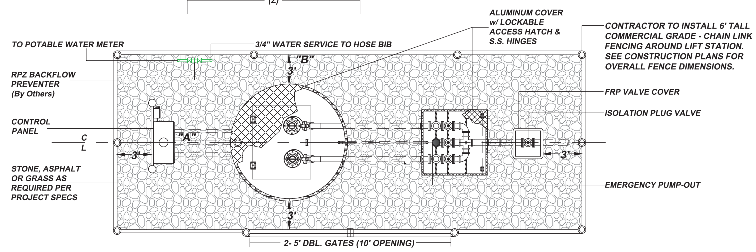
FACILITY MAINTAINED BY:
NAME: ____________
PHONE NUMBER: ____________
STATION NUMBER: ____________

NOTE: CONTRACTOR MUST SUPPLY INFORMATION SIGN AT START-UP.

LIFT STATION WILL BE PRIVATELY OWNED AND MAINTAINED

PRIOR TO START-UP, OWNER MUST HAVE A MINIMUM 1 YR. PREVENTIVE MAINTENANCE CONTRACT WITH A REPUTABLE LIFT STATION MAINTENANCE COMPANY.

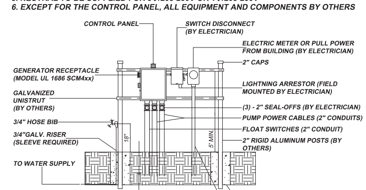




NOTE: PUMP CONTROL PANEL SHALL BE LOCATED A MIN. OF 3 FEET FROM WET WELL PERIMETER AT POINT "A" OR "B"

ELECTRICIAN NOTES:

1. DRAWING NOT TO SCALE
2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES
3. ELECTRICIAN TO INSTALL SWITCH DISCONNECT & LIGHTNING ARRESTOR
4. CONTRACTOR SHALL VERIFY POWER SUPPLY PRIOR TO ORDERING EQUIPMENT
5. NEUTRAL TO BE SUPPLIED FOR 3Φ/208-230V OR 1Φ/208-230V
6. EXCEPT FOR THE CONTROL PANEL, ALL EQUIPMENT AND COMPONENTS BY OTHERS



NOTE:
REDUCED PRESSURE (RPZ) BACKFLOW PREVENTER TO BE INSTALLED IN WATER SUPPLY LINE TO LIFT STATION "FEBCO WATTS" (OAE)

ELECTRICAL RISER FOR ILLUSTRATION PURPOSES ONLY

For Lift Station Proposal:
Please Contact Chris Janz
(407) 265-9963
c.janz@rileyandco.com

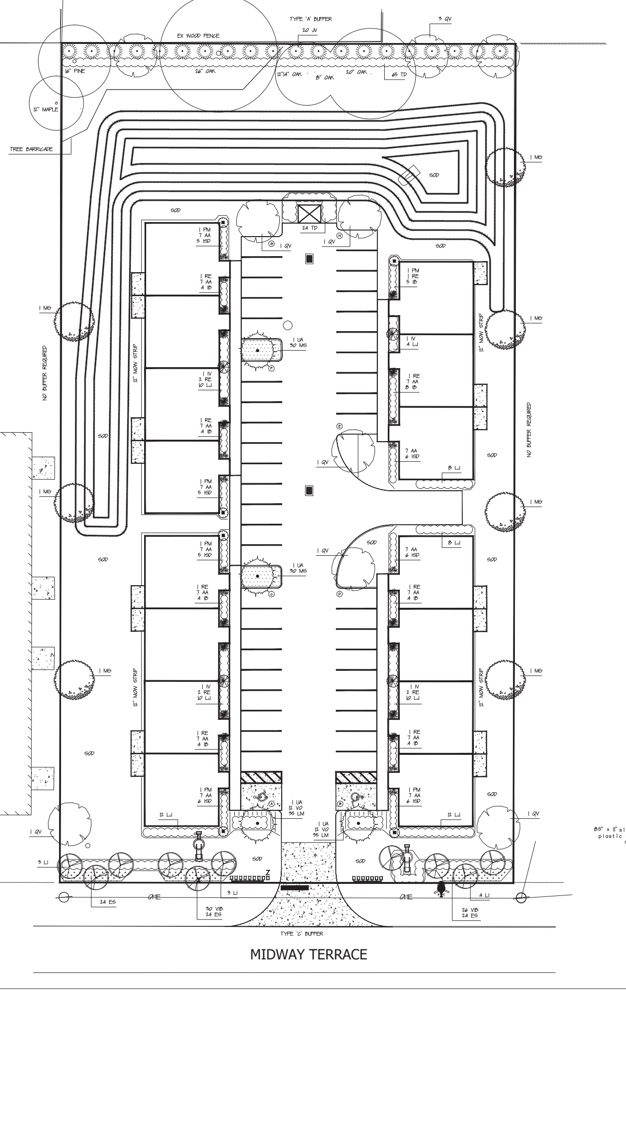
THIS IS A COPYRIGHTED DRAWING. ANY CHANGES OR MODIFICATIONS WITHOUT WRITTEN APPROVAL FROM RILEY & COMPANY IS STRICTLY PROHIBITED. ©

REVISION DESCRIPTION:
DATE:
DESIGNED BY: PM
DRAWN BY: AHC
CHECKED BY: PM
ENGINEER'S CERTIFICATION:
DATE:
PAOLO MASTROSERIO, P.E. 58691

MASTROSERIO ENGINEERING, INC
CIVIL * ENVIRONMENTAL * SITE DESIGN
170 SE 32ND PLACE
OCALA, FL 34471

MIDWAY OAKS - MAJOR SITE PLAN
MARION COUNTY, FL, SEC. 5, TWP. 16, RGE. 23

SCALE
N.T.S.
JOB#: 24
SHEET
C7 OF



LANDSCAPE MATERIAL LIST

7	MG	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	NATIVE	65 GAL, 3.5" CAL, 10' TALL, SINGLE LEADER, FULL CANOPY
9	QV	QUERCUS VIRGINANA	LIVE OAK	NATIVE	65 GAL, 3.5" CAL, 12' TALL, SINGLE LEADER, FULL CANOPY
4	UA	ULMUS ALATA	WINGED ELM	NATIVE	65 GAL, 3.5" CAL, 10' TALL, SINGLE LEADER, FULL CANOPY
20	JV	JUNIPERUS VIRGINANA	SOUTHERN RED CEDAR	NATIVE	15 GAL, 2" CAL, 8' TALL, FULL TO GROUND
10	LI	LAGERSTROEMIA INDICA	CRAPE MYRTLE		25 GAL, 2.5" CAL, 8' TALL, MULTI-TRUNK, FULL CANOPY
72	ES	ERAGROSTIS SPECTABILIS	PURPLE LOVE GRASS	NATIVE	3 GAL, 18" – 24" TALL, FULL
37	IB	ILEX BURFORDI	BURFORDI HOLLY		3 GAL, 15" – 18" TALL, FULL, SET 2.5' o.c.
39	ISD	ILEX STOKES DWARF	STOKES DWARF HOLLY	NATIVE	3 GAL, 12" – 15" SPREAD, FULL, SET 2.5' o.c.
4	IV	ILEX VOMITORIA 'PENDULA'	WEEPING HOLLY		10 GAL, 4' – 5' TALL, FULL CANOPY, SPECIMEN
74	LJ	LIGUSTRUM JAPONICA	JAPANESE PRIVET		3 GAL, 18" – 24" TALL, FULL, SET 3' o.c.
6	PM	PODOCARPUS MARCOPHYLLUM	FLORIDA YEW		15 GAL, 42" – 45" TALL, FULL
14	RE	RAPHIS EXCELSA	LADY PALM		10 GAL, 24" TALL, FULL SPECIMEN
89	TD	TRIPSACUM DACTYLOIDES	FAKAHATACHEE GRASS	NATIVE	3 GAL, 18" – 24" TALL, FULL, SET 3' o.c.
24	VO	VIBURNUM OBOVATUM	WALTER'S VIBURNUM	NATIVE	3 GAL, 15" – 18" TALL, FULL, SET 2.5' o.c.
56	VIB	VIBURNUM ODORATISSUM	SWEET VIBURNUM		3 GAL, 18" – 24" TALL, FULL, SET 3' o.c.
98	AA	AGAPATHUS AFRICANS	BLUE NILE IRIS		1 GAL, MIN 5 – 7 PIPS, FULL, SET 15" o.c.
70	LM	LIRIOPE MUSCARI 'BIG BLUE'	BORDER GRASS		1 GAL, MIN 7 – 9 PIPS, FULL, SET 18" o.c.
60	MS	MIMOSA STRIGILLOSA	SUNSHINE MIMOSA	NATIVE	1 GAL, 12" – 15" SPREAD, FULL, SET 24" o.c.
16,000		SF – ARGENTINE-BAHIA SOD			

LANDSCAPE NOTES

1. ALL MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER
2. ALL LANDSCAPED AREAS SHALL BE MULCHED WITH 2" – 3" OF PINE BARK MULCH
3. MULCH SHALL NOT BE INSTALLED ON TOP OF THE ROOT BALLS OF ANY SHADE OR ORNAMENTAL TREES
4. ALL MATERIAL INSTALLED SHALL MEET THE 2015 GRADES AND STANDARDS FOR LANDSCAPE INSTALLATION
5. CERTIFICATION IS REQUIRED FROM THE NURSERY AND/OR THE LANDSCAPE CONTRACTOR THAT THE TREE ROOT BALL HAS BEEN SHAVED PER GRADES AND STANDARDS
6. ALL TREES MUST BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ACCEPTANCE
7. ALL NEW TREES MUST BE GUYED OR STAKED AS DETAILED
8. EXISTING TREES THAT ARE TO REMAIN MUST BE PROTECTED THROUGHOUT CONSTRUCTION
9. THE LANDSCAPE ARCHITECT SHALL REVIEW WITH THE CONTRACTOR ALL LANDSCAPING THAT IS TO BE DONE AND SHALL IDENTIFY THE SCOPE OF WORK
10. PLACEMENT OF ALL LANDSCAPE MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT
11. ALL LANDSCAPE MATERIAL MUST BE INSTALLED WITH NATIVE PEAT AND SLOW-RELEASE NITROGEN FERTILIZER
12. ALL MATERIAL SHALL BE GUARANTEED FOR 90 DAYS FROM THE DATE OF ACCEPTANCE
13. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING IN ALL TREES AND REMOVING AIR-POCKETS
14. DURING THE ESTABLISHMENT PERIOD (FIRST 90 DAYS) THE LANDSCAPE CONTRACTOR SHALL APPLY A MINIMUM OF 60 – 80 GPD TO ALL NEW TREES AND PALMS
15. LANDSCAPE CONTRACTOR MUST LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION
16. ALL DISTURBED AREAS OUTSIDE PLANTING BEDS SHALL BE SODDED WITH ARGENTINE-BAHIA SOD
17. SOD SHALL BE INSTALLED WITH NO GAPS OR OVERLAPS
18. JOINTS SHALL BE SANDED AS DIRECTED AND ALL SOD ROLLED PRIOR TO ACCEPTANCE
19. ALL SOD EDGES SHALL BE SHOVEL-CUT AND ROUNDED FOR MAINTENANCE
20. SEE CIVIL PLANS FOR SODDING OR DRAINAGE RETENTION AREA
21. PLANTING SOIL USED FOR THE BUILDING PLANTERS AND BACKFILLING OF THE LANDSCAPE ISLANDS, ETC. MUST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION. ALL SOIL SHALL BE WEED-FREE, CONTAIN NO STICKS, ROCKS, OR OTHER FOREIGN OBJECTS, AND SHALL BE A MIXTURE OF 40% SAND, 50% LOAM, AND 10% TOP-SOIL
22. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL PLANT MATERIAL, ROOTS, SOIL, AND OTHER LANDSCAPE ITEMS REMOVED FROM THIS SITE
23. THE LANDSCAPE CONTRACTOR MUST PROVIDE AN AS-BUILT OF THE IRRIGATION SYSTEM TO THE LANDSCAPE ARCHITECT PRIOR TO REQUESTING ANY INSPECTIONS AND/OR APPROVALS
24. THE CONTRACTOR SHALL KEEP THE SITE CLEAN OF ALL DEBRIS, SEDIMENT, DIRT, ETC. AND ENSURE THAT THAT DRAINAGE SYSTEM REMAINS CLEAR AND THAT PEDESTRIAN WAYS ARE NOT BLOCKED
25. DO NOT PLANT NEW TREES TOO DEEP. UNCOVER THE TRUNK FLARE AND SET THIS AT OR ABOVE THE SURROUNDING SOIL LEVEL
26. REMOVE ANY TREE WRAP FROM AROUND THE TRUNK OF NEW TREES TO BE INSTALLED
27. ALL NEW TREES AND SHRUBS MUST MEET THE 'AMERICAN STANDARDS FOR NURSERY STOCK' (ANSI 260.1)
28. LANDSCAPE ARCHITECT MAY REQUIRE PRUNING OF NEW TREES AFTER INSTALLATION IF IT IS DETERMINED THAT THE TREES NEED A SINGLE DOMINANT LEADER ESTABLISHED OR CLUSTER BRANCHES REMOVED
29. ALL PLANT MATERIAL MUST MEET ALL OF THE SIZE SPECIFICATIONS, NOT JUST THE CONTAINER SIZE
30. HAVING THE LANDSCAPE ARCHITECT APPROVAL OF PLANT PLACMENT IS ESSENTIAL FOR ACCEPTANCE
31. ALL SIZE SPECIFICATIONS SHOWN ON THE MATERIAL LIST ARE FOR THE HEIGHT OF THE MATERIAL UNLESS OTHERWISE NOTED. MEASUREMENT SHALL BE AS PER THE CURRENT INDUSTRY GRADES AND STANDARDS

MARION COUNTY NOTES

1. TREE PROTECTION SHALL CONTINUE DURING THE COURSE OF CONSTRUCTION. ALL REQUIREMENTS OUTLINED IN SECTION 6.7.3 E SHALL BE COMPLIED WITH BY ALL CONTRACTORS OPERATING ON SITE.
2. ALL REQUIREMENTS OUTLINED IN SECTION 6.7.9 SHALL BE COMPLIED WITH FOR ANY REPLACEMENT TREES REQUIRED ON THIS SITE BY THIS CONSTRUCTION
3. THE PRELIMINARY AND FINAL INSPECTIONS AS OUTLINED IN SECTION 6.7.12 SHALL BE COMPLIED WITH. NO CERTIFICATE OF OCCUPANCY OR CERTIFICATION OF COMPLETION SHALL BE ISSUED UNTIL THESE INSPECTIONS HAVE BEEN COMPLETED AND APPROVAL GRANTED
4. NOTES HAVE BEEN SHOWN REGARDING LICENSING (6.8.15 , 6.9.10), TREE PROTECTION (6.7.3 E), MAINTENANCE (6.8.13 , 6.9.8), FERTILIZER USE (6.8.4), AND WATERING (6.9.9)
5. ALL REQUIREMENTS OUTLINED IN SECTION 6.8.4 REGARDING FERTILIZER AND OTHER LANDSCAPE CHEMICALS SHALL BE COMPLIED WITH BY THE OWNER AND/OR OTHER LANDSCAPE PROFESSIONALS
6. UPON COMPLETION OF THE INSTALLATION, THE CONTRACTOR SHALL REQUEST AN INSPECTION BY THE DESIGN PROFESSIONAL. A LANDSCAPE AND IRRIGATION AS-BUILT SERTIFICATION SHALL BE SIGNED AND SEALED BY THE DESIGN PROFESSIONAL AND SUBMITTED TO THE MARION COUNTY LANDSCAPE ARCHITECT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY
7. ALL REQUIREMENTS OUTLINED IN SECTION 6.8.13 REGARDING LANDSCAPE MAINTENANCE SHALL BE COMPLIED WITH BY THE OWNER AND/OR OTHER MAINTENANCE PROFESSIONALS
8. ALL REQUIREMENTS OUTLINED IN SECTION 6.8.15 REGARDING LANDSCAPE INSTALLATION AND MAINTENANCE LICENSING AND CERTIFICATION SHALL BE COMPLIED WITH
9. ANY PERSON PROVIDING LANDSCAPE INSTALLATION SERVICES FOR HIRE SHALL MEET THE LICENSING AND CERTIFICATION REQUIREMENTS UNDER SECTION 6.8.15
10. ALL PLANTINGS SHALL BE INSTALLED ACCORDING TO BEST MANAGEMENT PRACTICES
11. TREES AND PALMS SHALL BE PROPERLY PLANTED AND GUYED OR STAKED
12. ALL PLANTINGS SHALL BE PROPERLY WATERED DURING INSTALLATION AND THROUGH THE ESTABLISHMENT PERIOD FOR HEALTHY GROWTH AS RECOMMENDED BY UF/IFAS
13. INSTALLATION SHALL MEAN SURVIVAL IN PERPETUITY AND REPLACEMENT IF NECESSARY OF ALL MATERIALS. DEAD AND/OR DYING PLANT MATERIAL SHALL BE REPLACED BY THE OWNER WITHIN 30 DAYS OF NOTIFICATION BY THE COUNTY

LANDSCAPE / OPEN SPACE

TOTAL PROJECT AREA	=	74,022 SF (1.70 AC)
LANDSCAPE AREA REQUIRED	=	14,804 SF (20%)
LANDSCAPE AREA PROVIDED (DRA NOT INCLUDED)	=	21,647 SF

TREE PRESERVATION

TOTAL EXISTING TREES	=	5
TOTAL EXISTING INCHES	=	84" (49.4" / AC)
TOTAL INCHES PRESERVED	=	84"

*NO MITIGATION REQUIRED

SHADE TREE CALCULATIONS

TOTAL PROJECT AREA	=	74,022 SF
SHADE TREES REQUIRED	=	24.7 (1 / 3000 SF)
LESS PRESERVED TREES	=	<5>
NEW SHADE TREES REQUIRED	=	19.7
NEW SHADE TREES PROVIDED	=	20

BUILDING LANDSCAPING

TOTAL BUILDING FRONTAGE	=	66 LF
LANDSCAPE AREA REQUIRED	=	39.6 LF (60%)
LANDSCAPE AREA PROVIDED	=	66 LF

SOUTH BUFFER – (200 – 34) 166 LF, TYPE 'C', 15' WIDE

SHADE TREES REQUIRED	=	3.3 (2 / 100 LF)
SHADE TREES PROVIDED	=	2 (2 QV)
ORNAMENTAL TREES REQUIRED	=	4.9 (3 / 100 LF)
ORNAMENTAL TREES PROVIDED	=	10 (10 LI)
LANDSCAPE AREA REQUIRED	=	1245 SF (50%)
LANDSCAPE AREA PROVIDED	=	1500 SF

NORTH BUFFER – 200 LF, TYPE 'A', 30' WIDE

SHADE TREES REQUIRED	=	6 (3 / 100 LF)
SHADE TREES PROVIDED	=	6 (2 EX, 4 QV)
ORNAMENTAL TREES REQUIRED	=	10 (5 / 100 LF)
ORNAMENTAL TREES PROVIDED	=	20 (20 JV)
LANDSCAPE AREA REQUIRED	=	3000 SF (50%)
LANDSCAPE AREA PROVIDED	=	3000 SF

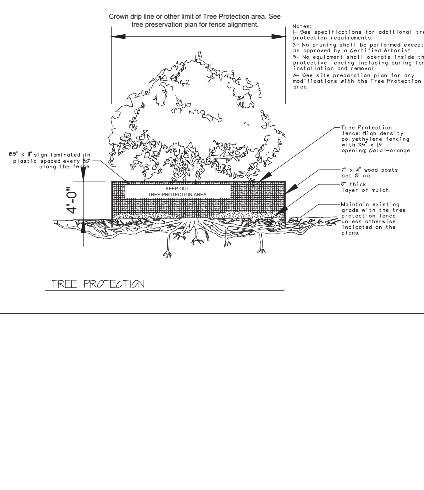
NATIVE PLANTINGS

TOTAL PLANT MATERIAL	=	691
NATIVE PLANTS REQUIRED	=	173 (25% INSIDE UGB)
NATIVE PLANTS PROVIDED	=	323

LANDSCAPE ISLANDS

TOTAL VUA	=	17,273 SF
LANDSCAPE ISLANDS REQUIRED	=	1,727 SF (10%)
LANDSCAPE ISLANDS PROVIDED	=	2,780 SF

A	440 SF	E	380 SF
B	440 SF	F	170 SF
C	170 SF	G	440 SF
D	380 SF	H	360 SF



TREE PROTECTION

SCALE 1' = 20'

0 5 10 15 25 50 75

N

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

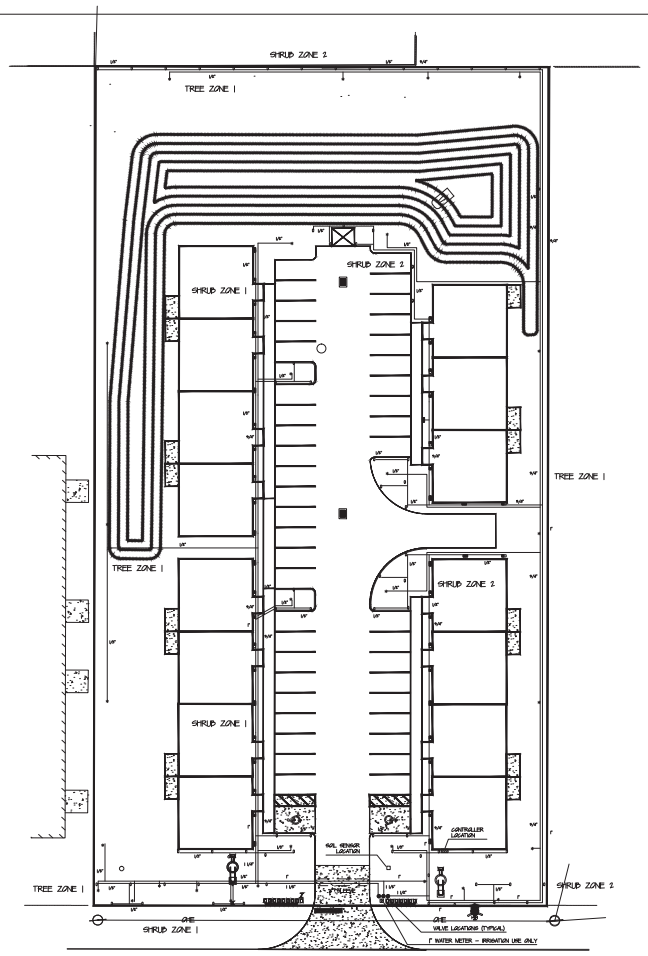
NO.	DATE	DESCRIPTION	BY
1	6/25	COUNTY COMMENTS	RAK

DRAWN BY: RAK
DATE: 4 / 25
SCALE: 1" = 20'
DRAWING NO.:
VIEW NAME:
JOB NO.:
FB. PG.

EDK
ENVIRONMENTAL DESIGN
ANDY KESSELRING, LANDSCAPE ARCHITECT
1920 SE. 8th STREET
OCALA, FLORIDA 34478
P.O. BOX 5121
(352) 622-8899
LANDSCAPE ARCHITECTURE, SITE PLANNING, GOLF COURSE DESIGN, COMMERCIAL-RESIDENTIAL DESIGN

LANDSCAPE PLAN
MIDWAY OAKS APARTMENTS
MARION COUNTY FLORIDA

SHEET L001 of ___



MIDWAY TERRACE

IRRIGATION LEGEND

- HUNTER MP 1000 SERIES POP-UP SPRAYE HEADS
- HUNTER MP 1000 SERIES POP-UP SIDE-SPRAY HEADS
- HUNTER PGP SERIES BUBBLER HEADS FOR TREES
- 60L REMAIN LOCATION
- NEW 1" WATER METER - IRRIGATION USE ONLY
- HUNTER X-CORE (4 STATION) CONTROLLER
- 1 1/2" NELSON VALVES IN WATER-RESISTENT BOXES
- == SLEEVING - SCH. 40 PVC.

IRRIGATION ZONE DATA

TREE ZONE 1	=	17.0 GPM
SHRUB ZONE 1	=	19.4 GPM
SHRUB ZONE 2	=	34.2 GPM

7.4 GPM x 8 = 473 GPH x
3 = 356 GPH / 7 = 709 GPD

GPM = GALLONS PER MINUTE
GPH = GALLONS PER ZONE RUN TIME
GPH = GALLONS PER WATER
GPD = GALLONS PER DAY

IRRIGATION NOTES

1. MINOR CHANGES MAY BE MADE IN THIS LAYOUT WITH APPROVAL BY THE LANDSCAPE ARCHITECT
2. ALL HEAD LOCATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION
3. HEADS SHALL BE 1/4, 1/3, OR FULL CIRCLE AS EACH LOCATION REQUIRES
4. SPRAYS PATTERNS SHALL BE SET TO MINIMIZE SPRAY ONTO ADJACENT WALKS, DRIVES, AND BUILDINGS
5. WATER SOURCE SHALL BE A NEW 1" WATER METER - IRRIGATION ONLY INSTALLED IN THE GENERAL AREA SHOWN. SEE CIVIL PLANS FOR COORDINATION
6. PRIOR TO ANY INSTALLATION, THE IRRIGATION CONTRACTOR SHALL INSPECT THE EXISTING SITE AND PROPOSED SYSTEM. WRITTEN QUESTIONS SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING ANY INSTALLATION. ANY MODIFICATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION
7. THE CONTROLLER SHALL BE LOCATED IN THE GENERAL AREA SHOWN AND SHALL BE MOUNTED AS APPROVED BY THE LANDSCAPE ARCHITECT IN A LOCKABLE CASE.
8. THE OWNER WILL PROVIDE AN ELECTRICAL OUTLET IN THE CONTROLLER AREA
9. ALL VALVES SHALL BE INSTALLED IN WATER-RESISTENT BOXES
10. ALL SLEEVING MUST BE INSTALLED PRIOR TO THE LANDSCAPING OF THE PAVED AREAS
11. ALL SLEEVING SHALL BE SCH. 40 PVC. AND INSTALLED A MINIMUM OF 18" DEEP
12. ALL FEEDER LINES SHALL BE INSTALLED A MINIMUM OF 12" DEEP
13. RAINBIRD "RAINSENSOR" DEVICE SHALL BE INSTALLED TO MINIMIZE IRRIGATION DURING RAINFALL (AND MOISTURE) EVENTS. IN ADDITION, AN ACCLIMA TDT SENSOR WITH 4CX CONTROL MONITOR MUST BE INSTALLED AS LOCATED BY THE LANDSCAPE ARCHITECT FOR PROPER IRRIGATION AMOUNTS
14. THE ENTIRE SYSTEM MUST BE OPERATIONAL, REVIEWED, AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO FINAL ACCEPTANCE
15. THE CONTRACTOR SHALL RETURN WITHIN THE FIRST 90 DAYS TO ADJUST THE SYSTEM AS NECESSARY AND DIRECTED BY THE LANDSCAPE ARCHITECT
16. ALL LABOR AND MATERIALS SHALL BE GUARANTEED FOR 1 YEAR FOR FINAL ACCEPTANCE
17. THE CONTRACTOR MUST PROVIDE AN AS-BUILT DRAWING TO THE LANDSCAPE ARCHITECT PRIOR TO FINAL ACCEPTANCE
18. BACKFLOW PREVENTION DEVICE MUST BE INSTALLED AT THE METER LOCATION
19. SLEEVES MUST BE INSTALLED IN ALL AREAS WHERE IRRIGATION PIPING IS INSTALLED UNDER PAVEMENT
20. ZONES ARE DESIGNED TO FUNCTION AT 70 GPM AND 60 PSI AT THE VALVE LOCATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING AT ALL HEADS TO ENSURE PROPER PRESSURE AND WATER QUANTITY FOR THE DESIRED COVERAGE
21. CONTRACTOR SHALL CONFLICT WITH BOTH OWNER AND THE LANDSCAPE ARCHITECT FOR THE TIMING OF THE SYSTEM, BASED ON CURRENT WATER RESTRICTIONS
22. SYSTEM DOES NOT PROVIDE 100% COVERAGE OF THE ENTIRE PROJECT SITE. CONTRACTOR MUST ADJUST HEADS TO COVER NEW PLANT INSTALLATION AND SOD AREAS AS DIRECTED BY THE LANDSCAPE ARCHITECT
23. ALL LINE LOCATIONS MUST BE ADJUSTED ON-SITE TO ENSURE THAT THEY DO NOT IMPACT THE MAJOR ROOT SYSTEMS OF THE TREES TO BE PRESERVED
24. ALL IRRIGATION HEADS SHALL BE LOW-VOLUME, MICRO-IRRIGATION TO MINIMIZE WATER CONSUMPTION
25. RET RUN TIMES FOR THE SYSTEM PER RECOMMENDATIONS BY IFAS @ EDIS/PAMPLIS01/AE556
26. ON HEADS LOCATED BELOW THE VALVE LOCATIONS, RAINBIRD CHECK VALVES ARE INSTALLED AT THE HEAD
27. POP-UP HEIGHTS WITHIN SOD AREAS SHALL BE SET AT 4"
28. ALL VALVES SHALL HAVE A FACTORY-INSTALLED FILTER VENTRY AND VERIFIED BY CONTRACTOR
29. VERIFY CONTROLLER SET-UP WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
30. ALL IRRIGATION INSTALLATION SHALL MEET SJRS GRADES AND STANDARDS
31. NO IRRIGATION HEADS SHALL BE INSTALLED ON RISERS UNLESS SPECIFICALLY NOTED AND DETAILED
32. ALL AS-BUILTS, VERIFICATIONS, ETC., MUST BE SUBMITTED PRIOR TO FINAL INSPECTION AND ACCEPTANCE
33. BUBBLERS AT ALL TREES AND PALMS SHALL BE STAKED AT THEIR PROPER LOCATIONS

MARION COUNTY NOTES

1. UPON COMPLETION OF THE IRRIGATION SYSTEM INSTALLATION AND THE ACCEPTANCE OF THE AS-BUILT DRAWING AND OPERATIONAL INFORMATION, A FINAL INSPECTION AND LANDSCAPE / IRRIGATION RELEASE SHALL BE MADE AND HELD BY THE IRRIGATION DESIGN PROFESSIONAL AND SUBMITTED TO THE MARION COUNTY LANDSCAPE ARCHITECT. ALL REQUIREMENTS OUTLINED IN SECTION 6.5.9 SHALL BE COMPLIED WITH BY THE IRRIGATION INSTALLATION PROFESSIONALS
2. ALL REQUIREMENTS IN SECTION 6.5.9 REGARDING SYSTEM INSTALLATION, SCHEDULING, OPERATION, AND MAINTENANCE SHALL BE COMPLIED WITH. SYSTEM SHALL BE OPERATED AND MAINTAINED IN ACCORDANCE WITH FLORIDA-FRIENDLY BEST MANAGEMENT PRACTICES FOR PROTECTION OF WATER RESOURCES BY THE GREEN INDUSTRIES OF THE FLORIDA YARDS AND NEIGHBORHOOD PROGRAM
3. ALL REQUIREMENTS OUTLINED IN SECTION 6.5.9 REGARDING THE IRRIGATION SCHEDULING SHALL BE COMPLIED WITH BY THE IRRIGATION INSTALLATION PROFESSIONALS
4. ALL REQUIREMENTS OUTLINED IN SECTION 6.5.9 REGARDING LICENSING AND CERTIFICATION OF THE IRRIGATION INSTALLATION AND MAINTENANCE PROFESSIONALS SHALL BE COMPLIED WITH
5. NOTES HAVE BEEN SHOWN REGARDING CLOSE-OUT REQUIREMENTS (6.5.6) WATERING INSTALLATION (6.5.7) AND INSTALLATION LICENSING REQUIREMENTS (6.5.8)

SCALE 1" = 20'

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

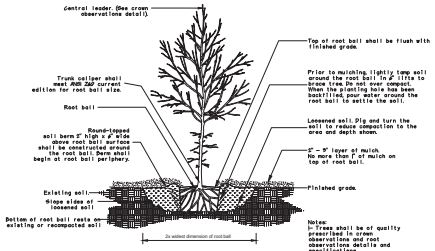
NO.	DATE	DESCRIPTION	BY
1	4/15	COUNTY COMMENTS	RAK

DRAWN BY: RAK
SCALE: 1" = 20'
JOB NO.:
DATE: 4 / 15
DRAWING NO.:
NEW AWARD
PG
FR

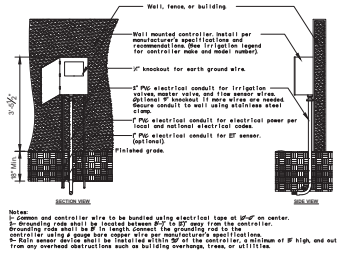
ENVIRONMENTAL DESIGN
ANDY KESSELRING, LANDSCAPE ARCHITECT
1300 NE 16th STREET P.O. BOX 3183
OCALA, FLORIDA 34470 (352) 622-2486
LANDSCAPE ARCHITECTURE, SITE PLANNING,
AND ZONING DESIGN, COMMERCIAL-RESIDENTIAL DESIGN

IRRIGATION PLAN
MIDWAY OAKS APARTMENTS
MARION COUNTY FLORIDA

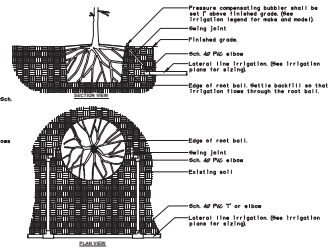
SHEET L02E of ____



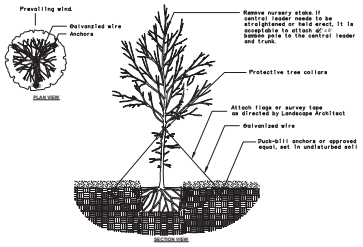
TREE INSTALLATION



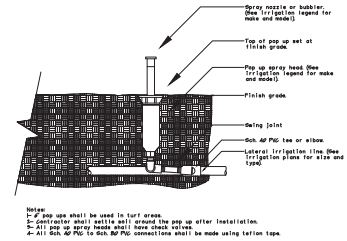
WALL MOUNTED CONTROLLER



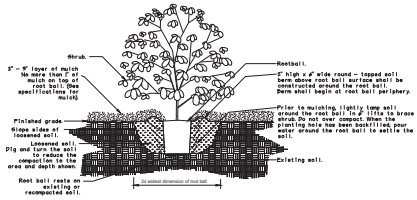
TREE BUBBLER LAYOUT



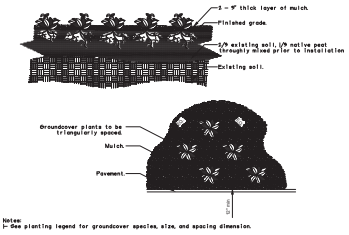
TREE STAKING - TREES < 2" CALIPER



POP UP-SPRAY HEAD



SHRUB INSTALLATION



GROUNDCOVER INSTALLATION

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

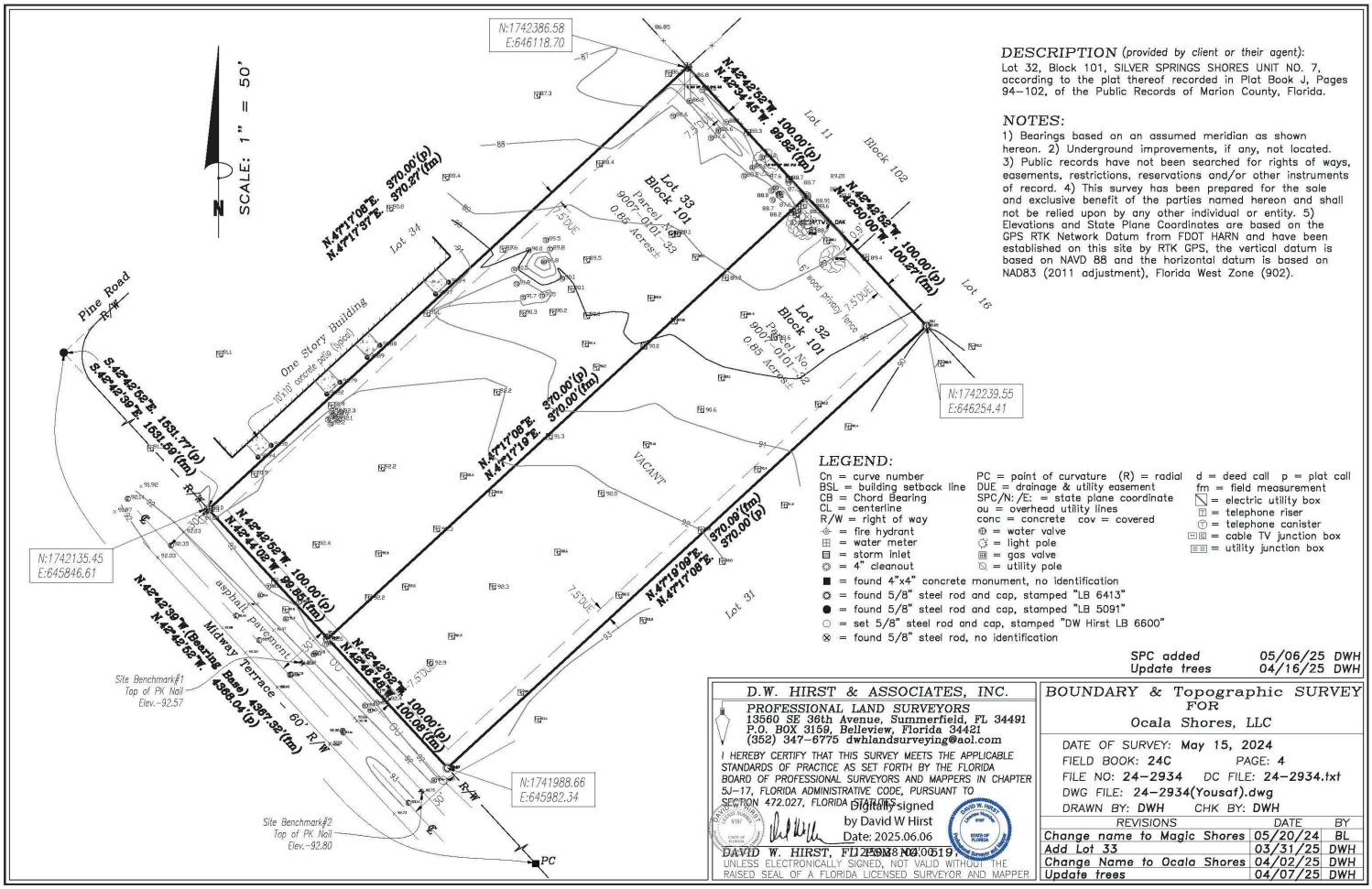
NO.	DATE	DESCRIPTION	BY
1	8/25	COUNTY COMMENTS	RAK

DRAWN BY: RAK
DATE: 4 / 25
SCALE: 1" = 10'
DRAWING NO.:
VIEW NAME:
JOB NO.:
FB. PG.

ENVIRONMENTAL DESIGN
ANDY KESSELRING, LANDSCAPE ARCHITECT
1614 SE 36th Avenue, Suite 201 (352) 622-3889
OCALA, FLORIDA 34478
LANDSCAPE ARCHITECTURE, SITE PLANNING,
CIVIL ENGINEERING, CONSTRUCTION OBSERVATION

LANDSCAPE & IRRIGATION DETAILS
MIDWAY OAKS APARTMENTS
MARION COUNTY FLORIDA

SHEET L023 of ____



DESCRIPTION (provided by client or their agent):

Lot 32, Block 101, SILVER SPRINGS SHORES UNIT NO. 7, according to the plat thereof recorded in Plat Book J, Pages 94–102, of the Public Records of Marion County, Florida.

NOTES:

1) Bearings based on an assumed meridian as shown hereon. 2) Underground improvements, if any, not located. 3) Public records have not been searched for rights of ways, easements, restrictions, reservations and/or other instruments of record. 4) This survey has been prepared for the sole and exclusive benefit of the parties named hereon and shall not be relied upon by any other individual or entity. 5) Elevations and State Plane Coordinates are based on the GPS RTK Network Datum from FDOT HARN and have been established on this site by RTK GPS, the vertical datum is based on NAD83 (2011 adjustment), Florida West Zone (902).

LEGEND:

Cn = curve number
BSL = building setback line
CB = Chord Bearing
CL = centerline
R/W = right of way
= fire hydrant
= water meter
= storm inlet
= 4" cleanout
PC = point of curvature (R) = radial
DUE = drainage & utility easement
SPC/N: /E: = state plane coordinate
ou = overhead utility lines
conc = concrete cov = covered
= water valve
= light pole
= gas valve
= utility pole
d = deed call p = plat call
fm = field measurement
= electric utility box
= telephone riser
= telephone canister
= cable TV junction box
= utility junction box

■ = found 4"x4" concrete monument, no identification
◎ = found 5/8" steel rod and cap, stamped "LB 6413"
● = found 5/8" steel rod and cap, stamped "LB 5091"
○ = set 5/8" steel rod and cap, stamped "DW Hirst LB 6600"
⊗ = found 5/8" steel rod, no identification

SPC added 05/06/25 DWH
Update trees 04/16/25 DWH

D.W. HIRST & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
13560 SE 36th Avenue, Summerfield, FL 34491
P.O. BOX 3159, Belleview, Florida 34421
(352) 347-6775 dwhlandsurveying@aol.com

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Digitally signed by David W Hirst
Date: 2025.06.06 11:25:38 -05'00'

DAVID W. HIRST, FLORIDA REG. NO. 5191

UNLESS ELECTRONICALLY SIGNED, NOT VALID WITHOUT THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

BOUNDARY & Topographic SURVEY FOR Ocala Shores, LLC

DATE OF SURVEY: May 15, 2024
FIELD BOOK: 24C PAGE: 4
FILE NO: 24-2934 DC FILE: 24-2934.txt
DWG FILE: 24-2934(Yousaf).dwg
DRAWN BY: DWH CHK BY: DWH

REVISIONS	DATE	BY
Change name to Magic Shores	05/20/24	BL
Add Lot 33	03/31/25	DWH
Change Name to Ocala Shores	04/02/25	DWH
Update trees	04/07/25	DWH

Marion County

Development Review Committee

Agenda Item

File No.: 2025-20061 **Agenda Date:** 8/4/2025 **Agenda No.:** 5.6.

SUBJECT:
Ocala Crossings South Phase 5 - Final Plat
9009 SW 49th Avenue Rd Ocala
Project #2024070059 #32865 Parcel #35623-001-01
AM Gaudet & Associates, Inc.

July 28, 2025

PROJECT NAME: OCALA CROSSINGS SOUTH PHASE 5
PROJECT NUMBER: 2024070059
APPLICATION: FINAL PLAT #32865

1 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.18.4.H - Maintenance agreement
STATUS OF REVIEW: INFO
REMARKS:

2 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.19.4.A - Improvement agreement with cost estimate
STATUS OF REVIEW: INFO
REMARKS:

3 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 6.3.1.F(5) - Statement of itemized cost estimate for Improvement or Maintenance Agreement
STATUS OF REVIEW: INFO
REMARKS:

4 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.18.4.E - Indemnification agreement
STATUS OF REVIEW: INFO
REMARKS:

5 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.19.3 - Executed mylar prior to plan approval & 6.4.4.K - All signatures shall be original and made in permanent dark ink
STATUS OF REVIEW: INFO
REMARKS:

6 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 6.3.1.F(1) - Establishment of MSBU, CDD, or other State recognized special district for the maintenance and operation of the dedicated improvements
STATUS OF REVIEW: INFO
REMARKS:

7 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 6.12.9.F - Public dedications shall be pre-approved by DRC. If a MSBU is established as the maintenance and operation entity, roads and stormwater facilities can be platted as public.
STATUS OF REVIEW: INFO
REMARKS:

8 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 6.3.1.D(b)1 or 6.3.1.D(b)2 - Declaration of private/public roads
STATUS OF REVIEW: INFO
REMARKS:

9 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO
REMARKS: After approval, plans will be electronically stamped by the county. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder

10 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Additional Stormwater comments
STATUS OF REVIEW: INFO
REMARKS: If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.

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

12 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.3.1.C(15)(j) - Contiguous sustainable agricultural lands statement
STATUS OF REVIEW: INFO
REMARKS: No contiguous sustainable ag lands to this phase.

13 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 2.19.3.B - If there are internal roads within the development please provide digital streets in NAD83 FL W .dwg or .dxf format to laura.johnson@marioncountyfl.org
STATUS OF REVIEW: INFO
REMARKS: If you have not already done so, please email the CAD to Laura.Johnson@marionfl.org.

14 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown
STATUS OF REVIEW: INFO
REMARKS: PUD Case No. 21036Z

15 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: Additional Zoning comments
STATUS OF REVIEW: INFO
REMARKS: The improvement plan shall be approved prior to Final Plat review. This item will remain as NO until the improvement plan is approved.
7/14 - Improvement plan approved on 5/5/25

16 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 2.19.1 - The Final Plat shall be submitted and shall comply with Ch. 177 FS
STATUS OF REVIEW: INFO
REMARKS:

17 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.2.1.A - Plans shall be prepared by a professional licensed by the State of Florida
STATUS OF REVIEW: INFO
REMARKS:

18 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.C(14) - The purpose/use, improvements, and maintenance responsibilities

STATUS OF REVIEW: INFO
REMARKS:

19 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.C(15) - "ADVISORY NOTICES" and be provided in a prominent manner
STATUS OF REVIEW: INFO
REMARKS:

20 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D - The Final Plat shall contain certain dedications executed and acknowledged
STATUS OF REVIEW: INFO
REMARKS:

21 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1)(a) - Developer's acknowledgement and dedication
STATUS OF REVIEW: INFO
REMARKS:

22 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1)(b) - Streets, rights-of-way, and parallel access easements
STATUS OF REVIEW: INFO
REMARKS:

23 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1)(c) - Utility easements
STATUS OF REVIEW: INFO
REMARKS:

24 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1)(d) - Stormwater easements and facilities
STATUS OF REVIEW: INFO
REMARKS:

25 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1)(f) - Conservation easement
STATUS OF REVIEW: INFO
REMARKS:

26 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(2) - Add the appropriate closing
STATUS OF REVIEW: INFO
REMARKS:

27 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(2)(a) - Add the acknowledgement (witnesses and notary) consistent with § 689.01 FS
STATUS OF REVIEW: INFO
REMARKS:

28 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(3)(a)1 - Provide the appropriate closing
STATUS OF REVIEW: INFO

REMARKS:

29 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.F - The following supporting documentation shall also be provided as appropriate:
STATUS OF REVIEW: INFO
REMARKS:

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

32865

DEVELOPMENT REVIEW PLAN APPLICATION

Date: 5-19-25

A. PROJECT INFORMATION:

Project Name: Ocala Crossings South Phase 5
Parcel Number(s): 35623-001-01
Section 22 Township 16 Range 21 Land Use MR Zoning Classification PUD
Commercial ☐ Residential ☑ Industrial ☐ Institutional ☐ Mixed Use ☐ Other
Type of Plan: FINAL PLAT
Property Acreage 23.7 Ac Number of Lots 134 Miles of Roads 0.84
Location of Property with Crossroads SE quadrant SW 49th Avenue Road and SW 90th Street
Additional information regarding this submittal:

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

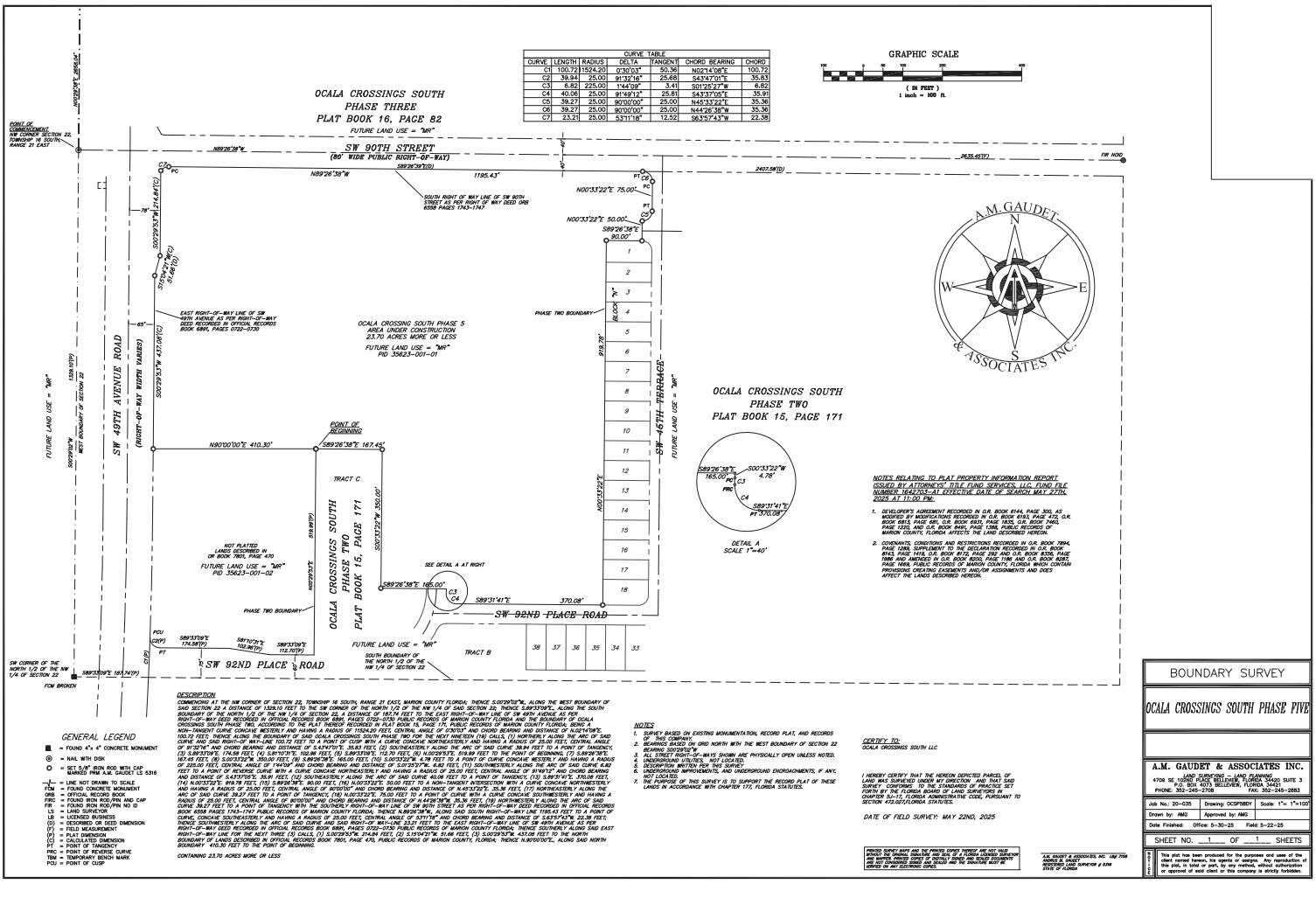
☐ **Engineer:**
Firm Name: Mastroserio Engineering INC. Contact Name: Paolo Mastroserio PE
Mailing Address: 170 SE 32ND PLACE City: Ocala State: FL Zip Code: 34471
Phone # (352) 433-2185 Alternate Phone # (352) 572-3051
Email(s) for contact via ePlans: paolo@mastroserioeng.com

☑ **Surveyor:**
Firm Name: A.M. Gaudet & Associates Inc. Contact Name: Andrus Gaudet PSM
Mailing Address: PO Box 4073 City: Belleview State: FL Zip Code: 34421
Phone # (352) 245-2708 Alternate Phone # (352) 427-1241
Email(s) for contact via ePlans: Andrus@AMGAUDET.COM

Property Owner:
Owner: OCALA CROSSINGS SOUTH LLC Contact Name: Steve Fischer
Mailing Address: 2500 WESTON RD STE 311 City: Weston State: FL Zip Code: 33331-3617
Phone # 954-385-3332, Ext 102 Alternate Phone # (954) 336-1124
Email address: Steve@SadoffandFischerCPA.com

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

Revised 6/2021



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	100.72	1524.20	0°30'03"	50.36	N02°14'08"E	100.72
C2	39.94	25.00	91°32'16"	25.68	S43°47'01"E	35.83
C3	6.82	225.00	1°44'09"	3.41	S01°25'27"W	6.82
C4	40.06	25.00	91°49'12"	25.81	S43°37'05"E	35.91
C5	39.27	25.00	90°00'00"	25.00	N45°33'22"E	35.36
C6	39.27	25.00	90°00'00"	25.00	N44°26'38"W	35.36
C7	23.21	25.00	53°11'18"	12.52	S63°57'43"W	22.38

GENERAL LEGEND

- ■ = FOUND 4"x 4" CONCRETE MONUMENT
- ⊙ = NAIL WITH DISK
- ○ = SET 5/8" IRON ROD WITH CAP MARKED PRM A.M. GAUDET LS 5316
- LINE NOT DRAWN TO SCALE
- FCM = FOUND CONCRETE MONUMENT
- ORB = OFFICIAL RECORD BOOK
- FIRC = FOUND IRON ROD/PIN AND CAP
- FIR = FOUND IRON ROD/PIN NO ID
- LS = LAND SURVEYOR
- LB = LICENSED BUSINESS
- (D) = DESCRIBED OR DEED DIMENSION
- (F) = FIELD MEASUREMENT
- (P) = PLAT DIMENSION
- (C) = CALCULATED DIMENSION
- PT = POINT OF TANGENCY
- PRC = POINT OF REVERSE CURVE
- TBM = TEMPORARY BENCH MARK
- POC = POINT OF CUSP

DESCRIPTION

COMMENCING AT THE NW CORNER OF SECTION 22, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY FLORIDA; THENCE S.00°29'05"W., ALONG THE WEST BOUNDARY OF SAID SECTION 22 A DISTANCE OF 1329.10 FEET TO THE SW CORNER OF THE NORTH 1/2 OF THE NW 1/4 OF SAID SECTION 22; THENCE S.89°33'09"E., ALONG THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE NW 1/4 OF SECTION 22, A DISTANCE OF 167.74 FEET TO THE EAST RIGHT-OF-WAY LINE OF SW 49TH AVENUE AS PER RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 6891, PAGES 0722-0730 PUBLIC RECORDS OF MARION COUNTY FLORIDA AND THE BOUNDARY OF OCALA CROSSINGS SOUTH PHASE TWO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 171, PUBLIC RECORDS OF MARION COUNTY FLORIDA; BEING A NON-TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1152A.20 FEET, CENTRAL ANGLE OF 03°07'07" AND CHORD BEARING AND DISTANCE OF N.02°14'08"E. 100.72 FEET; THENCE ALONG THE BOUNDARY OF SAID OCALA CROSSINGS SOUTH PHASE TWO FOR THE NEXT NINETEEN (19) CALLS, (1) NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF WAY-LINE 100.72 FEET TO A POINT OF CUSP WITH A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET, CENTRAL ANGLE OF 91°32'16" AND CHORD BEARING AND DISTANCE OF S.43°47'01"E. 35.83 FEET, (2) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 39.94 FEET TO A POINT OF TANGENCY, (3) S.89°33'09"E. 174.58 FEET, (4) S.81°10'13"E. 102.96 FEET, (5) S.89°33'09"E. 112.70 FEET, (6) N.00°29'57"E. 819.99 FEET TO THE POINT OF BEGINNING, (7) S.89°26'38"E. 167.45 FEET, (8) S.00°33'22"W. 350.00 FEET, (9) N.89°26'38"W. 165.00 FEET, (10) S.00°33'22"W. 4.78 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 225.00 FEET, CENTRAL ANGLE OF 01°44'09" AND CHORD BEARING AND DISTANCE OF S.43°37'05"E. 6.82 FEET TO A POINT OF REVERSE CURVE WITH A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET, CENTRAL ANGLE OF 91°49'12" AND CHORD BEARING AND DISTANCE OF S.43°37'05"E. 35.91 FEET, (12) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 40.06 FEET TO A POINT OF TANGENCY, (13) S.89°31'41"E. 370.08 FEET, (14) N.00°33'22"E. 819.78 FEET, (15) S.89°26'38"E. 80.00 FEET, (16) N.00°33'22"E. 50.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET, CENTRAL ANGLE OF 90°00'00" AND CHORD BEARING AND DISTANCE OF N.45°33'22"E. 35.36 FEET, (17) NORTHEASTERLY ALONG THE ARC OF SAID CURVE 39.27 FEET TO A POINT OF TANGENCY, (18) N.00°33'22"E. 75.00 FEET TO A POINT OF CURVE WITH A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET, CENTRAL ANGLE OF 90°00'00" AND CHORD BEARING AND DISTANCE OF N.44°26'38"W. 35.36 FEET, (19) NORTHWESTERLY ALONG THE ARC OF SAID CURVE 39.27 FEET TO A POINT OF TANGENCY WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SW 90TH STREET AS PER RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 6558 PAGES 1743-1747 PUBLIC RECORDS OF MARION COUNTY FLORIDA; THENCE N.89°26'38"W., ALONG SAID SOUTH RIGHT-OF-WAY LINE 1195.43 FEET TO A POINT OF CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET, CENTRAL ANGLE OF 53°11'18" AND CHORD BEARING AND DISTANCE OF S.63°57'43"W. 22.38 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF WAY-LINE 23.21 FEET TO THE EAST RIGHT-OF-WAY LINE OF SW 49TH AVENUE AS PER RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 6891, PAGES 0722-0730 PUBLIC RECORDS OF MARION COUNTY FLORIDA; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE FOR THE NEXT THREE (3) CALLS, (1) S.00°29'57"W. 214.84 FEET, (2) S.19°47'21"W. 51.98 FEET, (3) S.00°29'57"W. 437.08 FEET TO THE NORTH BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7801, PAGE 470, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE N.90°00'00"E., ALONG SAID NORTH BOUNDARY 410.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 23.70 ACRES MORE OR LESS

NOTES

1. SURVEY BASED ON EXISTING MONUMENTATION, RECORD PLAT, AND RECORDS OF THIS COMPANY.
2. BEARINGS BASED ON GRID NORTH WITH THE WEST BOUNDARY OF SECTION 22 BEARING S00°29'05"W.
3. ALL STREET RIGHT-OF-WAYS SHOWN ARE PHYSICALLY OPEN UNLESS NOTED.
4. UNDERGROUND UTILITIES, NOT LOCATED.
5. DESCRIPTION WRITTEN PER THIS SURVEY.
6. NO VISIBLE IMPROVEMENTS, AND UNDERGROUND ENCROACHMENTS, IF ANY, NOT LOCATED.
7. THE PURPOSE OF THIS SURVEY IS TO SUPPORT THE RECORD PLAT OF THESE LANDS IN ACCORDANCE WITH CHAPTER 177, FLORIDA STATUTES.

CERTIFY TO:
OCALA CROSSINGS SOUTH LLC

I HEREBY CERTIFY THAT THE HEREON DEPICTED PARCEL OF LAND WAS SURVEYED UNDER MY DIRECTION AND THAT SAID SURVEY CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027,FLORIDA STATUTES.

DATE OF FIELD SURVEY: MAY 22ND, 2025

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

A.M. GAUDET & ASSOCIATES INC. LB# 7159
GEORGE M. GAUDET
REGISTERED LAND SURVEYOR # 5316
STATE OF FLORIDA

BOUNDARY SURVEY

OCALA CROSSINGS SOUTH PHASE FIVE

A.M. GAUDET & ASSOCIATES INC.
LAND SURVEYING — LAND PLANNING
4709 SE 103RD PLACE, BELLEVIEW, FLORIDA 34420 SUITE 3
P.O. BOX 4075 BELLEVIEW, FLORIDA 34421
PHONE: 352-245-2708 FAX: 352-245-2883

Job No.: 20-035	Drawing: OCSPSBDY	Scale: 1"= 1"=100'
Drawn by: AMG	Approved by: AMG	
Date Finished: Office: 5-30-25	Field: 5-22-25	

SHEET NO. 1 OF 1 SHEETS

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

NOTES RELATING TO PLAT PROPERTY INFORMATION REPORT ISSUED BY ATTORNEYS' TITLE FUND SERVICES, LLC, FUND FILE NUMBER 9642701—AT EFFECTIVE DATE OF SEARCH MAY 27TH, 2025 AT 11:00 PM:

1. DEVELOPER'S AGREEMENT RECORDED IN O.R. BOOK 6144, PAGE 300, AS MODIFIED BY MODIFICATIONS RECORDED IN O.R. BOOK 6183, PAGE 472, O.R. BOOK 6813, PAGE 691, O.R. BOOK 6931, PAGE 1835, O.R. BOOK 7460, PAGE 1220, AND O.R. BOOK 8401, PAGE 1388, PUBLIC RECORDS OF MARION COUNTY, FLORIDA AFFECTS THE LAND DESCRIBED HEREON.
2. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN O.R. BOOK 7894, PAGE 1388, SUPPLEMENT TO THE DECLARATION RECORDED IN O.R. BOOK 8143, PAGE 1419, O.R. BOOK 8173, PAGE 282 AND O.R. BOOK 8358, PAGE 1986, AND AMENDED IN O.R. BOOK 8200, PAGE 1186 AND O.R. BOOK 8287, PAGE 1695, PUBLIC RECORDS OF MARION COUNTY, FLORIDA WHICH CONTAIN PROVISIONS CREATING EASEMENTS AND/OR ASSIGNMENTS AND DOES AFFECT THE LANDS DESCRIBED HEREON.

OCALA CROSSINGS SOUTH PHASE FIVE

PREPARED BY
A.M. GAUDET & ASSOCIATES INC.
LAND SURVEYING - LAND PLANNING
4709 SE 102nd PLACE, SUITE 3, BELLEVIEW, FLORIDA 34420
PHONE: (352) 245-2708 FAX: (352) 245-2883

PLAT BOOK ____ PAGE ____

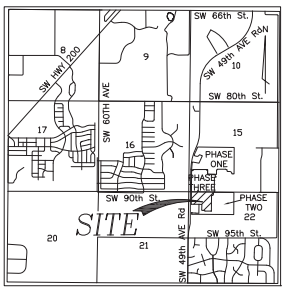
SHEET 1 OF 2

A PLANNED UNIT DEVELOPMENT
AND
A PORTION OF SECTION 22, TOWNSHIP 16 SOUTH, RANGE 21 EAST,
MARION COUNTY, FLORIDA

DESCRIPTION

COMMENCING AT THE NW CORNER OF SECTION 22, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY FLORIDA; THENCE S.00°29'02"W., ALONG THE WEST BOUNDARY OF SAID SECTION 22 A DISTANCE OF 1329.10 FEET TO THE SW CORNER OF THE NORTH 1/2 OF THE NW 1/4 OF SAID SECTION 22; THENCE S.89°33'09"E., ALONG THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE NW 1/4 OF SECTION 22, A DISTANCE OF 187.74 FEET TO THE EAST RIGHT-OF-WAY LINE OF SW 49TH AVENUE AS PER RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 6891, PAGES 0722-0730 PUBLIC RECORDS OF MARION COUNTY FLORIDA AND THE BOUNDARY OF OCALA CROSSINGS SOUTH PHASE TWO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 171, PUBLIC RECORDS OF MARION COUNTY FLORIDA; BEING A NON-TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 11524.20 FEET, CENTRAL ANGLE OF 0°35'31" AND CHORD BEARING AND DISTANCE OF N.02°47'58"E., 100.72 FEET; THENCE ALONG THE BOUNDARY OF SAID OCALA CROSSINGS SOUTH PHASE TWO FOR THE NEXT NINETEEN (19) CALLS, (1) NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF WAY-LINE 100.72 FEET TO A POINT OF CUSP WITH A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET, CENTRAL ANGLE OF 91°32'16" AND CHORD BEARING AND DISTANCE OF S.43°47'01"E., 35.83 FEET, (2) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 39.94 FEET TO A POINT OF TANGENCY, (3) S.89°33'09"E. 174.58 FEET, (4) S.81°01'31"E. 102.96 FEET, (5) S.89°33'09"E. 112.70 FEET, (6) N.00°29'53"E. 519.99 FEET TO THE POINT OF BEGINNING, (7) S.89°26'38"E. 167.45 FEET, (8) S.00°33'22"W. 350.00 FEET, (9) S.89°26'38"E. 165.00 FEET, (10) S.00°33'22"W. 4.78 FEET TO A POINT OF CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 225.00 FEET, CENTRAL ANGLE OF 1°44'09" AND CHORD BEARING AND DISTANCE OF S.01°25'27"W., 6.82 FEET, (11) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 6.82 FEET TO A POINT OF REVERSE CURVE WITH A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET, CENTRAL ANGLE OF 91°49'12" AND CHORD BEARING AND DISTANCE OF S.43°37'05"E., 35.91 FEET, (12) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 40.06 FEET TO A POINT OF TANGENCY, (13) S.89°31'41"E. 370.08 FEET, (14) N.00°33'22"E. 919.78 FEET, (15) S.89°26'38"E. 90.00 FEET, (16) N.00°33'22"E. 80.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET, CENTRAL ANGLE OF 90°00'00" AND CHORD BEARING AND DISTANCE OF N.45°33'22"E. 35.36 FEET, (17) NORTHEASTERLY ALONG THE ARC OF SAID CURVE 39.27 FEET TO A POINT OF TANGENCY, (18) N.00°33'22"E. 75.00 FEET TO A POINT OF CURVE WITH A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET, CENTRAL ANGLE OF 90°00'00" AND CHORD BEARING AND DISTANCE OF N.44°26'38"W. 35.36 FEET, (19) NORTHWESTERLY ALONG THE ARC OF SAID CURVE 39.27 FEET TO A POINT OF TANGENCY WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SW 90TH STREET AS PER RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 6558 PAGES 1745-1747 PUBLIC RECORDS OF MARION COUNTY FLORIDA; THENCE N.89°26'38"W., ALONG SAID SOUTH RIGHT-OF-WAY LINE 1185.43 FEET TO A POINT OF CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET, CENTRAL ANGLE OF 53°11'18" AND CHORD BEARING AND DISTANCE OF S.63°57'47"W. 22.38 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY-LINE 23.21 FEET TO THE EAST RIGHT-OF-WAY LINE OF SW 49TH AVENUE AS PER RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 6891, PAGES 0722-0730 PUBLIC RECORDS OF MARION COUNTY FLORIDA; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE FOR THE NEXT THREE (3) CALLS, (1) S.00°29'53"W. 214.84 FEET, (2) S.15°04'21"W. 51.66 FEET, (3) S.00°29'53"W. 437.08 FEET TO THE NORTH BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7801, PAGE 470, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE N.90°00'00"E., ALONG SAID NORTH BOUNDARY 410.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 23.70 ACRES MORE OR LESS



VICINITY MAP
SCALE: 1" = 1/2 mile

APPROVAL OF 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

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.

DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT OCALA CROSSINGS SOUTH LLC, A FLORIDA LIMITED LIABILITY COMPANY, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN, AS OCALA CROSSINGS SOUTH PHASE FIVE, BEING IN MARION COUNTY, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS: (A) ALL STREETS AND RIGHTS OF WAY SHOWN ON THIS PLAT ARE HEREBY DEDICATED PRIVATELY TO OCALA CROSSINGS SOUTH HOMEOWNERS ASSOCIATION, INC., 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. OCALA CROSSINGS SOUTH HOMEOWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL PRIVATE RIGHT-OF-WAYS AS INDICATED HEREON, AND THE ROADS, STREET SIGNS AND MARKINGS INCLUDED THEREIN. (B) ALL UTILITY EASEMENTS AND UTILITY TRACTS SHOWN OR NOTED ARE DEDICATED PRIVATELY TO OCALA CROSSINGS SOUTH HOMEOWNERS ASSOCIATION, INC. FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITIES AND IRRIGATION FACILITIES AND FOR NO USE INCONSISTENT THEREWITH AND ARE FURTHER RESERVED FOR SUCH USES BY UTILITIES (MUNICIPAL AND PRIVATE) INCLUDING ELECTRIC, TELEPHONE, GAS AND CABLE TELEVISION TO WHOM RIGHTS IN SUCH EASEMENTS SHALL BE GRANTED FROM TIME TO TIME BY THE DEDICATOR OR ITS SUCCESSORS IN INTEREST. SUMTER ELECTRIC COOPERATIVE INC. AND MARION COUNTY UTILITIES SHALL HAVE A NON-EXCLUSIVE EASEMENT IN, OVER, UNDER, AND THROUGH, AND THE NON-EXCLUSIVE RIGHT TO USE SAID ROADWAY AND ALL UTILITY EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF ELECTRIC, SEWER AND WATER FACILITIES, AND PURPOSES INCIDENTAL THERETO, AS WELL AS THE RIGHT OF INGRESS AND EGRESS FOR THE SAME PURPOSES. (C) A INGRESS/EGRESS/UTILITY EASEMENT IS HEREBY GRANTED OVER THE PRIVATE STREETS AND RIGHTS OF WAY FOR GAS, TELEPHONE, ELECTRIC, CABLE, WATER AND SEWER. (D) ALL DRAINAGE AND LANDSCAPE EASEMENTS AND STORMWATER MANAGEMENT TRACTS AS SHOWN OR NOTED ARE DEDICATED PRIVATELY TO OCALA CROSSINGS SOUTH HOMEOWNERS ASSOCIATION, INC. FOR THE CONSTRUCTION AND MAINTENANCE OF SUCH FACILITIES. MARION COUNTY IS GRANTED THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON THE STORMWATER EASEMENT AND/OR MANAGEMENT TRACTS, 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. (E) NEITHER THE EASEMENTS HEREIN GRANTED NOR THE LIMITATIONS HEREIN MADE SHALL CONSTITUTE A DEDICATION TO THE GENERAL PUBLIC OF MARION COUNTY AND THAT 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.

IN WITNESS WHEREOF THE DEDICATOR HAS CAUSED THESE PRESENTS TO BE SIGNED ON THIS ___DAY OF _____, 2025.

WITNESSES:

_____ _____
SIGNATURE

_____
PRINT NAME

_____
SIGNATURE

_____
PRINT NAME

OCALA CROSSINGS SOUTH, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY:EXECUTIVE REAL ESTATE HOLDINGS, LLC,
A FLORIDA LIMITED LIABILITY COMPANY ITS MANAGER

STATE OF _____
COUNTY OF _____

BY: _____
STEVEN FISCHER AS MANAGER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF
[] PHYSICAL PRESENCE [] ONLINE NOTARIZATION THIS _____ DAY OF _____, 2025, BY STEVEN FISCHER, AS MANAGER OF EXECUTIVE REAL ESTATE HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

NOTARY: CHECK ONE OF THE FOLLOWING
____ PERSONALLY KNOWN OR
____ PRODUCED IDENTIFICATION
IDENTIFICATION PRODUCED

_____
NOTARY PUBLIC, STATE OF_____

_____
NOTARY PUBLIC PRINTED NAME
COMMISSION NUMBER_____
COMMISSION EXPIRES_____

NOTARY SEAL/STAMP

ADVISORY NOTICES:

1. THE CURRENT FUTURE LAND USE DESIGNATION AND ZONING CLASSIFICATION FOR THE PROPERTY DESCRIBED HEREON IS MEDIUM DENSITY RESIDENTIAL AND PUD RESPECTIVELY.
2. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL #12083C0704E, MARION COUNTY, FLORIDA, DATED 4-19-2017, THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE X. THE FLOODING LIMITS HAVE BEEN IDENTIFIED HERE WITHIN AS CURRENTLY ESTABLISHED AT THE TIME OF FINAL PLAT RECORDING. ALL PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREON SHOULD EVALUATE CURRENT FLOODPLAIN LIMITS AS THEY MAY BE AMENDED FROM TIME TO TIME AS DETERMINED BY FEMA.
3. ALL LOTS/TRACTS SHALL USE THIS SUBDIVISION INTERNAL ROADWAYS FOR VEHICLE/DRIVEWAY ACCESS. DIRECT VEHICLE/DRIVEWAY ACCESS TO SW 49TH AVENUE ROAD AND SW 90TH STREET IS PROHIBITED.
4. THIS PLAT CONTAINS 134 RESIDENTIAL LOTS AND 0.84 MILES OF ROAD.
5. BEARINGS BASED ON GRID NORTH WITH THE WEST BOUNDARY OF THE NW 1/4 OF SECTION 22, TOWNSHIP 16 SOUTH, RANGE 21 EAST BEARING S.00°29'02"W.
6. HORIZONTAL DATUM SHOWN HEREON BASED ON STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE (902), NORTH AMERICAN DATUM 1983 DERIVED UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK.
7. NO LOT OR TRACT AS SHOWN ON THIS PLAT SHALL BE DIVIDED OR RESUBDIVIDED EXCEPT FOR THE SOLE PURPOSE OF PROVIDING ADDITIONAL AREA TO ADJACENT LOTS OR TRACTS OR UNTIL A REPLAT IS FILED WITH THE MARION COUNTY AND SAID REPLAT COMPLIES WITH THE PROVISIONS OF THE LAND DEVELOPMENT CODE.
8. ALL LOT CORNERS AND PERMANENT CONTROL POINTS WILL BE SET WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT, OR PRIOR TO THE EXPIRATION OF SURETY.
9. THIS PLAT IS SUPPORTED BY A BOUNDARY SURVEY BY A.M. GAUDET & ASSOCIATES INC. DATED MAY 22ND, 2025 OF THE HEREON DESCRIBED LANDS.
10. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN ON THIS PLAT ARE SET FORTH IN THE INSTRUMENTS RECORDED IN O.R. BOOK 7894, PAGE 1289, SUPPLEMENT TO THE DECLARATION RECORDED IN O.R. BOOK 8143, PAGE 1419, O.R. BOOK 8172, PAGE 292 AND O.R. BOOK 8356, PAGE 1986 AND AMENDED IN O.R. BOOK 8200, PAGE 1186 AND O.R. BOOK 8287, PAGE 1689, AND SUPPLEMENTED FOR PHASE FIVE IN OR BOOK _____ PAGE _____, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
11. THERE IS A MINIMUM 10' WIDE UTILITY AND DRAINAGE EASEMENT ADJACENT AND PARALLEL TO ALL FRONT LOT LINES AND A MINIMUM 5' WIDE UTILITY AND DRAINAGE EASEMENT ADJACENT AND PARALLEL TO ALL SIDE LOT LINES AND A MINIMUM 10' WIDE UTILITY AND DRAINAGE EASEMENT ADJACENT AND PARALLEL TO ALL REAR LOT LINES UNLESS A DIFFERENT DIMENSION IS OTHERWISE SPECIFIED HEREON. ADDITIONALLY THERE IS A MINIMUM 10' WIDE UTILITY AND DRAINAGE EASEMENT ADJACENT TO ALL STREETS AND RIGHTS OF WAY WHERE LOTS ARE NOT PRESENT. SHOULD MULTIPLE LOTS BE UTILIZED FOR ONE BUILDING SITE, EASEMENTS ALONG COMMON LOT LINE SHALL BE REMOVED UNLESS EXISTING DRAINAGE OR UTILITIES EXIST THEREIN.
12. TRACTS A,B,C,D & E ARE DESIGNATED FOR OPEN SPACE, LANDSCAPING, DRAINAGE AND RECREATION USE. TRACT A IS ALSO DESIGNATED FOR DRAINAGE RETENTION USE. ALL TRACTS INCLUDE A BLANKET UTILITY, DRAINAGE AND LANDSCAPE EASEMENT, BUT ARE NOT DEDICATED FOR OR LIMITED TO SUCH USES.
13. ALL DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES.
14. 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 SITE PLAN, AND/OR BUILDING PERMIT REVIEW.
15. 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 COSTS 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.
16. SIGHT TRIANGLE NOTE: NO FENCE, WALL, HEDGE, SHRUB, STRUCTURE OR OTHER OBSTRUCTION TO VISION, BETWEEN A HEIGHT OF TWO AND ONE-HALF FEET AND EIGHT FEET ABOVE THE CENTER LINE GRADES OF INTERSECTING STREETS SHALL BE ERECTED, PLACED OR MAINTAINED WITHIN THE TRIANGLE FORMED BY THE TANGENTS AND THE CHORD CONNECTING THE BEGINNING AND THE END OF A 25' RIGHT OF WAY CURVE.
17. DEVELOPMENT AGREEMENTS FOR THIS SUBDIVISION ARE: DEVELOPER'S AGREEMENT RECORDED IN O.R. BOOK 6144, PAGE 300, ASSIGNMENT AND ACKNOWLEDGEMENT IN O.R. BOOK 6193, PAGE 472, O.R. BOOK 7460, PAGE 1220, AND O.R. BOOK 8491, PAGE 1388 AND AS MODIFIED BY MODIFICATIONS RECORDED IN O.R. BOOK 6813, PAGE 681 AND O.R. BOOK 6931, PAGE 1835
18. A 10' WIDE LANDSCAPE BUFFER EXISTS ALONG THE WEST AND NORTH BOUNDARY OF THIS SUBDIVISION PER PUD REQUIREMENT. NO IMPROVEMENTS OR STRUCTURES OF ANY KIND SHALL BE ALLOWED WITHIN THIS AREA BY THE RESIDENT. SEE SUBDIVISION IMPROVEMENT PLANS FOR DETAILS OF TYPE "C" BUFFER.
19. ALL TRACTS AND AREAS DESIGNATED AS "LANDSCAPE BUFFER" AND "LANDSCAPE EASEMENT" DEPICTED HEREON ARE DESIGNATED AS MARION FRIENDLY LANDSCAPE AREAS AS IDENTIFIED ON THE MASTER PLAN AND IMPROVEMENT PLANS SHEET L-400, AS APPROVED BY MARION COUNTY FOR DEVELOPMENT OF THIS SUBDIVISION. MARION FRIENDLY LANDSCAPE AREAS ARE DEFINED AS THAT PORTION OF A NEW OR EXPANDED DEVELOPMENT THAT THROUGH THE APPROVED DEVELOPMENT PLANS, DOCUMENTS, AND DEED RESTRICTIONS, IS IDENTIFIED TO BE MAINTAINED AS MARION FRIENDLY LANDSCAPING AND WHERE THE USE OF HIGH VOLUME IRRIGATION, NON-DROUGHT TOLERANT PLANTS, AND LAWN CHEMICALS (FERTILIZER AND PESTICIDES) ON TURFGRASS IS PROHIBITED.
20. THIS PLAT IS SUBJECT TO AN ORDINANCE ESTABLISHING OCALA CROSSINGS SOUTH PHASE FIVE TO A MUNICIPAL SERVICE BENEFIT UNIT IMPROVEMENT AREA.
21. NO DRIVEWAY SHALL BE LOCATED WITHIN THE SIGHT TRIANGLE AT CORNERS AND NO CLOSER THAN 4 FEET FROM THE END OF THE PAVEMENT PC AS DETAILED HEREON AND PER APPROVED WAIVER DATED 10/18/2021.
22. REFERENCE PLAT PROPERTY INFORMATION REPORT DATED MAY 27TH 2025 AT 11:00 PM BY ATTORNEYS' TITLE FUND SERVICES, LLC FOR FRANK WEINBERG & BLACK, P.L.
23. A SEPARATE INSTRUMENT SERVING AS JOINER AND CONSENT FOR A MORTGAGE 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 _____, PAGE _____, AND BOOK _____, PAGE _____.
24. STORMWATER RUNOFF GENERATED FROM THE IMPROVEMENTS ASSOCIATED WITH THIS PLAT ARE DISCHARGING INTO TRACT "C", AS DEPICTED IN THE PLAT OF OCALA CROSSINGS SOUTH PHASE 2, RECORDED IN PLAT BOOK 15, PAGES 171 THROUGH 175 AND TRACK "A", AS DEPICTED IN PLAT OF OCALA CROSSINGS SOUTH PHASE 3, RECORDED IN PLAT BOOK 16, PAGES 82 AND 83, ALL PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
25. THE HEREON DESCRIBED PROPERTY IS LOCATED WITHIN A SECONDARY SPRINGS PROTECTION OVERLAY ZONE.
26. THIS SUBDIVISION SHALL BE SERVED BY MARION COUNTY UTILITIES CENTRAL WATER AND SEWER.

CLERK'S CERTIFICATE:

I, CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THIS PLAT OF OCALA CROSSINGS SOUTH PHASE THREE FOR RECORDING. THIS PLAT FILED FOR RECORD THIS _____ DAY OF _____, 2025, AT _____ AND RECORDED ON PAGE _____ OF PLAT BOOK _____ IN THE OFFICE OF THE CLERK OF THE 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 ___ DAY OF _____, 2025 THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA.

BY: _____
KATHY BRYANT, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS

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

SURVEYOR'S CERTIFICATE:

I CERTIFY THIS PLAT OF OCALA CROSSINGS SOUTH PHASE THREE, PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN HEREON WERE IN PLACE ON THE 22ND OF MAY 2025, THAT THE BOUNDARY SURVEY WHICH SUPPORTS THIS PLAT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, 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.

_____
ANDRUS M. GAUDET P.S.M. #5316
A.M. GAUDET & ASSOCIATES INC. L.B. #7158
PROJECT SURVEYOR

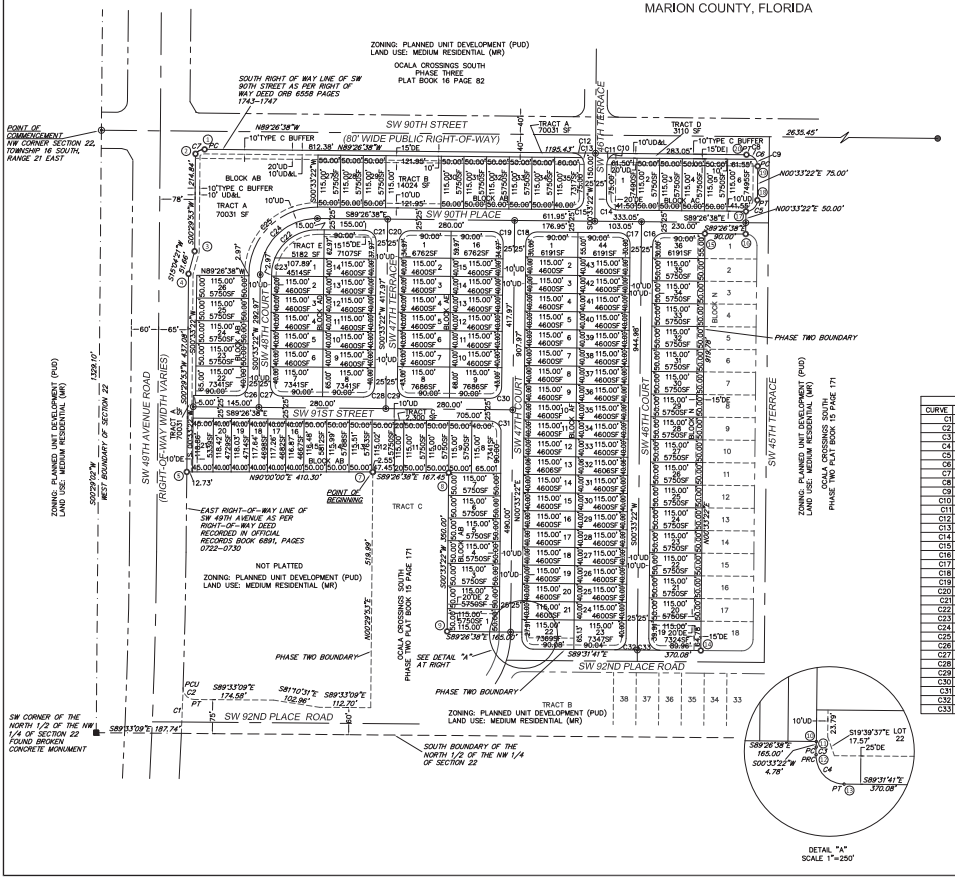
OCALA CROSSINGS SOUTH PHASE FIVE

A PLANNED UNIT DEVELOPMENT
AND
A PORTION OF SECTION 22, TOWNSHIP 16 SOUTH, RANGE 21 EAST,
MARION COUNTY, FLORIDA

PLAT BOOK ____ PAGE ____

SHEET 2 OF 2

PREPARED BY
A.M. GAUDET & ASSOCIATES INC.
LAND SURVEYING – LAND PLANNING
4709 SE 102ND PLACE SUITE 3 BELLEVIEW, FLORIDA 34420
PHONE: (352) 245-2708 FAX: (352) 245-2883



GRAPHIC SCALE

100 0 50 100 200 400

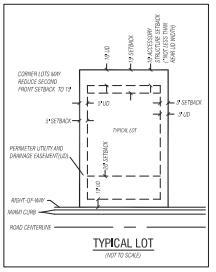
(IN FEET)
1 INCH = 100 FT.

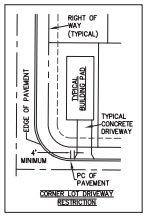
PRM STATE PLANE COORDINATE			
POINT	NORTHING	EASTING	SCALE
1	1729735.27	591864.24	0.999945915
2	1729725.45	591844.12	0.999945918
3	1729510.63	591843.23	0.999945918
4	1729460.75	591828.79	0.999945920
5	1729023.77	591824.94	0.999945921
7	1729023.67	592235.22	0.999945860
8	1729022.02	592402.65	0.999945836
9	1728672.05	592399.21	0.999945836
10	1728670.43	592564.19	0.999945812
11	1728665.65	592564.15	0.999945812
12	1728658.84	592563.98	0.999945812
13	1728632.84	592588.74	0.999945809
14	1728629.74	592954.79	0.999945755
15	1729549.43	592967.83	0.999945754
16	1729548.54	593057.82	0.999945741
17	1729598.54	593058.31	0.999945741
18	1729623.29	593083.56	0.999945737
19	1729698.28	593084.29	0.999945737
20	1729723.52	593059.54	0.999945740

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	100.72	1524.20	0°36'03"	50.36	N02°14'08"E	100.72
C2	39.94	25.00	91°32'16"	25.68	S43°47'01"E	35.83
C3	6.82	225.00	1°44'09"	3.41	S01°25'27"E	6.82
C4	40.06	25.00	91°49'12"	25.81	S43°37'05"E	35.91
C5	39.27	25.00	90°00'00"	25.00	N45°33'22"E	35.36
C6	39.27	25.00	90°00'00"	25.00	N44°26'38"W	35.36
C7	23.21	25.00	53°11'18"	12.52	S63°57'43"W	22.38
C8	23.18	25.00	53°07'48"	12.50	N62°52'44"W	22.36
C9	16.09	25.00	36°52'12"	8.33	N17°52'44"W	15.81
C10	23.18	25.00	53°07'48"	12.50	S63°59'28"W	22.36
C11	16.09	25.00	36°52'12"	8.33	S18°59'28"W	15.81
C12	23.18	25.00	53°07'48"	12.50	N62°52'44"W	22.36
C13	16.09	25.00	36°52'12"	8.33	N17°52'44"W	15.81
C14	39.27	25.00	90°00'00"	25.00	S44°26'38"E	35.36
C15	39.27	25.00	90°00'00"	25.00	N45°33'22"E	35.36
C16	39.27	25.00	90°00'00"	25.00	S45°33'22"W	35.36
C17	39.27	25.00	90°00'00"	25.00	N44°26'38"W	35.36
C18	39.27	25.00	90°00'00"	25.00	S45°33'22"W	35.36
C19	39.27	25.00	90°00'00"	25.00	N44°26'38"W	35.36
C20	39.27	25.00	90°00'00"	25.00	S45°33'22"W	35.36
C21	39.27	25.00	90°00'00"	25.00	N44°26'38"W	35.36
C22	119.14	100.00	68°15'52"	67.79	S56°25'26"W	112.22
C23	37.94	100.00	21°44'08"	19.20	S11°26'26"W	37.71
C24	196.35	125.00	90°00'00"	125.00	S45°33'22"W	176.78
C25	235.62	150.00	90°00'00"	150.00	S45°33'22"W	212.13
C26	39.27	25.00	90°00'00"	25.00	N45°33'22"E	35.36
C27	39.27	25.00	90°00'00"	25.00	S44°26'38"E	35.36
C28	39.27	25.00	90°00'00"	25.00	N45°33'22"E	35.36
C29	39.27	25.00	90°00'00"	25.00	S44°26'38"E	35.36
C30	39.27	25.00	90°00'00"	25.00	N45°33'22"E	35.36
C31	39.27	25.00	90°00'00"	25.00	N44°26'38"W	35.36
C32	39.23	25.00	89°54'57"	24.96	N45°30'51"E	35.33
C33	39.31	25.00	90°05'03"	25.04	S44°29'09"E	35.38

LEGEND:

- ■ = FOUND 4"x 4" CONCRETE MONUMENT
- ⊕ = SET NAIL WITH DISK "LS 5316 PCP" UNLESS OTHERWISE NOTED
- o = SET 5/8" IRON ROD WITH CAP "LS 5316 PRM" UNLESS OTHERWISE NOTED
- ● = FOUND 5/8" IRON ROD NO ID
- UD&L = UTILITY, DRAINAGE AND LANDSCAPE EASEMENT.
- UD = UTILITY AND DRAINAGE EASEMENT.
- DE = DRAINAGE EASEMENT.
- R/W = RIGHT OF WAY
- (P) = PLAT DIMENSION
- PC = POINT OF CURVE
- PT = POINT OF TANGENCY
- PRC = POINT OF REVERSE CURVE
- PCU = POINT OF CUSP
- ORB = OFFICIAL RECORDS BOOK
- SF = SQUARE FEET
- ① = PERMANENT REFERENCE MONUMENT (P.R.M.) NUMBER





Marion County

Development Review Committee

Agenda Item

File No.: 2025-20062 **Agenda Date:** 8/4/2025 **Agenda No.:** 5.7.

SUBJECT:
The Ole Oak Village - Major Site Plan
11987 S US Hwy 301 Belleview
Project #2022120053 #31223 Parcel #38538-000-00
Tillman and Associates Engineering, LLC

July 29, 2025

PROJECT NAME: THE OLE OAK VILLAGE
PROJECT NUMBER: 2022120053
APPLICATION: MAJOR SITE PLAN #31223

1 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Checked SunBiz and Project Map -EMW 7.17.25
IF APPLICABLE:
Sec. 2.18.2.I Show connections to other phases.
Sec. 2.19.2.H. Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.
Required Right of Way Dedication (select as appropriate)
Sec. 6.3.1.D.(1)(b)1. For Public Streets. "[All streets and right 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.D.(1)(b)2. For Non-Public Streets. "[All streets and right 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.(1)(b)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.(1)(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.(1)(d)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 dedicated 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.(1)(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]."

2 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.4.4 -Sign (provisions for advertising signage), if it is a multi occupancy complex like shopping centers they must submit a master sign plan.

STATUS OF REVIEW: INFO
REMARKS: Any future signs will require a separate sign permit.

3 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.4.L(4) - Zoning requirements: lot width, area , setbacks , coverage (floor area ratios) and parking
STATUS OF REVIEW: INFO
REMARKS: Maximum building height of 40 ft

4 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.7.3 - Tree protection
STATUS OF REVIEW: INFO
REMARKS: It appears per the plan that several of the protection areas will be impacted by structures placed on top of the root zone and within the canopy. If these trees decline or die, mitigation will be required

5 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: Additional 911 comments
STATUS OF REVIEW: INFO
REMARKS: The roads will not be named in this development. The development will be one address with unit numbers.

6 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: N/A

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

8 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, their conditions, and the date of approval
STATUS OF REVIEW: INFO
REMARKS: 6/5/24-add waivers if requested in future

9 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Additional Stormwater comments
STATUS OF REVIEW: INFO
REMARKS: (1) Proposed grading and drainage modifications that impact the FDOT ROW drainage systems need to be coordinated directly with FDOT. (2) 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.

10 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Copy of District Permit (County Interest)
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the District permit prior to construction.

11 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.10.B - Copy of NPDES Permit or NOI
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the NPDES permit or NOI prior to construction.

Feel free to contact us at (352) 671-8686 or DevelopmentReview@marionfl.org with questions.

Sincerely,

Your Development Review Team
Office of the County Engineer

Marion County
Board of County Commissioners

Office of the County Engineer

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

AR 31223

DEVELOPMENT REVIEW PLAN APPLICATION

Date: 2-26-2024

A. PROJECT INFORMATION:

Project Name: The Ole Oak Village
Parcel Number(s): 38538-000-00
Section 31 Township 16 Range 23 Land Use HR Zoning Classification PMH
Commercial ☐ Residential ☑ Industrial ☐ Institutional ☐ Mixed Use ☐ Other
Type of Plan: MAJOR SITE PLAN
Property Acreage 5.77 Number of Lots 31 Miles of Roads 0.33
Location of Property with Crossroads South of Belleview, on the east side of US 301, across from SE 119th Place.
Additional information regarding this submittal: This site is currently zoned PMH with HR land use. Client is proposing 31 lots to be rented. This will be a single major site plan, not platted.

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

☑ **Engineer:**
Firm Name: Tillman and Associates Engineering, LLC Contact Name: Kevin Atchley
Mailing Address: 1720 SE 17th Street, Bldg 100 City: Ocala State: FL Zip Code: 34470
Phone # 352-387-4540 Alternate Phone #
Email(s) for contact via ePlans: PERMITS@TILLMANENG.COM

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

Property Owner:
Owner: Manufactured Housing One, LLC Contact Name: Ohad Peri
Mailing Address: 3225 McLeod Dr., Suite 110 City: Las Vegas State: NV Zip Code: 89121-2257
Phone # 201-658-5953 Alternate Phone #
Email address: peri@triplepventure.com

Developer:
Developer: Manufactured Housing One, LLC Contact Name: Ohad Peri
Mailing Address: 3225 McLeod Dr., Suite 110 City: Las Vegas State: NV Zip Code: 89121-2257
Phone # 201-658-5953 Alternate Phone #
Email address: peri@triplepventure.com

Revised 6/2021

CLEAR FORM

MAJOR SITE PLAN
for
THE OLE OAK VILLAGE

SECTION 31, TOWNSHIP 16 SOUTH, RANGE 23 EAST
MARION COUNTY, FLORIDA

PERMITS:

1. MAJOR SITE PLAN (MARION COUNTY) -PENDING
2. ENVIRONMENTAL RESOURCE PERMIT (S.J.R.W.M.D.) - PENDING
3. FDEP - POTABLE WATER - PENDING
4. FDEP - SANITARY SEWER - PENDING
5. FDEP - NPDES (By Others)

APPROVED WAIVERS

SECTION: 6.13.3.D(1)	TYPES OF STORMWATER MANAGEMENT FACILITIES, 5-FT BERM WIDTH - APPROVED	8/26/24
SECTION: 2.21.4.E	COMMENCE CONSTRUCTION PRIOR TO PLAN APPROVAL - APPROVED	11/4/24
SECTION: 6.12.12.D	SIDEWALKS - PAY FEE IN LIEU OF FOR SIDEWALK ALONG US 301 - APPROVED	11/4/24
SECTION: 6.8.6.4(3)	BUFFER - MAINTAIN NATURAL EASTERN BUFFER - APPROVED	3/24/25
SECTION: 6.9.2.A	IRRIGATION PLAN - PROVIDE DESIGN-BUILD IRRIGATION PLANS - APPROVED	3/24/25
SECTION: 6.12.2.A	RIGHT-OF-WAY - ALLOW 30' R/W WITH 15' D.U.E. ON EACH SIDE - APPROVED	3/24/25
SECTION: 6.12.9.A	ROADS - PROFER SIGNAGE PER MUTCD WILL BE PROVIDED WHERE NEEDED - APPROVED	3/24/25
SECTION: 6.13.6.A(1)(c)	STORMWATER - ALLOW DRA TO BE 7.0' DEEP DUE TO FOOT REQUIREMENTS - APPROVED	3/24/25

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.

LEGAL DESCRIPTION:

LOT 1. BLOCK 93, TOWN OF BELLEVIEW, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 15 AND 15-B, OF THE PUBLIC RECORDS OF MARION COUNTY. FLORIDA, EXCEPT 100 FEET NORTH AND SOUTH BY 200 FEET EAST AND WEST IN THE NORTHWESTERLY CORNER THEREOF, AND EXCEPT EXISTING RIGHT OF WAY AND ADDITION THERETO, DATED APRIL 19, 1940, RECORDED OCTOBER 16, 1940. IN DEED BOOK 241, PAGE 54. OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA. LESS ANY PORTION CONTAINED IN BOOK 6274, PAGE 851.

&

THE NORTH 100 FEET OF THE WEST 200 FEET OF LOT 1, BLOCK 93, TOWN OF BELLEVIEW, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK A, PAGE(S) 15, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND A STRIP OF LAND 50 FEET IN WIDTH LYING EAST OF AND ADJACENT TO SAID THE NORTH 100 FEET OF THE WEST 200 FEET OF LOT 1, BLOCK 93.

BASIS OF BEARINGS:

BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM. WEST ZONE, NORTH AMERICA DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.

VERTICAL DATUM:

VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT XXX, ELEVATION XXX (NAVD 1988).

SURVEYOR'S NOTES:

1. DATE OF FIELD SURVEY: 12/27/ 2022.
2. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12083C0741D, EFFECTIVE DATE OF 8/28/2008, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONES "X" AN AREA OF MINIMAL FLOOD HAZARD.
3. NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
4. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SURFACE EVIDENCE. LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WERE NOT VERIFIED BY C & A SURVEY, INC.
5. SUBJECT TO RIGHT OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD. PUBLIC RECORDS NOT SEARCHED BY C & A SURVEY, INC.
6. TOPOGRAPHIC DATA AND TREE LOCATIONS ARE BASED ON AREA AS SPECIFIED BY CLIENT.

THIS SITE CONTAINS:
RESIDENTIAL LOTS = 31
TOTAL PROJECT AREA = 5.66 AC.
MILES OF ROADWAY = 0.35
TOTAL EXIST. IMP. = 4,082 SQ.FT. = 0.094 AC. (1.7%)
TOTAL PROP. IMP. = 117,860 SQ.FT. = 2.71 AC. (47.9%)
MAX. IMP. PER LOT = 54%
OPEN SPACE = 0.86 AC. (15.2%)
PARCELS: 38538-000-00 & 38539-000-00
DESCRIPTION OF PURPOSE: MOBILE HOME PARK
FUTURE LAND USE: HR & COM
ZONING: P-MH

ITE CODE	DEVELOPMENT DESCRIPTION	DEVELOPMENT SIZE	UNIT	AM IN	AM OUT	PM IN	PM OUT
240	MOBILE HOME PARK	31	UNITS	3	6	6	4
TOTAL				3	6	6	4

VICINITY MAP
SCALE: 1"=500'

OWNER/DEVELOPER:
OHAD PERI
301 MHC, LLC & MANUFACTURED HOUSING ONE, LLC
3225 MCLEOD DR., SUITE 110
LAS VEGAS, NV 89121-2257
PHONE: (201) 658-5953

CIVIL ENGINEER:
KEVIN L. ATCHLEY, PE
TILLMAN AND ASSOCIATES ENGINEERING, LLC
1720 SE 16TH AVE., BLDG. 100
OCALA, FLORIDA 34471
PHONE: (352) 387-4540

SURVEYOR:
ANDREW W. CARBAUGH, PSM
C & A SURVEY, INC.
3106 E. FORT KING STREET
OCALA, FLORIDA 34470
PHONE: (352) 694-6566

GEOTECHNICAL CONSULTANT:
CRAIG A. HAMPY, PE
GEO-TECH, INC.
1016 S.E. 3RD AVENUE
OCALA, FLORIDA 34471
PHONE: (352) 694-7711

INDEX OF SHEETS

01.01	COVER SHEET
02.01	GENERAL NOTES
03.01	AERIAL PHOTOGRAPH
04.01-04.02	GEOMETRY PLAN
05.01	SIGNAGE & STRIPING PLAN
06.01	MASTER DRAINAGE PLAN
06.02	LOT GRADING PLAN
07.01	MASTER UTILITY PLAN
07.02	OFFSITE UTILITY PLAN
08.01-08.04	PLAN & PROFILE
09.01	ROADWAY & PAVEMENT DETAILS
10.01	DRAINAGE DETAILS
11.01	POTABLE WATER DISTRIBUTION DETAILS
12.01	SANITARY SEWER DETAILS
12.02	SANITARY SEWER DETAILS
12.03	LIFT STATION DETAILS
13.01	EROSION CONTROL PLAN
13.02	EROSION CONTROL DETAILS
LP-1-LP-3	LANDSCAPE PLANS

Marion County Approval Stamp

NOTES:

1. 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.
2. ALL ROADS (INCLUDING SIGNS, PAVEMENT MARKINGS AND SIDEWALKS) AND DRA'S/DRAINAGE EASEMENTS ARE PRIVATELY OWNED AND SHALL BE MAINTAINED BY DEVELOPER.
3. NO LOTS WILL BE PLATTED. ALL LOTS WILL BE RENTALS AND SHALL BE OWNED BY THE DEVELOPER.
4. ROADS HAVE A DESIGN SPEED OF 25 M.P.H. TO BE POSTED AT 20 M.P.H. EXCEPT FOR CURVES WITH RADII LESS THAN 100'.
5. 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, SITE PLAN, OR BUILDING PERMIT REVIEW.
6. THIS PROPERTY LIES IN THE SECONDARY SPRINGS PROTECTION ZONE AND FLOOD ZONE 'X'. NO PART OF THE PROPERTY LIES WITHIN AN ESOZ.

OWNER'S SIGNATURE

I CERTIFY THAT I, MY SUCCESSORS AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN WITHIN THESE PLANS.

OHAD PERI
301 MHC, LLC & MANUFACTURED HOUSING ONE, LLC

ENGINEER 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.

KEVIN L. ATCHLEY, P.E.
TILLMAN & ASSOC. ENGINEERING, LLC
FL LICENSED ENGINEER NO. 53119

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.

ANDREW W. CARBAUGH, PSM
C & A SURVEY, INC.
FL LICENSED LAND SURVEYOR NO. 6787

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 #28296

REVISIONS

DATE

MAJOR SITE PLAN
THE OLE OAK VILLAGE
MARION COUNTY, FLORIDA

COVER SHEET

DATE 05/09/2025
DRAWN BY PV
CHKD. BY KLA
JOB NO. 24-8312

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, MARION COUNTY*** AND FDOT.
3. PAVEMENT STRIPING TO BE IN ACCORDANCE WITH ***MARION COUNTY*** SPECIFICATIONS AND WITH THE FLORIDA D.O.T. ROADWAY & TRAFFIC STANDARDS, INDEX 17346.
4. ALL TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF 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: ***C & A SURVEY, INC.***
9. THE CONTRACTOR SHALL NOTIFY ***CITY OF BELLEVIEW*** UTILITY DIVISION, ***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 LIME ROCK 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 BOB TITTERINGTON (352) 245-7021.

WATERMAIN CONSTRUCTION NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN COMPLIANCE WITH AWWA STANDARDS AS WELL AS THE ***CITY OF BELLEVIEW*** MANUAL OF STANDARDS AND SPECIFICATIONS FOR WATER MAIN CONSTRUCTION.
2. SEPERATION REQUIREMENTS (SEE TABLE 1.0-UTILITY SEPARATIONS)

2.1. 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:

2.1.1. 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.

2.1.2. 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.

2.1.3. 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.

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

2.2.1. 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.

2.2.2. 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.

2.2.3. 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..

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

2.4. 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 PREFERABLY 10' FROM ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN OR PIPLINE 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..

2.5. 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.

3. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN FITTINGS OF BRANCHES AND MAINS.
4. DEFLECTIONS AT PIPE JOINTS SHALL NOT EXCEED THOSE RECOMMENDED BY THE PIPE MANUFACTURER.
5. ALL GATE VALVES SHALL BE EQUIPPED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH COVER, WITH THREADED EXTENSION WHERE NEEDED.
6. 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.
7. 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.
8. 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.
9. MARK DRINKING WATER SERVICES WITH 4" X 4" X 8' PT POST PAINTED BLUE ON END.
10. 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.
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. ALL VALVES SHALL BE LOCATED IN NON PAVED AREAS, UNLESS SPECIFIED ON PLANS.
13. FIRE HYDRANT LEADS SHALL HAVE A MINIMUM INSIDE DIAMETER OF 6" AND SHALL INCLUDE AN AUXILIARY VALVE.
14. IF AGGRESSIVE SOIL CONDITIONS ARE FOUND DURING CONSTRUCTION, WATER MAINS SHALL BE PROTECTED THROUGH THE USE OF CORROSION RESISTANT MATERIALS, THROUGH ENCASEMENT OF THE WATER MAINS IN POLYETHYLENE, OR THROUGH PROVISION OF CATHODIC PROTECTION.
15. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL CONTAIN NO MORE THAN 8.0% LEAD, AND ANY SOLDER OR FLUX USED IN THIS PROJECT SHALL CONTAIN NO MORE THAN 0.2% LEAD.
16. 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.
17. ALL FIRE HYDRANTS THAT WILL BE INSTALLED UNDER THIS PROJECT SHALL BE LOCATED AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, 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.
18. WATER SERVICES ARE TO TERMINATE 1' OUTSIDE ROW ALONG THE PROPERTY LINE.
19. 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.
20. 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]
21. 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]
22. 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]
23. 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]
24. 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.
25. 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. ALL MATERIALS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE ***CITY OF BELLEVIEW*** MANUAL OF STANDARD SPECIFICATIONS FOR WASTEWATER CONSTRUCTION. (SEE TABLE 2.0-WATER AND SEWER PIPE AND JOINT SPECIFICATIONS)
2. ALL MANHOLES SHALL BE 4 FT. INSIDE DIAMETER.
3. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN MANHOLE CENTERLINE.
4. ALL SANITARY SERVICE LATERALS SHALL BE 6 INCH DIAMETER, UNLESS SPECIFIED OTHERWISE ON PLANS.
5. INVERTS OF SANITARY SERVICE LATERALS AT THEIR CONNECTION TO SANITARY MANHOLES SHALL BE NO MORE THAN ONE (1) FOOT ABOVE THE MANHOLE INVERT.
6. 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.
7. MARK LATERALS WITH 4" X 4" X 8' PT POST PAINTED GREEN ON END.
8. PIPE MATERIAL IS SDR-35 UNLESS OTHERWISE NOTED.
9. 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.
10. 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.
11. LEAKAGE TEST ARE SPECIFIED REQUIRING THAT

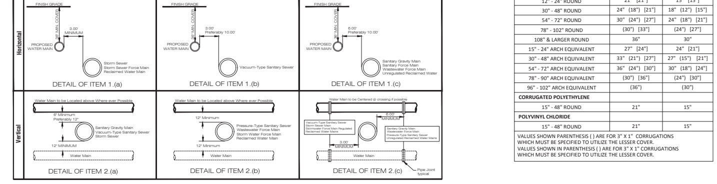
A) THE LEAKAGE EXFILTRATION OR INFILTRATION DOES NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM.
B) EXFILTRATION OR INFILTRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET.
C) AIR TESTS, AS MINIMUM, CONFORM TO THE TEST PROCEDURE DESCRIBED 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. AIR TESTING REQUIRED FOR LINE AND MANHOLES.
14. MANHOLES SHALL HAVE OUTSIDE DROP AND LINED IF > 5 FEET.

TABLE 1.0 - UTILITY SEPARATIONS



FORCE MAIN NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN COMPLIANCE WITH THE ***CITY OF BELLEVIEW*** MANUAL OF STANDARDS AND SPECIFICATIONS FOR FORCE MAIN CONSTRUCTION. (SEE TABLE 2.0 - WATER AND SEWER PIPE AND JOINT SPECIFICATIONS)
2. PIPE LENGTHS SHOWN IN REPRESENT SCALED DISTANCES BETWEEN FITTINGS OF BRANCHES AND MAINS.
3. DEFLECTIONS AT PIPE JOINTS SHALL NOT EXCEED THOSE RECOMMENDED BY THE PIPE MANUFACTURER.
4. VALVES SHALL BE EQUIPPED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH COVER, WITH THREADED EXTENSIONS WHERE NEEDED, UNLESS OTHERWISE NOTED.
5. ALL PVC FORCE MAIN SHALL BE AS SPECIFIED IN THE CONTRACT DOCUMENTS, MARKED WITH THE SEAL OF APPROVAL OF THE NATIONAL SANITATION FOUNDATION (NSF).
6. ALL NON-METALLIC FORCE 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 FORCE MAINS SHALL BE EITHER A SOLID GREEN COLOR OR WHITE WITH GREEN LETTERING. ALL LETTERING SHALL APPEAR LEGIBLY ON PIPE AND SHALL RUN THE ENTIRE LENGTH OF THE PIPE. LETTERING SHALL READ AS IS ACCEPTABLE FOR THE INTENDED USE.
7. HYDROSTATIC & LEAKAGE TESTING OF THE FORCE MAIN SHALL BE DONE IN ACCORDANCE WITH THE AWWA STANDARDS. HYDROSTATIC TESTING TO BE DONE IN ACCORDANCE WITH AWWA C-600.
8. PIPE MATERIALS:
PVC - SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C900, LATEST EDITION. THE PVC SHALL HAVE A MINIMUM WORKING PRESSURE OF 100 PSI AND SHALL HAVE A DIMENSION RATIO (DR) OF 25 UNLESS OTHERWISE NOTED. PIPE SHALL BE THE SAME O.D. AS DUCTILE IRON PIPE.
PVC JOINT - SHALL BE IN ACCORDANCE WITH ASTM D3139.
DUCTILE IRON JOINT - SHALL BE IN ACCORDANCE WITH ANSI A21.11 AND AWWA C111.
9. AIR RELEASE VALVES SHALL BE REQUIRED AT ALL HIGH POINTS IN THE PROPOSED FORCE MAIN, AS SHOWN ON PLANS. HIGH POINTS IN THE FORCEMAIN ARE DEFINED AS A CHANGE IN ELEVATION TWICE THE DIAMETER OF THE PIPE.
10. ALL FORCE MAINS TO BE CONSTRUCTED WITH A MINIMUM OF 3' FEET OF COVER.
11. TESTING OF THE SEWAGE 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 A ***CITY OF BELLEVIEW*** 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 100 PSI FOR TWO (2) HOURS.
E. DEFLECTION TEST ARE REQUIRED FOR ALL FLEXIBLE PIPE EXCLUDING FORCEMAINS. TESTS SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES.

REUSE NOTES

1. ALL REUSE AND EFFLUENT REUSE PIPING TO BE OWNED AND MAINTAINED BY ***CITY OF BELLEVIEW*** SHALL BE A SOLID PURPLE COLOR.
2. REUSE AND EFFLUENT REUSE MAINS SHALL BE PVC CONFORMING TO AWWA C-900, DR 18 FOR PIPE SIZES 4"-12". pipes 14" & LARGER SHALL BE AWWA C-905, DR 25. ALL COUPLINGS, CLEANING COMPOUNDS, SOLVENTS, LUBRICANTS, AND PIPE PREPARATION, FOR LAYING SHALL BE IN ACCORDANCE WITH THE PIPE MANUFACTURERS LATEST RECOMMENDATIONS.
3. DEPTH OF REUSE AND EFFLUENT REUSE LINES TO BE 36" BELOW FINISHED GRADE.
4. REUSE AND EFFLUENT REUSE MAINS TO BE LOCATED 5' FROM BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
5. ALL REUSE AND EFFLUENT REUSE MAINS UNDER PAVEMENT SHALL BE DUCTILE IRON PIPE AND SHALL EXTEND 5' BEYOND THE EDGE OF PAVEMENT OR BACK OF CURB.
6. ALL IRRIGATION SLEEVING UNDER PAVEMENT SHALL EXTEND 5' BEYOND THE EDGE OF PAVEMENT OR BACK OF CURB.
7. SEE TABLE 2.0 WATER AND SEWER PIPE AND JOINT SPECIFICATIONS.

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

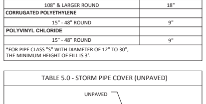
1. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCE BETWEEN CENTERLINES OF DRAINAGE STRUCTURES.
2. ALL PAVEMENT RETURN RADII SHALL BE 25' AND MEASURED FROM THE INTERFACE TO THE CONCRETE CURB AND PAVEMENT SURFACE UNLESS OTHERWISE NOTED.
3. DITCH BOTTOM AND CONTROL STRUCTURE INLET GRATES SHALL BE SECURED WITH 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 2023 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 ***MARION COUNTY*** 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

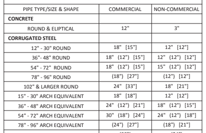
TABLE 4.0 -STORM PIPE COVER (RIGID PAVEMENT)



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 DIAMETER OF 12" TO 30", THE MINIMUM HEIGHT OF FILL IS 3'.

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 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.

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 SHOWN AND REFERENCED TO PERMANENT SURFACE IMPROVEMENTS. DRAWINGS 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 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	

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) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #26756

REVISIONS | DATE

MAJOR SITE PLAN
THE OLE OAK VILLAGE
MARION COUNTY, FLORIDA

GENERAL NOTES

DATE 03/14/2025
DRAWN BY PV
CHKD. BY KLA
JOB NO. 23-8333

SHT. 02.01

S:\Marion County\Manufactured Home Park, Homeward Properties\CIVIL\CONSTRUCTION\02 General Notes_23-8333.dwg, 3/14/2025 11:00:19 AM
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

100 50 0 100 200
SCALE IN FEET
1"= 100'

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) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #26756

DATE	REVISIONS

MAJOR SITE PLAN
THE OLE OAK VILLAGE
MARION COUNTY, FLORIDA

AERIAL PHOTOGRAPH

DATE 05/08/2025
DRAWN BY PV
CHKD. BY KLA
JOB NO. 23-8333

SHT. 03.01

S:\Marion County\Manufactured Home Park_Homeward Properties\CIVIL\CONSTRUCTION\03 Arial Photograph_23-8333.dwg, 5/8/2025 4:01:22 PM

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

PARCEL CURVE DATA			
SEGMENT	LENGTH	RADIUS	DELTA
C1	34.56'	22.00	90.00
C2	66.99'	102.00	37.63
C3	47.29'	72.00	37.63
C4	35.01'	21.00	95.53
C5	94.11'	38.00	141.90
C6	19.94'	22.00	51.93
C7	19.94'	22.00	51.93
C8	25.50'	38.00	38.46
C9	29.38'	22.00	76.51
C10	32.43'	22.00	84.47
C11	34.56'	22.00	90.00
C12	47.29'	72.00	37.63
C13	34.56'	22.00	90.00
C14	34.56'	22.00	90.00
C15	66.99'	102.00	37.63
C16	32.43'	22.00	84.47
C17	36.68'	22.00	95.53

Parcel Line Table		
LINE #	LENGTH	DIRECTION
L1	55.50'	N0° 02' 27.71"E
L2	254.30'	N89° 57' 32.29"W
L3	81.08'	N89° 57' 32.29"W
L4	37.53'	S5° 29' 30.00"E
L5	34.97'	S84° 29' 16.47"W
L6	30.00'	N5° 29' 30.00"W
L32	34.96'	N84° 29' 16.45"E
L8	219.63'	N5° 29' 30.00"W
L9	458.16'	S89° 57' 32.29"E
L10	53.20'	N0° 02' 27.71"E
L11	30.00'	S89° 57' 32.29"E
L12	327.07'	S0° 02' 27.71"W
L13	30.00'	S89° 59' 23.63"W
L14	254.30'	S89° 57' 32.29"E
L15	450.99'	N89° 57' 32.29"W
L16	70.40'	N0° 02' 27.71"E

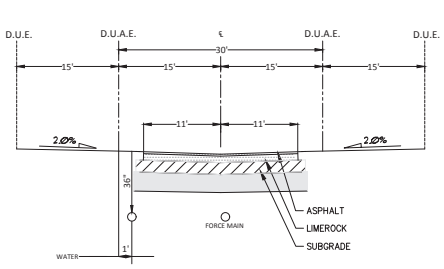
TRACT TABLE				
TRACT NAME	DESCRIPTION	AREA (AC)	SQUARE FEET (SF)	OWNER/MAINTENANCE
LS	LIST STATION	0.02	106.99	HOA
TRACT A	OPEN SPACE/LANDSCAPE BUFFER	0.15	698.70	HOA
TRACT B	OPEN SPACE/LANDSCAPE BUFFER	0.92	2186.42	HOA
TRACT C	OPEN SPACE	0.04	238.80	HOA
TRACT D	VEGETATIVE BUFFER	0.27	728.53	HOA
TRACT E	ROW	1.24	3321.51	HOA

NOTES:

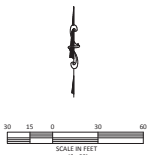
1. SEE SHEET 04.02 FOR NOTES, SUMMARY, LOT DETAILS AND TYPICAL LOT DIMENSIONS.
2. ALL INTERSECTIONS MEET FDOT SIGHT DISTANCE REQUIREMENTS.
3. ADDITIONAL PERMITS WILL BE REQUIRED FOR MONUMENT SIGNAGE.

LEGEND

D.E. = DRAINAGE EASEMENT
D.U.A.E. = DRAINAGE, UTILITY, & ACCESS EASEMENT
DRA = DRAINAGE RETENTION AREA
TYP. = TYPICAL

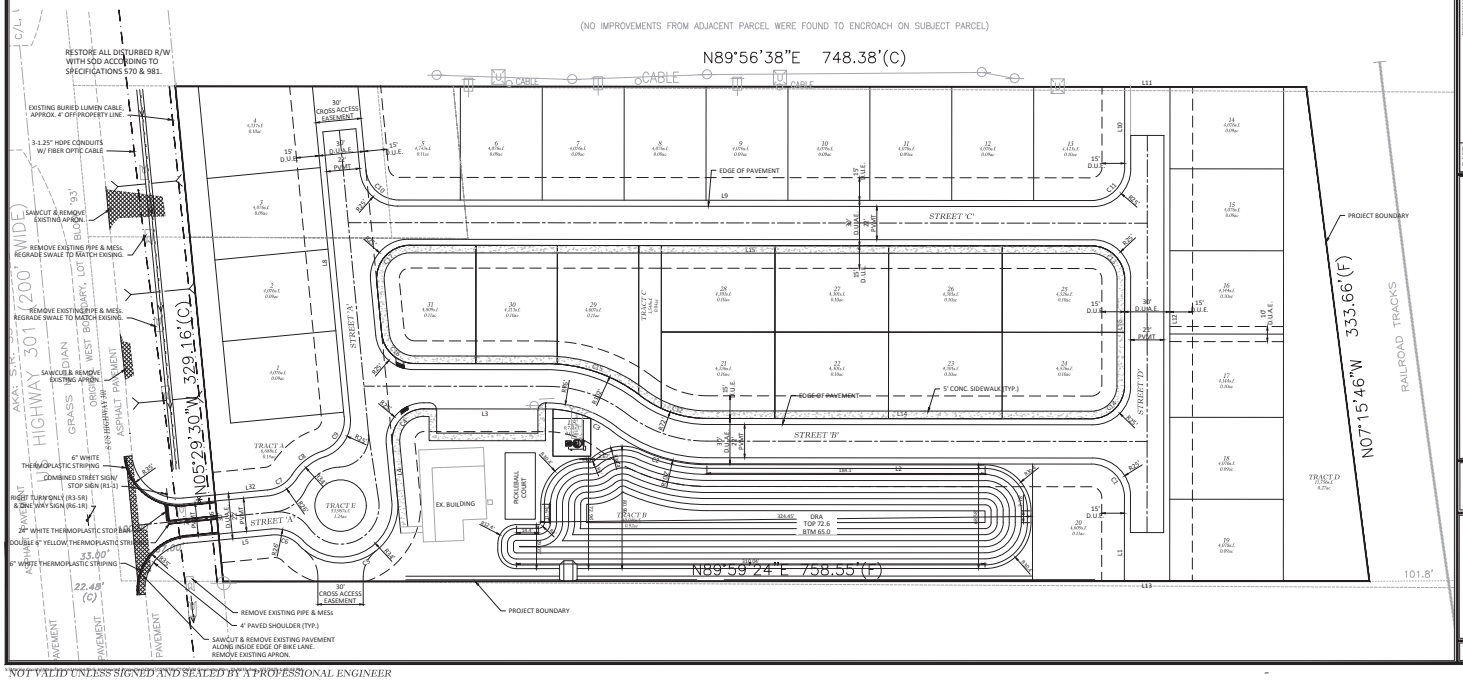


30' ROADWAY SECTION
NO SCALE



Marion County Approval Stamp

NO PLATTING IS PROPOSED FOR THE SUBJECT PROPERTY.



NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

Thomas & Associates ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave., Bldg 100, Ocala, FL 34471
OFFICE: (352) 687-1945 FAX: (352) 307-4545
CERTIFICATE OF AUTHORIZATION #26296

REVISIONS

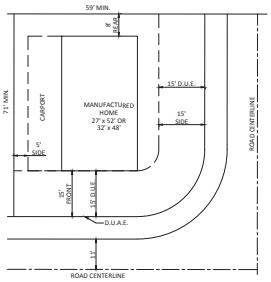
DATE

MAJOR SITE PLAN
THE OLE OAK VILLAGE
MARION COUNTY, FLORIDA

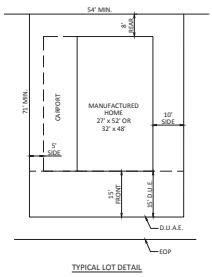
GEOMETRY PLAN

DATE 07/07/2025
DRAWN BY PV
CHKD. BY KLA
JOB NO. 23-8332

SHT. 04.01

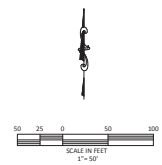


CORNER LOT DETAIL

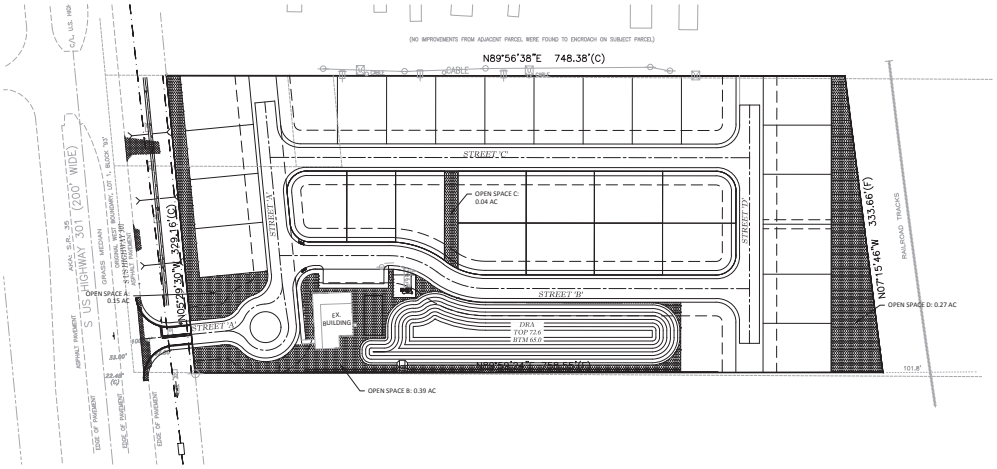


TYPICAL LOT DETAIL

OPEN SPACE:	
OPEN SPACE A:	0.15 ± AC
OPEN SPACE B:	0.39± AC
OPEN SPACE C:	0.04± AC
OPEN SPACE D:	0.27± AC
TOTAL OPEN SPACE: 0.85 ± AC	



Marion County Approval Stamp



NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

Wilson & Associates ENGINEERING, LLC.
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #26756

REVISIONS

DATE

MAJOR SITE PLAN
THE OLE OAK VILLAGE
MARION COUNTY, FLORIDA

GEOMETRY PLAN

DATE 07/07/2025
DRAWN BY PV
CHKD. BY KLA
JOB NO. 23-8333

SHT. 04.02

NOTES:

1. ALL PAVEMENT RADII AT INTERSECTIONS TO BE 25' AT LEADING EDGE OF CURB, UNLESS OTHERWISE INDICATED ON PLANS.
2. ALL LOTS IN THIS SUBDIVISION WILL BE SERVED BY CENTRAL WATER AND SEWER.
3. ALL LOTS/TRACTS IN THIS SUBDIVISION SHALL USE THE INTERNAL SUBDIVISION ROADWAYS FOR DRIVEWAY/VEHICLE ACCESS
4. "ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE."

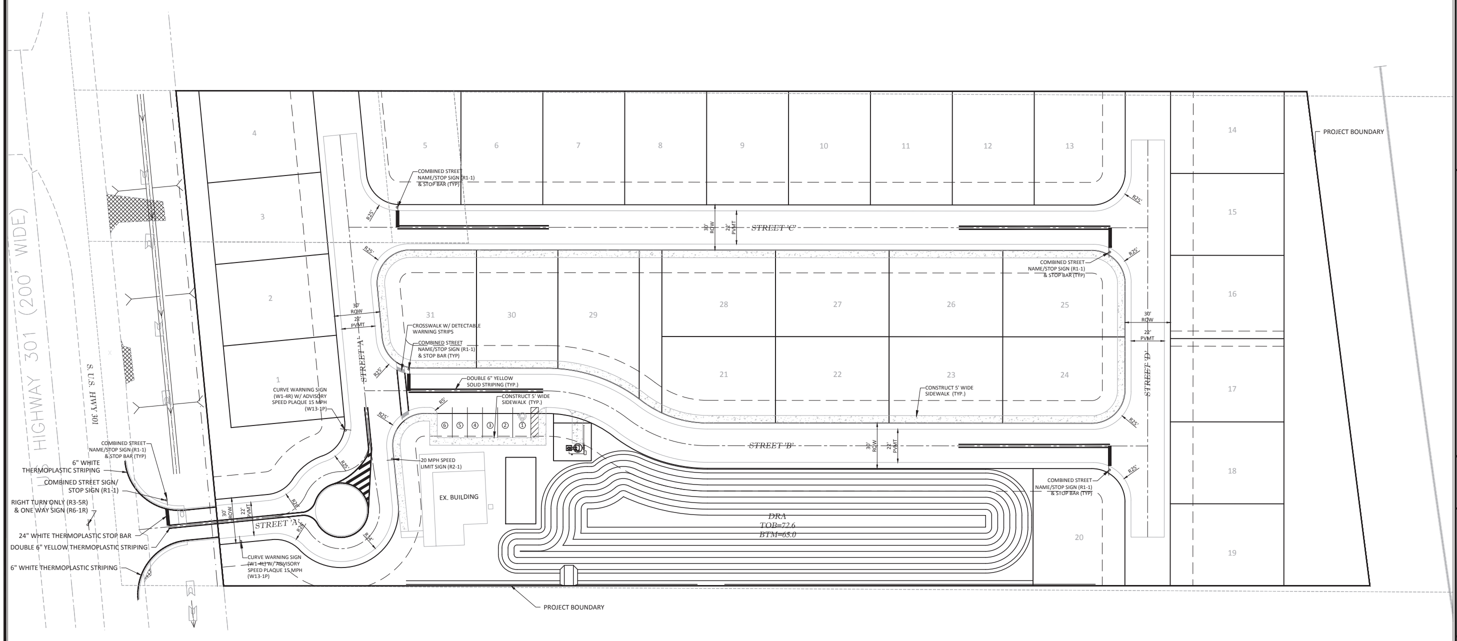
STOP — R1-1

SPEED LIMIT 20 — R2-1

30 15 0 30 60

SCALE IN FEET
1"= 30'

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) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #26756

REVISIONS

DATE

MAJOR SITE PLAN
THE OLE OAK VILLAGE
MARION COUNTY, FLORIDA

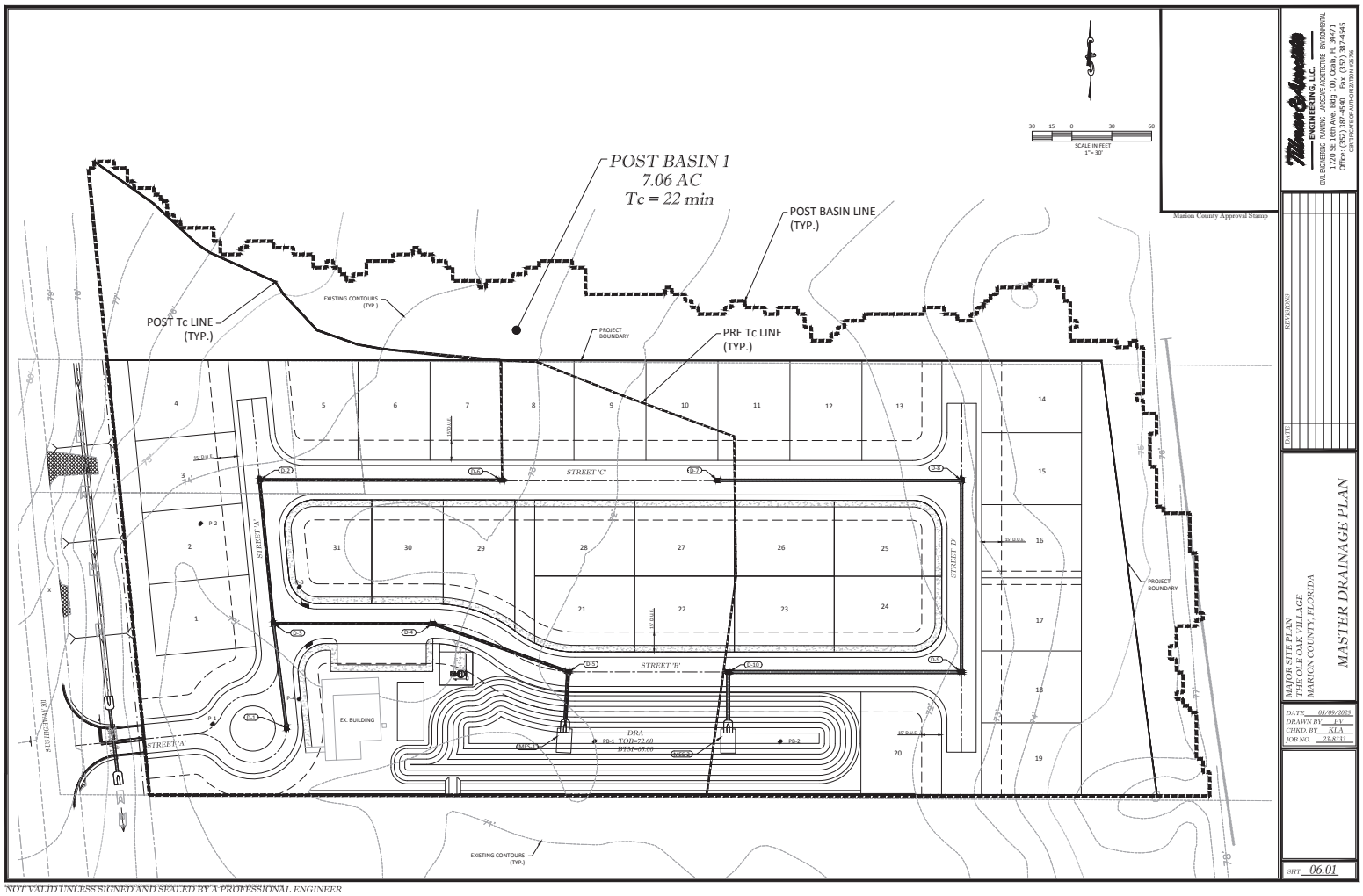
SIGNAGE & STRIPPING PLAN

DATE 05/09/2025
DRAWN BY PV
CHKD. BY KLA
JOB NO. 23-8333

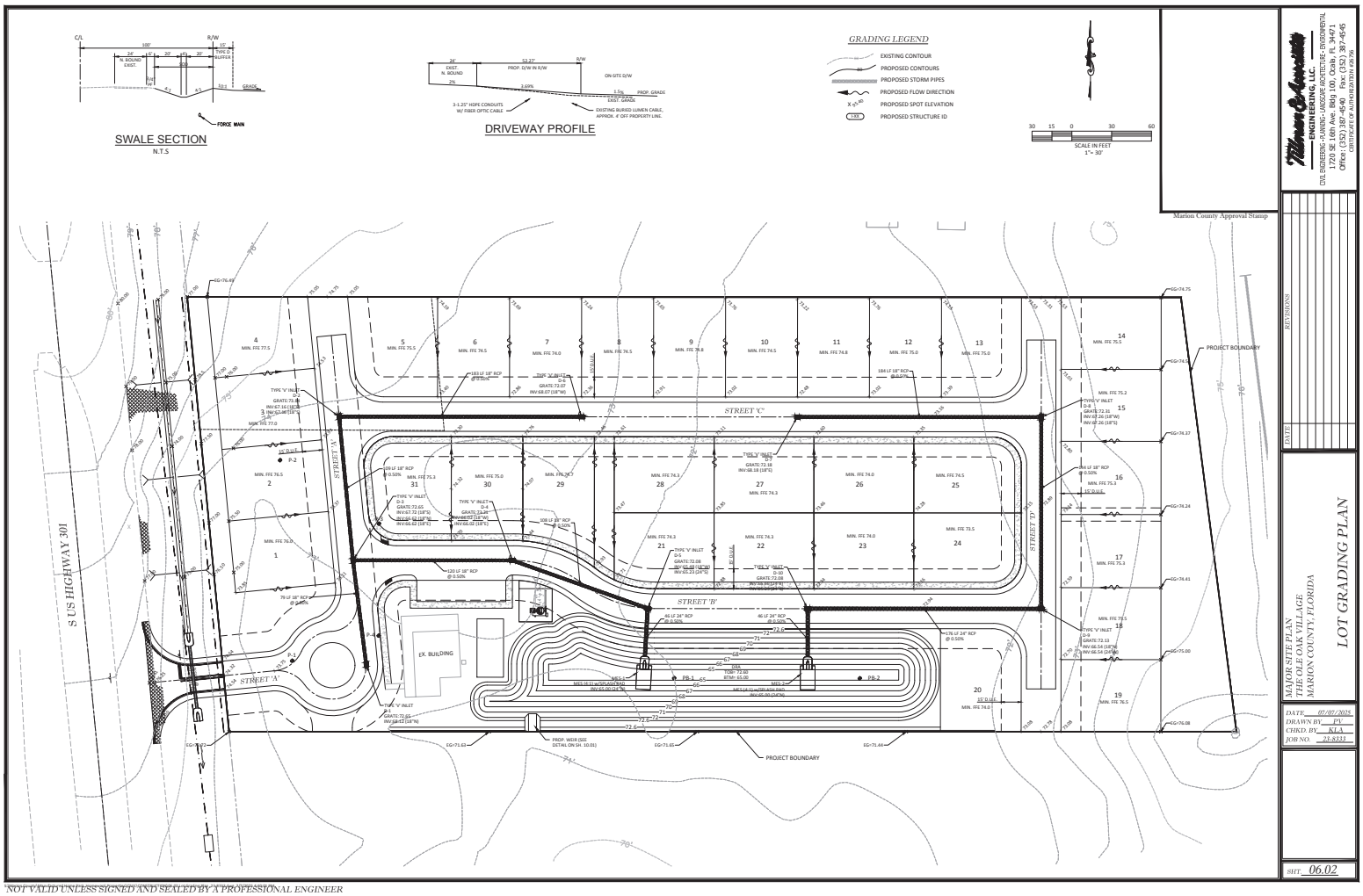
SHT. 05.01

S:\Marion County\Manufactured Home Park, Homeward Properties\CIVIL\CONSTRUCTION\05 Signage & Striping plan 23-8333.dwg 5/9/2025 12:22:23 AM

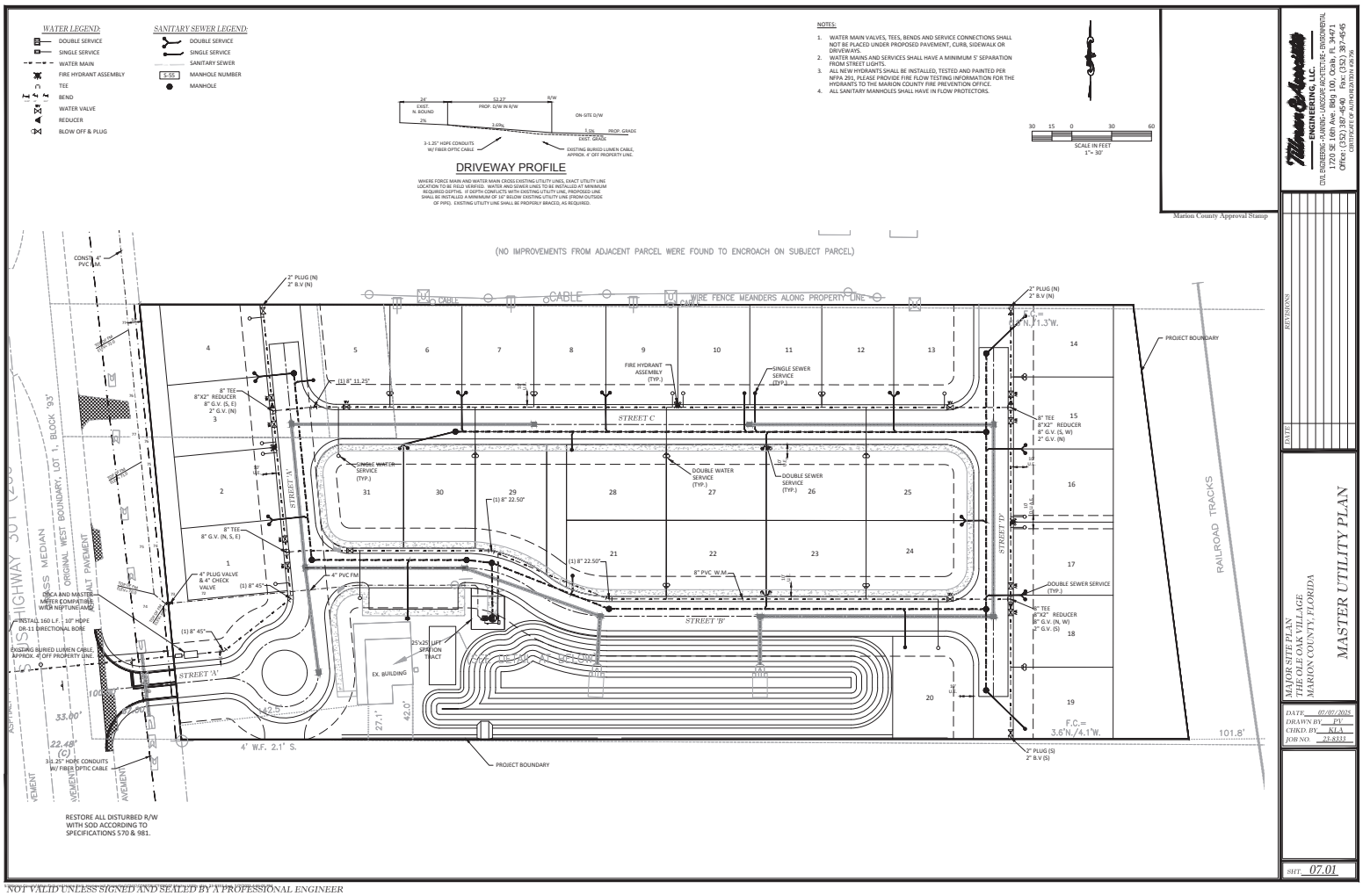
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



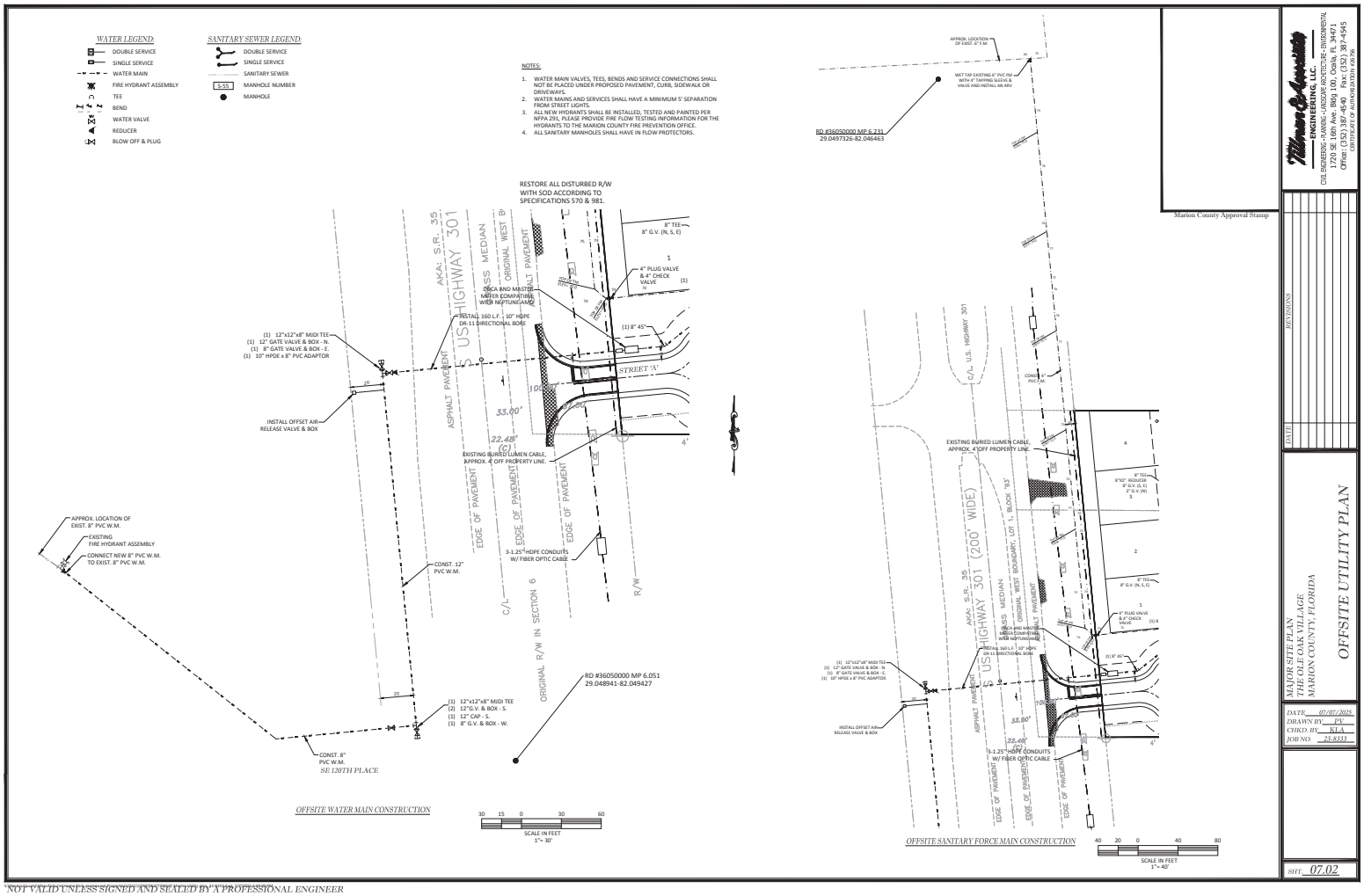
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



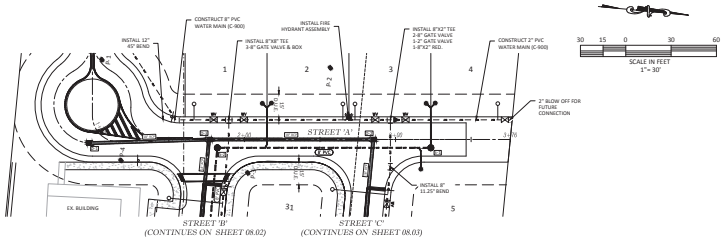
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

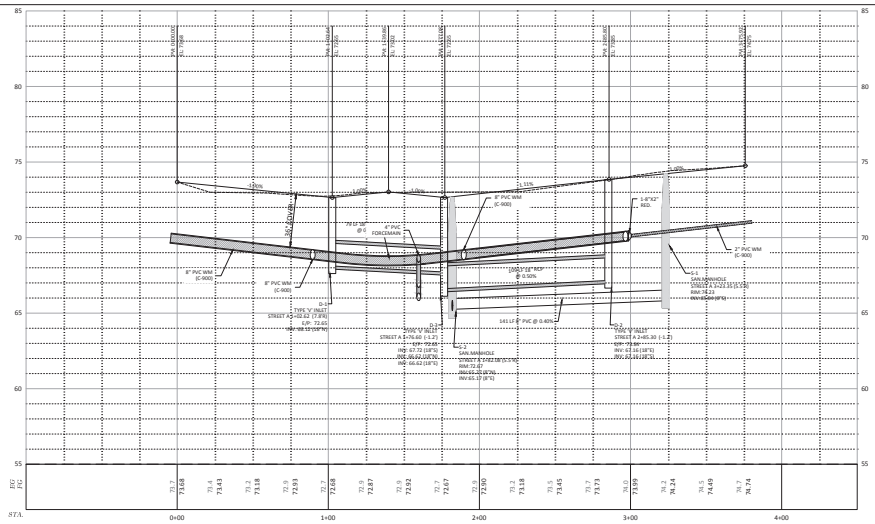


(CONTINUES ON SHEET 08.02) (CONTINUES ON SHEET 08.03)

Marion County Approval Stamp

STREET 'A'

HORZ. SCALE 1" = 30'
VERT. SCALE 1" = 3'



ENGINEERING, LLC.
CIVIL ENGINEERING · PLANNING · LANDSCAPE ARCHITECTURE · ENVIRONMENTAL
1720 SE 16th Ave., Bldg 100, Ocala, FL 34471
OFFICE (352) 351-8282 FAX (352) 387-4545
CERTIFICATE OF AUTHORIZATION # 28796

REVISIONS

DATE

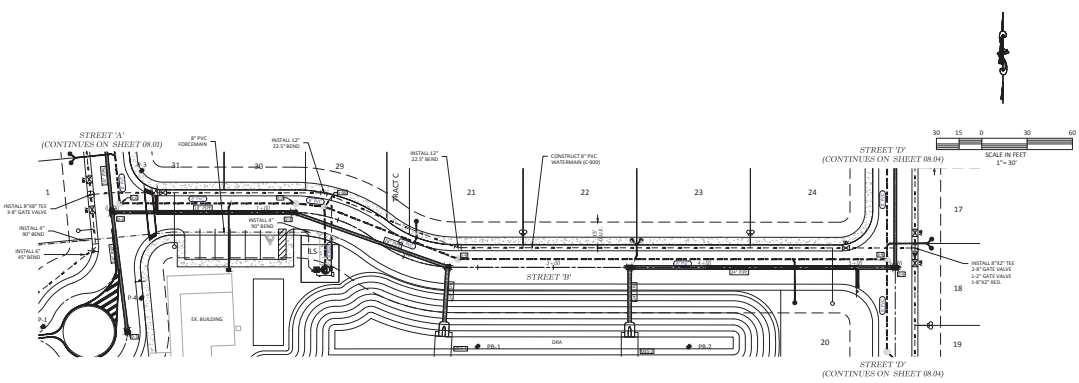
MAJOR SITE PLAN
THE OLE OAK VILLAGE
CITY OF BELLEVIEW, FLORIDA

PLAN & PROFILE
STREET 'A'

DATE 05/09/2025
DRAWN BY PV
CHKD. BY KLA
JOB NO. 23-8313

SHT. 08.01

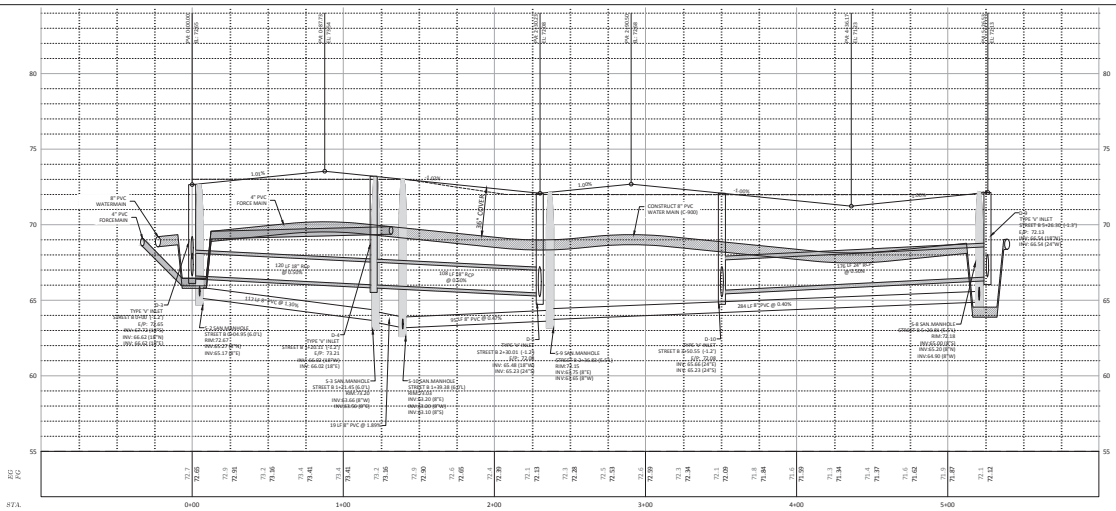
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



Marion County Approval Stamp

STREET 'B'

HORZ. SCALE 1" = 30'
VERT. SCALE 1" = 3'



Marion & 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 #26796

REVISIONS

DATE

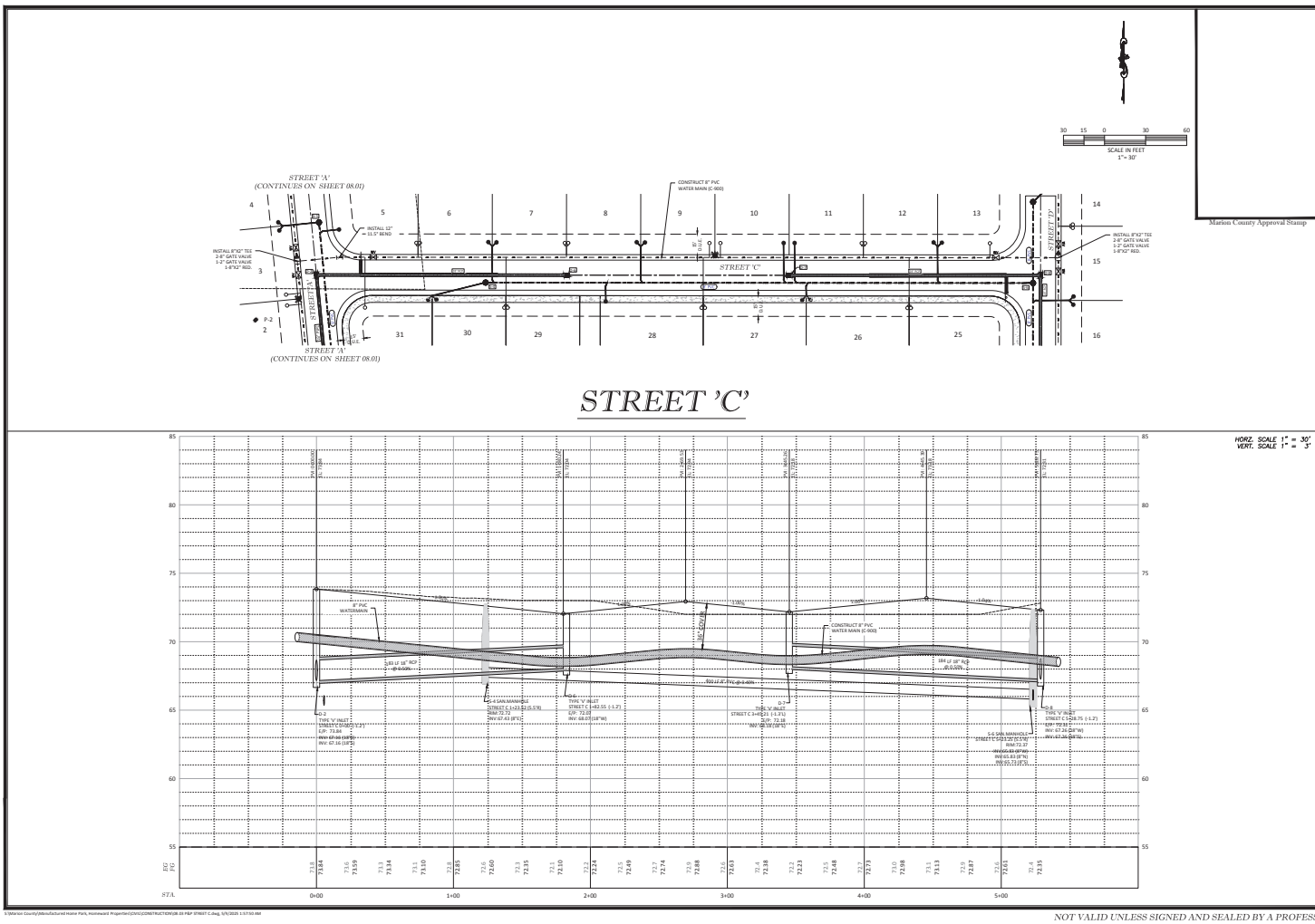
MAJOR SITE PLAN
THE OLE OAK VILLAGE
CITY OF BELLEVIEW, FLORIDA

PLAN & PROFILE
STREET 'B'

DATE 05/09/2025
DRAWN BY PV
CHKD. BY KLA
JOB NO. 23-8333

SHT. 08.02

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



Marion County Approval Stamp

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 #26796

REVISIONS

DATE

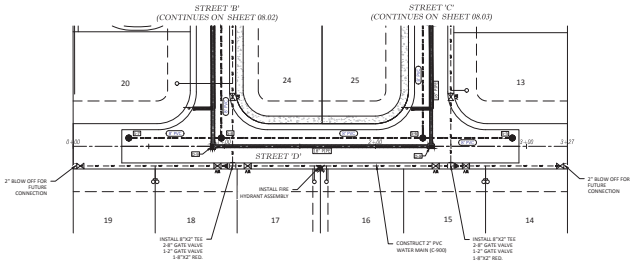
MAJOR SITE PLAN
THE OLE OAK VILLAGE
CITY OF BELLEVIEW, FLORIDA

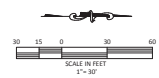
PLAN & PROFILE
STREET 'C'

DATE 05/09/2025
DRAWN BY PV
CHKD. BY KLA
JOB NO. 23-8333

SHT. 08.03

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

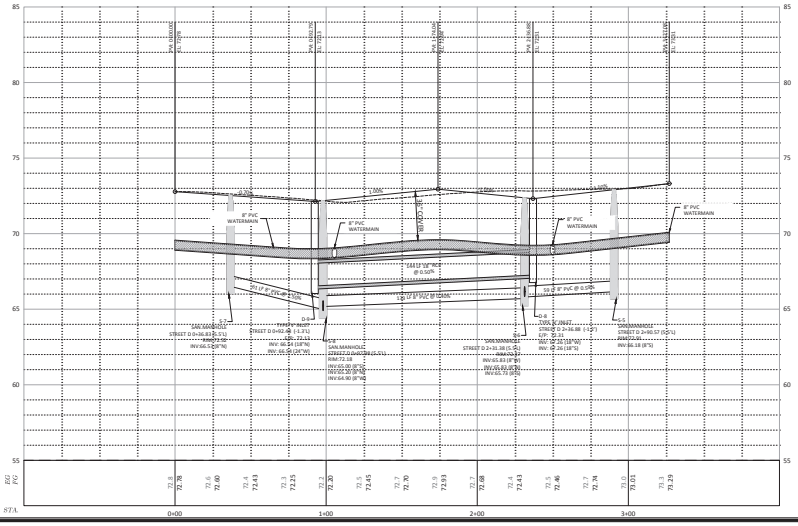




Marion County Approval Stamp

STREET 'D'

HORZ. SCALE 1" = 30'
VERT. SCALE 1" = 3'



Marion & 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

MAJOR SITE PLAN
THE OLE OAK VILLAGE
CITY OF BELLEVIEW, FLORIDA

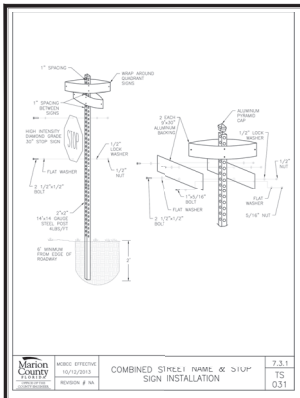
PLAN & PROFILE
STREET 'D'

DATE 05/09/2025
DRAWN BY PV
CHKD. BY KLA
JOB NO. 23-8333

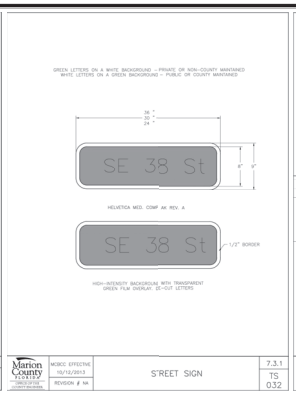
SHT. 08.04

N:\Marion County\Manufactured Home Park, Homeward Properties\CIVIL\CONSTRUCTION\08.08 P&P STREET D.dwg, 5/9/2025 9:36:27 AM

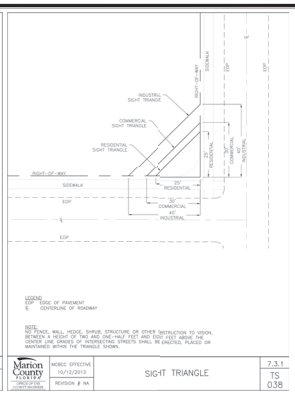
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



Marion County | MCBCC EFFECTIVE 10/12/2013 | REVISION # NA | COMBINED STREET NAME & STOP SIGN INSTALLATION | 7.3.1 TS 031



Marion County | MCBCC EFFECTIVE 10/12/2013 | REVISION # NA | STREET SIGN | 7.3.1 TS 032

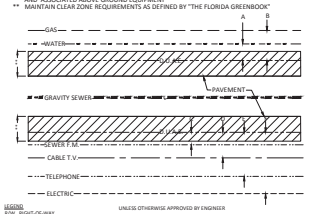


Marion County | MCBCC EFFECTIVE 10/12/2013 | REVISION # NA | SIGHT TRIANGLE | 7.3.1 TS 038

UTILITY		LOCATION	
WATER	A	4.0'	36"
GAS	B	10'	36"
SEWER F.M.	C	4.0'	36"
CABLE T.V.	D	6'	24"
TELEPHONE	E	8'	30"
ELECTRIC	F	10'	36"

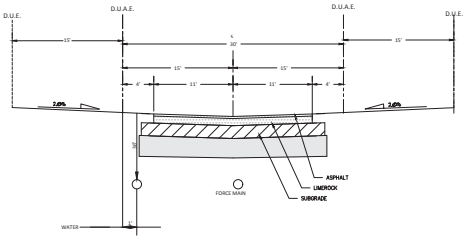
AERIAL CABLES SHALL BE 18' ABOVE ℄ GRADE. CABLE T.V. & COMMUNICATION CABLES MAY BE PERMITTED AT 16', IF VALID EXTENUATING CIRCUMSTANCES CAN BE SHOWN.

* AND ASSOCIATED ABOVE GROUND EQUIPMENT
** MAINTAIN CLEAR ZONE REQUIREMENTS AS DEFINED BY "THE FLORIDA GREENBOOK"

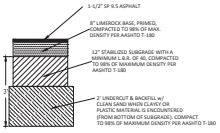


UTILITY POSITION IN D.U.A.E.
N.T.S

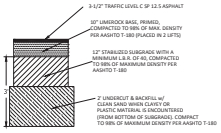
Marion County Approval Stamp



30' ROADWAY SECTION
NO SCALE

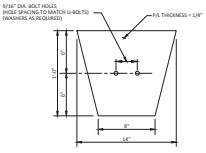


ON-SITE PAVEMENT SECTION
N.T.S



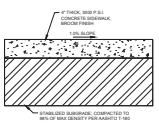
FDOT PAVEMENT SECTION
N.T.S

"ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE."

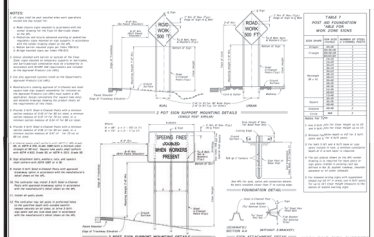


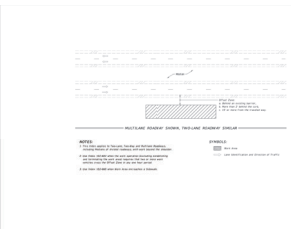
ALUMINUM SOIL PLATE DETAIL
N.T.S

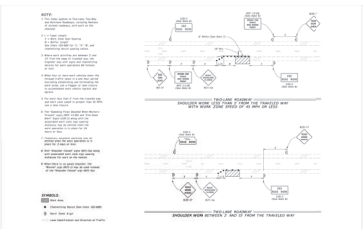
NOTES:
1. AASHTO SOIL PLATE BOTTOM AT 2/3 OF FOUNDATION DEPTH.
2. SLOT OF TO 1" LONG IS ALLOWED TO ACCOMMODATE VARIOUS POST SIZES.
3. RECTANGULAR SOIL PLATE OF SIZE 1'-2"x1'-0" MAY BE USED AS AN ALTERNATIVE.

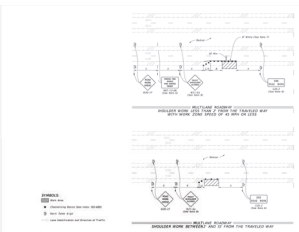


SIDEWALK DETAIL
N.T.S.









LAST REVISED 01/01/24	DESCRIPTION	FDOT	FY 2024-25 STANDARD PLANS	GENERAL INFORMATION FOR TRAFFIC CONTROL THROUGH WORK ZONES	INDEX 102-600	SHEET 3 of 3	LAST REVISED 01/01/24	DESCRIPTION	FDOT	FY 2024-25 STANDARD PLANS	TWO-LANE AND MULTILANE ROADWAY, WORK BEYOND THE SHOULDER	INDEX 102-620	SHEET 1 of 1	LAST REVISED 01/01/24	DESCRIPTION	FDOT	FY 2024-25 STANDARD PLANS	TWO-LANE AND MULTILANE, WORK ON SHOULDER	INDEX 102-622	SHEET 1 of 3	DESCRIPTION	FDOT	FY 2024-25 STANDARD PLANS	TWO-LANE AND MULTILANE, WORK ON SHOULDER	INDEX 102-622	SHEET 2 of 3

* NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

Marion & Associates
ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave., Bldg 100, Ocala, FL 34471
OFFICE: (352) 414-4441 FAX: (352) 307-4545
CERTIFICATE OF AUTHORIZATION #28296

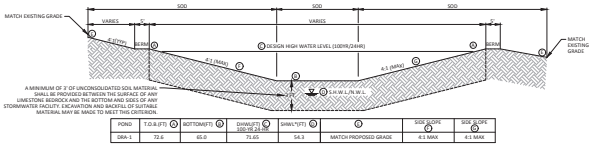
REVISIONS | DATE

MAJOR SITE PLAN
THE OLE OAK VILLAGE
CITY OF BELLEVIEW, FLORIDA

ROADWAY & PAVEMENT DETAILS

DATE 07/07/2025
DRAWN BY PV
CHKD. BY KLA
JOB NO. 24-8332

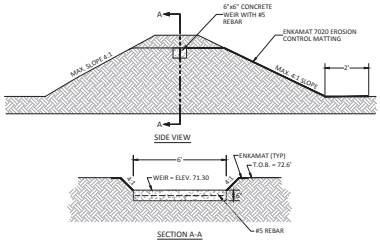
SHT. 09.01



POND	T.O.B.(FT)	BOTTOM(FT)	SHWL*(FT) 100-YR/3-DAY	SHWL*(FT)		SIDE SLOPE	SIDE SLOPE
DRA-1	72.6	65.0	75.65	54.3	MATCH PROPOSED GRADE	4:1 MAX	4:1 MAX

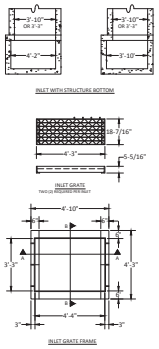
POND CROSS-SECTION 'C-C'

N.T.S



WEIR DETAIL

N.T.S



GENERAL NOTES

1. THIS INLET IS DESIGNED FOR VILLAGE SWALES, DITCHES, OR OTHER AREAS SUBJECT TO HEAVY WHEEL LOADS, MINIMUM DEBRIS AND SUBJECT TO PEDESTRIAN AND/OR BICYCLE TRAFFIC. PRECAST STRUCTURE SHOWN. CAST IN PLACE STRUCTURE MUST ADHERE TO FLORIDA DOT INDEX NO. 221.

2. REINFORCING - #4 BARS AT 12" CTRS. BOTH WAYS IN WALLS. SLAB TO HAVE #4 BARS AT 8" CTRS BY #4 BAR AT 11" CTRS. AS SHOWN IN THE DETAIL DRAWINGS.

3. ALL EXPOSED EDGES AND CORNERS SHALL BE TOOLED TO 1/4" RADIUS.

4. RECOMMENDED PIPE SIZES ARE FOR CONCRETE PIPE; 24" FOR THE 3'-3" WALL AND 36" FOR THE 3'-10" WALL.

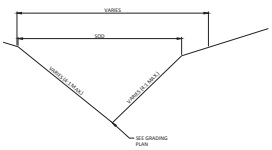
5. GRATE FRAME SHALL BE FABRICATED FROM 1/2" STEEL PLATE WITH ALL SEAMS WELDED CLOSED. FRAME SHALL BE HOT DIP GALVANIZED AFTER FABRICATION.

6. GRATE SET SHALL BE U.S. FOUNDRY #1651 OR EQUAL. GRATING SHALL BE HOT DIP GALVANIZED AFTER FABRICATION AND SHALL BE SUPPLIED WITH CHAIN, COLD SHUT AND EYE BOLT.

7. FOR SUPPLEMENTARY DETAILS SEE FLORIDA DOT INDEX 201 AND 221.

TYPE 'V' INLET

N.T.S

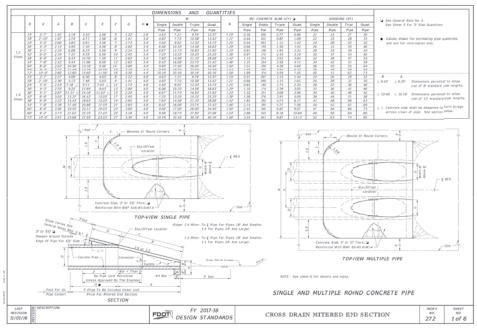


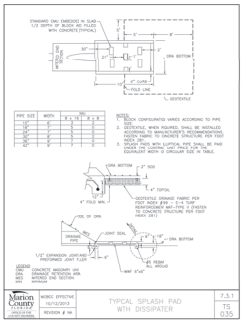
TYPICAL DRAINAGE SWALE SECTION

N.T.S

GENERAL NOTES

1. THE FINISHED GRADE AND SLOPE OF THE INLET TOPS ARE TO CONFORM WITH THE FINISHED CROSS SLOPE AND GRADE OF THE PROPOSED ROADWAY.
2. WHEN INLETS ARE TO BE CONSTRUCTED ON A CURVE, REFER TO THE PLANS TO DETERMINE THE RADIUS AND, WHERE NECESSARY, MODIFY THE INLET DETAILS ACCORDINGLY. BEND STEEL WHEN NECESSARY.
3. ALL REINFORCING STEEL SHALL HAVE 1-1/4" MINIMUM COVER UNLESS OTHERWISE SHOWN. INLET TOPS SHALL BE EITHER CAST-IN-PLACE OR PRECAST CONCRETE.
4. PRECASTING OF THIS INLET TOP WILL BE PERMITTED. PRECAST UNITS SHALL CONFORM TO THE DIMENSIONS SHOWN OR IN ACCORDANCE WITH APPROVED SHOP DRAWINGS. REQUEST FOR SHOP DRAWING APPROVAL SHALL BE DIRECTED TO THE STATE DRAINAGE ENGINEER.
5. CONCRETE MEETING THE REQUIREMENTS OF A.S.T.M. C 478 (4,000 P.S.I.) MAY BE USED IN LIEU OF CLASS " CONCRETE FOR PRECAST UNITS, MANUFACTURED IN PLANTS WHICH ARE UNDER THE STANDARD OPERATING PROCEDURES FOR THE INSPECTION OF PRECAST DRAINAGE PRODUCTS.
6. THE CORNER FILLETS SHOWN FOR RECTANGULAR THROATS ARE NECESSARY ONLY WHEN THROATS ARE TO BE USED IN CONJUNCTION WITH CURB AND GUTTER SYSTEMS OR WHEN USED ON SKEW WITH RECTANGULAR INLET BOXES.
7. FOR INLET BOTTOMS SEE INDEX NO. 200.
8. THESE INLET TOPS ARE DESIGNED FOR USE WITH STANDARD CURB AND GUTTER TYPE E AND TYPE F. LOCATE OUTSIDE OF PEDESTRIAN CROSSWALK WHERE PRACTICAL.
9. SEE INDEX 201 FOR SUPPLEMENTAL DETAILS.
10. ALL STEEL USED FOR FRAME AND COVER SHALL MEET THE REQUIREMENTS OF ASTM A-36.
11. GRAY IRON CAST IRON COVERS OR STEEL COVERS MAY BE USED. IRON COVERS SHALL BE CLASS NO. 30 CASTINGS IN ACCORDANCE WITH ASTM A-48.
12. WHEN ALTERNATE "G" COVER IS SPECIFIED IN PLANS EITHER THE CAST IRON COVER AND GALVANIZED STEEL FRAME OR THE THE GALVANIZED STEEL COVER AND FRAME MUST BE USED. COVERS ARE TO BE GROUTED IN ACCORDANCE WITH THE GROUTING DETAIL SHOWN ON SHEET 2 OF 2, IN LIEU OF TACK WELDING.





NOTES

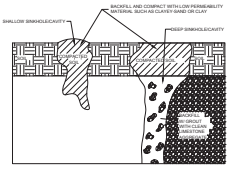
IN THE EVENT THAT ANY KARST FEATURES SUCH AS SINKHOLES, SOLUTION CAVITIES, CHANNELS, ETC. ARE DISCOVERED DURING ROUTINE INSPECTIONS OF THE STORMWATER BASINS, THE FOLLOWING REMEDIATION PROCEDURES SHALL BE PERFORMED:

SHALLOW REPAIR (SEE DETAIL):
IF THE SINKHOLE IS LESS THAN 10'-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 VOIDS IN THE BEDROCK SHALL BE GROUTED WITH CLEAN CEMENT GROUT. A LOW-PERMEABILITY MATERIAL SHALL BE PLACED OVER THE CONCRETE PLUG. THE MATERIAL SHALL BE COMPACTED AND BROUGHT TO EXISTING BASIN BOTTOM

NOTIFICATION:
THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD) SHALL BE NOTIFIED OF ANY SINKHOLE DEVELOPMENT WITHIN 48 HOURS OF DISCOVERY AND THE REMEDIATION PLAN FOR THE SINKHOLE SHALL BE SIGNED AND SEALED AND SUBMITTED TO THE SJRWMD FOR APPROVAL WITHIN 30 DAYS. THE SJRWMD WILL THEN NOTIFY THE RESPONSIBLE PARTY AS TO THE ACCEPTANCE, DENIAL OR NEED FOR MODIFICATION OF THE REPAIR METHOD.

SHALLOW AND DEEP SINKHOLE/CAVITY MAINTENANCE REPAIR DETAIL



N.T.S

Marion County Approval Stamp

ENGINEERING, LLC.
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave., Bldg 100, Ocala, FL 34471
OFFICE: (352) 690-1366 FAX: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #28296

REVISIONS

DATE

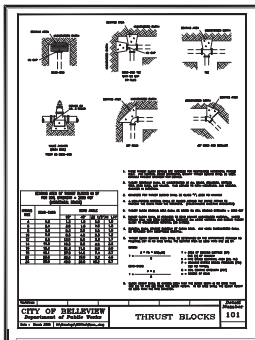
MAJOR SITE PLAN
THE OLE OAK VILLAGE
CITY OF BELLEVIEW, FLORIDA

DRAINAGE DETAILS

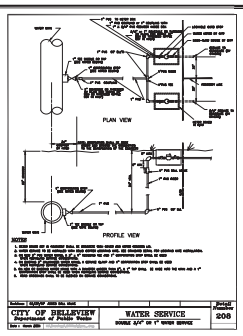
DATE 03/14/2023
DRAWN BY PV
CHKD. BY KLA
JOB NO. 23-8312

SHT. 10.01

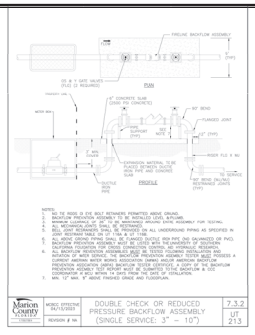
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



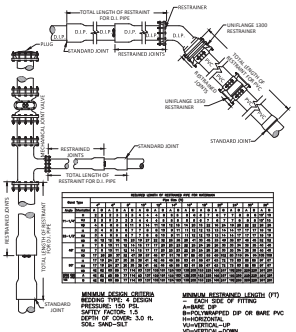
CITY OF BELLVIEW
Department of Public Works
THRUST BLOCKS
101



CITY OF BELLVIEW
Department of Public Works
WATER SERVICE
208



DOUBLE CHECK OR REDUCED PRESSURE BACKFLOW ASSEMBLY (SINGLE SERVICE: 3" – 10")
7.3.2 UT 213



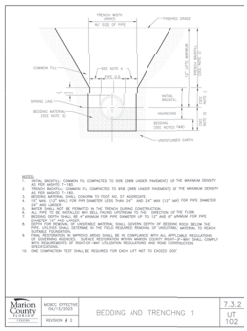
MINIMUM DESIGN CRITERIA
BEDDING TYPE: 4 DESIGN
PRESSURE: 150 PSI
SAFETY FACTOR: 1.5
DEPTH OF COVER: 3.0 ft.
SOIL: SAND–SILT

MINIMUM RESTRAINED LENGTH (FT)
SIZE OF FITTING
A=MJ/PE DIP/C
B=POLYWRAPPED DIP OR BARE PVC
H=HORIZONTAL
VU=VERTICAL–UP
VD=VERTICAL–DOWN

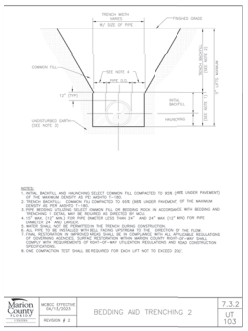
NOTES:
1. FOR LENGTH OF PIPE AND NUMBER OF JOINTS TO BE RESTRAINED, SEE TABLE.
2. ONLY DUCTILE IRON FITTINGS SHALL BE USED AT JOINTS TO BE RESTRAINED UNLESS OTHERWISE SPECIFIED BY THE MCU.

JOINT RESTRAINING TABLE
N.T.S.

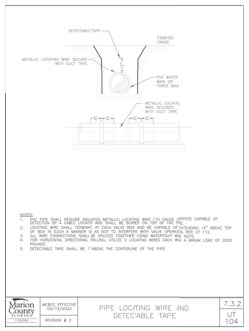
Marion County Approval Stamp



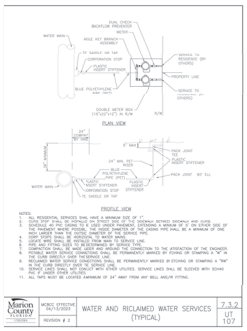
BEDDING AND TRENCHING 1
7.3.2 UT 102



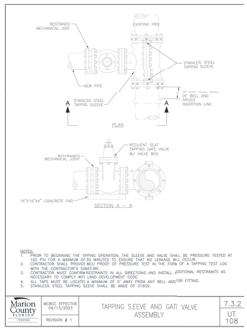
BEDDING AID TRENCHING 2
7.3.2 UT 103



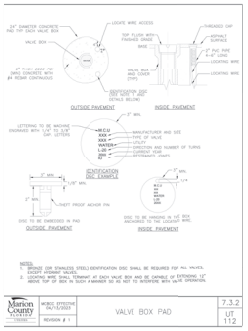
PIPE LOCATING WIRE AND DETECTABLE TAPE
7.3.2 UT 104



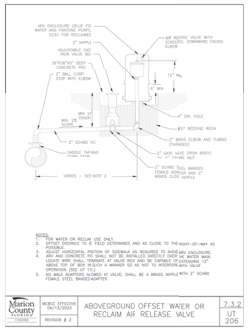
WATER AND RECLAIMED WATER SERVICES (TYPICAL)
7.3.2 UT 107



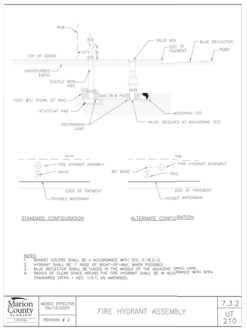
TAPPING SLEEVE AND GATE VALVE ASSEMBLY
7.3.2 UT 108



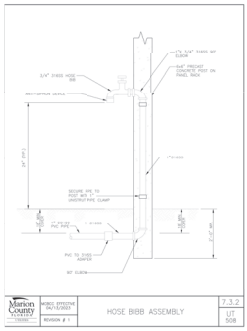
VALVE BOX PAD
7.3.2 UT 112



ABOVEGROUND OFFSET WATER OR RECLAIM AIR RELEASE VALVE
7.3.2 UT 206



FIRE HYDRANT ASSEMBLY
7.3.2 UT 210



HOSE BIBB ASSEMBLY
7.3.2 UT 508

Marion County Public Works
ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1730 SE 16th Ave, Bldg 100, Ocala, FL 34471
Phone: (352) 307-4646 FAX: (352) 307-4645
CERTIFICATE OF AUTHORIZATION #27516

REVISIONS
DATE

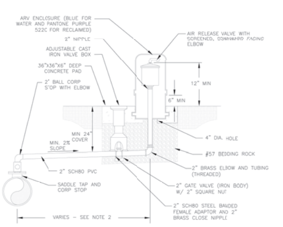
MAJOR SITE PLAN
THE OLE OAK VILLAGE
CITY OF BELLVIEW, FLORIDA

POTABLE WATER
DISTRIBUTION DETAILS

DATE 3/6/2025
DRAWN BY PV
CHKD. BY JMM
JOB NO. 21-8331

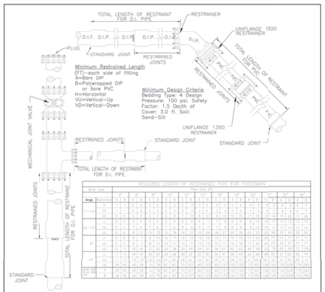
SHT 11.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



NOTES:
1. FOR WATER OR RECLAIM USE ONLY.
2. OFFSET DISTANCE TO BE FIELD DETERMINED AND AS CLOSE TO THE RIGHT-OF-WAY AS POSSIBLE.
3. ADJUST HORIZONTAL POSITION OF SIDEWALK AS REQUIRED TO AVOID ARV ENCLOSURE.
4. ARV AND CONCRETE PAD SHALL NOT BE INSTALLED DIRECTLY OVER THE WATER MAIN. LOCATE WIRE SHALL TERMINATE AT VALVE BOX AND BE CAPABLE OF EXTENDING 12" ABOVE TOP OF BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION (SEE UT 112.)
5. NO MALE ADAPTERS ALLOWED AT VALVE; SHALL BE A BRASS NIPPLE WITH 2' SCH80 FEMALE STEEL BANDED ADAPTER.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | ABOVEGROUND OFFSET WATER OR RECLAIM AIR RELEASE VALVE | 7.3.2 UT 206

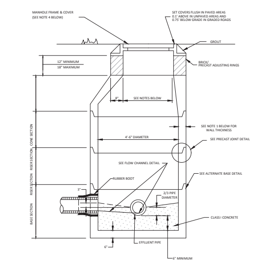


REQUIRED LENGTH OF RESTRAINED PIPE FOR FORCEMAIN

Bend Type		Pipe Size (ft)																							
		4"		6"		8"		10"		12"		14"		16"		18"		20"		24"		30"		36"	
Angle	Orientation	A	B	A	B	A	B	A	B	A	B	A	B	A	B	A	B	A	B	A	B	A	B	A	B
11-1/4°	H	1	1	2	2	2	2	2	3	3	3	3	4	3	4	4	4	4	5	5	5	6	6	6	7
	VU	1	1	2	2	2	2	2	3	3	3	3	4	3	4	4	4	4	5	5	5	6	6	6	7
	VD	3	4	4	6	5	7	6	9	7	11	8	12	9	14	10	15	11	16	13	19	15	22	17	26
22-1/2°	H	2	3	3	4	4	5	5	5	6	6	6	7	7	8	8	9	8	10	10	11	11	13	13	15
	VU	2	3	3	4	4	5	5	5	6	6	6	7	7	8	8	9	8	10	10	11	11	13	13	15
	VD	6	8	8	12	10	15	12	18	14	21	16	24	18	27	20	30	22	33	25	38	30	45	35	52
45°	H	5	5	6	7	8	10	10	11	12	13	13	15	15	17	16	18	17	20	20	23	24	27	27	31
	VU	5	5	6	7	8	10	10	11	12	13	13	15	15	17	16	18	17	20	20	23	24	27	27	31
	VD	12	17	16	24	21	32	26	38	30	45	34	51	38	57	42	63	46	69	53	79	63	95	72	109
90°	H	11	13	16	18	20	23	24	28	28	32	32	36	35	41	39	45	42	48	48	55	57	65	65	74
	VU	11	13	16	18	20	23	24	28	28	32	32	36	35	41	39	45	42	48	48	55	57	65	65	74
	VD	28	42	40	59	51	76	62	92	73	107	83	123	92	137	102	152	11	165	128	192	152	228	174	262
DEAD END PLUG AND TEE	A	28	42	40	59	51	76	62	92	73	107	83	123	92	137	102	152	11	165	128	192	152	228	174	262
	B	28	42	40	59	51	76	62	92	73	107	83	123	92	137	102	152	11	165	128	192	152	228	174	262

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

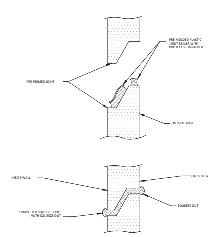
Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/27/2018 | REVISION # 1 | RESTRAINED PIPE TABLE WASTEWATER FORCE MAINS | 7.3.2 UT 300



NOTES

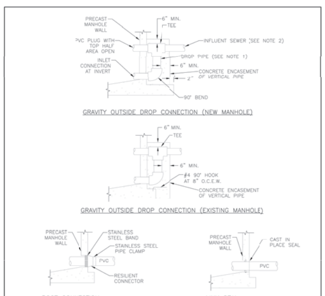
1. MINMUM WALL THICKNESS SHALL BE FIVE INCHES (5") TO A DEPTH OF TEN FEET (10'). WALL THICKNESS SHALL BE INCREASED TO TO EIGHT INCHES (8") AT TEN FEET BELOW GRADE.
2. THE INTERIOR, EXTERIOR, JOINTS AND GROUTED AREAS SHALL BE COATED WITH TWO (2) COATS OF BITUMASTIC SEALER.
3. MANHOLES SHALL BE FURNISHED WITH FACTORY INSTALLED BOOTS TO CONNECT SEWER PIPES TO MANHOLES.
4. MANHOLE TO BE INSTALLED WITH (22") RING AND COVER.
5. FILL ANNULAR VOID BETWEEN PIPE AND RUBBER BOOT FLUSH TO MANHOLE WALLS WITH GROUT.
6. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE MANHOLE CONNECTION DETAIL.
7. ADD FDOT #57 STONE FOR BEDDING IF REQUIRED
8. AIR TESTING REQUIRED FOR MANHOLES

Revisions: | CITY OF BELLEVIEW Department of Public Works | Date : March 2001 | PRECAST CONCRETE MANHOLE 5' TO 12' DEPTH | Detail Number 302



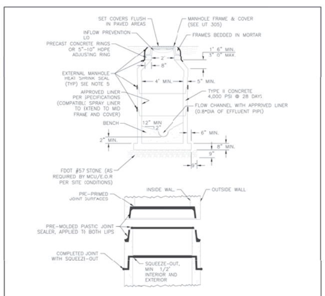
Revisions: | CITY OF BELLEVIEW Department of Public Works | Date : March 2001 | PRECAST CONCRETE MANHOLE JOINT CONSTRUCTION | Detail Number 305

Marion County Approval Stamp



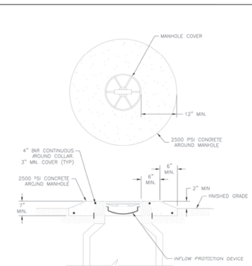
NOTES:
1. DROP PIPE AND FITTINGS SHALL BE OF EQUAL SIZE AND MATERIAL AS THE INFLUENT SEWER.
2. AN OUTSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT LINES WHICH HAVE AN INVERT 2' OR MORE ABOVE THE MANHOLE INVERT. ALL MANHOLES WITH DROP CONNECTIONS MUST BE LINED AND HAVE COMPOSITE RING AND COVER.
3. CONTRACTOR TO COORDINATE THE PRESENCE OF MCU INSPECTOR DURING CORING AND CONNECTIONS TO EXISTING MANHOLES.
4. POUR NEW BENCH FOR CONNECTION PER UT 302.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | GRAVITY MANHOLE CONNECTION | 7.3.2 UT 303



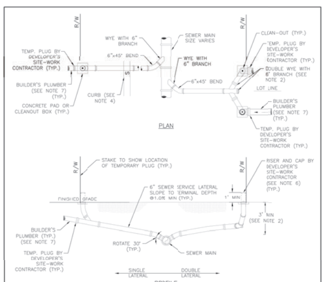
NOTES:
1. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE GRAVITY MANHOLE CONNECTION DETAIL UT 303.
2. ECCENTRIC CONE DESIGN MAY ONLY BE USED FOR CONFLICT RESOLUTION WITH MCU APPROVAL. ALL MANHOLES REQUIRING DROP CONNECTIONS SHALL COMPLY WITH UT 303.
3. A FLOW CHANNEL SHALL BE CONSTRUCTED INSIDE MANHOLE TO DIRECT INFLUENT INTO FLOW STREAM.
4. LIFT HOLES THROUGH STRUCTURE ARE NOT PERMITTED.
5. USE EXTERNAL WRAP TO TIGHTLY WRAP MANHOLE AROUND CASTING JOINTS AND APPLY HIGH INTENSITY PROPANE TORCH TO EFFECTIVELY SEAL THEM FROM GROUND WATER INFILTRATION. ALL EXTERNAL HEAT SHRINK WRAPS SHALL BE INSPECTED IN PERSON, OR THROUGH A MCU APPROVED METHOD, BY A MCU CONSTRUCTION REPRESENTATIVE.
6. INFLOW PREVENTION LIDS SHALL BE REQUIRED FOR ALL MANHOLES.
7. PRECAST CONCRETE RINGS MAY BE SUBSTITUTED FOR HDPE RINGS.
8. SECTION HEIGHTS VARY AS REQUIRED, AND AS AVAILABLE.
9. IN LIEU OF SHRINK WRAPPING, MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH ASTM C1244 OR HYDROSTATIC TESTED IN ACCORDANCE WITH ASTM C969 AS REQUIRED BY MCU.
10. FLOW CHANNEL DEPTH AND WIDTH CANNOT BE LESS THAN 80% OF OUTFLOW PIPE.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | PRECAST CONCRETE MANHOLE | 7.3.2 UT 306



NOTES:
1. CLEARANCE OF 30" FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. AREAS SUPPORTING CONCRETE COLLAR OR SLAB SHALL BE PROPERLY COMPACTED.
3. TOP OF MANHOLE SHALL BE 2" ABOVE FINISHED GRADE, CROWN OF ADJACENT ROADWAY, OR 100 YEAR FLOOD ELEVATION, WHICHEVER IS GREATER.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 1 | MANHOLE IN NON–PAVED AREA | 7.3.2 UT 309



NOTES:
1. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
2. WYE TO BE NO SHALLOWER THAN 3' AND NO DEEPER THAN 5'.
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. CLEANOUT CAP SHALL BE SET A MINIMUM OF 2" ABOVE THE FINISHED GRADE. CLEANOUTS IN RV PARKS SHALL BE SET 5" ABOVE FINISHED GRADE WITH A CONCRETE COLLAR.
6. DURING CONSTRUCTION, SERVICE LATERAL AND CLEANOUTS SHALL BE STUBBED OUT A MINIMUM OF 1' ABOVE FINISHED GRADE AND SHALL BE CAPPED BY DEVELOPER'S SITE-WORK CONTRACTOR UNTIL PROPERTY IS DEVELOPED AND CONNECTION TO CENTRAL SEWER IS MADE BY PLUMBER.
7. BUILDER'S PLUMBER SHALL CUT RISER, INSTALL CLEANOUT CAP, REMOVE TEMPORARY PLUG, CONNECT SERVICE LATERAL TO HOUSE PLUMBING AND GROUT VOID BETWEEN CLEANOUT AND PAD.
8. ALL DEVELOPMENT SHALL BE DESIGNED AND BUILT IN A MANNER WHERE THE LOWEST WASTEWATER SERVICE LATERAL DOES NOT DROP BELOW THE GRAVITY SEWER GRADE LINE.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/11/2023 | REVISION # 2 | SEWER SERVICE LATERAL | 7.3.2 UT 312

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

MAJOR SITE PLAN
THE OLE OAK VILLAGE
CITY OF BELLEVIEW, FLORIDA

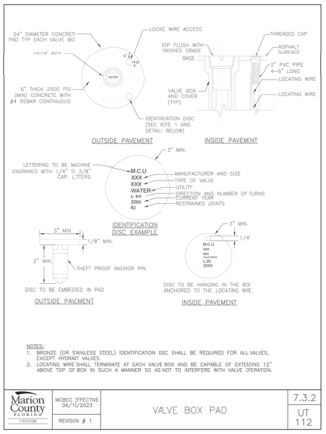
SANITARY SEWER DETAILS

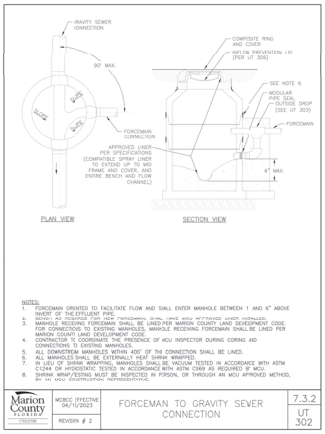
DATE 3/6/2025
DRAWN BY PV
CHKD. BY JMM
JOB NO. 23-8333

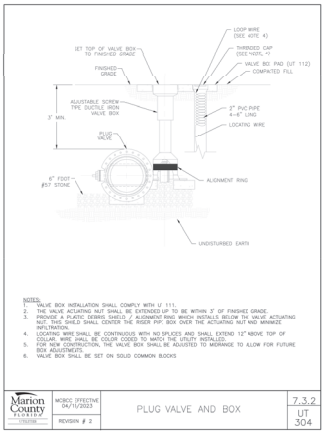
SHT. 12.01

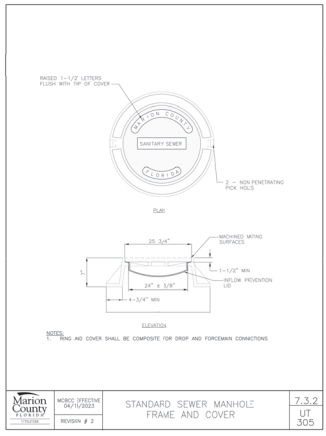
S:\Marion County\Manufactured Home Park_Homeward Properties\CIVIL\CONSTRUCTION\12.01 Sanitary Sewer Details_23-8333.dwg, 3/6/2025 3:49:53 PM, DWG To PDF.pc3

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER









Marion County Approval Stamp

ENGINEERING, LLC.
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave., Bldg 100, Ocala, FL 34471
OFFICE: (352) 351-8560 FAX: (352) 369-4545
CERTIFICATE OF AUTHORIZATION #28296

REVISIONS | DATE

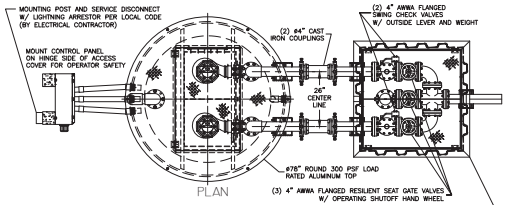
MAJOR SITE PLAN
THE OLE OAK VILLAGE
CITY OF BELLEVIEW, FLORIDA

SANITARY SEWER DETAILS

DATE 3/6/2024
DRAWN BY PV
CHKD. BY DM
JOB NO. 23-8332

SHT. 12.02

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



GENERAL NOTES

FURNISH AND INSTALL GRUNDFOS SUBMERSIBLE PUMPS:

DESIGN CONDITION:

MODEL	SLV.30.A30.80.	8 HP
GPM	208	41.9' FT/TDH
VOLTAGE	480V	THREE PHASE
DISCHARGE	4"	6.02" IMPELLER

SEWAGE PUMP: 1. RATED FOR TWENTY (20) STARTS PER HOUR.

2. AIR FILLED MOTOR DESIGNED FOR SEWAGE APPLICATION WITH CLASS F INSULATION.

3. DUAL MECHANICAL SHAFT SEALS (SILICON CARBIDE / SILICON CARBIDE) LOCATED OUT OF THE PUMPAGE, IN A SEPARATE OIL FILLED CHAMBER.

4. HIGH TEMPERATURE BALL BEARINGS B-10 RATING OF 60,000 HOURS, UPPER AND LOWER BEARINGS - SINGLE ROW TYPE.

5. PUMP SHAFT HORSEPOWER (BHP) SHALL NOT EXCEED MOTOR RATED HORSEPOWER THROUGHOUT THE ENTIRE OPERATING RANGE OF THE PUMP PERFORMANCE CURVE.

6. SINGLE PHASE MOTORS SHALL BE DUAL WOUND, CAPACITOR START-RUN AND CAPABLE OF OPERATING ON 208/230 VOLT WITH A 10% TOLERANCE VOLTAGE (190 TO 260). THREE PHASE MOTORS SHALL BE DUAL WOUND AND CAPABLE OF OPERATING ON 208/230 VOLT WITH A 10% TOLERANCE VOLTAGE (190 TO 260) OR OPERATE ON 460 VOLT BY CHANGING THE MOTOR LEADS INSIDE THE PUMP.

FIBERGLASS WET WELL: SHALL BE A ONE PIECE UNIT WITH INTEGRAL BOTTOM, WALL AND UPPER FLANGE. THE ENTIRE FIBERGLASS WET WELL SHALL HAVE A DYNAMIC LOAD RATING OF 16,000 FT/LBS. EACH UNIT MUST BE SERIAL NUMBERED TO IDENTIFY THE TEST PROCEDURE. ASTM D 3753 & H-20 SPECIFICATIONS SHALL BE REQUIRED AS MINIMUM.

ALUMINUM HATCH: TSC MODEL-78R (78") ROUND WITH 36" X 48" LOCKABLE HATCH, REINFORCED FOR LOAD RATING OF 300 LBS/FT WITH HOLD OPEN SAFETY ARM, LOCKING DEVICE FOR HASP TYPE PADLOCK AND STAINLESS STEEL HARDWARE.

VALVE BOX: FIBERGLASS COMPOSITE (H-10 TRAFFIC RATED) WITH INTEGRAL BOTTOM. (FOR 4" DISCHARGE PIPING FXF HEADER SYSTEM) SHALL BE 48" X 48" X 36" WITH ALUMINUM TOP 48" X 48" DOUBLE DOOR LOCKABLE HATCH, REINFORCED FOR LOAD RATING OF 300 LBS/FT, LOCKING DEVICE FOR HASP TYPE PADLOCK AND STAINLESS STEEL HARDWARE.

ACCESSORIES: #304 S/S - GUIDE RAILS, UPPER GUIDE RAIL BRACKETS, CABLE HOLDER, ANCHOR BOLTS AND PUMP LIFTING CHAINS.

VALVES : SHALL BE SWEAGE SERVICE DESIGN LEVER AND WEIGHT CHECK VALVES AND RESILIENT SEAT GATE VALVES OPEN 100% WITH 2" SQUARE OPERATING NUT.

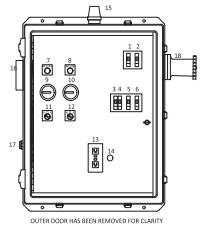
PIPING: 4" SCHEDULE 80 PVC.

FLOAT SWITCHES: UL LISTED SJ ELECTRO MODEL (SJ 30 SWENO).

PUMP SUPPLIER SHALL PROVIDE SUBMERSIBLE PUMPS, SLIDE RAIL ASSEMBLIES, CONTROL PANEL, JUNCTION BOX, FLOAT SWITCHES, ALUMINUM HATCHES AND ACCESSORIES TO INSURE PROPER OPERATION AND WARRANTY.

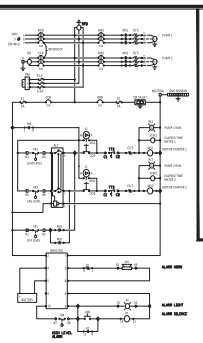
THE COMPLETE PACKAGE PUMPING STATION SHALL HAVE PUMP BASES, SLIDE RAIL ASSEMBLIES AND DISCHARGE PIPING ASSEMBLED BY TECHNICAL SALES CORPORATION READY TO SHIP FOR FIELD INSTALLATION.

THE MANUFACTURER OF PRE-FAB PUMP SOLUTIONS®

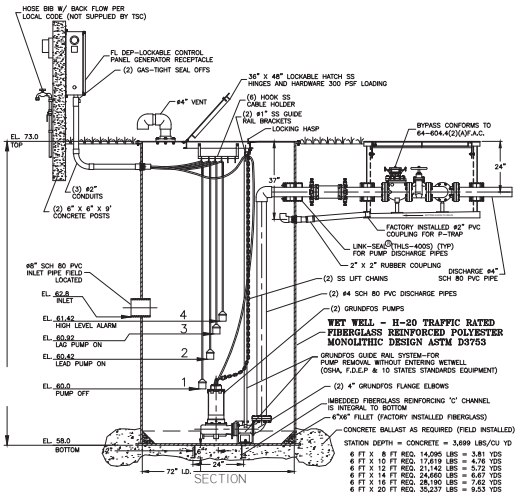


OUTER DOOR HAS BEEN REMOVED FOR CLARITY

1 - MCB MAIN BREAKER
2 - ECB EMERGENCY BREAKER
3 - DRB DUPLEX RECEPTACLE BREAKER
4 - CCB CONTROL BREAKER
5 - MB1 MOTOR BREAKER 1
6 - MB2 MOTOR BREAKER 2
7 - RL1 PUMP 1 RUN LIGHT
8 - RL2 PUMP 2 RUN LIGHT
9 - ETM ELAPSED TIME METER 1
10 - ETM ELAPSED TIME METER 2
11 - HOA1 HAND OFF AUTO SWITCH PUMP 1
12 - HOA2 HAND OFF AUTO SWITCH PUMP 2
13 - DUPLEX RECEPTACLE
14 - FUSE
15 - AL ALARM LIGHT
16 - AH ALARM HORN
17 - ASB ALARM SILENCE BUTTON
18 - GR GENERATOR RECEPTACLE



Marion County Approval Stamp



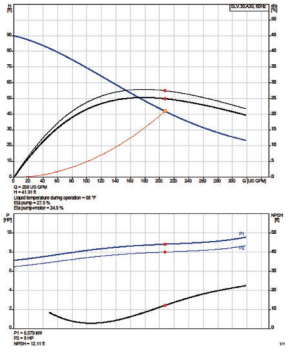
STATION DEPTH = CONCRETE = 3.699 LBS/CU YD

6 FT X 8 FT REQ.	14,095 LBS =	3.81 YDS
6 FT X 10 FT REQ.	17,619 LBS =	4.76 YDS
6 FT X 12 FT REQ.	21,142 LBS =	5.72 YDS
6 FT X 14 FT REQ.	24,660 LBS =	6.67 YDS
6 FT X 16 FT REQ.	28,190 LBS =	7.62 YDS
6 FT X 20 FT REQ.	35,237 LBS =	9.53 YDS

72" DUPLEX STATION - 4" PIPING WITH SLIDE RAIL SYSTEM, V.B. AND F.D.E.P. PANEL

1. HOSE BIBB WITH REDUCED PRESSURE BACK FLOW PREVENTER FIELD INSTALL BY CONTRACTOR

99030262 SLV.30.A30 .80.EX.2.61R.C 60 Hz



WASTE WATER PUMP STATION SPECIFICATIONS

GENERAL NOTES:

1. MINIMUM DISTANCE BETWEEN FENCE AND ALL INSTALLED EQUIPMENT SHALL BE 5'.
2. MANHOLE AND WETWELL SHALL HAVE HDPE LINING.
3. AIR RELEASE VALVE DISCHARGE LINE SHALL BE A MINIMUM OF 2" SCHEDULE 80 PVC PIPE.
4. CONDUITS FROM CONTROL PANEL SHALL BE 2" DIAMETER MINIMUM. PRECAST PENETRATIONS SHALL BE 3" DIAMETER MINIMUM FOR MINIMUM OF ONE (1) FLOAT LEVEL CONTROLS. THERE SHALL BE SPARE CONDUITS REQUIRED FOR PUMPS AND FLOAT CONTROLS AS REQUIRED BY PUMP MANUFACTURER. CONDUIT PENETRATIONS SHALL BE A MINIMUM OF 24" FROM THE TOP SLAB OF THE LIFT STATION.
5. 24-HOUR ACCESS TO LIFT STATION SHALL BE PROVIDED TO CITY OF BELLEVIEW PUBLIC WORKS.
6. ALL EQUIPMENT PLACEMENT SHALL BE COORDINATED WITH CITY OF BELLEVIEW PUBLIC WORKS IN THE FIELD. THE MAXIMUM NUMBER OF CONDUIT BENDS SHALL BE LESS THAN 270-DEGREES OF TOTAL TURNS.

MANUFACTURER: HYDROMATIC
MODEL: SLV.30.A30.80.
IMP: 9.00"
DIA: N/A
SPEED: 1750 RPM
DISCHARGE SIZE: 4"

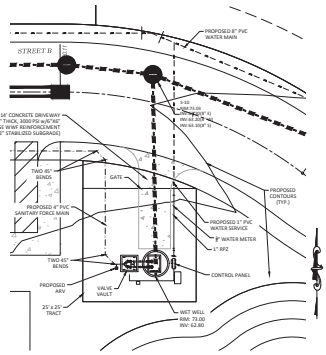
VOLTAGE: 480V
PHASE: 3
H.P.: 8
MAX. SOLID SIZE (3 IN MIN): # IN
CURVE NUMBER: XXXX

SHUT OFF HEAD: 70.1 FEET TDH
HEAD CONDITION: 208 GPM AT 41.9' TDH

DESCRIPTION	SYMBOL	DIMENSION	ELEVATION
THICKNESS OF WALL	A	6"	—
DIAMETER OF WET WELL	B	6'-0"	—
WIDTH OF BOTTOM FILLET	C	SEE NOTE 1	—
C/L OF WET WELL TO C/L OF PIPES	D	SEE NOTE 1	—
LENGTH OF PUMP ACCESS OPENING	E	SEE NOTE 1	—
WIDTH OF PUMP ACCESS OPENING	F	SEE NOTE 1	—
CENTER OF WET WELL TO EDGE OF HATCH	G	SEE NOTE 1	—
I.P. WIDTH OF WETWELL BASE	R	18"	—
THICKNESS OF WETWELL BASE	S	12"	—
TOP OF WET WELL	T	—	73.00
FINISHED GRADE	U	—	73.00
HIGH LEVEL ALARMS	V	—	61.42
LAG PUMP ON	W	—	60.92
LEAD PUMP ON	X	—	60.42
PUMPS OFF (TOP OF PUMP VOLUTE)	Y	—	60.00
BOTTOM OF PUMP TO FLOOR OF WET WELL	P	—	—
STEP HEIGHT (IF REQUIRED)	Q		—
FLOOR OF WET WELL	Z	—	58.00

LIFT STATION NOTES:

1. PER PUMP MANUFACTURER'S REQUIREMENTS, DIMENSION P AND ELEVATIONS Y AND Z MUST MEET MANUFACTURER'S REQUIREMENTS.
2. TOP ELEVATION OF WET WELL SHALL BE A MINIMUM OF 1' ABOVE THE 100 YEAR FLOOD ELEVATION OR AT THE ELEVATION OF THE ROAD.
3. SYMBOLS SHOWN IN TABLE ARE LISTED IN DETAILS NOTES AND UTSIL.
4. LIGHTNING ARRESTER/SURGE CAPACITOR AND HLL SWITCH SHALL BE PROVIDED.
5. BATTERY BACKUP FOR AUDIBLE ALARM AND WARNING LIGHT SHALL BE PROVIDED.



LIFT STATION PLAN
SCALE: 1" = 10'

Moore & Associates ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave., Bldg 100, Ocala, FL 34471
OFFICE (352) 854-4675 FAX (352) 307-4545
CERTIFICATE OF AUTHORIZATION #6296

REVISIONS

DATE

MAJOR SITE PLAN
THE OLE OAK VILLAGE
CITY OF BELLEVIEW, FLORIDA

LIFT STATION DETAILS

DATE 03-06-24
DRAWN BY PV
CHK'D. BY JMM
JOB NO. 23-8332

SHT. 12.03

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

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. 2008
12. INDEX NO. 102

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
3. DAYS AFTER FINAL GRADING.

EROSION CONTROL LEGEND

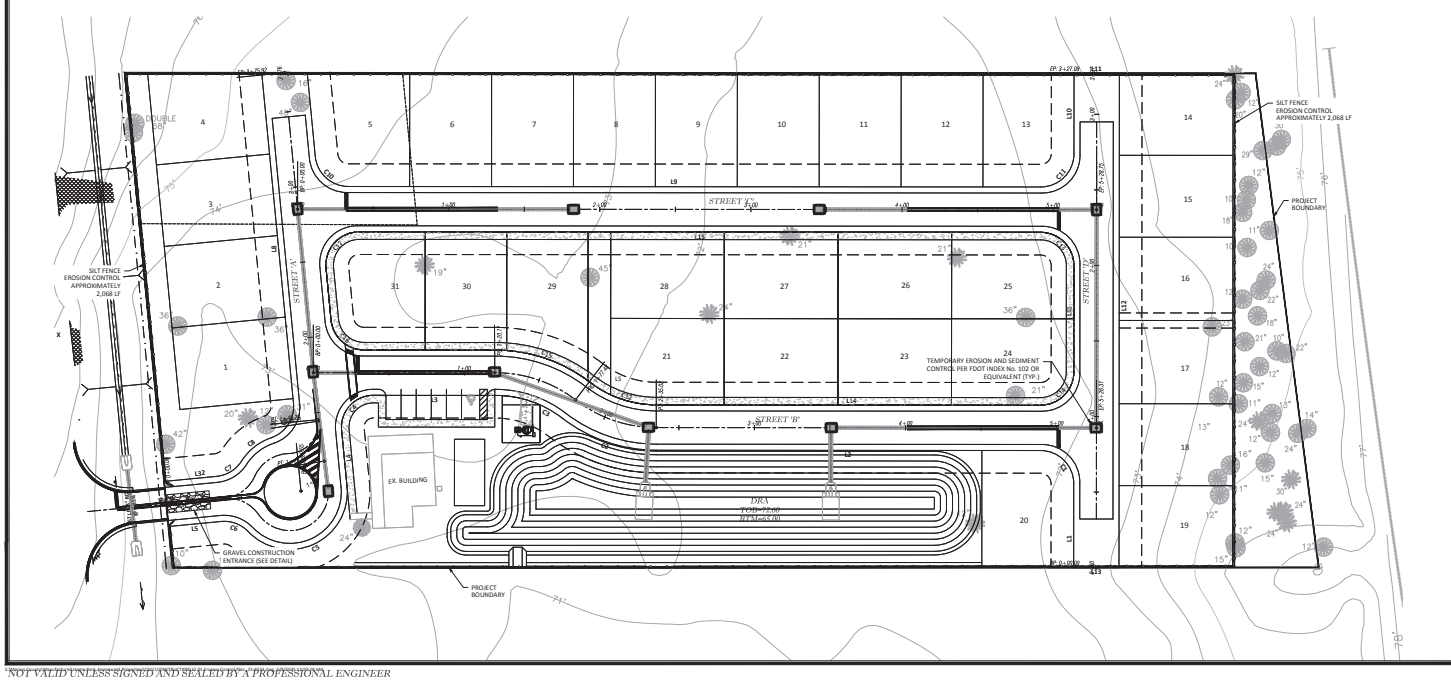
PROJECT BOUNDARY

PROPOSED SILT FENCE

30 15 0 30 60

SCALE IN FEET
1" = 30'

Marion County Approval Stamp



NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

Mines & 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

MAJOR SITE PLAN
THE OLE OAK VILLAGE
CITY OF BELLEVIEW, FLORIDA

EROSION CONTROL PLAN

DATE 05/09/2025
DRAWN BY PV
CHKD. BY KLA
JOB NO. 23-8333

SHT. 13.01

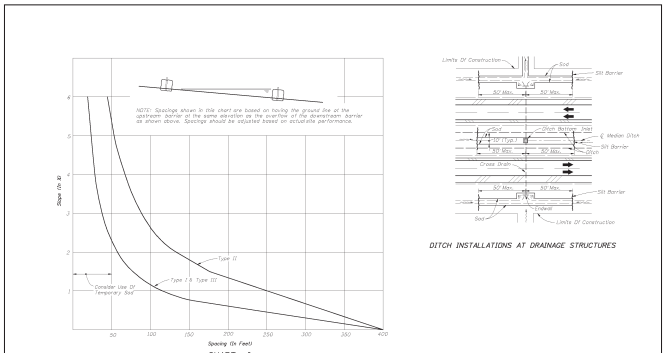
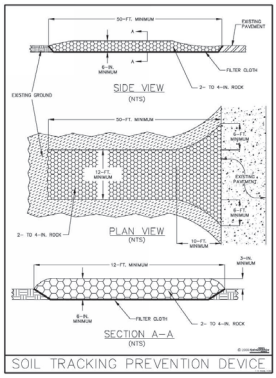


CHART I

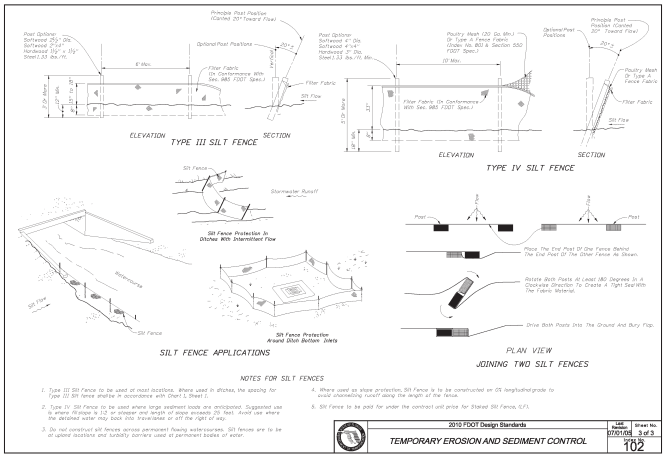
RECOMMENDED SPACING FOR SYNTHETIC BALES OR BALE TYPE BARRIERS AND TYPE III SILT FENCE

DITCH INSTALLATIONS AT DRAINAGE STRUCTURES



SOIL TRACKING PREVENTION DEVICE

Marion County Approval Stamp

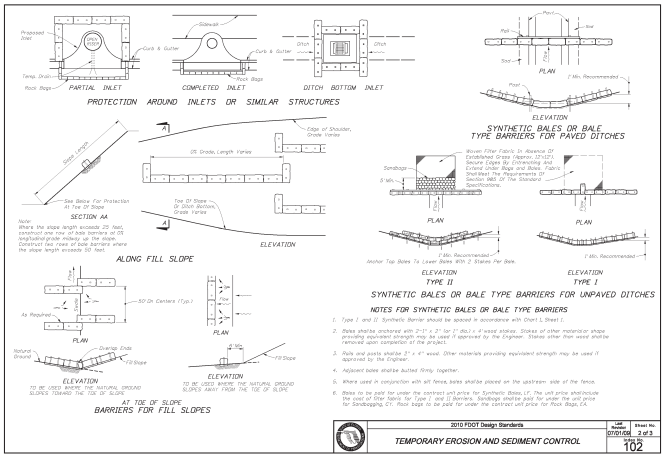


NOTES FOR SILT FENCES

1. Type III Silt Fence to be used at most locations. Where used in ditches, the spacing for Type III Silt fence shall be in accordance with Chart I, Sheet 2.
2. Type IV Silt Fence to be used where large sediment loads are anticipated. Suggested use is where fill slope is 1:2 or steeper and length of slope exceeds 25 feet. Avoid use where the detained water may back into travelanes or off the right of way.
3. Do not construct silt fences across permanent flowing watercourses. Silt fences are to be at upland locations and turbidity barriers used at permanent bodies of water.
4. Where used as slope protection, Silt Fence is to be constructed on 05 longitudinal grade to avoid channelizing runoff along the length of the fence.
5. Silt Fence to be paid for under the contract unit price for Staked Silt Fence, (LF).

2010 FDOT Design Standards — TEMPORARY EROSION AND SEDIMENT CONTROL — LMS Number 07/01/07 — Sheet No. 1 of 3 — Index No. 102

2010 FDOT Design Standards — TEMPORARY EROSION AND SEDIMENT CONTROL — LMS Number 07/01/07 — Sheet No. 3 of 3 — Index No. 102



NOTES FOR SYNTHETIC BALES OR BALE TYPE BARRIERS

1. Type I and II Synthetic Barrier should be spaced in accordance with Chart I, Sheet 2.
2. Bales shall be anchored with 2–1" x 2" or 1" dia.) x 4' wood stakes. Stakes of other materials or shape providing equivalent strength may be used if approved by the Engineer. Stakes other than wood shall be removed upon completion of the project.
3. Rails and posts shall be 3" x 4" wood. Other materials providing equivalent strength may be used if approved by the Engineer.
4. Adjacent bales shall be butted firmly together.
5. Where used in conjunction with silt fence, bales shall be placed on the upstream side of the fence.
6. Bales to be paid for under the contract unit price for Synthetic Bales, LF. The unit price shall include the cost of Silt Fabric for Type I and II Barriers. Sandbags shall be paid for under the unit price for Sandbagging, CY. Rock bags to be paid for under the contract unit price for Rock Bags, EA.

2010 FDOT Design Standards — TEMPORARY EROSION AND SEDIMENT CONTROL — LMS Number 07/01/06 — Sheet No. 2 of 3 — Index No. 102

Marlin Engineering, Inc. — ENGINEERING, LLC. — CIVIL ENGINEERING · PLANNING · LANDSCAPE ARCHITECTURE · ENVIRONMENTAL — 1720 SE 16th Ave., Bldg 100, Ocala, FL 34471 — OFFICE (352) 351-8282 FAX (352) 307-4545 — CERTIFICATE OF AUTHORIZATION #28296

REVISIONS

DATE

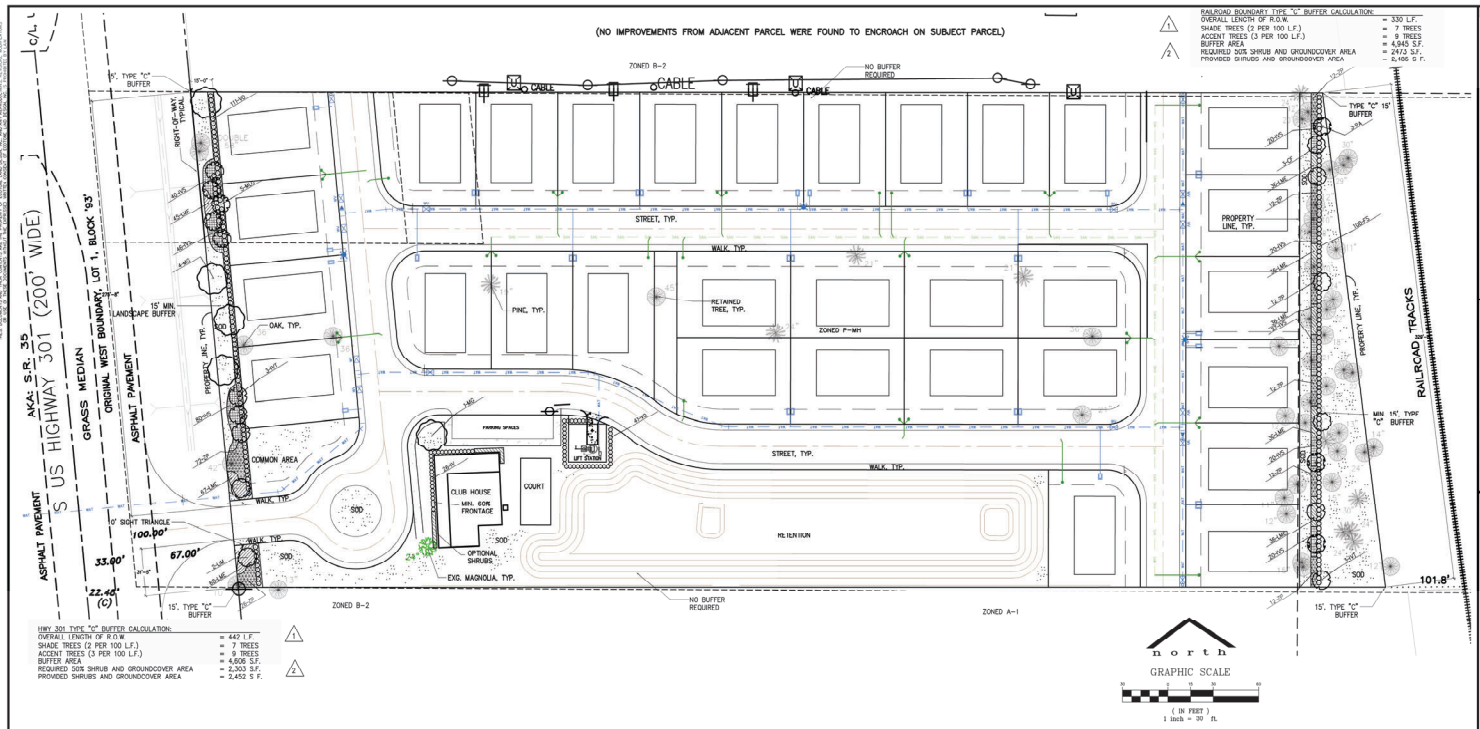
MAJOR SITE PLAN
THE OLE OAK VILLAGE
CITY OF BELLEVIEW, FLORIDA

EROSION CONTROL DETAILS

DATE 3/6/2024
DRAWN BY PV
CHKD. BY JMM
JOB NO. 23.8312

SHT. 13.02

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



ABBREVIATIONS:

APPROX.	= APPROXIMATE	L.O.C.	= LIMITS OF CONSTRUCTION
B.C.	= BOTTOM OF CURB	L.P.	= LOW POINT
B.O.C.	= BACK OF CURB	MAX.	= MAXIMUM
B.O.W.	= BOTTOM OF WALL	MIN.	= MINIMUM
BYD.	= BOXTED	M.T.	= MULTIPLE TRUNK
CAL.	= CALIPER	N.I.C.	= NOT IN CONTRACT
C.C.	= CONBINED CALIPER	N.T.S.	= NOT TO SCALE
C.G.	= CONTAINER GROWN	O.A.	= OVERALL
CL.	= CENTER LINE	O.C.	= ON CENTER
C.M.T.	= CLEAR MULTIPLE TRUNK	O.D.	= OUTSIDE DIAMETER
CMU	= CONCRETE MASONARY UNIT	OPT.	= OPTIONAL
C.S.T.	= CLEAR SINGLE TRUNK	PL	= PROPERTY LINE
C.T.	= CLEAR TRUNK	P.T.	= PRESSURE TREATED
D.B.H.	= DIAMETER BREAST HIGH	QTY	= QUANTITY
EA.	= EACH	R.O.W.	= RIGHT OF WAY
EL.	= ELEVATION	S.F.	= SQUARE FOOT
E.O.P.	= EDGE OF PAVEMENT	SPRD.	= SPREAD
EX./EXG.	= EXISTING	SYM	= SYMBOL
F.O.C.	= FACE OF CURB	T	= TALL
FT.	= FOOT	T.C.	= TOP OF CURB
GAL.	= GALLON	T.O.W.	= TOP OF WALL
G.C.	= GALLON CONTAINER	T.S.	= TOE OF SLOPE
GALV.	= GALVANIZED	TYP.	= TYPICAL
H.P.	= HIGH POINT	W	= WIDE
I.D.	= INSIDE DIAMETER	W/	= WITH
INV.	= INVERT ELEVATION	W/O	= WITH OUT
L.A.	= LANDSCAPE ARCHITECT	ø	= DIAMETER

Marion Code Notes

1. Owner shall hand water all installed plants until establishment and as need, thereafter. Where reuse is employed, each hose bib shall be clearly marked with a sign indicating that it is reuse water and not suitable for drinking.
2. Large tree shall not be located within 30 feet of power lines.
3. Type "C" landscape buffer strip shrubs shall obtain 36" height within one year.
4. 50% of required canopy trees shall be shade trees and minimum 50% native species.
5. All nursery plants, including trees, shrubs and groundcovers shall conform to standards for Florida Grade #1 or better, according to the current edition of "Grades and Standards for Nursery Plants".
6. Where mulch is required, all mulch shall be a renewable resource or recycled product. No plastic or other non-biodegradable weed cloth or surface covers shall be used as a replacement for required mulch.
7. Non code minimum trees & shrubs may be installed at OWNER's OPTION.
8. Landscaping within sight triangles shall provide unobstructed cross-visibility.
9. 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.

– Other installation notes found on sheet LP-2 of LP-3.
– Plant specifications found on sheet LP-2 and LP-3 of LP-3.

Irrigation Requirements

1. An irrigation plan by a qualified irrigation contractor or designer shall be provided prior to issuance of a development order or Building Permit, if required.
2. The irrigation system shall be a design-build automatic system to provide 100% coverage of all landscaped areas, and shall include a controller, rain sensor, a RPZ backflow preventer. Contractor shall coordinate with owner on the design.
3. Trees, beds, and sod areas shall each be in a separate zone(s).
4. Bahia sod in not irrigated unless otherwise noted on the planting plans; contractor Shall confirm with owner the areas of un-irrigated bahia sod.
5. Contractor shall confirm water source (well or meter) and available PSI/GPM prior to Construction.
6. Contractor shall provide irrigation sleeves under paving and roads for all main and lateral irrigation lines sized to accommodate the design-build requirements, or as shown on sleeve plans.
7. All irrigation systems, including temporary systems, shall comply with the current edition of the Florida Building Code, Appendix F, and meet industry standards as outlined in the latest publication of landscape irrigation best management practices set by the Irrigation Association or American Society of Irrigation Consultants. www.irrigation.org or www.asic.org
8. Irrigation infrastructure and operation must comply with all governing local codes, ordinances, and regulations.
9. Contractor shall provide irrigation as-built plans as detailed in the completion requirements.
10. Upon completion of the irrigation system installation and the acceptance of the as-built diagram and operational information, a final inspection of the system will be made, and after acceptance of the installation a landscape/ irrigation release letter shall be signed, sealed and submitted.
11. The irrigation system is to be installed by a State of Florida and Marion County licensed irrigation contractor.

Irrigation Completion Requirements

During construction, the contractor shall document the actual field installation of the irrigation system. The contractor shall mark-up a copy of the approved design plan and provide to the landscape architect for approval. This shall be a clear and legible diagram with the following as-built information:

- locations of irrigation meters, wells/ point of connection, mainlines and valves.
- locations of remote control valves and corresponding zone I.D. number indicated with dimensions from fixed objects in two directions
- delineation of zone areas
- locations where irrigation crosses under pavement, with the number and size of sleeves

total water demand per operating cycle for each zone
controller and sensor locations, initial scheduling, settings, and seasonal adjustments

The contractor shall provide confirmation that the owner has received:
irrigation controller owner's manual
written instructions covering periodic maintenance of the irrigation system
written instructions covering how and when to check for leaks
a copy of the approved as-built plan

SEE PLANT LIST ON SHEET LP-2

LANDSCAPE CALCULATIONS

PROJECT AREA	= 246,615 SF / 5.77 AC
MFLA (CALCULATION ON SHEET LP-4	= 1.13 AC
COMMON SPACE / OPEN SPACE	= 59,213 SF / 1.36 AC
COMMON SPACE SHADE TREES REQUIRED: (91,040 S.F./3000 SF)	= 30 TREES
TREE REPLACEMENT CALCULATIONS:	
MIN. SHADE TREE REPLACEMENT (MIN. 100" x 5.77 AC) =	566" D.B.H.
SHADE TREES RETAINED	= 607" D.B.H.
MINIMUM TREE REQUIREMENT CALCULATION	
MINIMUM TREE REQUIREMENT (5.77 AC X 100")	= 577 INCHES
24 REMAINING SHADE TREES IN RAILROAD BUFFER	= 280" D.B.H.
3 REMAINING SHADE TREES IN HWY 301 BUFFER	= 168" D.B.H.
2 REMAINING TREES IN SITE INTERIOR	= 60" D.B.H.
29 TOTAL REMAINING TREES	= 607" D.B.H.

NOTE: REMAINING TREE QUANITY IS GREATER THAN MINIMUM REQUIREMENT.

SINGLE FAMILY LOTS	= 31 LOTS
TREES ON SINGLE FAMILY LOTS	= 31, 3" Cal. TREES
TOTAL NATIVE PLANT REQUIREMENT	= 28%
561 NATIVE PLANTS / 1049 PLANTS	= 53% NATIVES

REVIEW PURPOSES ONLY
NOT FOR CONSTRUCTION USE

Ecotone Land Design, INC.
Landscape Architectural Site Planning
1500 High Point Parkway, Ocala, FL 34481
Phone: (352) 351-2525 Fax: (352) 351-3484

REVISIONS

1	10/7/24	REVISED PER COUNTY COMMENTS	MJ
2	11/1/24	REVISED PER COUNTY COMMENTS	MJ

PLANTING PLAN
THE OLE OAK VILLAGE
MARION COUNTY FLORIDA

PROJECT MULTIPLE NAME: 24019 | DESIGNED: MI.J
DATE: 9/27/2024 | DRAWN: MI.J
SCALE: AS SHOWN | CHECKED: MI.J
SHEET NO.: LP-1 OF 4

This has been electronically signed & sealed by Mark Lander Johnson on the date adjacent. Printed copies of this document are not considered signed & sealed and the signature must be verified on any electronic copies.

MARK LANDER JOHNSON
FLORIDA LICENSE NO. 1320

THESE DOCUMENTS AND THEIR CONTENTS ARE THE PROPERTY OF ECOTONE LAND DESIGN, INC. AND ANY REPRODUCTIONS, REVISIONS, MODIFICATIONS OR USE OF THESE DOCUMENTS WITHOUT THE EXPRESSED WRITTEN CONSENT OF ECOTONE LAND DESIGN, INC. IS PROHIBITED BY LAW.

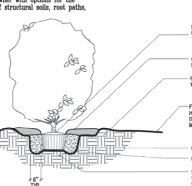
LANDSCAPE NOTES

1. Work under these documents shall consist of preparation of planting areas, furnishing all new plant materials and planting all proposed plant materials specified herein and as shown on the drawings, notes, and specifications. Work shall also include adjustments to finished grading, furnishing and spreading topsoil, staking, watering, pruning, fertilizing, mulching, and laying sod; and maintenance and protection of plants until final acceptance by the OWNER, as well as fulfilling all; guarantee provisions.
2. Locations, elevations and dimensions of existing above and below ground utilities, structures, and other features are shown according to the best information available at the time of the preparation of these plans, but do not purport to be absolutely correct. The LANDSCAPE CONTRACTOR shall field verify the locations, elevations and dimensions of all existing features affecting his work prior to construction. The LANDSCAPE CONTRACTOR shall become familiar with all plans prepared by others that affect the landscape and irrigation work. Any discrepancies shall be brought to the attention of the LANDSCAPE ARCHITECT or OWNER.
3. It shall be the LANDSCAPE CONTRACTOR's sole responsibility to notify any interested agencies or parties of his intent to excavate and to obtain from all agencies or other interested parties locations of all existing utilities of every kind in the areas where he intends or plans to excavate. Such locations shall be obtained prior to starting construction and shall be maintained during construction. 48 hours before beginning work, contractor may call the utility owner(s) and "SUNSHINE STATE ONE" (TELEPHONE: 1-800-282-8881).
4. The LANDSCAPE CONTRACTOR shall interface with other work being performed by other contractors. It will be necessary for the LANDSCAPE CONTRACTOR to coordinate and schedule activities, where necessary, with other contractors and their subcontractors.
5. The LANDSCAPE CONTRACTOR shall control runoff and erosion during construction through the use of sediment basins, straw or hay bales as appropriate.
6. The LANDSCAPE CONTRACTOR shall sprinkle or otherwise manually apply water to affected construction area to control both significant wind erosion and fugitive dust.
7. The LANDSCAPE CONTRACTOR shall at all times keep the premises free from accumulation of waste materials or debris caused by his crews during the performance of the work. The LANDSCAPE CONTRACTOR shall remove all waste materials, debris, unused plant material, empty plant containers and all equipment from the project site, on a daily basis.
8. The LANDSCAPE CONTRACTOR shall be responsible for removing existing vegetation as required and preparing planting areas prior to installation of plant materials.
9. The LANDSCAPE CONTRACTOR shall insure adequate vertical drainage in all planted areas. Where applicable, vertical drilling through hardpan and compacted fill may be used to insure drainage. The LANDSCAPE CONTRACTOR shall insure that his work does not impact established or projected drainage patterns.
10. **The GENERAL CONTRACTOR, in coordination with the LANDSCAPE CONTRACTOR, shall select a protected area or areas of the site which are free of construction-related compaction or degradation during the construction process, for the stockpiling of the horizon "O" (litter layer) and "A" (topsoil layer) of the site soil profile.**
11. Any new or additional topsoil brought on site shall fall in the pH range of 4.5 to 6.5, prior to addition of fertilizers or organic amendments to support plant viability. Organic content of topsoil shall be between 3% and 15%, with pH of 4.5 – 6.5. The LANDSCAPE CONTRACTOR shall test project soils to verify that the on-site soils are acceptable for proper growth of plant materials and adequate drainage in plant beds and planters. The LANDSCAPE CONTRACTOR shall coordinate the location and procurement of existing on-site samples and replacement soils with the LANDSCAPE ARCHITECT. Representative samples shall be submitted to a certified testing laboratory for analysis. The findings shall be reviewed and approved by the OWNER or LANDSCAPE ARCHITECT prior to delivery and installation of planting materials at the job site.
12. Any area within 0' to 12' of a curb or building shall have existing soils removed and replaced with a specified planting mix. See seperate written specifications for further details.
13. The GENERAL CONTRACTOR shall carry out compaction and infiltration test in accordance with the written specification.
14. For all new construction, soil in parking islands and within eight feet of curbs and buildings shall be removed to a minimum depth of nine inches and replaced with fresh soil not contaminated with building materials. See Specifications for further detail concerning topsoil makeup, depth, etc.
15. When working within existing tree canopy drip lines, LANDSCAPE CONTRACTOR shall take precaution to avoid cutting major woody roots of >1" diameter. Shifting the position of the plant a few inches may help to avoid damaging tree roots. Use an 'air knife' or water jet to blow soil out of the way to find structural roots. Rehydrate roots with water, immediately. If 'jack and bore' technique is required, the process shall be executed at least 12' below the existing grade to avoid most roots.
16. When outside of tree canopy dripline, any roots of existing trees encountered during installation, and obstructing installation, shall be cut off, evenly, with clean, sharp pruning tools. Minimize damage to existing tree systems. Where possible, hand-shovel around existing roots to avoid damaging them.
17. When installing plants within existing tree drip line, use a nursery grade potting soil or soilless media, with peat; bark, perlite or vermiculite, and with a soil Ph of approximately 5.3-6.4. No 'sawdust' or sand shall be included. Micronutrients appropriate for the plant species shall included.'
18. All existing plant beds and trees to remain within the construction limit line shall be left undisturbed. Existing trees, as noted on the drawings, shall be left undisturbed and protected by wooden barricades erected at the perimeter of the tree drip line(s). No vehicle shall traverse this area nor shall any storage of materials or equipment be permitted within this area. Any existing plant beds or trees damaged by construction activity shall be replaced by the responsible party at their own expense.
19. Every possible safeguard shall be taken to protect building surfaces, equipment, furnishings and existing plant areas to remain (including lawn). The LANDSCAPE CONTRACTOR is responsible for any damage or injury to person or property that may occur as a result of negligence in the execution of the LANDSCAPE CONTRACTOR's work. GENERAL CONTRACTOR shall be responsible for removal of construction debris within one (1') foot of building foundation.
20. All planting areas shall be fine graded by the LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR shall notify OWNER if site grading is inappropriate for the health of plant material.
21. The OWNER shall have the right to reject any and all work and materials which, in the OWNER'S opinion, do not meet the requirements of the planting plan, details, specifications, and these notes. The LANDSCAPE CONTRACTOR shall replace rejected work and continue specified maintenance until reinspected and acceptance. The LANDSCAPE CONTRACTOR shall remove rejected plants and materials from the planting site within 48 hours and replace with acceptable materials.
22. No plant or material substitutions or modifications to practices specified or detailed in these documents will be permitted without prior written consent of the LANDSCAPE ARCHITECT or OWNER. If specified materials are not available, LANDSCAPE CONTRACTOR shall identify the extent and quantity of the proposed substitution and submit, in writing, along with a recommended substitution that meets or exceeds the initial requirement. If the use of larger plants is approved, the root ball shall be increased in proportion to the size of the plant per Grades and Standards. Minimum container or caliper size of trees may be increased, if necessary, to provide overall plant size specified.
23. Prior to planting installation, the LANDSCAPE CONTRACTOR shall confirm the availability of all the specified plant materials, at least 2 weeks prior to procurement and delivery to the job site. The LANDSCAPE ARCHITECT of record may inspect plants at nursery. Review of Grades and Standards will occur at time of delivery at site.
24. Except for characteristic otherwise specified in these documents, all plants shall adhere to qualifications of Florida No. 1 grade, or better, as set forth in the Florida Department of Agriculture and Consumer Services "Florida Grades and Standards for Nursery Plants 2015", and including any revisions as determined by the State Plant Board of Florida. All plants shall be nursery-grown stock typical of their species or variety. They shall be sound, healthy and vigorous, well-branched and densely foliated when in leaf, according to the accepted normal shape of the species. They shall exhibit no damaging levels of disease, abiotic disorders, or insect activity. They shall have healthy, well-developed root systems. Where there are discrepancies between the Florida Grades and Standards and the descriptions and specifications found in the plans, notes and specifications of this document, this document shall prevail. Plants called out as "Specimen" shall be Florida Fancy or better, per above mentioned standard.
25. While LANDSCAPE ARCHITECT, OWNER, or OWNER'S AUTHORIZED REPRESENTATIVE may provide input through joint visits to nurseries with the LANDSCAPE CONTRACTOR, selection of the plant is the responsibility of the LANDSCAPE CONTRACTOR. Inspection of plants shall occur at the site, and on the day of delivery.
26. LANDSCAPE CONTRACTOR shall hire an objective third-party to review the quality of the plants where delivered to the site. See Grades and Standards for related information.
27. The plant quantities shown on the landscape contract documents are for the convenience of the LANDSCAPE CONTRACTOR. Where there are discrepancies in plant quantities, the plan prevails. Spacing of plant material shall take precedence over quantity of materials indicated for planting areas. The LANDSCAPE CONTRACTOR is responsible for verifying all quantities and reporting any discrepancies to the LANDSCAPE ARCHITECT for clarification prior to award of contract and commencement of work.
28. Balled and Burlapped (B&B) trees shall be nursery grown in the field, root pruned, fertilized and irrigated a minimum 12 months prior to harvesting. Prior to shipping to the site, trees shall be harvested and cured or "hardened-off" for a minimum 6 weeks and until new roots begin growing. Certification of this shall be presented through the burlap root wrapping to the OWNER or LANDSCAPE ARCHITECT from any grower. During transport, storage, and installation trees shall be protected from desiccation and other damage per ANSI A300(Part 6)-2012, section 63.6.2. No chains or cables shall be used when installing plant materials. LANDSCAPE CONTRACTOR may contact "Roots Plus" Growers Association at (800) 837-4001 for names of some nurseries practicing these methods. All other trees to be container grown or as specified.
29. All plants shall be hardy under climatic conditions similar to those in the locality of the project.
30. As per these drawings and specifications, the "Ht." (height) of proposed plant materials, unless otherwise specified, shall mean the actual distance as measured from the soil stress mark on the trunk or base of the plant to the top elevation of the plant. All plants shall comply with Grades and Standards for root ball size, relative to specified plant height and width.
31. All installation of plant material and related construction activity shall comply with applicable jurisdictional codes. The LANDSCAPE CONTRACTOR is responsible for obtaining all permits associated with his work.
32. The LANDSCAPE CONTRACTOR shall field stake the location of all shrub and ground cover plant bed outlines and individual trees, palms, and accent shrubs in accordance with the plans. The LANDSCAPE CONTRACTOR shall obtain the LANDSCAPE ARCHITECT'S approval to proceed with installation; prior to delivery and installation of the plant material. If existing conditions do not allow the design to be laid out as shown on plans, notify the LANDSCAPE ARCHITECT or OWNER immediately.
33. **All proposed trees shall be installed either entirely in or entirely out of planting beds. Planting bed outlines shall not be obstructed and shall be smooth and flowing. If trees are located outside of beds in sod areas, maintain a minimum 3' wide offset to allow for mowers to maneuver.**
34. **No trees shall be planted within designated utility corridors or public right of way** (without RIGHT OF WAY UTILIZATION PERMIT). No plants root balls shall be located within five feet (5') of any TWA maintained utility or within 3 feet of swale centerline identified on the drawings. Field-adjust as necessary and review adjustments with LANDSCAPE ARCHITECT or OWNER, prior to installation.
35. The LANDSCAPE CONTRACTOR shall be responsible for the stability and plumb condition of all installed plant materials and replacing any damaged plant material with plants of equal size and condition of remaining thriving plants, at no cost to the owner. At no additional cost to the owner, it shall be the contractor's responsibility to prevent plants and trees from falling or being blown over and to replace all plants damaged due to inadequate guying or staking.
36. All proposed planting areas for trees, palms, shrubs, and groundcovers shall be top dressed with three (3) inches of either Pine needles or Large Pine Bark Nugget mulch spread uniformly in depth over the planting beds as delineated on the plans. Mulch shall not be installed within one (1) foot of buildings. The landscape scope of work includes mulching as an integral part of the project and not as a separate cost works item.
37. The LANDSCAPE CONTRACTOR shall verify the extent of sod work in the field. The LANDSCAPE CONTRACTOR shall be responsible for providing grass sod in the areas shown on the plan and disturbed by construction activity in sufficient quantity to provide full coverage. Additional sod required will be adjusted based on a square footage unit price. The surface of all areas to be grassed or sodded shall be prepared for the placement of sod by the LANDSCAPE CONTRACTOR. Areas to be sodded shall be amended per soils report to provide required nutrients, organic matter, etc. in the topsoil. The LANDSCAPE CONTRACTOR shall remove all debris from the areas as shown on the plan to receive sod and lay sod evenly without gaps. All joints shall be staggered. Topsoil depth in sodded areas shall be minimum 3" and graded to elevations per Civil engineering plans.
38. All other areas disturbed during construction shall be sodded or seeded and mulched with Argentine Bahia grass unless otherwise specified on the plans, details or specifications. If grass seed is specified, it shall be delivered to the job in containers with Florida Department of Agriculture tags attached, indicating the seed grower's compliance with the department's quality program.
39. The LANDSCAPE CONTRACTOR shall be responsible for removing all tree stakes and guy wires from trees which are established at the end of one (1) complete growing season. Trees which have been replaced shall remain staked for one (1) full growing season, and the owner shall be responsible for removing tree stakes and guy wires. Staking materials shall be disposed off site.
40. The LANDSCAPE CONTRACTOR shall water, mulch, weed, prune, and otherwise maintain all plants, including sod, until the irrigation system is fully operational and final acceptance by the OWNER. All plant materials shall be watered to insure plant survival, in accordance with "Florida Grades and Standards for Nursery Plants 2015".
41. Upon completion of the work, the LANDSCAPE CONTRACTOR shall notify the OWNER and the LANDSCAPE ARCHITECT in writing, and request a final inspection. Any items that are judged incomplete or unacceptable by the OWNER or the LANDSCAPE ARCHITECT shall be promptly corrected by the LANDSCAPE CONTRACTOR.
42. The LANDSCAPE CONTRACTOR shall guarantee all shrubs and groundcovers for a period of one hundred eighty (180) calendar days from the date of final acceptance in writing from the OWNER. At the time of final acceptance, the one hundred eighty (180) day guarantee period shall commence. Trees shall be guaranteed for one (1) year. Any materials which have died during this period shall be promptly replaced with specimen that meet the minimum requirements called for in these documents. The LANDSCAPE CONTRACTOR shall not be held responsible for death or damage resulting from lightening, vandalism, or from negligence by the OWNER. The OWNER shall be responsible for watering and otherwise maintaining plants during the guarantee period if a maintenance agreement is not accepted from the LANDSCAPE CONTRACTOR.
43. Contractor shall not recommend and install invasive species as replacement for plants on planting plan. See fleppc.org and invasivespecies.org for problem species.
44. All landscape bids shall be itemized with the amounts based on per plant unit prices, including mulch, fertilizer, etc. Any substitutions, additions, or deletions will change the total amount of the CONTRACT FEE based on the above mentioned unit price criteria.
45. See landscape specifications for further requirements.
46. The LANDSCAPE CONTRACTOR shall submit a separate proposal for a one (1) year maintenance agreement.
47. If these plans are reproduced in a different size, the scale may not be accurate.
48. See tree survey or Engineer's demolition plan for further details concerning existing, retained, or removed trees.
49. All trees shall be provided with uninterrupted soil volume to a depth of 3', and with no limitations such as a high water table, poor drainage, compaction, etc. **Trees with mature height or spread of greater than 50 feet shall require 900 S.F. of uninterrupted open surface area. Trees with mature height or spread of between 30' and 50' shall require 400 S.F. of uninterrupted open surface area. Trees with mature height of less than 30 feet shall require 100 S.F. of uninterrupted open surface area. If necessary, trees may be planted in soil depths as shallow as 18 inches, but open surface space shall be increased to attain** required soil volume for respective trees sizes. If the soil volume and open space are not available, the LC shall provide the LA and Owner with options for the provision of adequate soil volume through the use of structural soils, root paths, etc. under adjacent pavement.

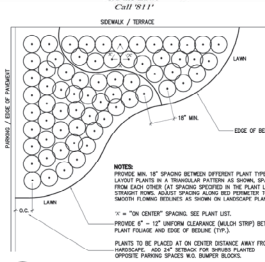
PLANT LIST

Symbol	Scientific and Common	Size	Space	Qty	Native
	Trees				
CF	Cornus florida Dogwood	C.G.; 9'x 3.5'; 2" Cal.; 4' C.S.T. or C.M.T.	A.S.	3	Y
IVT	Ilex vomitoria Yaupon Holly Tree	9'x 4'; 2" Cal; 4' C.S.T.;	A.S.	6	N
LIM	Lagerstroemia indica 'Muskogee' Lavender Crape Myrtle	10'x 4'; 2" Cal.; 4' C.S.T.;	A.S.	2	N
MG	Magnolia Grandiflora Southern Magnolia	14'x 4.5; 3.5" Cal., 5' C.S.T.; Full;	A.S.	6	Y
MLG	Magnolia grandiflora 'Little Gem" Little Gem Magnolia	10'x4'; 3.5" Cal., 5' C.T.; Full; 2.5" D.B.H.	A.S.	5	Y
PA	Prunus angustifolia Chickasaw Plum	C.G.; 9'x 3.5'; 2" Cal.; 4' C.S.T.; 15 gal.	A.S.	3	Y
	Shrubs, Ground Cover, & Sod				
FS	Forestiera segregata Florida Privet	7-Gal.; 30"x15"; Full	A.S.	108	Y
IVS	Ilex vomitoria 'Stokes Dwarf" Dwarf Yaupon Holly	3 Gal.; 7" x 16"	24" O.C.	273	Y
IV	Ilex vomitoria Yaupon Holly	7-Gal.; 30"x24"; Full	30" O.C.	26	Y
LME	Liriopi muscari 'Emerald Goddess' Emerald Goddess Giant Liriope	1 Gal; 9 PPP; Full	18" O.C.	360	N
VO	Viburnum odoratissimum Sweet Viburnum	7-Gal.; 30"x24"; Full	30" O.C.	152	N
ZP	Zamia pumila Coontie Fern	3 Gal.; 18"x18"; Min. 10+ Fronds	30" O.C.	135	Y
SOD	Paspalmum notatum 'Argentine' Bahia Grass	Solid Sod as needed			

Sunshine 811
It's the Law!
Call '811'

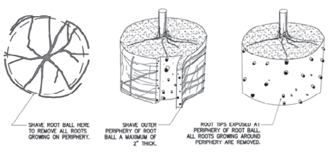


1 TYP. HEDGE PLANTING DETAIL
LP-2 SECTION SCALE: N.T.S.

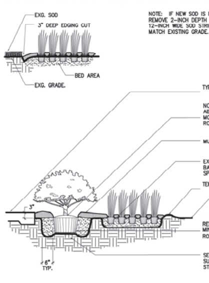


2 SHRUB/GROUNDCOVER SPACING DETAIL
LP-2 SECTION SCALE: N.T.S.

NOTES: – CONTRACTOR SHALL USE A CLEAN, SHARP BLADE OR HAND SAW, ELIMINATING NO MORE THAN NEEDED TO REMOVE ROOTS ON THE PERIPHERY OF ROOT BALL.
– SHAVING CAN BE PERFORMED JUST PRIOR TO PLANTING OR AFTER PLACING IN THE HOLE.
– CUT ROOT TANGENT TO THE TREE TRUNK.
– IRRIGATE ROOTBALL AND SURROUNDING SOIL THOROUGHLY, WITHIN ONE HOUR FOLLOWING ROOT PRUNING AND TWICE WEEKLY FOR TWO MONTHS.
– TREES THAT RETAIN ENCIRCLING LATERAL ROOTS AFTER PRUNING ARE NOT ACCEPTABLE.



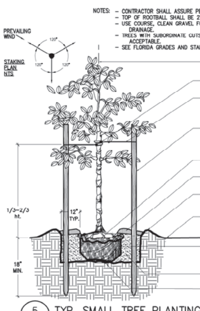
3 TYP. ROOT BALL SHAVING DETAIL
LP-2 SECTION AND ELEVATION SCALE: N.T.S.



4 PLANTING DETAIL
LP-2 SECTION SCALE: N.T.S.

(UNDER 4" CAL.)

NOTES: – CONTRACTOR SHALL ASSURE PERCOLATION IN THE TREE PITS.
– TOP OF ROOTBALL SHALL BE 2"-3" ABOVE FINISH GRADE AFTER SETTING.
– USE COURSE, CLEAN GRAVEL FOR SITUATIONS WHICH REQUIRE IMPROVED DRAINAGE.
– TREES WITH SUBORDINATE CUTS OR CODOMINANT TRUNKS ARE NOT ACCEPTABLE.
– SEE FLORIDA GRADES AND STANDARDS FOR ROOTBALL SIZES ON ALL PLANTS.



5 TYP. SMALL TREE PLANTING DETAIL
LP-2 SECTION SCALE: N.T.S.

Ecotone Land Design INC.
Landscape Architectural Site Planning
1850 Kings Court * Kissimmee, Florida * 34741
Phone: (407) 931-2225 * Fax: (407) 209-3884

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	3/12/25	REVISED PER COUNTY COMMENTS	MJ
2	4/11/25	REVISED PER COUNTY COMMENTS	MJ

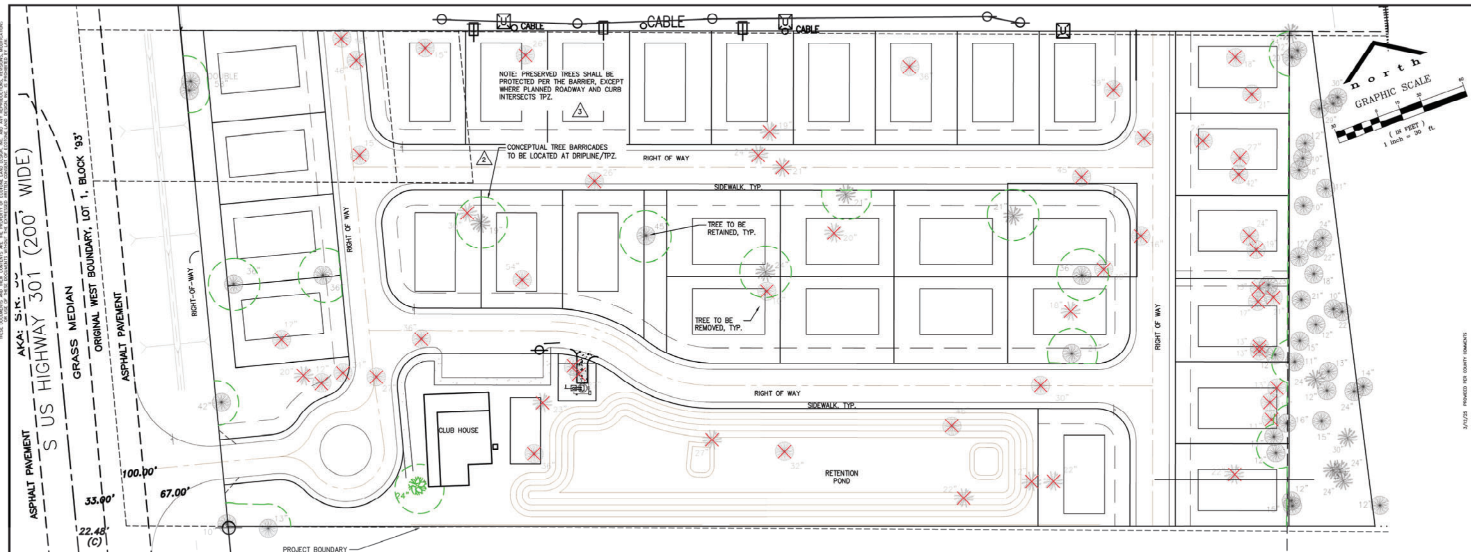
PLANTING NOTES & DETAILS
THE OLE OAK VILLAGE
MARION COUNTY FLORIDA

PROJECT NO.\FILE NAME: 24019	DESIGNED: MLJ
DATE: 9/27/2024	DRAWN: MLJ
SCALE: AS SHOWN	CHECKED: MLJ
SHEET NO. LP-2	OF 4

This has been electronically signed & sealed by Mark L. Johnson, RLA, on 4-11-2025. Printed copies of this document are not considered signed & sealed and the signature must be verified on any electronic copies.

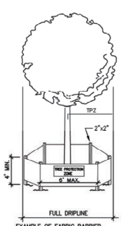
MARK LANIER JOHNSON
FLORIDA LICENSE NO. 1630

THESE DOCUMENTS AND THEIR CONTENTS ARE THE PROPERTY OF ECOTONE LAND DESIGN, INC. AND ANY REPRODUCTIONS, REVISIONS, MODIFICATIONS OR USE OF THESE DOCUMENTS WITHOUT THE EXPRESSED WRITTEN CONSENT OF ECOTONE LAND DESIGN, INC. IS PROHIBITED BY LAW.



TREE PROTECTION BARRICADE NOTES:

1. Barricades shall be constructed of a rigid and lasting material that shall remain whole throughout the duration of construction.
2. Barricade areas may be increased in size 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.
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 circular zone around each protected tree defined as follows:
   a. If the drip line is less than six (6) 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.
10. Broken limbs or stripped bark should be promptly oruned and treated.
11. Consider irrigation and fertilization of trees under stress during construction.
12. 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 clear 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 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 top UF IFAS Fact Sheet ENH 851 for additional tree pruning criteria.



EXAMPLE OF FABRIC BARRIER

1 / LP-3 TREE BARRICADE DETAIL — SCALE: NOT TO SCALE

TREE PRESERVATION AND REMOVAL

SEE CIVIL PLANS FOR SITE DATA

EXCEPTIONS (SEC 6.7.2.E)
EXCLUDES PARCELS TO BE USED FOR SINGLE FAMILY DWELLINGS
(5.66 AC PROPERTY – 5.37 AC SFR PARCELS = .29 AC TREE PROJECT AREA)

PROTECTED TREE REPLACEMENT REQUIREMENTS (SEC. 6.7.8)

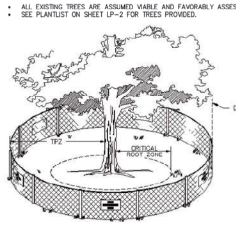
RETAIN / REPLACE TREES EQUAL TO THE LESSER OF PRE-DEVELOPMENT INCHES PER ACRE, OR 100" DBH PER ACRE.
(SEE SUMMARY ON LP-1 FOR PROVIDED TREES)
(SEE PLANT LIST ON LP-2)

PROTECTED TREES SEC (SEC 6.7.3)
ALL TREES 10" DIAMETER BREAST HEIGHT (DBH) OR LARGER ARE PROTECTED BY CODE.

SUBMITTAL REQUIREMENTS (SEC. 6.7.6)

NOTES:

- ALL EXISTING TREES ARE ASSUMED VIABLE AND FAVORABLY ASSESSED.
- SEE PLANTLIST ON SHEET LP-2 FOR TREES PROVIDED.



TREE PROTECTION , RTEMOVAL, 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 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. 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 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 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 3.5-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.

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 clear 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 UF IFAS Fact Sheet ENH 851 for additional tree pruning criteria

3 EXISTING TREES TO BE REMOVED

	SPECIES	DBH		SPECIES	DBH
	B	C	D	E	F
6	OAK	10		PINE	18
7	OAK	11		PINE	19
8	OAK	12		PINE	20
9	OAK	12		PINE	20
10	OAK	13		PINE	21
11	OAK	13		PINE	22
12	OAK	13		PINE	22
13	OAK	13		PINE	22
14	OAK	13		PINE	23
15	OAK	14		PINE	24
16	OAK	15		PINE	27
17	OAK	15		PINE	30
18	OAK	16			
19	OAK	16			
20	OAK	17			
21	OAK	19			
22	OAK	21			
23	OAK	21			
24	OAK	21			
25	OAK	22			
26	OAK	24			
27	OAK	24			
28	OAK	26			
29	OAK	26			
30	OAK	27			
31	OAK	27			
32	OAK	27			
33	OAK	30			
34	OAK	31			
35	OAK	32			
36	OAK	36			
37	OAK	36			
38	OAK	36			
39	OAK	36			
40	OAK	39			
41	OAK	39			
42	OAK	42			
43	OAK	45			
44	OAK	46			
45	OAK	46			
46	OAK	54			

SEE REPLACEMENT CACULATIONS ON SHEET LP-1.

REVIEW PURPOSES ONLY
NOT FOR CONSTRUCTION USE

Call 48 hours before you dig in Florida
Sunshine 811
It's the Law!
Call '811'

Ecotone Land Design Inc.
Landscape Architectural Site Planning
1850 Kings Court * Kissimmee, Florida * 34741
Phone: (407) 931-2225 * Fax: (407) 209-3884

3/12/25 PROVIDED PER COUNTY COMMENTS

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	3/12/25	PROVIDED PER COUNTY COMMENTS	MJ
2	4/11/25	PROVIDED PER COUNTY COMMENTS	MJ
3	5/5/25	PROVIDED PER COUNTY COMMENTS	MJ

TREE PRESERVATION PLAN

WHISPER WOODS

MARION COUNTY
FLORIDA

PROJECT NO.\FILE NAME: 25007	DESIGNED: MLJ
DATE: 2/5/2025	DRAWN: MLJ
SCALE: AS SHOWN	CHECKED: MLJ
SHEET NO. LP-3	OF 4

This has been electronically signed & sealed by Mark L. Johnson, RLA, on6-5-2025. Printed copies of this document are not considered signed & sealed and the signature must be verified on any electronic copies.

MARK LANIER JOHNSON
FLORIDA LICENSE NO. 1630

SEC 6.8.5
MARION-FRIENDLY LANDSCAPING AREA (MFLA):
That portion of a new or expanded development that through the approved development plans, documents, and deed restrictions, is identified to be maintained as Marion-Friendly Landscaping and where the use of high volume irrigation, non-drought tolerant plants, and lawn chemicals (fertilizers and pesticides) as turfgrass is prohibited.
INSIDE PRIMARY SPRINGS PROTECTION ZONE = 20% OF PROJECT AREA SHALL BE A MARION FRIENDLY LANDSCAPE AREA.
- PROJECT AREA = 5.77 ACRES
- REQUIRED = .87 AC (0.15 x 5.77)
- PROVIDED = .89 AC

Ecotone Land Design INC.
Landscape Architectural Site Planning
1934 High Point Chattahoochee, Florida 32321
Phone: (850) 663-2522 Fax: (850) 663-3644

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2/5/25	REVISED PER COUNTY COMMENTS	MJ

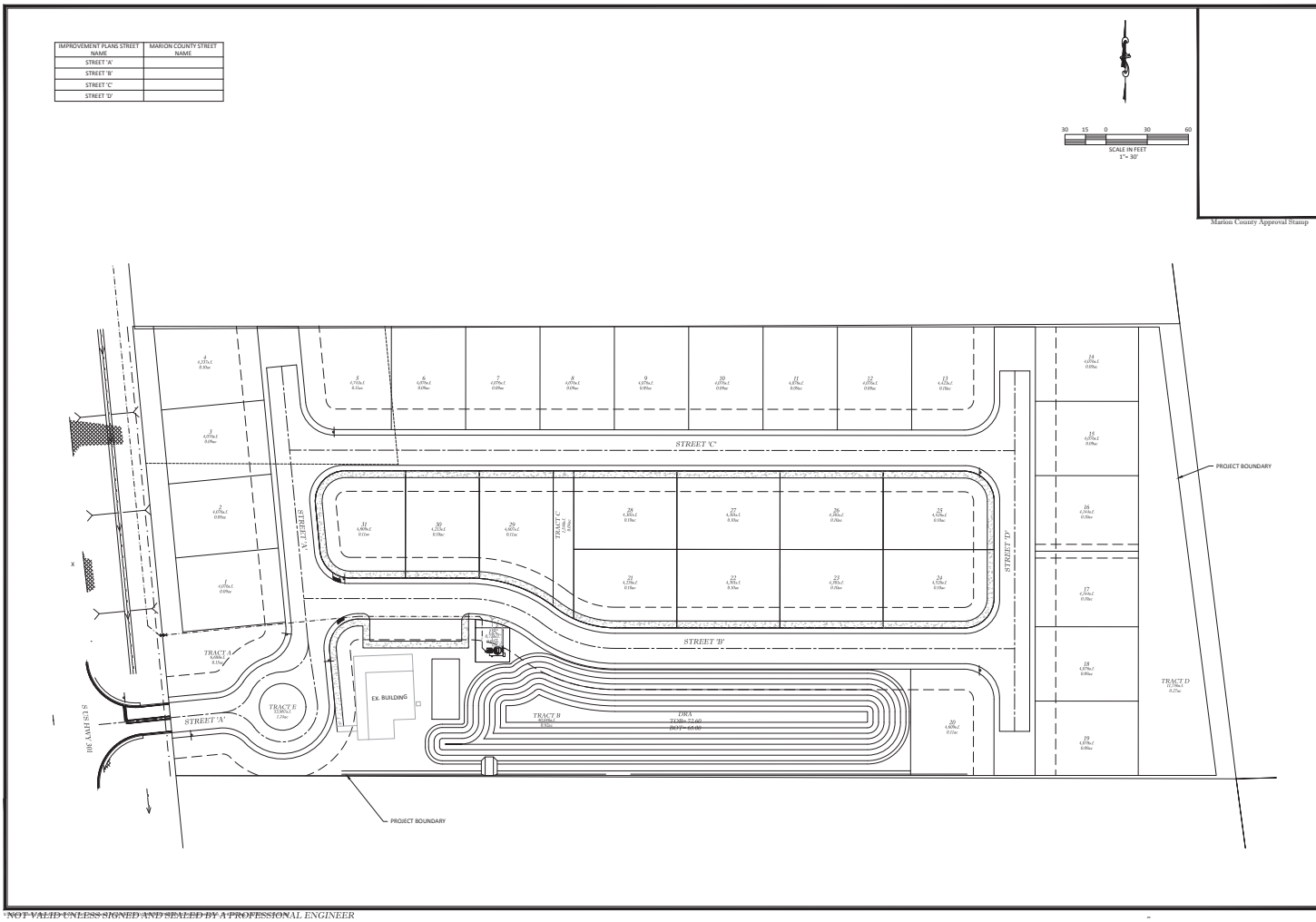
MFLA
THE OLE OAK VILLAGE
MARION COUNTY FLORIDA

PROJECT NO./FILE NAME	DESIGNED
25007	MLJ
DATE	DRAWN
2/5/2025	MLJ
SCALE	CHECKED
AS SHOWN	MLJ
SHEET NO. LP-4	OF 4

This has been electronically signed & sealed by Mark L. Johnson, PLA on the date adjacent. Printed copies of this document are not considered signed & sealed and the signature must be verified on any electronic copies.

MARK LANIER JOHNSON
FLORIDA LICENSE NO. 1555

IMPROVEMENT PLANS STREET NAME	MARION COUNTY STREET NAME
STREET 'A'	
STREET 'B'	
STREET 'C'	
STREET 'D'	



Mines & 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

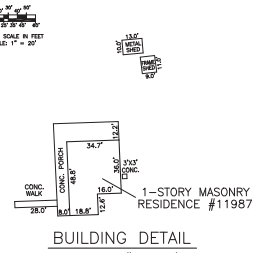
MAJOR SITE PLAN
THE OLE OAK VILLAGE
CITY OF BELLEVIEW, FLORIDA

911 MANAGEMENT PLAN

DATE 5/9/2025
DRAWN BY PV
CHKD. BY JMM
JOB NO. 23-8333

SHT. RN.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



STATE PLANE AND ELEVATION NOTES:

– ELEVATION MEASUREMENTS ACQUIRED USING 30AGE 3yR ANTENNA, CONNECTED WITH DATA FROM F.D.O.T. F.P.R.N. REFERENCE NETWORK AT STATION "OCLA".
– VERTICAL DATUM = NAVD–88, HORIZONTAL DATUM = NAD–83
BENCHMARK TABLE BELOW BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, ZONE: WEST (WO2).

STATE PLANE / BENCHMARK TABLE

I.D.	NORTHING	EASTING	ELEVATION	NOTES
BM1	1713863.31	641552.40	74.89'	4" BRASS DISC IN CONC. MONUMENT #3009
BM2	1713830.01	641706.12	73.21	FOUND 5/8" REBAR & CAP #6600
BM3	1713979.53	641580.79	76.90'	FOUND 5/8" REBAR & CAP #6600

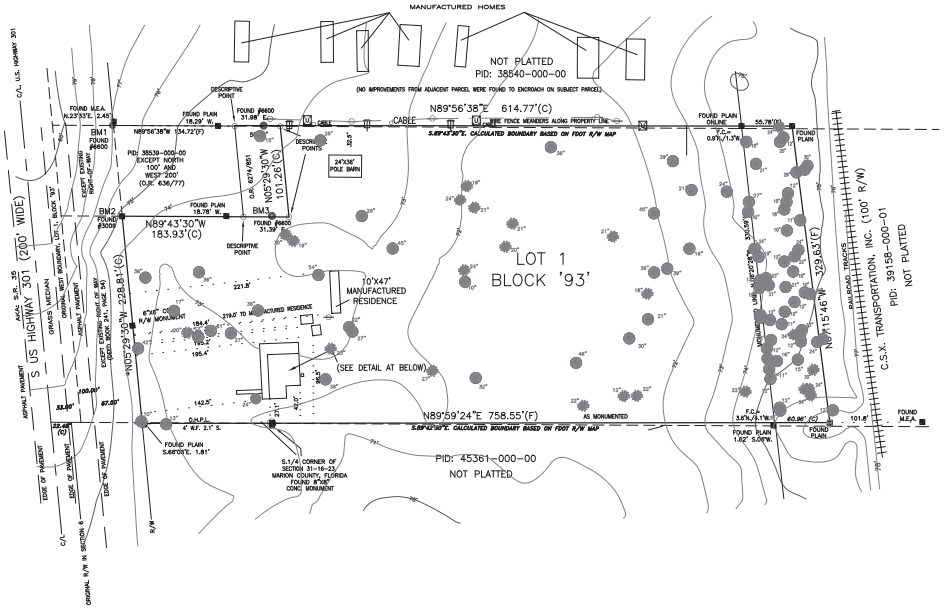
SURVEY REPORT

LEGEND:

A/C	AIR CONDITIONER
B.F.	BOARD FENCE
C/L	CENTER LINE
C.L.F.	CHAIN LINK FENCE
CONC.	CONCRETE
Δ	CENTRAL ANGLE
F.C.	FENCE CORNER
M.E.A.	MARION ENGINEERING & ASSOC.
M.E.C.	MOORHEAD ENGINEERING CO.
N.P.	NOT PERMANENT
P.C.P.	PERMANENT CONTROL POINT
P.O.B.	POINT–OF–BEGINNING
P.O.C.	POINT–OF–COMMENCEMENT
PP	POWER POLE
P.R.M.	PERMANENT REFERENCE MONUMENT
R.	RADIUS
R/W	RIGHT–OF–WAY
SAT.	SATELLITE
(D)	DESCRIPTION
(F)	FIELD MEASURED
(M)	MEASURED
PP	POWER POLE
(R)	RADIAL
OHPL	OVERHEAD POWER LINE
V.F.	VINYL/PVC FENCE
W.F.	WIRE FENCE
■	4"X4"CONCRETE MONUMENT
○	IRON ROD
▲	NAIL & DISK
⊣⊢	BREAK IN LINE
FH	FIRE HYDRANT
TB	TELEPHONE BOX
WM	WATER METER BOX
XFMR	UTILITY TRANSFORMER BOX
FDOT	STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 36050–2501
○	DESCRIPTIVE POINT; NOT FOUND OR SET
	PINE TREE
	OAK TREE
	MAGNOLIA TREE

NOTES:

1. THIS SURVEY IS BASED ON THE PROPERTY DESCRIPTION PROVIDED BY THE CLIENT.
2. ASSUMED NORTH IS BASED ON THE BEARING FOR THE LINE SHOWN WITH (*).
3. UNDERGROUND ENCROACHMENTS WERE NOT LOCATED UNLESS OTHERWISE SHOWN.
4. THE LOCATIONS OF ANY EASEMENTS, OR RIGHTS–OF–WAY OF RECORD, OTHER THAN THOSE SHOWN ON RECORDED PLATS ARE NOT SHOWN.
5. ALL STREETS OR STREET RIGHTS–OF–WAY SHOWN ARE PHYSICALLY OPEN UNLESS OTHERWISE SHOWN.
6. ALL DISTANCES ARE EITHER DEED OR PLAT UNLESS OTHERWISE SHOWN.
7. FENCES ARE NOT SHOWN, EXCEPT AS SHOWN, AND ARE TYPICALLY 4–FOOT WIRE FENCES; OFFSETS AT CORNERS ARE INDICATED.
8. ORIGINAL LOT LINES SHOWN ON THE STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 36050–2501 WERE USED TO DETERMINE LOCATION OF LANDS DESCRIBED IN THE EXCEPTION IN THE NW CORNER OF THE SUBJECT PARCEL.



DESCRIPTION:

LOT 1, BLOCK 93, TOWN OF BELLEVIEW, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 15 AND 15–B, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, EXCEPT 100 FEET NORTH AND SOUTH BY 200 FEET EAST AND WEST IN THE NORTHWESTERLY CORNER THEREOF, AND EXCEPT EXISTING RIGHT OF WAY AND ADDITION THERETO, DATED APRIL 19, 1940, RECORDED OCTOBER 16, 1940, IN DEED BOOK 241, PAGE 54, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA. LESS ANY PORTION CONTAINED IN BOOK 6274, PAGE 851.

REVISED SURVEY BASED ON COUNTY–PROVIDED NOTES (8/13/24): AUGUST 23, 2024
CORRECTED SOUTH BOUNDARY DIMENSION AND OFFSETS: DECEMBER 28, 2023
ADDED EDGES OF PAVEMENT ALONG PARCEL AND MEDIAN: JUNE 07, 2023
ADDED TREE LOCATION & TOPOGRAPIC MAP: MAY 09, 2023
UPDATED MAP AND CONFIRMED NO ENCROACHMENTS FROM THE NORTH: JANUARY 5, 2023
SURVEY DATE: DECEMBER 27, 2022

ANDREW M. CARBAUGH, LICENSE NUMBER 6787
BOARD CERTIFIED SURVEYOR AND MAPPER
STATE OF FLORIDA

ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR SURVEY REPORT ARE PROHIBITED. THIS SURVEY MAP AND REPORT, OR COPIES THEREOF, ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. NO ONE OTHER THAN THE PARTY OR PARTIES NAMED HEREON SHALL RELY ON THIS SURVEY.

BOUNDARY SURVEY
CERTIFIED TO: MANUFACTURED HOUSING ONE, LLC OR OHAD PERI A & B TITLE AND ESCROW SERVICES, LLC FIRST AMERICAN TITLE INSURANCE COMPANY

C & A SURVEY, INC.
CERTIFICATE OF AUTHORIZATION NO. LB #7872
3106 E. FORT KING STREET OCALA, FLORIDA 34470
352.694.6566 CandAsurvey.com

SCALE: 1"=50'
F.B.: 452 PG.: 15
FILE: 1230239

Marion County

Development Review Committee

Agenda Item

File No.: 2025-20063 **Agenda Date:** 8/4/2025 **Agenda No.:** 5.8.

SUBJECT:
Playground - Waiver Request to a Major Site Plan
Marion Oaks Block 933 Lot 3
13129 SW 78th Cir Ocala
Project #2025070022 #33055 Parcel #8010-0933-03
Sarai Vazquez Acosta

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

July 29, 2025

PROJECT NAME: PLAYGROUND
PROJECT NUMBER: 2025070022
APPLICATION: DRC WAIVER REQUEST #33055

1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: LDC 2.21.1.A Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: APPROVED

2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: LDC 2.21.1.A Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Defer to Stormwater

3 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: LDC 2.21.1.A Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Defer to stormwater

4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 2.21.1.A Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: APPROVED - Parcel 8010-0933-03 is located within the Marion County Utility Service Area and has immediate access to public water. The proposed project is for a playground, and no additional water or sewer demands are indicated that would necessitate utility connection at this time.

Marion County Utilities has no objections to the waiver request for the Major Site Plan, as the proposed playground location does not impact existing or future utility infrastructure.

Parcel is situated within the Secondary Springs Protection Zone and lies outside the Urban Growth Boundary.

5 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: LDC 2.21.1.A Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: CONDITIONAL APPROVAL subject to working with Stormwater staff under the following conditions: 1) The applicant must provide stormwater control of the additional runoff from the impervious coverage at the 100-year, 24-hour storm from the total impervious overage on the property. 2) A permit/inspection hold will be in effect until a sketch of the proposed stormwater controls is provided to

Stormwater and approved. 3) A Final Hold will be in effect until: a) Stormwater staff conducts a final inspection. Please note that stormwater controls and all disturbed areas must have vegetative cover established at time of final inspection. b) The applicant must provide a final sketch, noting the horizontal extents and volume capacity of the stormwater controls. 4) The applicant will need to a) verify though a boundary survey that the concrete slab is not located within the drainage easement and b) remove any portion of the impervious area located within the drainage easement.
The applicant owns a 0.23 -acre parcel (8010-0933-03) and according to the MCPA, there is approximately 3,084 sf existing impervious area on-site. The applicant needs to address the 750 sf of impervious area added without a permit added for a playground. The total existing and proposed impervious area is 3,834 sf. The site will be approximately 328 sf over the allowed 35% (3,506 sf) per the Marion County LDC. According to code case 987617, a portion of the concrete slab is located within the drainage easement along the eastern property line which appears to be accurate according to the 2024 aerials. There is a Flood Prone Area on the property. Staff recommends approval with conditions.

Feel free to contact us at (352) 671-8686 or DevelopmentReview@marionfl.org with questions.

Sincerely,

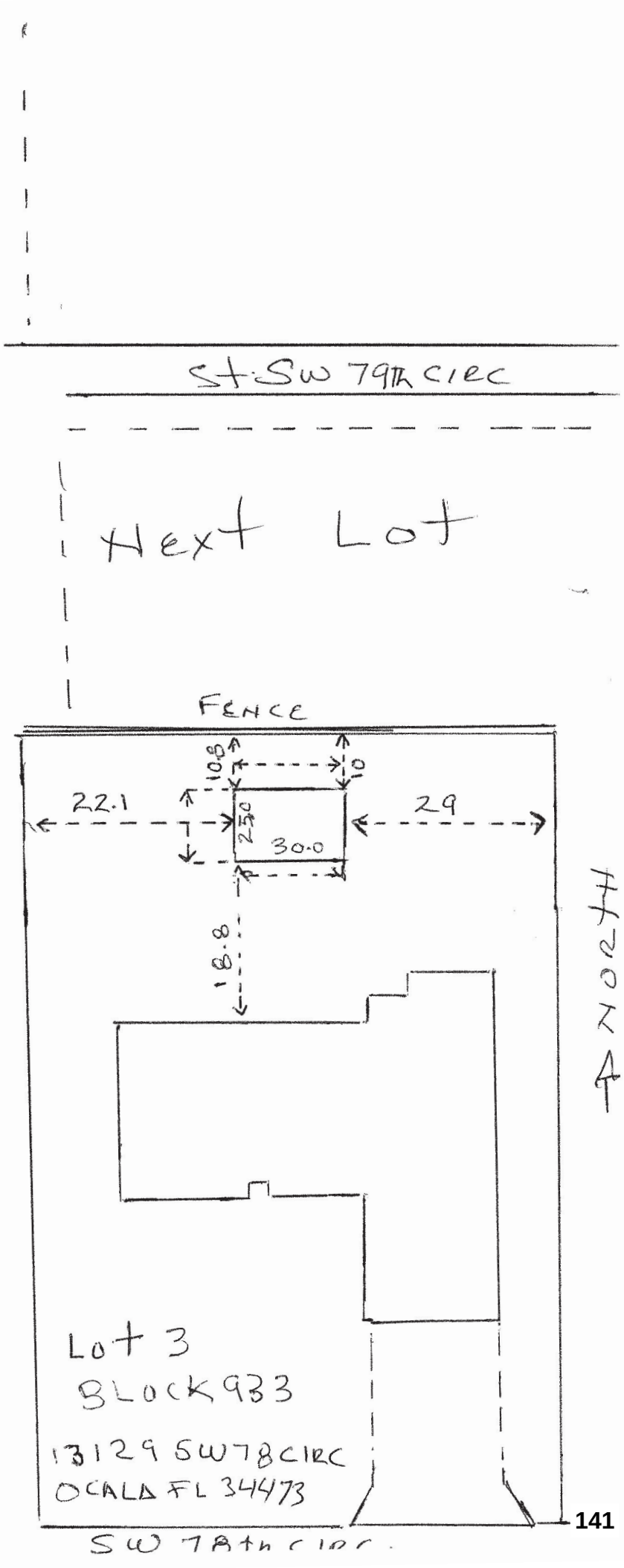
Your Development Review Team
Office of the County Engineer

Marion County FLORIDA
Interactive Map
13129Sw 78 circle Ocala 3447
Show search results for 131...
SW 79th Cir
SW 78th Cir
SW 78th Cir
SW 79th Cir
SW 78th Cir
100ft

MEASION: 30.00 X 25.00
QUARE Footage =

>129 SW 78 CIRC
CALA FL 34473

Lot 3
BLOCK 933



Marion County Florida - Interactive Map

7/1/2025, 2:01:47 PM

Marion County

Parcels

Streets

1:1,128

0 0.01 0.02 0.04 mi

0 0.02 0.04 0.07 km

Marion County Property Appraiser, Marion County BOCC

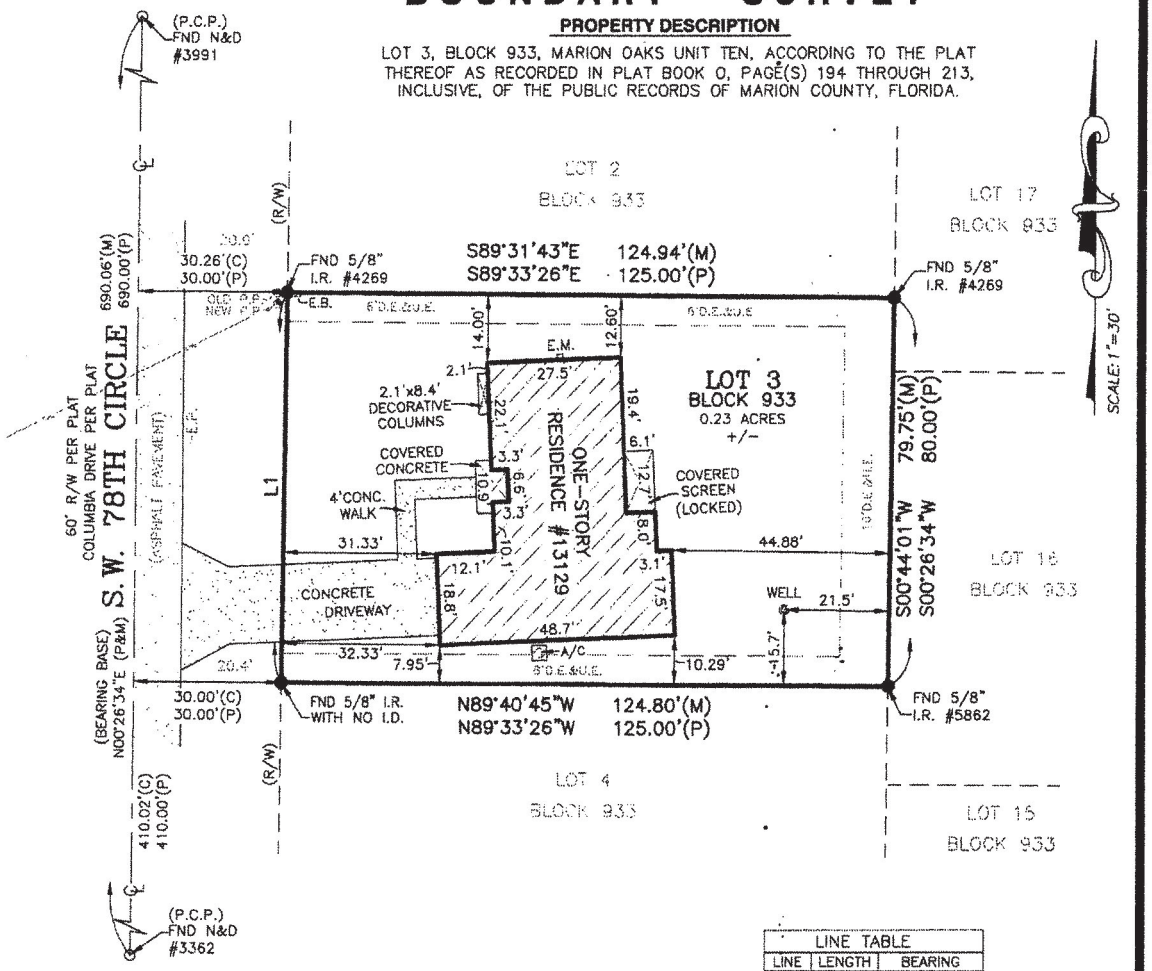
This map is provided "as is" without any warranty or representation of accuracy, timeliness, completeness, merchantability, or fitness. The user is responsible for verifying any information and assumes all risk for reliance on any information herein.

Marion County Board of County Commissioners

BOUNDARY SURVEY

PROPERTY DESCRIPTION

LOT 3, BLOCK 933, MARION OAKS UNIT TEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK O, PAGE(S) 194 THROUGH 213, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.



LINE TABLE		
LINE	LENGTH	BEARING
L1(M)	80.07	N00°37'37"E
L1(P)	80.00	N00°26'34"E

SURVEYOR'S NOTES:

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

2. THE PROPERTY DESCRIPTION SHOWN HEREON IS IN ACCORDANCE WITH THE DESCRIPTION PROVIDED BY THE CLIENT OR CLIENT'S REPRESENTATIVE.

3. NO UNDERGROUND IMPROVEMENTS OR VISIBLE INSTALLATIONS HAVE BEEN LOCATED OTHER THAN SHOWN. SUBJECT TO ANY APPLICABLE EASEMENTS, RIGHT-OF-WAYS, OR OTHER RESTRICTIONS OF RECORD. SURVEY IS VALID TO CERTIFIED PARTIES ONLY AND IS NOT TO BE REPRODUCED OR RELIED UPON BY ANY OTHER ENTITY.

4. BEARINGS ARE BASED ON THE CENTER LINE OF S.W. 78TH CIRCLE, ASSUMED AS BEING N.00°26'34"E., PER PLAT.

5. ABOVE GROUND ENCROACHMENTS (ENCR.), IF ANY, AS SHOWN ON SURVEY and UNDERGROUND ENCROACHMENTS OR IMPROVEMENTS, IF ANY, NOT LOCATED ON SURVEY.

6. HAVING CONSULTED THE NATIONAL FLOOD INSURANCE PROGRAM FIRM, IT APPEARS THAT THE SUBJECT PROPERTY LIES IN ZONE "X", NOT A SPECIAL FLOOD AREA, PER FIRM PANEL #12083C0715D, DATED AUGUST 28, 2008, MARION COUNTY, FLORIDA.

LEGEND AND ABBREVIATIONS:

Δ	– DELTA	P.C.	– POINT OF CURVATURE
℄	– CENTER LINE	P.C.C.	– POINT OF COMPOUND CURVATURE
A/C	– AIR CONDITIONER	P.C.P.	– PERMANENT CONTROL POINT
B.M.	– BENCH MARK	Pg.	– PAGE
CATV	– CABLE TELEVISION RISER	P.I.	– POINT OF INTERSECTION
C.B.	– CHORD BEARING	P.O.B.	– POINT OF BEGINNING
C.B.S.	– CONCRETE BLOCK STRUCTURE	P.O.C.	– POINT OF COMMENCEMENT
C.B.W.	– CONCRETE BLOCK WALL	P.O.L.	– POINT ON LINE
C.L.F.	– CHAIN LINKED FENCE	P.P.	– POWER POLE/SERVICE POLE
C-LINK	– CENTURY-LINK RISER	P.R.C.	– POINT OF REVERSE CURVATURE
C.M.	– CONCRETE MONUMENT	P.R.M.	– PERMANENT REFERENCE MONUMENT
CONC.	– CONCRETE	P.T.	– POINT OF TANGENCY
COV.	– COVERED	R.	– RADIUS
C&G	– CURB & GUTTER	RAD.	– RADIAL
D.E.	– DRAINAGE EASEMENT	R.P.	– RADIUS POINT
E.B.	– ELECTRIC BOX (ELEC.)	R/W	– RIGHT-OF-WAY
E.M.	– ELECTRIC METER	S/W	– SIDEWALK
EASE.	– EASEMENT	SQ. FT.	– SQUARE FEET
F.H.	– FIRE HYDRANT	T.B.	– TANGENT BEARING
FND	– FOUND	TELE.	– TELEPHONE RISER
G.M.	– GAS METER	TRANS	– TRANSFORMER PAD
H.W.F.	– HOG WIRE FENCE	TYP.	– TYPICAL
I.R.	– IRON ROD (SIZE NOTED)	U.E.	– UTILITY EASEMENT
I.P.	– IRON PIPE	W.F.	– WOOD FENCE
L	– ARC LENGTH	W.F.S.W.E	– WALL/FENCE & STORMWATER EASE.
L.P.	– LIGHT POLE	W.M.	– WATER METER
M.H.	– MANHOLE	W.V.	– WATER VALVE (OR VALVE AS NOTED)
NO I.D.	– NO IDENTIFICATION	(C)	– CALCULATED
N&D	– NAIL AND DISC	(D)	– DEED
OHL	– OVERHEAD LINE	(M)	– MEASURED
PAVE.	– PAVEMENT	(P)	– PLAT
P.B.	– PLAT BOOK		

CERTIFIED TO:

SARAI VAZQUEZ ACOSTA
SIGNATURE MORTGAGE
1ST QUALITY TITLE, LLC
FIDELITY NATIONAL TITLE INSURANCE COMPANY

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS SURVEY MEETS THE STANDARD'S OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Joseph M. Stokes, Jr.
Professional Surveyor and Mapper
Florida Registration Number 5907

This survey is not covered by Professional Liability Insurance.

COMMENTS	FIELD DATE	OFFICE DATE
BOUNDARY SURVEY	J.S./B.R. 11/29/17	D.H./P.A. 11/29/17
CHECKED BY: J.M.S. JR.	SHEET NUMBER 1 OF 1	
JOB NUMBER: 17-1069	CADD DWG. FILE: 17-1069.DWG	

www.SAA-survey.com
Info@SAA-survey.com
LB 7524

Stokes, Anderson & Associates
Land Surveying
Land Surveyors & Drafters

P.O. BOX 4112
BELLEVIEW, FLORIDA 34421
PH. (352) 205-9488
FAX (866) 480-6733

Marion County

Development Review Committee

Agenda Item

File No.: 2025-20064 **Agenda Date:** 8/4/2025 **Agenda No.:** 5.9.

SUBJECT:
Diamond Ridge At Lake Diamond - Major Site Plan
Lake Diamond G&CC South Phase 3 Tract 4; Lake Diamond Apartments
Project #2015080001 #31332 Parcel #9071-0000302
Rogers Engineering

July 30, 2025

PROJECT NAME: DIAMOND RIDGE AT LAKE DIAMOND
PROJECT NUMBER: 2015080001
APPLICATION: MAJOR SITE PLAN #31332

1 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.10.B - Copy of NPDES Permit or NOI
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the NPDES permit or NOI prior to construction.

2 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.21.2.B - Major Site Plan fee of $1,000..00 + ($10.00 x total site acreage)
STATUS OF REVIEW: INFO
REMARKS: 7/18/25-fee due with resubmittal
6/25/25-fee due with resubmittal
3/27/24-fee due with resubmittal

3 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, their conditions, and the date of approval
STATUS OF REVIEW: INFO
REMARKS: 3/27/24-add waivers if requested in future

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

5 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.8.A - Completion and Closeout - PLAN NOTE: As-builts
STATUS OF REVIEW: INFO
REMARKS: 7/22/25 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 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Additional Utilities comments
STATUS OF REVIEW: INFO
REMARKS: ALL METERS MUST BE MARKED FOR WHICH UNIT THEY SERVE

7 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Protect existing well during all phases of demolition and construction.

8 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: Additional Zoning comments
STATUS OF REVIEW: INFO
REMARKS: This comment is left as INFO to allow this site plan to move through the approval process. Prior to stamp of approval, please change the setback areas shown/dimensioned on the Site Plan to match the zoning schedule outlined on the 2005 PUD master plan. Please also provide the PUD required setbacks on the Cover Sheet. The Master Plan is provided in the Supplemental folder of this AR.
For your convenience, the Master Plan's PUD setback standards for multi-family setback are 20' front, 0' side, 10' back.

9 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: IF APPLICABLE:
Sec. 2.18.1.I - Show connections to other phases.
Sec.2.19.2.H – Legal Documents
Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.
Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)
For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."
Sec. 6.3.1.B.2 – Required Right of Way Dedication
For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."
Sec. 6.3.1.D.3 - Cross Access Easements
For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."
Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)
"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."
Sec. 6.3.1.C.2 – Utility Easements
"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."
Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:
1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."
2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."
3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this

subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."
Sec.6.3.1.D(f) –
If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."

Marion County
Board of County Commissioners

Office of the County Engineer

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

DEVELOPMENT REVIEW PLAN APPLICATION

Date: 03/19/2024

A. PROJECT INFORMATION:

Project Name: Diamond Ridge at Lake Diamond
Parcel Number(s): 9071-0000302
Section 04 Township 16 Range 23 Land Use HR Zoning Classification PUD
Commercial ☐ Residential ☑ Industrial ☐ Institutional ☐ Mixed Use ☐ Other
Type of Plan: MAJOR SITE PLAN
Property Acreage 6.84 Number of Lots N/A Miles of Roads N/A
Location of Property with Crossroads Lake Diamond Ave and Diamond Ridge Way
Additional information regarding this submittal:

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

☑ **Engineer:**
Firm Name: Infinite Engineering Contact Name: Barry Ginn
Mailing Address: 240 SW 8th Street, Suite A City: Ocala State: FL Zip Code: 34471
Phone # 352-267-1480 Alternate Phone #
Email(s) for contact via ePlans: barry@infiniteengfl.com

☑ **Surveyor:**
Firm Name: Rogers Engineering, LLC Contact Name: Rodney K. Rogers
Mailing Address: 1105 S.E. 3rd Avenue City: Ocala State: FL Zip Code: 34471
Phone # 352-622-9214 Alternate Phone #
Email(s) for contact via ePlans: mclemons@rogerseng.com

Property Owner:
Owner: AG Properties of Marion LLC Contact Name: Harvey Vandeven
Mailing Address: 3910 SW College Rd Suite 202 City: Ocala State: FL Zip Code: 34474
Phone # 352-266-2834 Alternate Phone #
Email address: harveyvandeven@gmail.com

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

Revised 6/2021

CLEAR FORM

A MAJOR SITE PLAN
FOR
DIAMOND RIDGE AT LAKE DIAMOND
MARION COUNTY, FL

SINKHOLE REPAIR PLAN

IF A SINKHOLE DEVELOPS WITHIN THE WATER RETENTION BASINS, THE FOLLOWING IS THE RECOMMENDED CORRECTIVE ACTION:

A. CONTACT MARION COUNTY ENGINEERING AT (352) 671-8686 AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT IMMEDIATELY UPON DISCOVERY AND PROVIDE WARNING BARRICADES, ETC. AROUND THE HOLE.

B. WHERE LIMEROCK OR SHELL STONE IS EVIDENT FROM THE OPENING OF THE HOLE, WE RECOMMEND THE FOLLOWING REPAIR:
1. USING 1 – 2' DIAMETER BOULDERS OF LIMEROCK, CHERT OR SIMILAR HARD MATERIAL, BACKFILL THE CAVITY TO WITHIN 5' OF THE SURFACE.
2. USING A SMALLER DIAMETER (4" – 1") STONE, FILL THE REMAINDER OF THE CAVITY TO WITHIN 2' OF THE SURFACE.
3. USING A BACKHOE, PROVIDE FOR THE COMPACTION OF THE FILLED CAVITY BY HYDRAULICALLY COMPRESSING THE FILLED MATERIAL.
4. FILL THE REMAINDER OF THE CAVITY USING SEPTIC TANK DRAINFIELD GRAVEL TO THE GROUND SURFACE.
5. USING A VERY WET CEMENT SLURRY, POUR CONCRETE OVER THE CAVITY IN A SLOW AND GRADUAL MANNER RAKING THE CEMENT WITH THE GRAVEL TO OBTAIN AS MUCH VERTICAL PENETRATION OF THE CONCRETE AS POSSIBLE.

GRADE AND SMOOTH CONCRETE TO ASSURE THAT TOP OF CONCRETE IS AT THE SAME LEVEL AS THE BOTTOM ELEVATION OF THE BASIN.

C. IN THOSE AREAS WHERE NO LIMEROCK IS EVIDENT, THE FOLLOWING PROCEDURE IS SUGGESTED:
1. USING BACKHOE, REMOVE SUFFICIENT MATERIAL FROM THE SURFACE OF THE HOLE TO ALLOW ADEQUATE AREA IN WHICH MATERIAL CAN BE PLACED SO THAT IT WILL REACH THE BOTTOM OF THE HOLE.
2. USING A HEAVIER SOIL (CLAYEY-SAND OR CLAY) PLACE MATERIAL IN THE HOLE WITH A BACKHOE AND USE THE BUCKET TO HYDRAULICALLY COMPACT THE MATERIAL TO BE PLACED. PERFORM THIS OPERATION IN LIFTS, WITH NO LIFT BEING GREATER THAN 2' IN HEIGHT.
3. COMPACT THE MATERIAL TO WITHIN 4'± OF THE SURFACE OF THE SINKHOLE.
4. FORM AND POUR A CONCRETE CAP OVER THE DISTURBED AREA USING 2500# CONCRETE AND FORM BOARDS TO ASSURE THAT ALL CONCRETE IS AT LEAST 4" IN THICKNESS. BE ASSURED THAT THE CONCRETE CAP IS AT THE SAME LEVEL AS THE SURROUNDING ELEVATION.

D. AFTER COMPLETION OF THE WORK, REMOVE AND HAUL OFF ANY EXCESS MATERIAL (SOIL AND ROCK) AND REMOVE ANY WASTE CONCRETE THAT WOULD TEND TO SEAL THE POND BOTTOM. REPAIR AND RESOD SIDE SLOPES OF THE BASIN AS A RESULT OF THE WORK.

E. PLEASE EXERCISE CAUTION AND WALK THE ENTIRE BOTTOM AREA OF THE POND BEFORE COMMENCEMENT TO ASSURE GOOD SOLID SUPPORT OF THE PROPOSED CONSTRUCTION EQUIPMENT AND MATERIALS.

LEGEND

40	EXISTING GROUND CONTOUR
	EXISTING DRAINAGE DIRECTION ARROW
	DESIGNED DIRECTION OF DRAINAGE FLOW
	UTILITY POLE & GUY WIRE
	EXISTING TREE
ELEV.	ELEVATION
INV.	INVERT
CONC.	CONCRETE
PVMT.	PAVEMENT
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
SSMH	SANITARY SEWER MANHOLE
C.O.	CLEAN–OUT
	WATER LINE
	SANITARY SEWER LINE
	EXISTING GROUND ELEVATION
38 - 38.00	PROPOSED FINISHED GRADE ELEVATION
	TOP OF CURB OR WALK / PAVEMENT

PARKING CALCULATIONS:

PARKING REQUIRED:
2 SPACES/2–3 BEDROOM MULTI–FAMILY UNIT
18 UNITS x 2 SPACES = 36 SPACES

H/C SPACES REQUIRED:
1 SPACE/25 SPACES
2 H/C SPACE REQUIRED

PARKING PROVIDED:
20 PARKING LOT SPACES
16 DRIVEWAY SPACES
TOTAL= 36 SPACES

H/C PARKING PROVIDED:
2 HANDICAP SPACES

UTILITY SERVICE PROVIDERS:

MARION COUNTY UTILITIES
OCALA ELECTRIC UTILITY
CENTURY LINK
TECO GAS
COX COMMUNICATIONS

TRAFFIC STATEMENT

PROPOSED USE – APARTMENT
ITE CODE – 220 (11th EDITION)
DWELLING UNITS – 18

WEEKDAY
DAILY TRIPS – 6.63 x 18 = 119.34 VTPD
50% ENTER/ 50% EXIT = 60/59

A.M. PEAK HOUR
0.56 VTPH x 18 = 10.08 VTPH
28% ENTER/72% EXIT = 3/7

P.M. PEAK HOUR
0.67 VTPH x 18 = 12.06 VTPH
61% ENTER/39% EXIT = 7/5

IMPERVIOUS AREA DATA:

SITE AREA: 148,663 S.F. (3.41 ACRES)

EXISTING IMPERVIOUS AREA = 0 S.F.

PROPOSED IMPERVIOUS AREA:

BUILDINGS	20,710 S.F.
PAVEMENT & CONCRETE	21,018 S.F.
TOTAL	41,728 S.F. (28.07%)

OPEN SPACE = 106,935 S.F. (71.93%)

SEC. 4, TWP. 16 S., RGE. 23 E.

LOCATION MAP

SHEET INDEX

C001	TITLE SHEET
C002	BOUNDARY & TOPOGRAPHIC SURVEY
C003	S.W.F.P.P. & TREE REMOVAL PLAN
C004	LAYOUT PLAN
C005	GRADING & DRAINAGE PLAN
C006	UTILITY PLAN
L001	LANDSCAPE PLAN
L002	IRRIGATION PLAN
L003	LANDSCAPE NOTES & DETAILS
L004	IRRIGATION NOTES & DETAILS

L.D.C. WAIVER'S APPROVED BY DRC:

SECTION 6.12.12.A & D – SIDEWALKS AND SIDEWALK FEE APPROVED ON JUNE 17, 2024 A WAIVER TO THE SIDEWALK REQUIREMENTS WITH THE UNDERSTANDING THAT THIS IS ONLY FOR THE EASTERN PARCEL ASSOCIATED WITH #R3133332 AND WHEN THE WESTERN PARCEL DOES DEVELOP THERE NEEDS TO BE A SIDEWALK INSTALLED ALONG THE COUNTY RIGHT–OF–WAY.

CONCURRENCY NOTE:

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 A 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.

SITE DATA

OWNER: AG PROPERTIES OF MARION, LLC.
ADDRESS: 4360 N.E. 35th STREET
OCALA, FL 34479

PHONE NUMBER: 352–266–0955

PARCEL I.D. No.: 9071–0000302
LAND USE DESIGNATION: HIGH DENSITY RESIDENTIAL
DEVELOPMENT AGREEMENTS (O.R. BK/PG): N/A

ZONING INFORMATION:
ZONING CLASSIFICATION – PUD
ZONING REQUIREMENTS:
LOT AREA – TWO ACRES (MIN)
SETBACKS:
FRONT = 20'
BETWEEN STRUCTURES = 20'
BUILDING HEIGHT = 25' MAX.
MAX. DENSITY: 18 MULTI–FAMILY RESIDENTIAL UNITS

FLOOR AREA RATIO: 0.1393

OVERLAY ZONES: PRIMARY SPRINGS PROTECTION ZONE

SITE AREA: 3.41 ACRES

EXISTING/PROPOSED USE: VACANT/TOWNHOMES

EXISTING/PROPOSED BUILDING HEIGHT: 0'/20'

GENERAL NOTES:

1. ALL ON–SITE PAVEMENT SHALL BE 1.25" TYPE SP–9.5 ASPHALT OVER 6" LIMEROCK BASE (LBR 100 – 98% DENSITY) OVER 8" STABILIZED SUBGRADE (LBR 40 – 98% DENSITY).

2. ALL CONCRETE SHALL BE 3000 PSI (28 DAY STRENGTH).

3. 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.

4. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE SODDED WITH ARGENTINE BAHIA, UNLESS SPECIFIED OTHERWISE ON THE LANDSCAPE PLAN.

5. ALL STRIPING SHALL BE 6" WHITE WITH THE HANDICAP SPACES OUTLINED IN 6" BLUE, WITH PAINTED HANDICAP SYMBOL AND HANDICAP SIGN.

6. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE.

7. ALL STOP SIGNS MUST BE INSTALLED ON 2"x2" SQUARE POSTS, 14 FT. IN LENGTH, 14 GAUGE, 4lbs/FT.

8. ALL STOP BARS SHALL BE WHITE 24" WIDE LEAD FREE THERMOPLASTIC.

9. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION AND BURIAL DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.

10. LANDSCAPE INSTALLATION PROFESSIONALS PERFORMING WORK FOR HIRE WITHIN THE UNINCORPORATED AREAS OF MARION COUNTY SHALL BE LANDSCAPE CONTRACTORS LICENSED BY THE MARION COUNTY BUILDING DEPARTMENT, UNLESS OTHERWISE LICENSED BY THE STATE OF FLORIDA.

11. THERE ARE NO OUTDOOR LIGHTS PROPOSED FOR THIS PROJECT.

12. SIGHT DISTANCE AT THE DRIVEWAYS COMPLIES WITH FDOT REQUIREMENTS.

13. DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS SITE PLAN IS SUBJECT TO THE TERMS AND CONDITIONS OF THE SILVER SPRINGS SHORES VESTED DRI AND ITS CORRESPONDING VESTED RIGHTS DETERMINATIONS, AS MAY BE AMENDED FROM TIME TO TIME, INCLUDING PROVISIONS REGARDING THE CONCURRENCY OF PUBLIC FACILITIES.

14. EACH RESIDENTIAL UNIT SHALL HAVE CURB SIDE SANITATION SERVICE FOR SOLID WASTE DISPOSAL.

15. A SEPARATE PERMIT SHALL BE REQUIRED FOR ANY PERMANENT SIGNS.

MARION COUNTY OWNER'S CERTIFICATE:

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.

HARVEY VANDEVEN — DATE
PRESIDENT

ENGINEER'S 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.

Infinite Engineering

BARRY E. GINN — DATE
PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 54595

REVISION	DATE
PER COUNTY STAFF COMMENTS OF 7-10-25	7-10-25
PER COUNTY STAFF COMMENTS OF 6-26-24	5-30-25

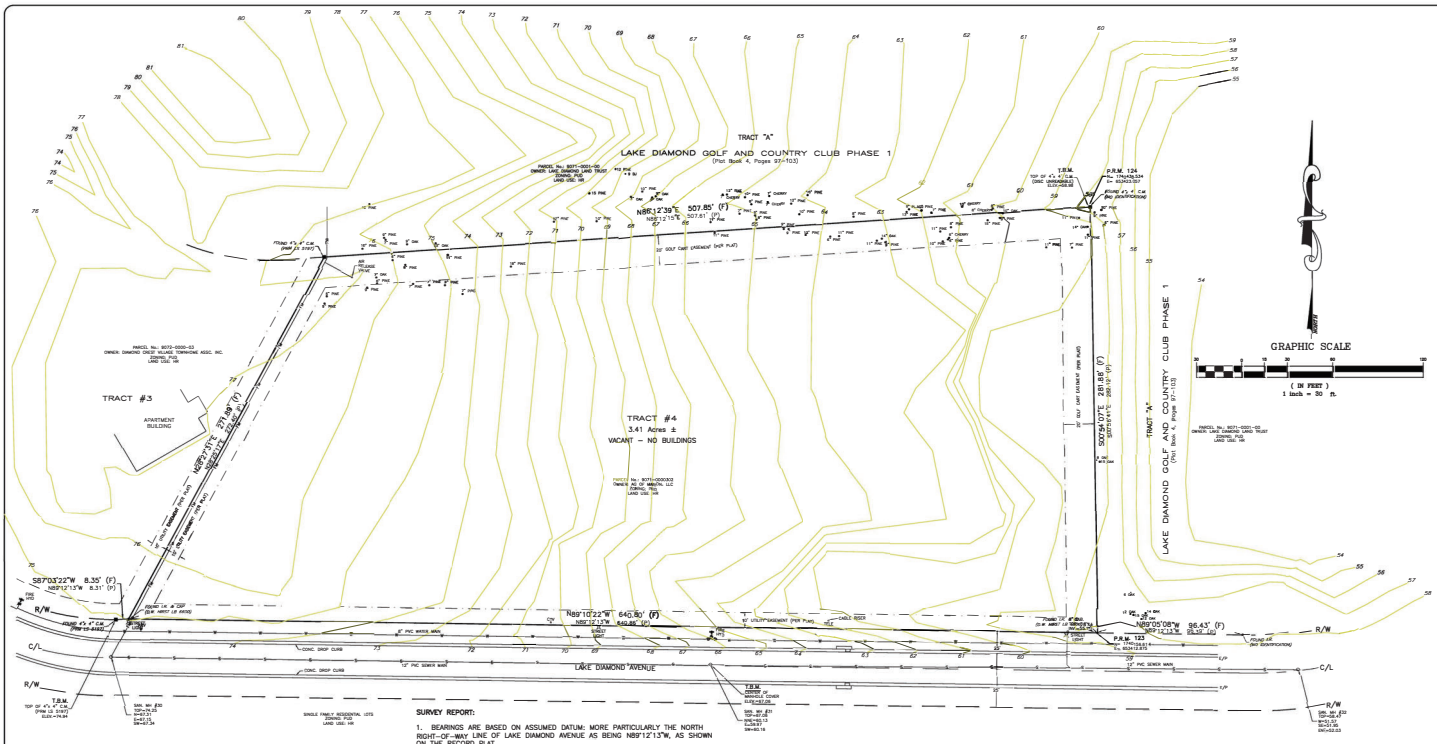
Robert L. Rogers, PE
FL Reg. No. 72527
rogers@rogerseng.com

Rodney K. Rogers, PSM
FL Reg. No. 5757
rogers@rogerseng.com

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying
1105 S.E. 3rd Avenue ● Ocala, Florida 34471 ● Ph. (352) 622-0214 ● Lic. Bus. #4074

A MAJOR SITE PLAN
FOR
DIAMOND RIDGE AT LAKE DIAMOND
MARION COUNTY, FLORIDA
Title Sheet

JOB No. 24_9071–0000302
DATE 3–07–2024
SCALE N.T.S.
SHEET C001



LEGEND

C.M.	CONCRETE MONUMENT
I.R.	IRON ROD
R/W	RIGHT OF WAY
E/P	EDGE OF PAVEMENT
C/L	CENTERLINE
D or Δ	CENTRAL ANGLE
R	RADIUS
L	ARC LENGTH
LC	LENGTH OF CHORD
CB	CHORD BEARING
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
(P)	PLAT MEASUREMENT
(F)	FIELD MEASUREMENT
	UTILITY POLE AND GUY ANCHOR
	OVERHEAD WIRES
	FENCE
CONC.	CONCRETE
P.R.M.	PERMANENT REFERENCE MONUMENT
	GROUND CONTOUR
T.B.M.	TEMPORARY BENCHMARK
F.F.	FINISH FLOOR
ELEV.	ELEVATION
INV.	INVERT

SURVEY REPORT:

1. BEARINGS ARE BASED ON ASSUMED DATUM: MORE PARTICULARLY THE NORTH RIGHT-OF-WAY LINE OF LAKE DIAMOND AVENUE AS BEING N89°12'13"W, AS SHOWN ON THE RECORD PLAT.

2. THE ELEVATIONS SHOWN HEREON ARE BASED ON NAVD-88. BENCHMARK USED WAS SANITARY SEWER MANHOLE #31 RIM ELEVATION 67.06 PER THE AS-BUILT SANITARY SEWER CONSTRUCTION PLANS FOR LAKE DIAMOND GOLF AND COUNTRY CLUB – PHASE 2 SANITARY SEWER, PREPARED BY MILES CHRISTIAN ANDERSON CONSULTING ENGINEERS AND PROVIDED TO THE SURVEYOR BY MARION COUNTY UTILITIES.

3. FIELD SURVEY DATE : 3-15-2025.

4. NO TITLE INFORMATION REFLECTING RIGHTS-OF-WAY, OR EASEMENTS OF RECORD, WERE FURNISHED TO THIS SURVEYOR UNLESS SHOWN OR NOTED HEREON.

5. THE LEGAL DESCRIPTION SHOWN HEREON WAS FURNISHED BY THE CURRENT DEED OF RECORD.

6. UNDERGROUND UTILITIES, OTHER THAN AS SHOWN, WERE NOT LOCATED.

7. STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON THE RECORD PLAT FOR LAKE DIAMOND GOLF AND COUNTRY CLUB, PHASE 3, AS RECORDED IN PLAT BOOK 4, PAGES 161-164, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

8. THIS PROPERTY APPEARS TO BE IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120160 PANEL 735 SUFFIX D EFFECTIVE DATE APRIL 19, 2017.

9. THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS CONTAINED IN CHAPTER 5J-17.050 THROUGH .052, FLORIDA ADMINISTRATIVE CODE AND THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THE MINIMUM RELATIVE DISTANCE ACCURACY FOR SUBURBAN LAND USE.

10. UNLESS IT BEARS THE SIGNATURE AND SEAL OF THE LICENSED SURVEYOR AND MAPPER, THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

LEGAL DESCRIPTION

TRACT #4, LAKE DIAMOND GOLF AND COUNTRY CLUB, PHASE 3 AS RECORDED IN PLAT BOOK 4, PAGES 161-164 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

SURVEYORS CERTIFICATION:

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

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

REVISION	DATE

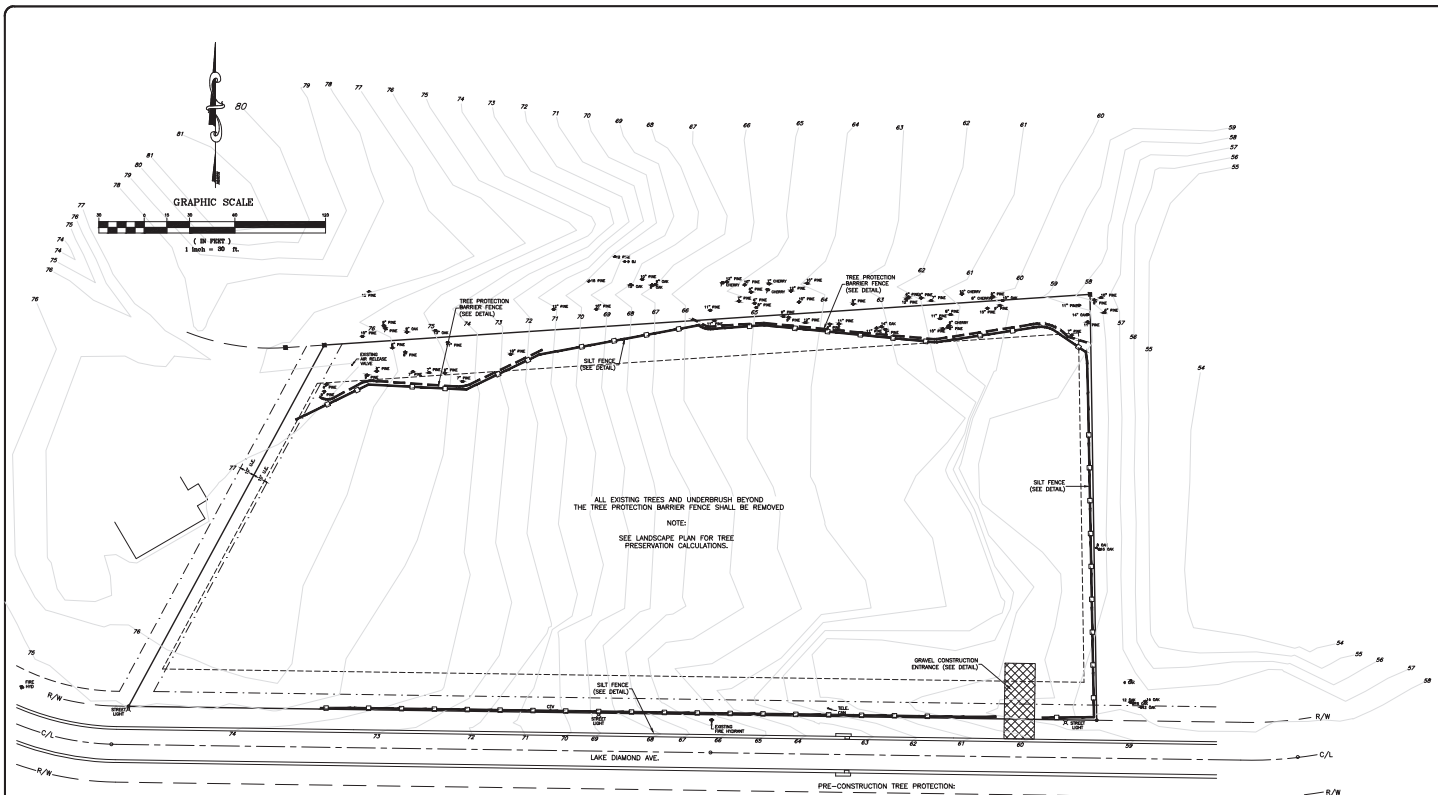
Robert L. Rivera, PE
FL Reg. No. 70327
rivera@rogerseng.com

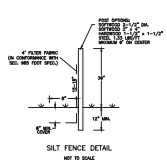
Rodney K. Rogers, PSM
FL Reg. No. 5274
rrogers@rogerseng.com

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

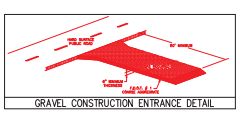
A MAJOR SITE PLAN
FOR
DIAMOND RIDGE AT LAKE DIAMOND
MARION COUNTY, FLORIDA
Boundary & Topographic Survey

JOB No.	9071-0000302
DATE	5-20-2025
SCALE	1" = 30'
SHEET	C002





SILT FENCE DETAIL
NOT TO SCALE



GRAVEL CONSTRUCTION ENTRANCE DETAIL

PRE-CONSTRUCTION TREE PROTECTION:

1. THE OWNER SHALL BE RESPONSIBLE FOR INSURING THAT ALL MEASURES ARE TAKEN TO AVOID DAMAGE TO TREES NOT APPROVED FOR REMOVAL.

2. PRIOR TO ANY CLEARING, GRUBBING, OR ANY CONSTRUCTION, TREE PROTECTION BARRICADES SHALL BE ERECTED AROUND ALL TREES, OR GROUPS OF TREES, WITHIN THE CONSTRUCTION AREA WHICH ARE TO BE PRESERVED.

3. TREE PROTECTION SHALL CONTINUE DURING THE COURSE OF CONSTRUCTION. THE FOLLOWING REQUIREMENTS SHALL BE CONDITIONS OF TREE REMOVAL PERMITS, ALL PERMITS FOR CONSTRUCTION IN PUBLIC RIGHTS-OF-WAY, AND ALL DEVELOPMENT PERMITS ISSUED UNDER AND PURSUANT TO THIS CODE:

(1) THE CLEANING OF CONSTRUCTION EQUIPMENT OR MATERIAL OR THE DISPOSAL OF WASTE MATERIALS INCLUDING BUT NOT LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, AND MORTAR WITHIN THE TPZ OF ANY TREE WHICH IS BEING PROTECTED IS NOT ALLOWED.

(2) THE MOVEMENT OF EQUIPMENT OR THE STORAGE OF EQUIPMENT, MATERIALS, DEBRIS, OR FILL WITHIN THE TPZ OF ANY TREE WHICH IS BEING PROTECTED IS NOT ALLOWED.

(3) THE CONTRACTOR SHALL INSPECT ALL TREE PROTECTION BARRICADES AND SIGNS ON A WEEKLY BASIS DURING THE COURSE OF CONSTRUCTION. ANY BARRICADE OR SIGN WHICH HAS BEEN DAMAGED OR IS MISSING SHALL BE REPLACED IMMEDIATELY.

(4) IF ANY TREE WHICH HAS NOT BEEN APPROVED TO BE REMOVED IS DESTROYED, OR RECEIVES MAJOR DAMAGE DURING CONSTRUCTION, WITH THE EXCEPTION OF NATURAL EVENTS, SO AS TO PLACE ITS LONG TERM SURVIVAL IN QUESTION, THE TREE(S) MUST BE REPLACED AT AN INCH-TO-INCH BASIS OF THE TOTAL (COMBINED) DBH OF THE TREE(S) SO DESTROYED OR DAMAGED. THE REPLACEMENT TREE(S) SHALL BE OF COMPARABLE SPECIES OF THE DESTROYED OR DAMAGED TREE(S) 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 TREE MITIGATION FUND MAY BE AUTHORIZED BY THE COUNTY'S LANDSCAPE ARCHITECT.

Infinite Engineering

BARRY E. GINN DATE
PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 54595

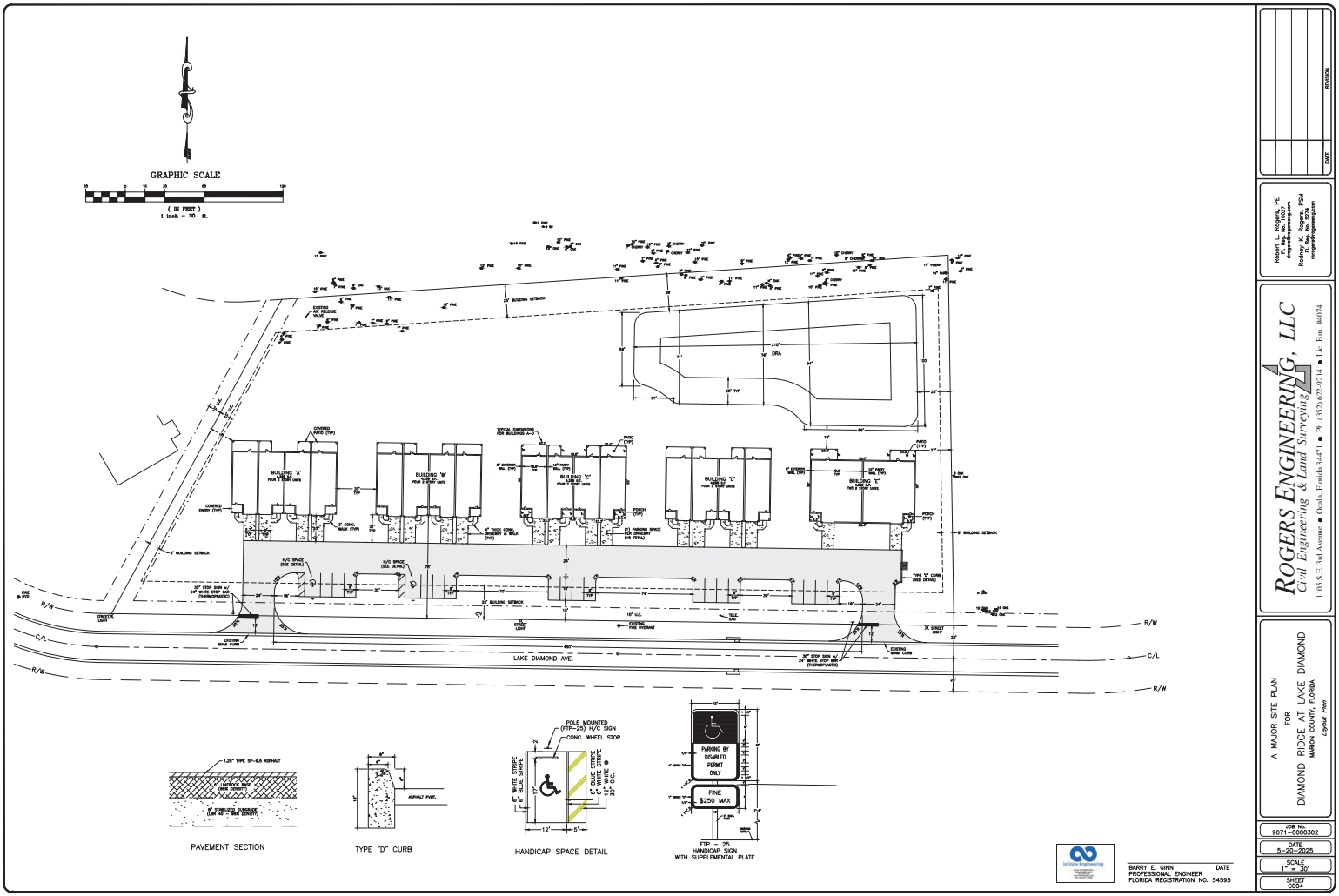
DATE	REVISION

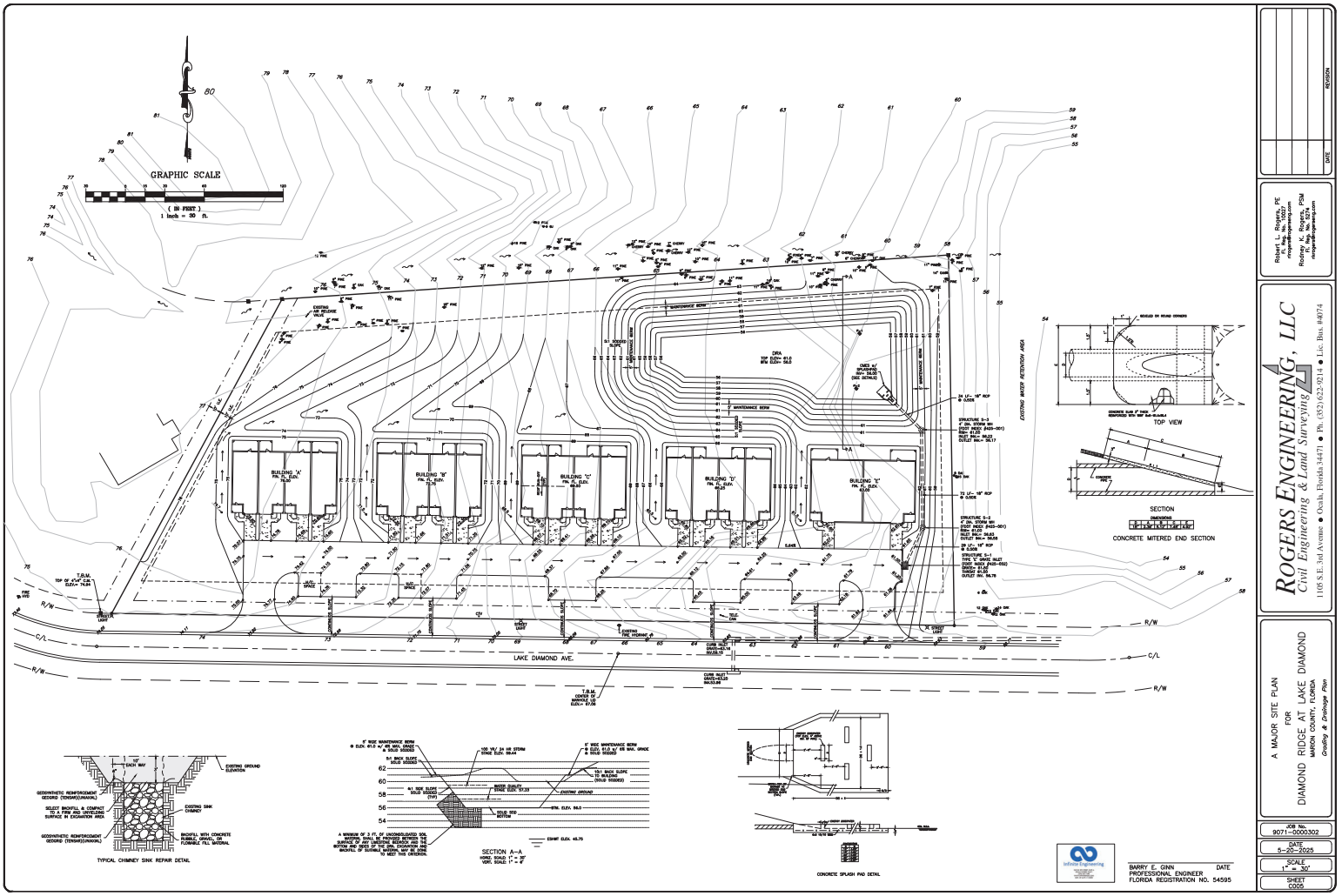
Robert L. Rogers, PE
Ft. Reg. No. 10027
rrogers@rogersengineering.com
Rodney K. Rogers, PSM
Ft. Reg. No. 5274
rkrogers@rogersengineering.com

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. 84074

A MAJOR SITE PLAN
FOR
DIAMOND RIDGE AT LAKE DIAMOND
MARION COUNTY, FLORIDA
S.W.P.P.P. & Tree Removal Plan

JOB No. 9071-0000302
DATE 5-20-2025
SCALE 1" = 30'
SHEET C003


GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.
BUILDING 'A'
BUILDING 'B'
BUILDING 'C'
BUILDING 'D'
BUILDING 'E'
LAKE DIAMOND AVE.
R/W
C/L
PAVEMENT SECTION
TYPE "D" CURB
HANDICAP SPACE DETAIL
POLE MOUNTED (FTP-25) H/C SIGN
CONC. WHEEL STOP
PARKING BY DISABLED PERMIT ONLY
FINE $250 MAX
FTP - 25 HANDICAP SIGN WITH SUPPLEMENTAL PLATE
BARRY E. GINN
PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 54595
DATE
REVISION
Robert L. Rogers, PE
Fl. Reg. No. 10027
rlrogers@rogersengineering.com
Rodney K. Rogers, PSM
Fl. Reg. No. 5274
rlrogers@rogersengineering.com
ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074
A MAJOR SITE PLAN
FOR
DIAMOND RIDGE AT LAKE DIAMOND
MARION COUNTY, FLORIDA
Layout Plan
JOB No.
9071-0000302
DATE
5-20-2025
SCALE
1" = 30'
SHEET
C004



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

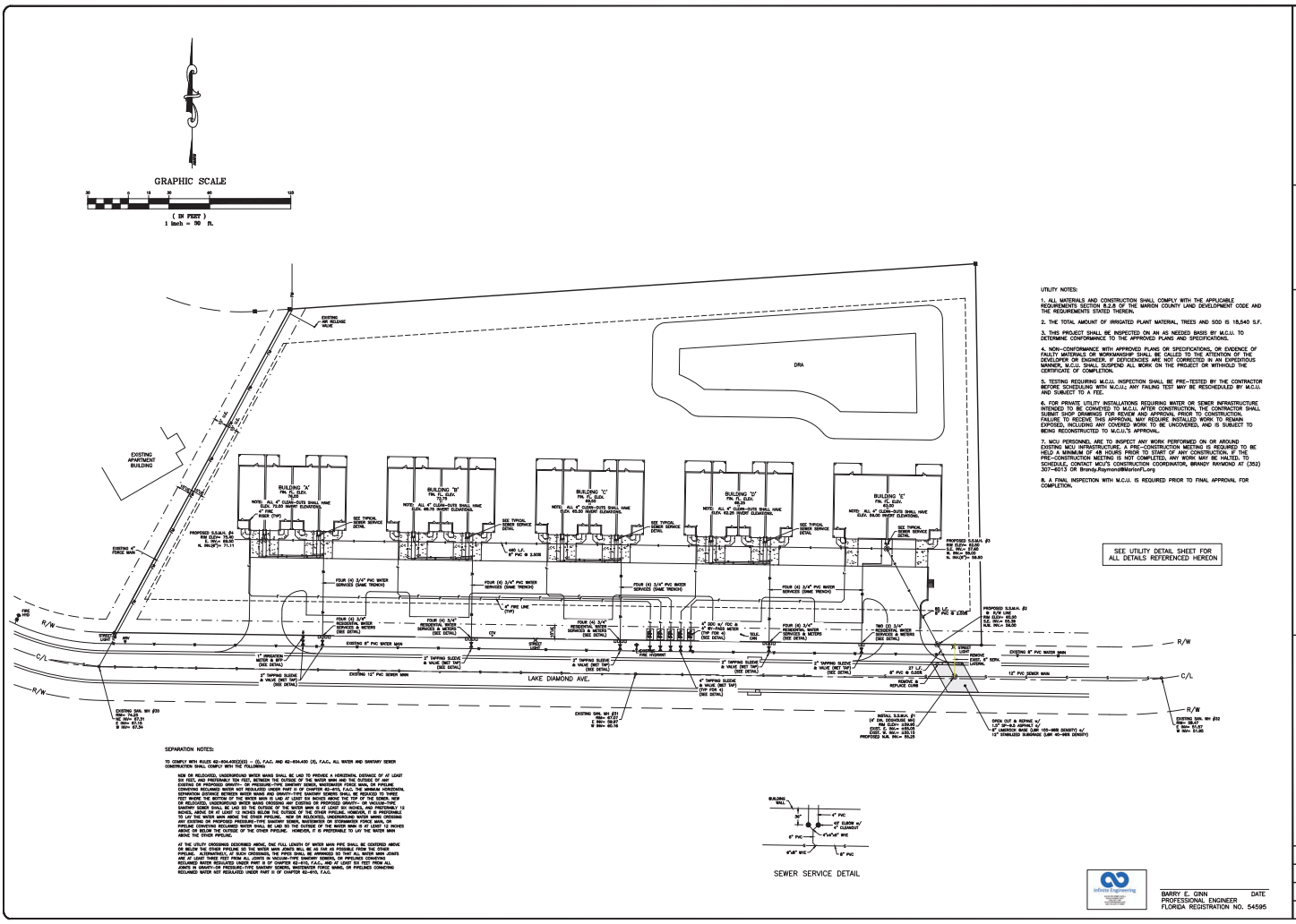
Robert L. Rogers, PE
FL Reg. No. 10027
robert@rogerspe.com
Rodney K. Rogers, PSM
FL Reg. No. 6274
rod@rogerspe.com

REVISION | DATE

A MAJOR SITE PLAN
FOR
DIAMOND RIDGE AT LAKE DIAMOND
MARION COUNTY, FLORIDA
Grading & Drainage Plan

JOB No. 9071-0000302
DATE 5-20-2025
SCALE 1" = 30'
SHEET C606

BARRY E. GINN DATE
PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 54595



UTILITY NOTES:

1. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS SECTION 8.2.8 OF THE MARION COUNTY LAND DEVELOPMENT CODE AND THE REQUIREMENTS STATED THEREIN.

2. THE TOTAL AMOUNT OF IRRIGATED PLANT MATERIAL, TREES AND SOD IS 18,540 S.F.

3. THIS PROJECT SHALL BE INSPECTED ON AN AS NEEDED BASIS BY M.C.U. TO DETERMINE CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS.

4. NON-CONFORMANCE WITH APPROVED PLANS OR SPECIFICATIONS, OR EVIDENCE OF FAULTY MATERIALS OR WORKMANSHIP SHALL BE CALLED TO THE ATTENTION OF THE DEVELOPER OR ENGINEER. IF DEFICIENCIES ARE NOT CORRECTED IN AN EXPEDITIOUS MANNER, M.C.U. SHALL SUSPEND ALL WORK ON THE PROJECT OR WITHHOLD THE CERTIFICATE OF COMPLETION.

5. TESTING REQUIRING M.C.U. INSPECTION SHALL BE PRE-TESTED BY THE CONTRACTOR BEFORE SCHEDULING WITH M.C.U.(ANY FAILING TEST MAY BE RESCHEDULED BY M.C.U. AND SUBJECT TO A FEE.

6. FOR PRIVATE UTILITY INSTALLATIONS REQUIRING WATER OR SEWER INFRASTRUCTURE INTENDED TO BE CONVEYED TO M.C.U. AFTER CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. FAILURE TO RECEIVE THIS APPROVAL MAY REQUIRE INSTALLED WORK TO REMAIN EXPOSED, INCLUDING ANY COVERED WORK TO BE UNCOVERED, AND IS SUBJECT TO BEING RECONSTRUCTED TO M.C.U.'S APPROVAL.

7. MCU PERSONNEL ARE TO INSPECT ANY WORK PERFORMED ON OR AROUND EXISTING MCU INFRASTRUCTURE. A PRE-CONSTRUCTION MEETING IS REQUIRED TO BE HELD A MINIMUM OF 48 HOURS PRIOR TO START OF ANY CONSTRUCTION. IF THE PRE-CONSTRUCTION MEETING IS NOT COMPLETED, ANY WORK MAY BE HALTED. TO SCHEDULE, CONTACT MCU'S CONSTRUCTION COORDINATOR, BRANDY RAYMOND AT (352) 307-4013 OR Brandy.Raymond@MarionFL.org

8. A FINAL INSPECTION WITH M.C.U. IS REQUIRED PRIOR TO FINAL APPROVAL FOR COMPLETION.

SEPARATION NOTES:

TO COMPLY WITH RULES 62-604.400(2)(d) - (f), F.A.C. AND 62-604.400 (5), F.A.C., ALL WATER AND SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING:

NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET FOR NEW OR RELOCATED WATER MAINS CROSSING UNDER GRAVITY-TYPE SANITARY SEWERS, AND FOR NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE THE OUTSIDE OF THE SEWER. THIS SHALL BE ACCOMPLISHED BY LAYING THE WATER MAIN AT LEAST 6 INCHES TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE. 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 INCHES BELOW OR 12 INCHES OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

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

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

Robert L. Rogers, PE
FL Reg. No. 70551
rogers@rogersengineering.com

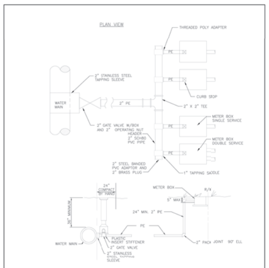
Rodney K. Rogers, PSM
FL Reg. No. 5214
rogers@rogersengineering.com

NO.	DATE	REVISION

A MAJOR SITE PLAN
FOR
DIAMOND RIDGE AT LAKE DIAMOND
MARION COUNTY, FLORIDA
Utility Plan

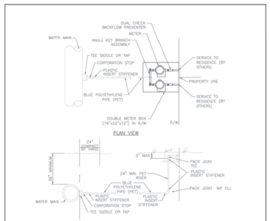
JOB No. 9071-0000302
DATE 7-15-2025
SCALE 1" = 30'
SHEET C006

BARRY E. GINN DATE
PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 54595



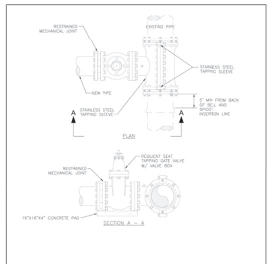
NOTES:
1. MAXIMUM OF 5 5/8" METERS
2. METER BOXES SHALL NOT BE LOCATED WITHIN DRIVING SURFACE. METER BOXES MUST BE LOCATED IN RIGHT-OF-WAY OR PRIVATE PROPERTY WITH A UTILITY EASEMENT.
3. NO MALE ADAPTERS ALLOWED AT VALVE; SHALL BE A BRASS NIPPLE WITH 2" SCH80 FEMALE STEEL BANDED ADAPTER.
4. ALL TAPS MUST BE LOCATED A MINIMUM OF 24" AWAY FROM ANY BELL AND/OR FITTING.
5. SERVICES MUST BE LABELED FOR THE UNIT IT SERVES BEFORE METERS WILL BE INSTALLED BY M.C.U.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023 REVISION # 1	METER BANK 2" SUPPLY	7.3.2 UT 202



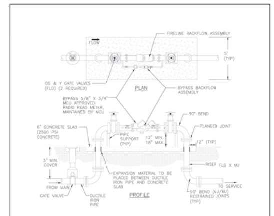
NOTES:
1. ALL RESIDENTIAL SERVICES SHALL HAVE A MINIMUM SIZE OF 1".
2. CURB STOP SHALL BE INSTALLED ON STREET SIDE OF THE SIDEWALK BETWEEN SIDEWALK AND CURB.
3. SCHEDULE 40 PVC CASING TO BE USED UNDER PAVEMENT, EXTENDING A MINIMUM OF 5' ON EITHER SIDE OF THE PAVEMENT WHERE POSSIBLE. THE INSIDE DIAMETER OF THE CASING PIPE SHALL BE A MINIMUM OF ONE INCH LARGER THAN THE OUTSIDE DIAMETER OF THE SERVICE PIPE.
4. CORP STOPS SHALL BE HORIZONTAL TO WATER MAINS.
5. LOCATE WIRE SHALL 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 PERMANENTLY 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 FROM ANY BELL AND/OR FITTING.
12. CONSTRUCT AS ONE SERVICE AND METER FOR IRRIGATION ONLY

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023 REVISION # 2	WATER AND RECLAIMED WATER SERVICES (TYPICAL)	7.3.2 UT 107



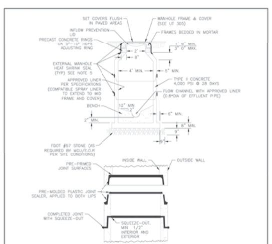
NOTES:
1. PRIOR TO BEGINNING THE TAPPING OPERATION, THE SLEEVE AND VALVE SHALL BE PRESSURE TESTED AT 150 PSI FOR A MINIMUM OF 30 MINUTES TO ENSURE THAT NO LEAKAGE WILL OCCUR.
2. CONTRACTOR SHALL PROVIDE MCU PROOF OF PRESSURE TEST IN THE FORM OF A TAPPING TEST LOG WITH THE CONTRACTOR'S SIGNATURE.
3. CONTRACTOR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

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



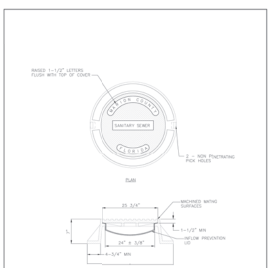
NOTES:
1. REQUIRED FOR SITES WITH SEPARATE DOMESTIC AND FIRE SYSTEM SUPPLY PIPING.
2. BACKFLOW ASSEMBLY SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
3. MCU SHALL OWN AND MAINTAIN THE METER.
4. UTILITY EASEMENT REQUIRED FOR BY-PASS METER READING. MINIMUM EASEMENT SIZE IS 10' BY 15'.
5. DETAIL 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" 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. FREEZE PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE FIRE MARSHALL.
7. DDC SHALL INCLUDE A FIRE DEPARTMENT CONNECTION AND BY-PASS METER WITH VALVES ON ON EACH SIDE.
8. DDC SHALL BE LABELED WITH THE UNIT NUMBER FOR WHICH IT SERVES.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023 REVISION # 2	FIRE LINE DOUBLE DETECTOR CHECK VALVE ASSEMBLY	7.3.2 UT 208



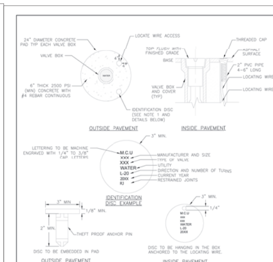
NOTES:
1. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE GRAVITY MANHOLE CONNECTION DETAIL UT 303.
2. ECCENTRIC CONE DESIGN MAY ONLY BE USED FOR CONFLICT RESOLUTION WITH MCU APPROVAL. ALL MANHOLES REQUIRING DROP CONNECTIONS SHALL COMPLY WITH UT 303.
3. A FLOW CHANNEL SHALL BE CONSTRUCTED INSIDE MANHOLE TO DIRECT INFLUENT INTO FLOW STREAM.
4. LIFT HOLES THROUGH STRUCTURE ARE NOT PERMITTED.
5. USE EXTERNAL WRAP TO TIGHTLY WRAP MANHOLE AROUND CASTING JOINTS AND APPLY HIGH INTENSITY PROPANE TORCH TO EFFECTIVELY SEAL THEM FROM GROUND WATER INFILTRATION. ALL EXTERNAL HEAT SHRINK WRAPS SHALL BE INSPECTED IN PERSON, OR THROUGH A MCU APPROVED METHOD, BY A MCU CONSTRUCTION REPRESENTATIVE.
6. INFLOW PREVENTION LIDS SHALL BE REQUIRED FOR ALL MANHOLES.
7. PRECAST CONCRETE RINGS MAY BE SUBSTITUTED FOR HDPE RINGS.
8. SECTION HEIGHTS VARY AS REQUIRED, AND AS AVAILABLE.
9. IN LIEU OF SHRINK WRAPPING, MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH ASTM C1244 OR HYDROSTATIC TESTED IN ACCORDANCE WITH ASTM C969 AS REQUIRED BY MCU.
10. FLOW CHANNEL DEPTH AND WIDTH CANNOT BE LESS THAN 80% OF OUTFLOW PIPE.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023 REVISION # 2	PRECAST CONCRETE MANHOLE	7.3.2 UT 306



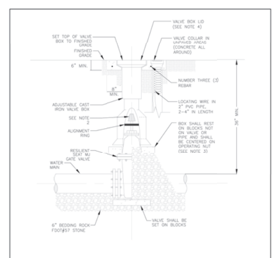
NOTES:
1. RING AND COVER SHALL BE COMPOSITE FOR DROP AND FORCEMAIN CONNECTIONS

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023 REVISION # 2	STANDARD SEWER MANHOLE FRAME AND COVER	7.3.2 UT 305



NOTES:
1. BRONZE (OR STAINLESS STEEL) IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES, EXCEPT HYDRANT VALVES.
2. LOCATING WIRE SHALL TERMINATE AT EACH VALVE BOX AND BE CAPABLE OF EXTENDING 12" ABOVE TOP OF BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023 REVISION # 1	VALVE BOX PAD	7.3.2 UT 112



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 REVISION # 2	GATE VALVE WATER AND RECLAIMED MAINS	7.3.2 UT 204

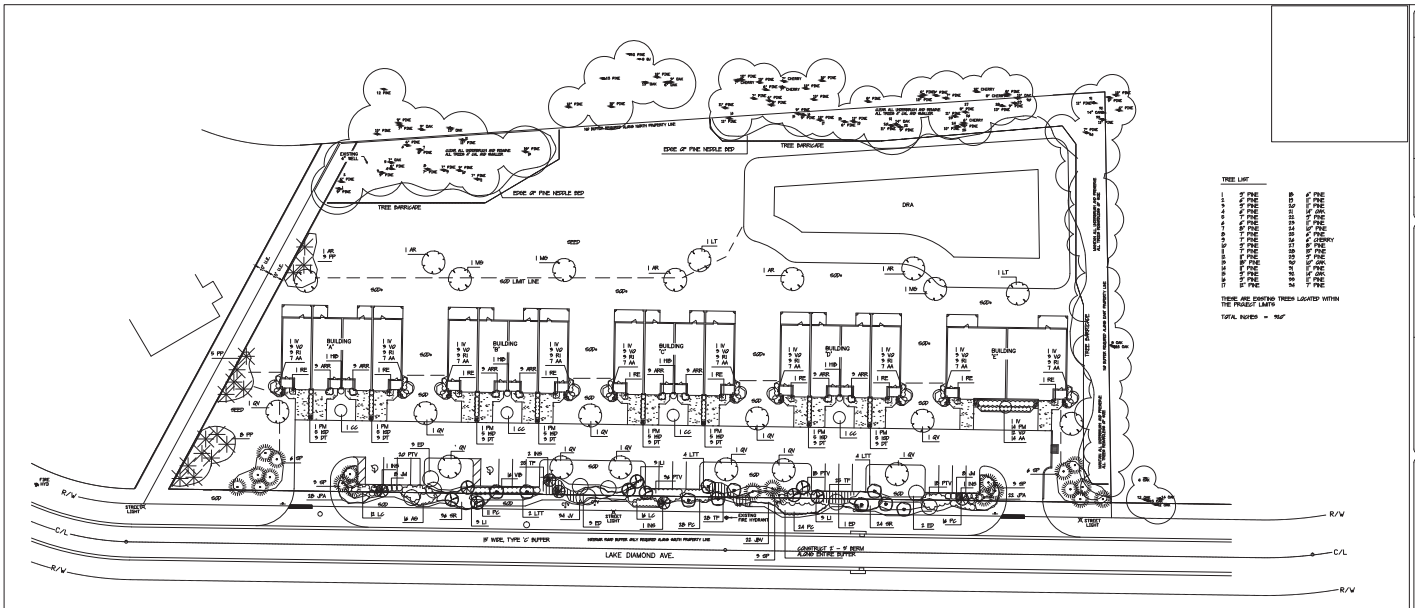
DATE	REVISION

Robert L. Rogers, PE
Fl. Reg. No. 10027
rlrogers@rogerseng.com
Rodney K. Rogers, PSM
Fl. Reg. No. 5274
rkrogers@rogerseng.com

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

A MAJOR SITE PLAN
FOR
DIAMOND RIDGE AT LAKE DIAMOND
MARION COUNTY, FLORIDA
Utility Details

JOB No. 9071-0000302
DATE 7-15-2025
SCALE 1" = 30'
SHEET C007



LANDSCAPE MATERIAL LIST (LOMBARDY AREAS)

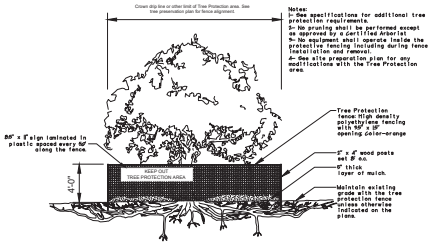
6	AR	ACER RUBRUM 'FLORIDA FLAME'	RED MAPLE	NATIVE	22
9	MG	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	NATIVE	22
5	QV	QUERCUS VIRGINIANA	LIVE OAK	NATIVE	22
3	QV	QUERCUS VIRGINIANA	LIVE OAK	NATIVE	22
3	EV	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY		22
2	IGS	ILEX NELLIE R. STEVENS	NELLIE R. STEVENS HOLLY		22
4	LT	LAGERSTROEMIA INDICA	CRAPE MYRTLE		22
9	LTT	LIGUSTRUM JAPONICA 'TREE'-TYPE	PRIVET TREE		22
14	PT	PINUS PLANIFOLIA	LONG-LEAF PINE	NATIVE	22
15	SP	SABEL PALMETTO	FLORIDA PALM	NATIVE	22
14	AG	ABELIA GRANDIFLORA	GLOSSY ABELIA		22
9	JM	JANSMINUM MESNYI	YELLOW JASMINE		22
84	JBV	JUNIPERUS BLUE-VASE	BLUE VASE JUNIPER		22
40	JPA	JUNIPERUS PARSONII	JUNIPER PARSONII		22
259	LC	LORAPETALUM CHINENSIS	FRINGE BUSH		22
73	PCV	PITTOSPORUM CRASSIFOLIA 'VARIEGATED'	VARIEGATED PITTOSPORUM		22
72	PCU	PLUMBAGO AURICULATA	BLUE-CAPE		22
62	RR	RENANIA RENIFORMIS	RAW PALMETTO	NATIVE	22
36	TP	TRIPSACUM FLORIDANA	BAHAMA GRASS	NATIVE	22
19	VB	VIBURNUM ODORATHISSIMUM	SWEET VIBURNUM		22
960	LF	HDW. STRIPS AROUND BUILDINGS	(SEE DETAIL)		
SOD	SF	ARGENTINE BAHIA SOD	(SOD)		
SEED	SF	ARGENTINE BAHIA SEED MIX	(SEED)		

LANDSCAPE MATERIAL LIST (RESIDENTIAL UNITS)

32	AA	ADMIRATHES ARBICANS	BLUE MUZ ASH		22
54	AMR	AZALEA RED-RUFFLE	DWARF AZALEA		22
4	CC	CERCIS CANADENSIS	REDBUD	NATIVE	22
14	PP	PANICUM 'PRAIRIE BLUES'	PLAIN LILY		22
4	VO	VIBURNUM TOMENTOSUM	DOUBLE FILE VIBURNUM		22
40	WD	ILEX VERTICILLATA 'WINTER RED'	DWARF HOLLY	NATIVE	22
1	N	ILEX VOMITORIA 'NANA'	WEEPING HOLLY	NATIVE	22
22	PM	PODOCARPUS MACROPHYLLUM	FLORIDA YEW		22
98	RI	RAPHIOLEPIS INDICA	INDIAN HAWTHORN		22
9	RS	RAPHIS EXCELSA	LADY PALM		22
48	VO	VIBURNUM ODORATUM	WALTER'S VIBURNUM	NATIVE	22

NATIVE PLANT CALCULATIONS

TOTAL PROPOSED PLANTS	=	884
NATIVE PLANT MATERIAL REQUIRED	=	332 (50% RANGE 166)
NATIVE PLANT MATERIAL PROVIDED	=	338



TREE PROTECTION

LANDSCAPE CALCULATIONS

TREE PRESERVATION CALCULATIONS

TOTAL EXISTING INCHES	=	956" (29.85" / AC)
TOTAL INCHES PRESERVED	=	956"
NEW INCHES PROVIDED	=	TREE PRESERVATION MET WITH PRESERVED TREES

BUILDING FRONTAGE CALCULATIONS

TOTAL BUILDING FRONTAGE	=	926 LF
LANDSCAPE AREA REQUIRED	=	370 LF (40%)
LANDSCAPE AREA PROVIDED	=	389 LF (42%)

MARION-FRIENDLY LANDSCAPE CALCULATIONS

TOTAL LANDSCAPE AREA	=	59,405 SF
MFLA REQUIRED	=	29,702 SF (50% WHEN IMAGE PRIMARY GFX)
MFLA PROVIDED	=	45,213 SF (76%)
(BERMUDA SODS = BLADE 69', BAHIA SOD & SEED = BLADE 59')		
(50% OF LANDSCAPE REQ'S (1,926 SF) = 12,247 SF)		

HIGH-WATER USE AREA CALCULATIONS

TOTAL LANDSCAPE AREA	=	59,405 SF
PROPOSED HWUA	=	29,556 SF (50%)

LANDSCAPE ISLANDS

TOTAL VUA			=	77,934 SF	
LANDSCAPE ISLANDS REQUIRED			=	1,559 SF	(2%)
LANDSCAPE ISLANDS PROVIDED			=	4,668 SF	
A	509 SF	D	1995 SF		
B	976 SF	E	684 SF		
C	1,160 SF	F	130 SF		

BUFFER CALCULATION - SOUTH 956 LF (660 - 48)

WHERE TREES REQUIRED	=	38 (1 / 100 LF)
ORNAMENTAL TREE REPLACEMENT	=	114 (3 / 100 LF)
ORNAMENTAL TREES PROVIDED	=	114
TOTAL TREE REQUIRED	=	NA
ORNAMENTAL TREES PROVIDED	=	44 (3 ED, 9 RM, 9 LG GF LIT, 3 GF)

ORNAMENTAL TREES USED BECAUSE OF UTILITY EASEMENT

SCALE 1" = 30'

RICHARD A KESSELRING JR., PLA, ASLA
LANDSCAPE ARCHITECT , STATE OF FLORIDA #8858

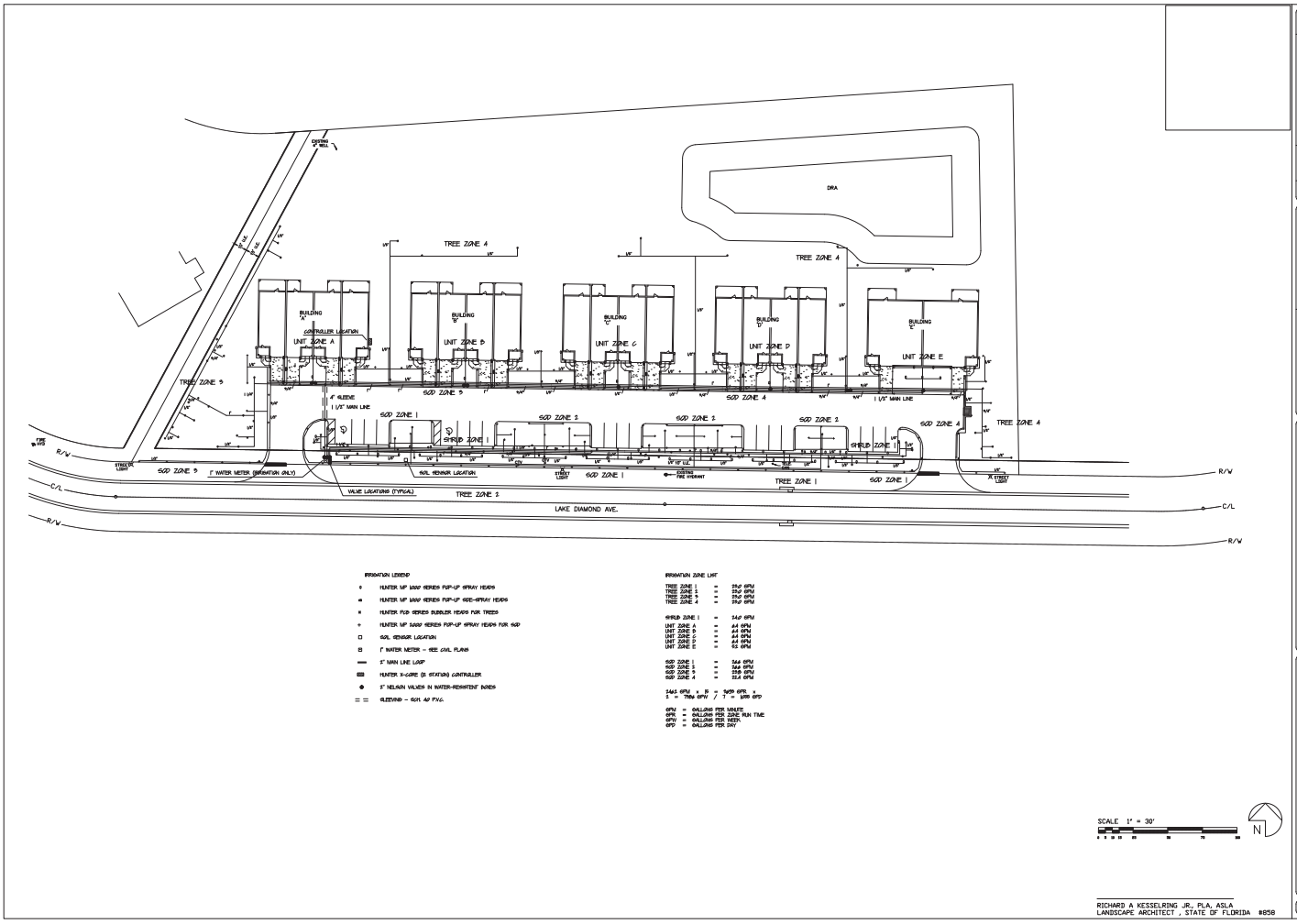
NO.	DATE	DESCRIPTION	BY
1	6/25	COUNTY COMMENTS	RAK

DRAWN BY: RAK DATE: 3 / 24
SCALE: 1" = 30' DRAWING NO.:
JOB NO.: NEW MARK: PR

ENVIRONMENTAL DESIGN ASSOCIATES, INC. LANDSCAPE ARCHITECT
1920 SE 8th STREET P.O. BOX 5131
OCALA, FLORIDA 34478 (352) 622-2899
GOLF COURSE DESIGN, COMMERCIAL-RESIDENTIAL DESIGN

LANDSCAPE PLAN
DIAMOND RIDGE
LAKE DIAMOND MARION CO, FL

SHEET L002 of ____



IRRIGATION LEGEND

- HUNTER MP 1000 SERIES POP-UP SPRAY HEADS
- HUNTER MP 1000 SERIES POP-UP SIDE-SPRAY HEADS
- HUNTER PCB SERIES BUBBLER HEADS FOR TREES
- HUNTER MP 1000 SERIES POP-UP SPRAY HEADS FOR SOD
- SOIL SENSOR LOCATION
- 1" WATER METER - SEE CIVIL PLANS
- 2" MAIN LINE LOOP
- HUNTER X-CORE (12 STATION) CONTROLLER
- 2" NELSON VALVES IN WATER-RESISTENT BOXES
- SLEEVING - SCH. 40 P.V.C.

IRRIGATION ZONE LIMIT

TREE ZONE 1	=	29.0 GPM
TREE ZONE 2	=	29.0 GPM
TREE ZONE 3	=	29.0 GPM
TREE ZONE 4	=	29.0 GPM
SHRUB ZONE 1	=	14.0 GPM
UNIT ZONE A	=	6.4 GPM
UNIT ZONE B	=	6.4 GPM
UNIT ZONE C	=	6.4 GPM
UNIT ZONE D	=	6.4 GPM
UNIT ZONE E	=	5.1 GPM
SOD ZONE 1	=	16.6 GPM
SOD ZONE 2	=	16.6 GPM
SOD ZONE 3	=	25.8 GPM
SOD ZONE 4	=	22.4 GPM

16.6 GPM x 15 = 9.09 GPM x
2 = 7.86 GPM / 7 = 1.08 GPD

GPM = GALLONS PER MINUTE
GPM = GALLONS PER ZONE RUN TIME
GPM = GALLONS PER DAY
GPD = GALLONS PER DAY

SCALE 1" = 30'

N

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

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

DRAWN BY: RAK
DATE: 3 / 24
SCALE: 1" = 30'
DRAWING NO.:
VIEW NAME:
JOB NO.:
FB. PG.

ENVIRONMENTAL DESIGN
ANDY KESSELRING, LANDSCAPE ARCHITECT
1920 SE 8th STREET
OCALA, FLORIDA 34478
P.O. BOX 5121
(352) 622-3899
LANDSCAPE ARCHITECTURAL, SITE PLANNING,
GOLF COURSE DESIGN, COMMERCIAL-RESIDENTIAL DESIGN

EDK

IRRIGATION PLAN
DIAMOND RIDGE
LAKE DIAMOND MARION CO, FL

SHEET 1002 of ___

LANDSCAPE NOTES

1. ALL MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER
2. ALL LANDSCAPED AREAS SHALL BE MULCHED WITH 3" – 4" OF PINE BARK MULCH
3. MULCH SHALL NOT BE INSTALLED ON TOP OF THE ROOT BALLS OF ANY SHADE OR ORNAMENTAL TREES
4. ALL MATERIAL INSTALLED SHALL MEET THE 2015 GRADES AND STANDARDS FOR LANDSCAPE INSTALLATION
5. CERTIFICATION IS REQUIRED FROM THE NURSERY AND/OR THE LANDSCAPE CONTRACTOR THAT THE TREE ROOT BALL HAS BEEN SHAVED PER GRADES AND STANDARDS
6. ALL TREES MUST BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ACCEPTANCE
7. ALL NEW TREES MUST BE GUYED OR STAKED AS DETAILED
8. EXISTING TREES THAT ARE TO REMAIN MUST BE PROTECTED THROUGHOUT CONSTRUCTION
9. THE LANDSCAPE ARCHITECT SHALL REVIEW WITH THE CONTRACTOR ALL LANDSCAPING THAT IS TO BE REMOVED AND SHALL IDENTIFY THE LIMITS OF WORK
10. PLACEMENT OF ALL LANDSCAPE MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT
11. ALL LANDSCAPE MATERIAL MUST BE INSTALLED WITH NATIVE PEAT AND FERTILIZER
12. ALL PALMS SHALL HAVE STRAIGHT, UNBLEMISHED TRUNKS AS APPROVED BY LANDSCAPE ARCHITECT
13. SABEL PLAMS MAY BE 'HURRICANE' CUT, BUT MUST HAVE A FULL, HEALTHY CROWN
14. ALL SABEL PALMS WILL BE SUBJECT TO APPROVAL OF THE LANDSCAPE ARCHITECT AND MUST MET THE CURRENT REQUIREMENTS WITHIN THE GRADES AND STANDARDS
15. FRON DENSITY ON ALL WASHINGTONIA PALMS MUST BE A MINIMUM OF 4 – 5 HEALTHY FRONS
16. ALL MATERIAL SHALL BE GUARANTEED FOR 90 DAYS FROM THE DATE OF ACCEPTANCE
17. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING IN ALL TREES & PALMS AND REMOVING AIR-POCKETS
18. DURING THE ESTABLISHMENT PERIOD (FIRST 90 DAYS) THE LANDSCAPE CONTRACTOR SHALL APPLY A MINIMUM OF 60 – 80 GPD TO ALL NEW TREES AND PALMS
19. DURING INSTALLATION OF ALL PALMS 'DIEHARD' PALM TRANSPLANT SHALL BE APPLIED PER MANUFACTURER'S SPECIFICATIONS AND CONTRACTOR MUST VERIFY THIS TO THE LANDSCAPE ARCHITECT
20. LANDSCAPE CONTRACTOR MUST LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION
21. NO PLANTINGS OR OTHER OBSTRUCTIONS MAY BE WITHIN THE 2' VEHICULAR OVERHANG AREA
22. NEW SOD AND SEED SHALL BE INSTALLED IN THE AREAS INDICATED AND AS DIRECTED
23. SOD WITHIN THE FRONT BUFFER ISLAND AND IN FRONT OF THE UNITS SHALL BE ST AUGUSTINE 'FLORATAM' SOD
24. ALL ST AUGUSTINE SOD SHALL BE INSTALLED FROM PALLETS AND HAVE NO GAPS OR OVERLAPS
25. SOD BETWEEN THE BUILDINGS AND BEHIND SHALL BE ARGENTINE-BAHIA SOD
26. ALL BAHIA SOD SHALL BE INSTALLED WITH NO GAPS OR OVERLAPS AND AS ACCEPTABLE TO LANDSCAPE ARCHITECT
27. IF BAHIA IS INSTALLED FROM ROOLS, ALL MESH BACKING AND WIRES SHALL BE REMOVED
28. PLANTING SOIL USED FOR THE BUILDING PLANTERS AND BACKFILLING OF THE LANDSCAPE ISLANDS, ETC. MUST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION. ALL SOIL SHALL BE WEED-FREE, CONTAIN NO STICKS, ROCKS, OR OTHER FOREIGN OBJECTS, AND SHALL BE A MIXTURE OF 40% SAND, 50% LOAM, AND 10% TOP-SOIL
29. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL PLANT MATERIAL, ROOTS, SOIL, AND OTHER LANDSCAPE ITEMS REMOVED FROM THIS SITE
30. THE LANDSCAPE CONTRACTOR MUST PROVIDE AN AS-BUILT OF THE IRRIGATION SYSTEM TO THE LANDSCAPE ARCHITECT PRIOR TO REQUESTING ANY INSPECTIONS AND/OR APPROVALS
31. THE CONTRACTOR SHALL KEEP THE SITE CLEAN OF ALL DEBRIS, SEDIMENT, DIRT, ETC.. AND ENSURE THAT THAT DRAINAGE SYSTEM REMAINS CLEAR AND THAT PEDESTRIAN WAYS ARE NOT BLOCKED
32. IN THE AREAS SHOWN, ARGENTINE-BAHIA SEED MIX SHALL BE APPLIED AT 8 LBS / 1000 SF AND ALL SEEDED AREAS SHALL BE COVERED WITH STRAW AS ACCEPTABLE TO THE LANDSCAPE ARCHITECT
33. ALL SEEDED AREAS MUST BE CLEAN AND FREE OF ANY LIMBS, STONES, OR OTHER MATERIALS AND SHALL BE LIGHTLY RAKED PRIOR TO THE APPLICATION OF THE SEEDING
34. IN THE AREAS INDICATED NATURAL PINE STRAW MULCH SHALL BE USED UNDER THE EXISTING TREES (EXISTING MATERIAL IS ALLOWABLE SUBJECT TO ACCEPTANCE BY THE LANDSCAPE ARCTITECT)
35. AROUND THE SIDES AND BACK OF THE BUILDINGS THERE SHALL BE A 12" MOW STRIP INSTALLED. SEE DETAIL BELOW. ALTERNATIVES ACCEPTABLE TO THE LANDSCAPE ARCHITECT WILL BE CONSIDERED
36. CONSTRUCT 2' – 3' BERM WITH THE PLANTINGS ALONG THE FRONT BUFFER. THIS WILL PROVIDE THE REQUIRED BUFFER SCREENING. USE MATERIAL EXCAVATED FROM THE PROPOSED DRA (COORDINATE WITH CIVIL)

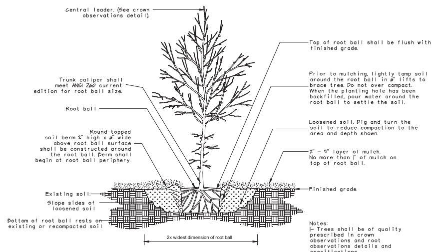
MARION COUNTY NOTES

1. TREE PROTECTION SHALL CONTINUE DURING THE COURSE OF CONSTRUCTION. ALL REQUIREMENTS OUTLINED IN SECTION 6.7.3 E SHALL BE COMPLIED WITBY ALL CONTRACTORS OPERATING ON SITE.
2. ALL REQUIREMENTS OUTLINED IN SECTION 6.7.9 SHALL BE COMPLIED WITH FOR ANY REPLACEMENT TREES REQUIRED ON THIS SITE BY THIS CONSTRUCTION
3. THE PRELIMINARY AND FINAL INSPECTIONS AS OUTLINED IN SECTION 6.7.12 SHALL BE COMPLIED WITH. NO CERTIFICATE OF OCCUPANCY OR CERTIFICATION OF COMPLETION SHALL BE ISSUED UNTIL THESE INSPECTIONS HAVE BEEN COMPLETED AND APPROVAL GRANTED
4. NOTES HAVE BEEN SHOWN REGARDING LICENSING (6.8.15 , 6.9.10), TREE PROTECTION (6.7.3 E), MAINTENANCE (6.8.13 , 6.9.8), FERTILIZER USE (6.8.4), AND WATERING (6.9.9)
5. ALL REQUIREMENTS OUTLINED IN SECTION 6.8.4 REGARDING FERTILIZER AND OTHER LANDSCAPE CHEMICALS SHALL BE COMPLIED WITH BY THE OWNER AND/OR OTHER LANDSCAPE PROFESSIONALS
6. UPON COMPLETION OF THE INSTALLATION, THE CONTRACTOR SHALL REQUEST AN INSPECTION BY THE DESIGN PROFESSIONAL. A LANDSCAPE AND IRRIGATION AS-BUILT SERTIFICATION SHALL BE SIGNED AND SEALED BY THE DESIGN PROFESSIONAL AND SUBMITTED TO THE MARION COUNTY LANDSCAPE ARCHITECT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY
7. ALL REQUIREMENTS OUTLINED IN SECTION 6.8.13 REGARDING LANDSCAPE MAINTENANCE SHALL BE COMPLIED WITH BY THE OWNER AND/OR OTHER MAINTENANCE PROFESSIONALS
8. ALL REQUIREMENTS OUTLINED IN SECTION 6.8.15 REGARDING LANDSCAPE INSTALLATION AND MAINTENANCE LICENSING AND CERTIFICATION SHALL BE COMPLIED WITH

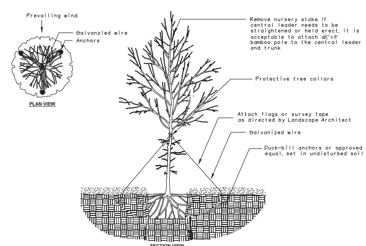
TREE PROTECTION NOTES:

TREE PROTECTION SHALL CONTINUE DURING THE COURSE OF CONSTRUCTION. THE FOLLOWING REQUIREMENTS SHALL BE CONDITIONS OF TREE REMOVAL PERMITS, ALL PERMITS FOR CONSTRUCTION IN PUBLIC RIGHT-OF-WAY, AND ALL DEVELOPMENT PERMITS ISSUED UNDER AND PURSUANT TO THIS CODE:

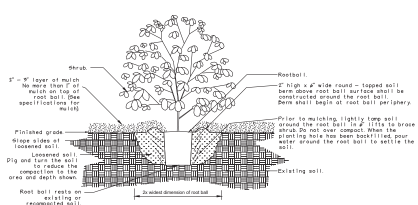
1) THE CLEANING OF CONSTRUCTION EQUIPMENT OR MATERIAL OR THE DISPOSAL OF WASTE MATERIALS INCLUDING BUT NOT LIMITED TO PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, AND MORTAR WITHIN THE TPZ OF ANY TREE WHICH IS PROTECTED IS NOT ALLOWED.
2) THE MOVEMENT OF EQUIPMENT OR THE STORAGE OF EQUIPMENT, MATERIALS, DEBRIS, OR FILL WITHIN THE TPZ OF ANY TREE WHICH IS BEING PROTECTED IS NOT ALLOWED.
3) THE CONTRACTOR SHALL INSPECT ALL TREE PROTECTION BARRICADES AND SIGNS ON A WEEKLY BASIS DURING THE COURSE OF CONSTRUCTION. ANY BARRICADE OR SIGN WHICH HAS BEEN DAMAGED OR IS MISSING SHALL BE REPLACED IMMEDIATELY.
4) IF ANY TREE WHICH HAS NOT BEEN APPROVED TO BE REMOVED IS DESTROYED, OR RECEIVES MAJOR DAMAGE DURING CONSTRUCTION, WITH THE EXCEPTION OF NATURAL EVENTS, SO AS TO PLACE ITS LONG TERM SURVIVAL IN QUESTION, THE TREE(S) MUST BE REPLACED AT AN INCH-FOR-INCH BASIS OF THE TOTAL (COMBINED) DBH OF THE TREE(S) SO DESTROYED OR DAMAGED. THE REPLACEMENT TREE(S) SHALL BE OF COMPARABLE SPECIES TO THE DESTROYED OR DAMAGED TREE(S) 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 TREE MITIGATION FUND MAY BE AUTHORIZED BY THE COUNTY'S LANDSCAPE ARCHITECT.



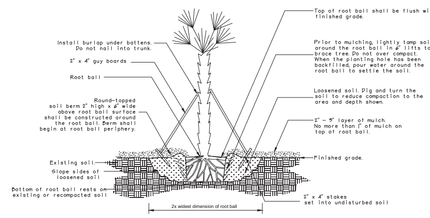
TREE INSTALLATION



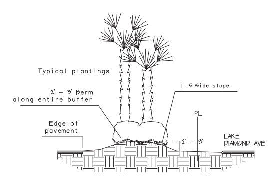
TREE STAKING – TREES < 2" CALIPER



SHRUB INSTALLATION



PALM INSTALLATION



TYPICAL BERM SECTION

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

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

DRAWN BY: RAK
DATE: 3 / 24
SCALE: 1" = 30'
DRAWING NO.:
VIEW NAME:
JOB NO.:
FB. PG.

EDK

ENVIRONMENTAL DESIGN
ANDY KESSELRING, LANDSCAPE ARCHITECT
1920 SE. 8th STREET P.O. BOX 5121
OCALA, FLORIDA 34478 (352) 622-8899
LANDSCAPE ARCHITECTURE, SITE PLANNING,
GOLF COURSE DESIGN, COMMERCIAL-RESIDENTIAL DESIGN

LANDSCAPE NOTES & DETAILS
DIAMOND RIDGE
LAKE DIAMOND MARION CO, FL

SHEET L003 of ___

LANDSCAPE NOTES

1. ALL MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER
2. ALL LANDSCAPED AREAS SHALL BE MULCHED WITH 3" – 4" OF PINE BARK MULCH
3. MULCH SHALL NOT BE INSTALLED ON TOP OF THE ROOT BALLS OF ANY SHADE OR ORNAMENTAL TREES
4. ALL MATERIAL INSTALLED SHALL MEET THE 2015 GRADES AND STANDARDS FOR LANDSCAPE INSTALLATION
5. CERTIFICATION IS REQUIRED FROM THE NURSERY AND/OR THE LANDSCAPE CONTRACTOR THAT THE TREE ROOT BALL HAS BEEN SHAVED PER GRADES AND STANDARDS
6. ALL TREES MUST BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ACCEPTANCE
7. ALL NEW TREES MUST BE GUYED OR STAKED AS DETAILED
8. EXISTING TREES THAT ARE TO REMAIN MUST BE PROTECTED THROUGHOUT CONSTRUCTION
9. THE LANDSCAPE ARCHITECT SHALL REVIEW WITH THE CONTRACTOR ALL LANDSCAPING THAT IS TO BE REMOVED AND SHALL IDENTIFY THE LIMITS OF WORK
10. PLACEMENT OF ALL LANDSCAPE MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT
11. ALL LANDSCAPE MATERIAL MUST BE INSTALLED WITH NATIVE PEAT AND FERTILIZER
12. ALL PALMS SHALL HAVE STRAIGHT, UNBLEMISHED TRUNKS AS APPROVED BY LANDSCAPE ARCHITECT
13. SABEL PLAMS MAY BE 'HURRICANE' CUT, BUT MUST HAVE A FULL, HEALTHY CROWN
14. ALL SABEL PALMS WILL BE SUBJECT TO APPROVAL OF THE LANDSCAPE ARCHITECT AND MUST MET THE CURRENT REQUIREMENTS WITHIN THE GRADES AND STANDARDS
15. FRON DENSITY ON ALL WASHINGTONIA PALMS MUST BE A MINIMUM OF 4 – 5 HEALTHY FRONS
16. ALL MATERIAL SHALL BE GUARANTEED FOR 90 DAYS FROM THE DATE OF ACCEPTANCE
17. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING IN ALL TREES & PALMS AND REMOVING AIR-POCKETS
18. DURING THE ESTABLISHMENT PERIOD (FIRST 90 DAYS) THE LANDSCAPE CONTRACTOR SHALL APPLY A MINIMUM OF 60 – 80 GPD TO ALL NEW TREES AND PALMS
19. DURING INSTALLATION OF ALL PALMS 'DIEHARD' PALM TRANSPLANT SHALL BE APPLIED PER MANUFACTURER'S SPECIFICATIONS AND CONTRACTOR MUST VERIFY THIS TO THE LANDSCAPE ARCHITECT
20. LANDSCAPE CONTRACTOR MUST LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION
21. NO PLANTINGS OR OTHER OBSTRUCTIONS MAY BE WITHIN THE 2' VEHICULAR OVERHANG AREA
22. NEW SOD AND SEED SHALL BE INSTALLED IN THE AREAS INDICATED AND AS DIRECTED
23. SOD WITHIN THE FRONT BUFFER ISLAND AND IN FRONT OF THE UNITS SHALL BE ST AUGUSTINE 'FLORATAM' SOD
24. ALL ST AUGUSTINE SOD SHALL BE INSTALLED FROM PALLETS AND HAVE NO GAPS OR OVERLAPS
25. SOD BETWEEN THE BUILDINGS AND BEHIND SHALL BE ARGENTINE-BAHIA SOD
26. ALL BAHIA SOD SHALL BE INSTALLED WITH NO GAPS OR OVERLAPS AND AS ACCEPTABLE TO LANDSCAPE ARCHITECT
27. IF BAHIA IS INSTALLED FROM ROOLS, ALL MESH BACKING AND WIRES SHALL BE REMOVED
28. PLANTING SOIL USED FOR THE BUILDING PLANTERS AND BACKFILLING OF THE LANDSCAPE ISLANDS, ETC. MUST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION. ALL SOIL SHALL BE WEED-FREE, CONTAIN NO STICKS, ROCKS, OR OTHER FOREIGN OBJECTS, AND SHALL BE A MIXTURE OF 40% SAND, 50% LOAM, AND 10% TOP-SOIL
29. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL PLANT MATERIAL, ROOTS, SOIL, AND OTHER LANDSCAPE ITEMS REMOVED FROM THIS SITE
30. THE LANDSCAPE CONTRACTOR MUST PROVIDE AN AS-BUILT OF THE IRRIGATION SYSTEM TO THE LANDSCAPE ARCHITECT PRIOR TO REQUESTING ANY INSPECTIONS AND/OR APPROVALS
31. THE CONTRACTOR SHALL KEEP THE SITE CLEAN OF ALL DEBRIS, SEDIMENT, DIRT, ETC.. AND ENSURE THAT THAT DRAINAGE SYSTEM REMAINS CLEAR AND THAT PEDESTRIAN WAYS ARE NOT BLOCKED
32. IN THE AREAS SHOWN, ARGENITNE-BAHIA SEED MIX SHALL BE APPLIED AT 8 LBS / 1000 SF AND ALL SEEDED AREAS SHALL BE COVERED WITH STRAW AS ACCEPTABLE TO THE LANDSCAPE ARCHITECT
33. ALL SEEDED AREAS MUST BE CLEAN AND FREE OF ANY LIMBS, STONES, OR OTHER MATERIALS AND SHALL BE LIGHTLY RAKED PRIOR TO THE APPLICATION OF THE SEEDING
34. IN THE AREAS INDICATED NATURAL PINE STRAW MULCH SHALL BE USED UNDER THE EXISTING TREES (EXISTING MATERIAL IS ALLOWABLE SUBJECT TO ACCEPTANCE BY THE LANDSCAPE ARCTITECT)
35. AROUND THE SIDES AND BACK OF THE BUILDINGS THERE SHALL BE A 12" MOW STRIP INSTALLED. SEE DETAIL BELOW. ALTERNATIVES ACCEPTABLE TO THE LANDSCAPE ARCHITECT WILL BE CONSIDERED
36. CONSTRUCT 2' – 3' BERM WITH THE PLANTINGS ALONG THE FRONT BUFFER. THIS WILL PROVIDE THE REQUIRED BUFFER SCREENING. USE MATERIAL EXCAVATED FROM THE PROPOSED DRA (COORDINATE WITH CIVIL)

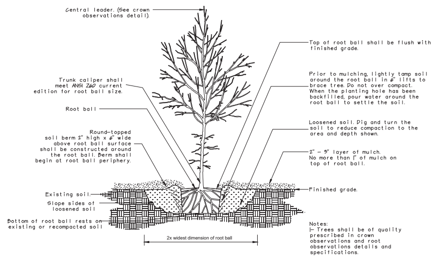
MARION COUNTY NOTES

1. TREE PROTECTION SHALL CONTINUE DURING THE COURSE OF CONSTRUCTION. ALL REQUIREMENTS OUTLINED IN SECTION 6.7.3 E SHALL BE COMPLIED WITH BY ALL CONTRACTORS OPERATING ON SITE.
2. ALL REQUIREMENTS OUTLINED IN SECTION 6.7.9 SHALL BE COMPLIED WITH FOR ANY REPLACEMENT TREES REQUIRED ON THIS SITE BY THIS CONSTRUCTION
3. THE PRELIMINARY AND FINAL INSPECTIONS AS OUTLINED IN SECTION 6.7.12 SHALL BE COMPLIED WITH. NO CERTIFICATE OF OCCUPANCY OR CERTIFICATION OF COMPLETION SHALL BE ISSUED UNTIL THESE INSPECTIONS HAVE BEEN COMPLETED AND APPROVAL GRANTED
4. NOTES HAVE BEEN SHOWN REGARDING LICENSING (6.8.15 , 6.9.10), TREE PROTECTION (6.7.3 E), MAINTENANCE (6.8.13 , 6.9.8), FERTILIZER USE (6.8.4), AND WATERING (6.9.9)
5. ALL REQUIREMENTS OUTLINED IN SECTION 6.8.4 REGARDING FERTILIZER AND OTHER LANDSCAPE CHEMICALS SHALL BE COMPLIED WITH BY THE OWNER AND/OR OTHER LANDSCAPE PROFESSIONALS
6. UPON COMPLETION OF THE INSTALLATION, THE CONTRACTOR SHALL REQUEST AN INSPECTION BY THE DESIGN PROFESSIONAL. A LANDSCAPE AND IRRIGATION AS-BUILT SERTIFICATION SHALL BE SIGNED AND SEALED BY THE DESIGN PROFESSIONAL AND SUBMITTED TO THE MARION COUNTY LANDSCAPE ARCHITECT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY
7. ALL REQUIREMENTS OUTLINED IN SECTION 6.8.13 REGARDING LANDSCAPE MAINTENANCE SHALL BE COMPLIED WITH BY THE OWNER AND/OR OTHER MAINTENANCE PROFESSIONALS
8. ALL REQUIREMENTS OUTLINED IN SECTION 6.8.15 REGARDING LANDSCAPE INSTALLATION AND MAINTENANCE LICENSING AND CERTIFICATION SHALL BE COMPLIED WITH

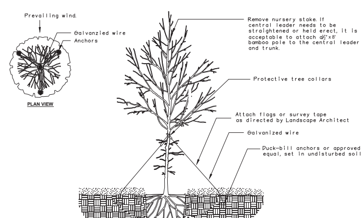
TREE PROTECTION NOTES:

TREE PROTECTION SHALL CONTINUE DURING THE COURSE OF CONSTRUCTION. THE FOLLOWING REQUIREMENTS SHALL BE CONDITIONS OF TREE REMOVAL PERMITS, ALL PERMITS FOR CONSTRUCTION IN PUBLIC RIGHT-OF-WAY, AND ALL DEVELOPMENT PERMITS ISSUED UNDER AND PURSUANT TO THIS CODE:

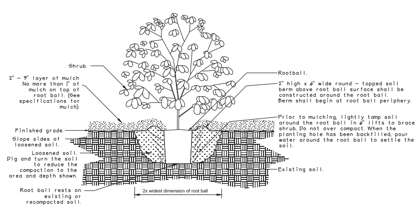
1) THE CLEANING OF CONSTRUCTION EQUIPMENT OR MATERIAL OR THE DISPOSAL OF WASTE MATERIALS INCLUDING BUT NOT LIMITED TO PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, AND MORTAR WITHIN THE TPZ OF ANY TREE WHICH IS PROTECTED IS NOT ALLOWED.
2) THE MOVEMENT OF EQUIPMENT OR THE STORAGE OF EQUIPMENT, MATERIALS, DEBRIS, OR FILL WITHIN THE TPZ OF ANY TREE WHICH IS BEING PROTECTED IS NOT ALLOWED.
3) THE CONTRACTOR SHALL INSPECT ALL TREE PROTECTION BARRICADES AND SIGNS ON A WEEKLY BASIS DURING THE COURSE OF CONSTRUCTION. ANY BARRICADE OR SIGN WHICH HAS BEEN DAMAGED OR IS MISSING SHALL BE REPLACED IMMEDIATELY.
4) IF ANY TREE WHICH HAS NOT BEEN APPROVED TO BE REMOVED IS DESTROYED, OR RECEIVES MAJOR DAMAGE DURING CONSTRUCTION, WITH THE EXCEPTION OF NATURAL EVENTS, SO AS TO PLACE ITS LONG TERM SURVIVAL IN QUESTION, THE TREE(S) MUST BE REPLACED AT AN INCH-FOR-INCH BASIS OF THE TOTAL (COMBINED) DBH OF THE TREE(S) SO DESTROYED OR DAMAGED. THE REPLACEMENT TREE(S) SHALL BE OF COMPARABLE SPECIES TO THE DESTROYED OR DAMAGED TREE(S) 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 TREE MITIGATION FUND MAY BE AUTHORIZED BY THE COUNTY'S LANDSCAPE ARCHITECT.



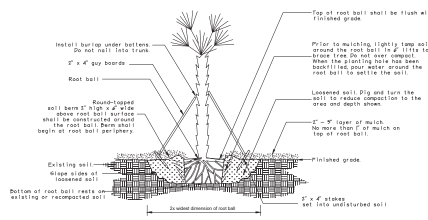
TREE INSTALLATION



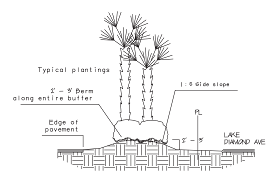
TREE STAKING – TREES < 2" CALIPER



SHRUB INSTALLATION



PALM INSTALLATION



TYPICAL BERM SECTION

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

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

DRAWN BY: RAK
DATE: 3 / 24
SCALE: 1" = 30'
DRAWING NO.:
VIEW NAME:
JOB NO.:
FB.
PG.

EDK
ENVIRONMENTAL DESIGN
ANDY KESSELRING, LANDSCAPE ARCHITECT
1920 SE. 8th STREET P.O. BOX 5121
OCALA, FLORIDA 34478 (352) 622-8899
LANDSCAPE ARCHITECTURE, SITE PLANNING, GOLF COURSE DESIGN, COMMERCIAL-RESIDENTIAL DESIGN

LANDSCAPE NOTES & DETAILS
DIAMOND RIDGE
LAKE DIAMOND MARION CO, FL

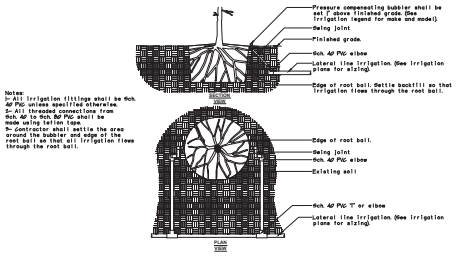
SHEET L003 of ___

IRRIGATION NOTES

1. MINOR CHANGES MAY BE MADE IN THIS LAYOUT WITH APPROVAL BY THE LANDSCAPE ARCHITECT
2. ALL HEAD LOCATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION
3. HEADS SHALL BE 1/4 U.S. OR FULL CIRCLE AS EACH LOCATION REQUIRES
4. SPRAYER PATTERNS SHALL BE SET TO MINIMIZE SPRAY ONTO ADJACENT WALKS, DRIVES, AND BUILDINGS
5. IRRIGATION SYSTEM SHALL BE CONNECTED TO A 1" WATER METER AS SHOWN. SEE CIVIL UTILITY PLANS FOR ACTUAL CONNECTION POINT, ETC.
6. PRIOR TO ANY INSTALLATION THE IRRIGATION CONTRACTOR SHALL REVIEW THE PLANS AND LAYOUT OF ALL ZONES AND ASSOCIATED COMPONENTS, AND PROVIDE WRITTEN VERIFICATION TO THE LANDSCAPE ARCHITECT THAT THE DESIGN IS UNDERSTOOD AND THAT THERE ARE NO QUESTIONS. ANY MODIFICATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION
7. THE OWNER WILL PROVIDE ELECTRICAL SERVICE TO THE WELL SITE
8. THE CONTROLLER SHALL BE LOCATED IN THE GENERAL AREA SHOWN AND SHALL BE MOUNTED AS APPROVED BY THE LANDSCAPE ARCHITECT IN A LOCKABLE CASE
9. THE OWNER WILL PROVIDE AN ELECTRICAL OUTLET IN THE CONTROLLER AREA
10. ALL VALVES SHALL BE INSTALLED IN WATER-RESISTENT BOXES
11. ALL SLEEVING MUST BE INSTALLED PRIOR TO THE LANDSCAPING OF THE PAVED AREAS
12. ALL SLEEVING SHALL BE SCH. 40 P.V.C. AND INSTALLED A MINIMUM OF 18" DEEP
13. ALL FEEDER LINES SHALL BE INSTALLED A MINIMUM OF 12" DEEP
14. RUBBER TURGESCIC DEVICE SHALL BE INSTALLED TO MANAGE IRRIGATION DURING SUFFICIENT RAINFALL (2ND REVIEW). IN ADDITION, AN AQUAMA TEK SENSOR WITH SCH CONTROL MONITOR MUST BE INSTALLED AS LOCATED BY THE LANDSCAPE ARCHITECT FOR PROPER IRRIGATION AMOUNTS
15. THE ENTIRE SYSTEM MUST BE OPERATIONAL, REVIEWED, AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO FINAL ACCEPTANCE
16. THE CONTRACTOR SHALL RETURN WITHIN THE FIRST 90 DAYS TO ADJUST THE SYSTEM AS NECESSARY AND DIRECTED BY THE LANDSCAPE ARCHITECT
17. ALL LABOR AND MATERIALS SHALL BE GUARANTEED FOR 1 YEAR FOR FINAL ACCEPTANCE
18. THE CONTRACTOR MUST PROVIDE AN AS-BUILT DRAWING TO THE LANDSCAPE ARCHITECT PRIOR TO FINAL ACCEPTANCE
19. BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED AT THE METER LOCATION PER CODE REQUIREMENTS
20. SLEEVES MUST BE INSTALLED IN ALL AREAS WHERE IRRIGATION PIPING IS INSTALLED UNDER PAVEMENT
21. ZONES ARE DESIGNED TO FUNCTION AT 90 GPM AND AT 60 PSI AT THE VALVE LOCATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING AT ALL HEADS TO INSURE PROPER PRESSURE AND WATER QUANTITY FOR THE DESIGNED COVERAGE
22. CONTRACTOR SHALL CONSULT WITH BOTH OWNER AND THE LANDSCAPE ARCHITECT FOR THE TIMING OF THE SYSTEM, BASED ON CURRENT WATER RESTRICTIONS
23. SYSTEM DOES NOT PROVIDE 100% COVERAGE OF THE ENTIRE PROJECT SITE. CONTRACTOR MUST ADJUST HEADS TO COVER NEW PLANT INSTALLATION AND SOD AREAS AS DIRECTED BY THE LANDSCAPE ARCHITECT
24. ALL LINE LOCATIONS MUST BE ADJUSTED ON-SITE TO INSURE THAT THEY DO NOT IMPACT THE MAJOR ROOT SYSTEMS OF THE TREES TO BE PRESERVED
25. ALL IRRIGATION HEADS SHALL BE LOW-VOLUME, MICRO-IRRIGATION TO MINIMIZE WATER CONSUMPTION
26. SET RUN TIMES FOR THE SYSTEM PER RECOMMENDATIONS BY RWS & ESHA/PINELLAS/MCSSD
27. SPK HEADS LOCATED BELOW THE VALVE LOCATIONS, INSURE CHECK VALVES ARE INSTALLED AT THE HEAD
28. NO SHRUB SPRAY HEADS SHALL BE INSTALLED ON RISERS
29. POP-UP HEIGHTS WITHIN SOD AREAS SHALL BE SET AT 6"
30. A 1" MAIN LINE LOOP (SCH 40 PVC) SHALL BE INSTALLED IN THE GENERAL AREA SHOWN
31. MAIN LINE LOOP SHALL BE INSTALLED A MINIMUM OF 24" DEEP AND HAVE APPROPRIATE THRUST BLOCKS
32. MAIN LINE LOOP LOCATION MUST BE IDENTIFIED ABOVE GROUND PRIOR TO ACCEPTANCE
33. CONTROLLER SHALL BE HUNTER X-CORE CONTROLLER WITH 8 STATION MODULE. IRRIGATION CONTRACTOR MUST PROVIDE MANUAL TO OWNER PRIOR TO ACCEPTANCE
34. VERIFY CONTROLLER SET-UP WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
35. ALL IRRIGATION INSTALLATION SHALL MEET MFG GRADES AND STANDARDS

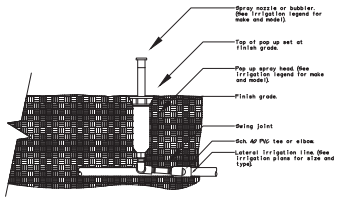
MARION COUNTY NOTES

1. UPON COMPLETION OF THE IRRIGATION SYSTEM INSTALLATION AND THE ACCEPTANCE OF THE AS-BUILT DRAWING AND OPERATIONAL INFORMATION, A FINAL INSPECTION AND LANDSCAPE / IRRIGATION RELEASE SHALL BE MARKED AND SEALED BY THE IRRIGATION DESIGN PROFESSIONAL AND SUBMITTED TO THE MARION COUNTY LANDSCAPE ARCHITECT. ALL REQUIREMENTS OUTLINED IN SECTION 6.5A SHALL BE COMPLIED WITH BY THE IRRIGATION INSTALLATION PROFESSIONALS
2. ALL REQUIREMENTS IN SECTION 6.5B REGARDING SYSTEM INSTALLATION, SCHEDULING, OPERATION, AND MAINTENANCE SHALL BE COMPLIED WITH. SYSTEM SHALL BE OPERATED AND MAINTAINED IN ACCORDANCE WITH FLORIDA-FRIENDLY BEST MANAGEMENT PRACTICES FOR PROTECTION OF WATER RESOURCES BY THE GREEN INDUSTRIES OF THE FLORIDA YARDS AND NEIGHBORHOOD PROGRAM
3. ALL REQUIREMENTS OUTLINED IN SECTION 6.5D REGARDING THE IRRIGATION SURVEILLING SHALL BE COMPLIED WITH BY THE IRRIGATION INSTALLATION PROFESSIONALS
4. ALL REQUIREMENTS OUTLINED IN SECTION 6.5E REGARDING LICENSING AND CERTIFICATION OF THE IRRIGATION INSTALLATION AND MAINTENANCE PROFESSIONALS SHALL BE COMPLIED WITH
5. NOTES HAVE BEEN SHOWN REGARDING CLOSE-OUT REQUIREMENTS (6.5A) WATERING INSTALLATION (6.5D) AND INSTALLATION LICENSING REQUIREMENTS (6.5E)



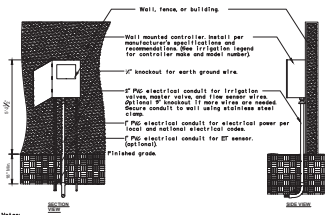
Notes:
1- All irrigation fittings shall be Sch. 40 PVC unless specified otherwise.
2- All threaded connections from Sch. 40 to Sch. 80 PVC shall be made using teflon tape.
3- Contractor shall settle the area around the bubbler and edge of the root ball so that all irrigation flows through the root ball.

TREE BUBBLER LAYOUT



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

POP UP-SPRAY HEAD



Notes:
1- Common and controller wire to be bundled using electrical tape at 10'-0" on center.
2- Grounding rods shall be located between 8'-0" to 12' away from the controller. Grounding rods shall be 8' in length. Connect the grounding rod to the controller using a gauge bare copper wire per manufacturer's specifications.
3- Rain sensor device shall be installed within 50' of the controller, a minimum of 8' high, and out from any overhead obstructions such as building overhangs, trees, or utilities.

WALL MOUNTED CONTROLLER

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

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

DRAWN BY: RAK
DATED: 3 / 24
SCALE: 1" = 30'
DRAWING NO.:
JOB NO.:
NEW NAME:
FB
PG

ENVIRONMENTAL DESIGN
AND PLANNING, ASSOCIATES, ARCHITECT
P.O. BOX 5131
1900 SE 4th STREET
OCALA, FLORIDA 34478
(352) 732-0660
GOLF COURSE DESIGN, COMMERCIAL-RESIDENTIAL DESIGN
LANDSCAPE ARCHITECTURE, PLANNING

IRRIGATION NOTES & DETAILS
DIAMOND RIDGE
LAKE DIAMOND MARION CO. FL

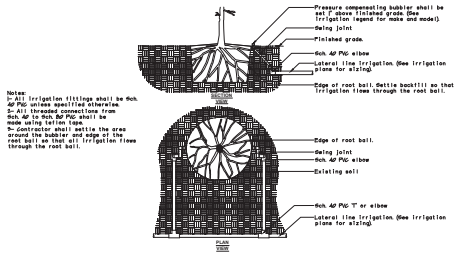
SHEET L224 of _____

IRRIGATION NOTES

1. MINOR CHANGES MAY BE MADE IN THIS LAYOUT WITH APPROVAL BY THE LANDSCAPE ARCHITECT
2. ALL HEAD LOCATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION
3. HEADS SHALL BE 1/4 LVL OR FULL CIRCLE AS EACH LOCATION REQUIRES
4. SPRAYER PATTERNS SHALL BE SET TO MINIMIZE SPRAY ONTO ADJACENT WALKS, DRIVES, AND BUILDINGS
5. IRRIGATION SYSTEM SHALL BE CONNECTED TO A 1" WATER METER AS SHOWN. SEE CIVIL UTILITY PLANS FOR ACTUAL CONNECTION POINT, ETC.
6. PRIOR TO ANY INSTALLATION THE IRRIGATION CONTRACTOR SHALL REVIEW THE PLANS AND LAYOUT OF ALL ZONES AND IMMEDIATELY CONFIRMED, AND PROVIDE WRITTEN VERIFICATION TO THE LANDSCAPE ARCHITECT THAT THE DESIGN IS UNDERSTOOD AND THAT THERE ARE NO QUESTIONS. ANY MODIFICATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION
7. THE OWNER WILL PROVIDE ELECTRICAL SERVICE TO THE WELL SITE
8. THE CONTROLLER SHALL BE LOCATED IN THE GENERAL AREA SHOWN AND SHALL BE MOUNTED AS APPROVED BY THE LANDSCAPE ARCHITECT IN A LOCKABLE CASE
9. THE OWNER WILL PROVIDE AN ELECTRICAL OUTLET IN THE CONTROLLER AREA
10. ALL VALVES SHALL BE INSTALLED IN WATER-RESISTENT BOXES
11. ALL SLEEVING MUST BE INSTALLED PRIOR TO THE LANDSCAPING OF THE PAVED AREAS
12. ALL SLEEVING SHALL BE SCH. 40 P.V.C. AND INSTALLED A MINIMUM OF 18" DEEP
13. ALL FEEDER LINES SHALL BE INSTALLED A MINIMUM OF 12" DEEP
14. RAINBIRD TUNGSTEN SENSE SHALL BE INSTALLED TO MANAGE IRRIGATION DURING SUFFICIENT RAINFALL (2ND SERIES). IN ADDITION, AN ACCUMA TOR SENSOR WITH SCH CONTROL MONITOR MUST BE INSTALLED AS LOCATED BY THE LANDSCAPE ARCHITECT FOR PROPER IRRIGATION AMOUNTS
15. THE ENTIRE SYSTEM MUST BE OPERATIONAL, REVIEWED, AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO FINAL ACCEPTANCE
16. THE CONTRACTOR SHALL RETURN WITHIN THE FIRST 90 DAYS TO ADJUST THE SYSTEM AS NECESSARY AND DIRECTED BY THE LANDSCAPE ARCHITECT
17. ALL LABOR AND MATERIALS SHALL BE GUARANTEED FOR 1 YEAR FOR FINAL ACCEPTANCE
18. THE CONTRACTOR MUST PROVIDE AN AS-BUILT DRAWING TO THE LANDSCAPE ARCHITECT PRIOR TO FINAL ACCEPTANCE
19. BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED AT THE METER LOCATION PER CODE REQUIREMENTS
20. SLEEVES MUST BE INSTALLED IN ALL AREAS WHERE IRRIGATION PIPING IS INSTALLED UNDER PAVEMENT
21. ZONES ARE DESIGNED TO FUNCTION AT 90 GPM AND AT 60 PSI AT THE VALVE LOCATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING AT ALL HEADS TO INSURE PROPER PRESSURE AND WATER QUANTITY FOR THE DESIGNED COVERAGE
22. CONTRACTOR SHALL CONSULT WITH BOTH OWNER AND THE LANDSCAPE ARCHITECT FOR THE TIMING OF THE SYSTEM, BASED ON CURRENT WATER RESTRICTIONS
23. SYSTEM DOES NOT PROVIDE 100% COVERAGE OF THE ENTIRE PROJECT SITE. CONTRACTOR MUST ADJUST HEADS TO COVER NEW PLANT INSTALLATION AND ANY AREAS AS DIRECTED BY THE LANDSCAPE ARCHITECT
24. ALL LINE LOCATIONS MUST BE ADJUSTED ON-SITE TO INSURE THAT THEY DO NOT IMPACT THE MAJOR ROOT SYSTEMS OF THE TREES TO BE PRESERVED
25. ALL IRRIGATION HEADS SHALL BE LOW-VOLUME, MICRO-IRRIGATION TO MINIMIZE WATER CONSUMPTION
26. SET RUN TIMES FOR THE SYSTEM PER RECOMMENDATIONS BY RWS & ESHA/PINELLAS/MCSSD
27. ON HEADS LOCATED BELOW THE VALVE LOCATIONS, INSURE CHECK VALVES ARE INSTALLED AT THE HEAD
28. NO SHRUB SPRAY HEADS SHALL BE INSTALLED ON RISERS
29. POP-UP HEIGHTS WITHIN SOD AREAS SHALL BE SET AT 6"
30. A 1" MAIN LINE LOOP (SCH 40 PVC) SHALL BE INSTALLED IN THE GENERAL AREA SHOWN
31. MAIN LINE LOOP SHALL BE INSTALLED A MINIMUM OF 24" DEEP AND HAVE APPROPRIATE THRUST BLOCKS
32. MAIN LINE LOOP LOCATION MUST BE IDENTIFIED ABOVE GROUND PRIOR TO ACCEPTANCE
33. CONTROLLER SHALL BE HUNTER X-CORE CONTROLLER WITH 8 STATION MAXILE. IRRIGATION CONTRACTOR MUST PROVIDE MANUAL TO OWNER PRIOR TO ACCEPTANCE
34. VERIFY CONTROLLER SET-UP WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
35. ALL IRRIGATION INSTALLATION SHALL MEET SJWS GRADES AND STANDARDS

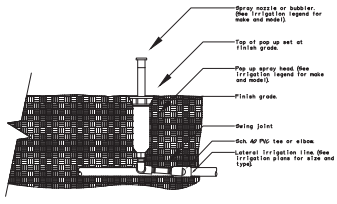
MARION COUNTY NOTES

1. UPON COMPLETION OF THE IRRIGATION SYSTEM INSTALLATION AND THE ACCEPTANCE OF THE AS-BUILT DRAWING AND OPERATIONAL INFORMATION, A FINAL INSPECTION AND LANDSCAPE / IRRIGATION RELEASE SHALL BE MARKED AND SEALED BY THE IRRIGATION DESIGN PROFESSIONAL AND SUBMITTED TO THE MARION COUNTY LANDSCAPE ARCHITECT. ALL REQUIREMENTS OUTLINED IN SECTION 6.5A SHALL BE COMPLIED WITH BY THE IRRIGATION INSTALLATION PROFESSIONALS
2. ALL REQUIREMENTS IN SECTION 6.5B REGARDING SYSTEM INSTALLATION, SCHEDULING, OPERATION, AND MAINTENANCE SHALL BE COMPLIED WITH. SYSTEM SHALL BE OPERATED AND MAINTAINED IN ACCORDANCE WITH FLORIDA-FRIENDLY BEST MANAGEMENT PRACTICES FOR PROTECTION OF WATER RESOURCES BY THE GREEN INDUSTRIES OF THE FLORIDA YARDS AND NEIGHBORHOOD PROGRAM
3. ALL REQUIREMENTS OUTLINED IN SECTION 6.5C REGARDING THE IRRIGATION SURVEILLING SHALL BE COMPLIED WITH BY THE IRRIGATION INSTALLATION PROFESSIONALS
4. ALL REQUIREMENTS OUTLINED IN SECTION 6.5D REGARDING LICENSING AND CERTIFICATION OF THE IRRIGATION INSTALLATION AND MAINTENANCE PROFESSIONALS SHALL BE COMPLIED WITH
5. NOTES HAVE BEEN SHOWN REGARDING CLOSE-OUT REQUIREMENTS (6.5A) WATERING INSTALLATION (6.5B) AND INSTALLATION LICENSING REQUIREMENTS (6.5D)



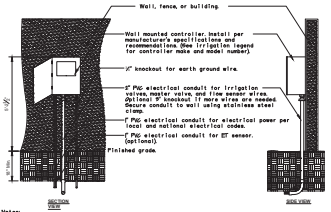
Notes:
1- All irrigation fittings shall be Sch. 40 PVC unless specified otherwise.
2- All threaded connections from Sch. 40 to Sch. 80 PVC shall be made using teflon tape.
3- Contractor shall settle the area around the bubbler and edge of the root ball so that all irrigation flows through the root ball.

TREE BUBBLER LAYOUT



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

POP UP-SPRAY HEAD



Notes:
1- Common and controller wire to be bundled using electrical tape at 10'-0" on center.
2- Grounding rods shall be located between 8'-0" to 12' away from the controller. Grounding rods shall be 8' in length. Connect the grounding rod to the controller using a gauge bare copper wire per manufacturer's specifications.
3- Rain sensor device shall be installed within 50' of the controller, a minimum of 8' high, and out from any overhead obstructions such as building overhangs, trees, or utilities.

WALL MOUNTED CONTROLLER

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

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

DRAWN BY: RAK
DATE: 3 / 24
SCALE: 1" = 30'
DRAWING NO.:
JOB NO.:
NEW NAME:
RK

ENVIRONMENTAL DESIGN
RICHARD A. KESSELRING, LANDSCAPE ARCHITECT
P.O. BOX 5131
1900 SE 18th STREET
OCALA, FLORIDA 34478-5131
(352) 629-8866
GOLF COURSE DESIGN, COMMERCIAL-RESIDENTIAL DESIGN
LANDSCAPE ARCHITECTURE, SITE PLANNING, DESIGN

IRRIGATION NOTES & DETAILS
DIAMOND RIDGE
LAKE DIAMOND MARION CO. FL

SHEET L004 of _____

Marion County

Development Review Committee

Agenda Item

File No.: 2025-20065 **Agenda Date:** 8/4/2025 **Agenda No.:** 6.1.

SUBJECT:
Brunick Dominique - Waiver Request to Major Site Plan
1130 SE 30th St Ocala
Project #2025010070 #32425 Parcel #3000-005-004
Michael W. Radcliffe Engineering

This item was previously on February 10, 2025, DRC agenda. The applicant withdrew their request but would like to be reheard.

LDC 2.21.1.A(1) - Major Site Plan
CODE states A Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds: (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet.
APPLICANT Requests waiver of Major Site Plan. Stormwater Control Plan to be provided for existing improvements exceeding allowable impervious area.

July 30, 2025

PROJECT NAME: BRUNICK DOMINIQUE
PROJECT NUMBER: 2025010070
APPLICATION: DRC WAIVER REQUEST #32425

1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: n/a

2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Defer to Stormwater.

3 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Defer to Stormwater.

4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: APPROVED - MCU service area, but City of Ocala water & sewer mains are immediately available. Permits presented for MCU review that have water or sewer impacts will require proof of connection to the City of Ocala at that time. 2/4/25 (clh)

5 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: CONDITIONAL APPROVAL subject to working with Stormwater staff under the following conditions: 1) The applicant must provide stormwater control of the additional runoff from the impervious coverage at the 100-year, 24-hour storm from the total impervious overage on the property. 2) A permit/inspection hold will be in effect until a sketch of the proposed stormwater controls is provided to Stormwater and approved. 3) A Final Hold will be in effect until: a) Stormwater staff conducts a final inspection. Please note that stormwater controls and all disturbed areas must have vegetative cover established at time of final inspection. b) The applicant must provide a final sketch, noting the horizontal extents and volume capacity of the stormwater controls.
The applicant owns a 0.32 -acre parcel (3000-005-004) and according to the MCPA, there is approximately 7,043 sf existing impervious area on-site with much of this being added without a permit in 2024 as identified by code case 943195 and the provided survey identifies 7,638. The total existing and proposed impervious area is 7,638 sf. The site will be approximately 2,760 sf over the allowed 35% (4,878 sf) per the Marion County LDC. The entire property is located within a FEMA Special Flood Hazard Area and Flood Prone Area. Site does not appear to have sufficient room for stormwater controls and will need to have enough of the excess impervious area remove so adequate storage may be provided to resolve active code case. Staff recommends approval with conditions.

Feel free to contact us at (352) 671-8686 or DevelopmentReview@marionfl.org with questions.

Sincerely,

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

32425

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 7/24/2025 Parcel Number(s): 3000-005-004 Permit Number: AR #32425

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Brunick Dominique Commercial ☐ Residential ☑
Subdivision Name (if applicable): Forest Hills
Unit _____ Block E Lot 4 Tract _____

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

Name (print): Yatanell Dominique
Signature: _____
Mailing Address: 1130 SE 30th Street City: Ocala
State: FL Zip Code: 34471 Phone # (786) 423 262 3
Email address: yatanelldominique91@gmail.com

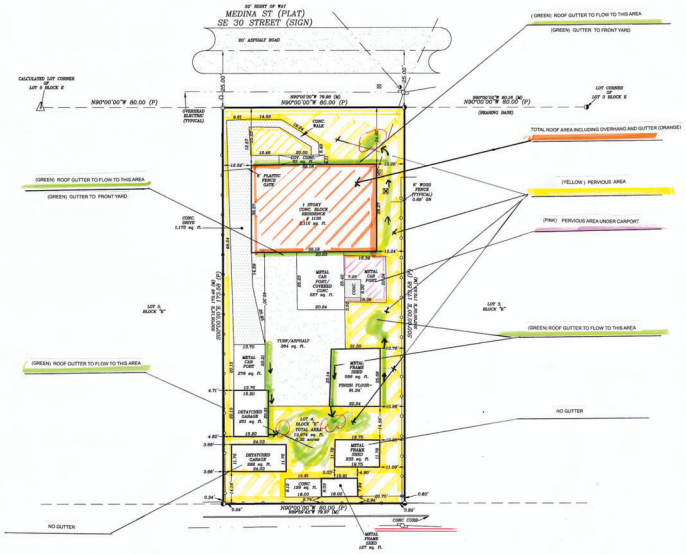
C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process and will receive all correspondence.

Firm Name (if applicable): Radcliffe Engineering, Inc. Contact Name: Mike Radcliffe, P.E.
Mailing Address: 2611 SE Lake Weir Ave City: Ocala
State: FL Zip Code: 34471 Phone # (352) 629-5500
Email address: info@radcliffeengineering.com

D. WAIVER INFORMATION:
Section & Title of Code (be specific): 2.21.1.A - Major Site Plan
Reason/Justification for Request (be specific):
Request waiver of Major Site Plan. Stormwater Control Plan to be provided for existing improvements exceeding allowable impervious area.

DEVELOPMENT REVIEW USE:
Received By: email 7/29/25 Date Processed: 7/30/25 kah Project # 2 0 2 5 0 1 0 0 7 0 AR # 3 2 4 2 5

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): _____



NOT PART OF THIS PLAT

SE 31ST STREET (SIGN)

GRAPHIC SCALE

(IN FEET)

1 inch = 20 ft.

IMPERVIOUS AREA CALCULATIONS
TOTAL AREA OF LOT: 13,874 SQFT
TOTAL AREA OF IMPERVIOUS: 7,638 SQFT
REMAINING AREA: 6,236 SQFT

TOTAL LOT AREA 13875 SF
TOTAL AREA OF IMPERVIOUS 7638 SF
REMAINING AREA 6236 SF

13875 SF LOT AREA
@ 35% ZONING
4855.9 SF

7638 SF IMPERVIOUS
-4855.9
2781.1 SF OVERAGE

WE WERE ASKED TO GUTTER THE HOME TO THE FRONT OF PROPERTY THIS IS THAT TOTAL AREA

2782 SF OVERAGE
-2122 HOME
-422 OVERHANG OF HOME
-59 GUTTERS
-143 COVERED PORCH

46 SF BALANCE OF OVERAGE

DESCRIPTION:
LOT 4, BLOCK "E", FOREST HILLS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT HOOK "C", PAGE 88, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

NOTES:
1) MEASURED BEARINGS BASED ON THE MONUMENTED SOUTH RIGHT OF WAY LINE OF MEDINA ST SAID BEARING BEING ASSUMED AS N90°00'00"W.
2) SURVEY BASED ON EXISTING MONUMENTATION OF FOREST HILLS
3) DESCRIPTION FURNISHED BY CLIENT:
4) BOUNDARY SURVEY FOR BRUNICK DOMINIQUE.
5) LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, AND/OR OTHER INSTRUMENTS OF RECORD BY THIS SURVEYOR.
6) REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SIGNED & SEALED WITH AN EMBOSSED SURVEYORS SEAL.
7) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
8) NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES, INCLUDING BUT NOT LIMITED TO SEPTIC TANKS, SEWER FORCE MAINS, POTABLE WATER FORCE MAINS, TELEPHONE AND/OR FIBEROPTIC CABLES, ETC. BEFORE EXCAVATIONS ARE BEGUN, THE APPROPRIATE AGENCY SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FIELD LOCATION.
9) LANDS SHOWN HEREON ARE CONSIDERED TO BE IN ZONE "AE" AREAS DETERMINED TO BE INSIDE THE 100-YEAR FLOOD PLAIN, AS ESTABLISHED BY THE NATIONAL FLOOD INSURANCE PROGRAM, COMMUNITY PANEL #12083C-0536 D, DATED AUGUST 28, 2008.
10) THIS DETERMINATION OF A PROPERTY FLOODING OR NOT FLOODING IS BEYOND THE SCOPE OF THIS SURVEYOR.
11) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM BOHANON & ASSOCIATES LAND SURVEYING, LLC.
12) THIS PROPERTY MAY BE SUBJECT TO EASEMENTS AND/OR RIGHTS OF WAY OF RECORD NOT NECESSARILY MENTIONED ON THE CLIENTS' DEED.
13) NO EVIDENCE OF WATER SERVICE AT TIME OF SURVEY.
14) ABUTTING PROPERTIES DEEDS HAVE NOT BEEN RESEARCHED FOR GAPS, OVERLAPS AND/OR HIATUS.

LEGEND:
N=NORTH, E=EAST, S=SOUTH, W=WEST (OR ANY COMBINATION)
° =DEGREES WHEN USED IN A BEARING AND/OR ANGLE
' =MINUTES WHEN USED IN A BEARING AND/OR ANGLE
" =SECONDS WHEN USED IN A BEARING AND/OR ANGLE
' =FEET WHEN USED IN A DISTANCE
P.C. =POINT OF CURVATURE
P.T. =POINT OF TANGENCY
P.R.C.=POINT OF REVERSE CURVATURE
P.C.C.=POINT OF COMPOUND CURVATURE
CONC.=CONCRETE
COV. =COVERED
L.S. =LICENSED SURVEYOR
L.B. =LICENSED BUSINESS
R.L.S. =REGISTERED LAND SURVEYOR
P.S.M. =PROFESSIONAL SURVEYOR & MAPPER
A/C =AIR CONDITIONER
I.D. =IDENTIFICATION
(M)=MEASURED DISTANCE OR BEARING
(P)=PLAT DISTANCE OR BEARING
(C)=CALCULATED DISTANCE OR BEARING
(D)=DEED DISTANCE OR BEARING
PROP. =PROPOSED
P.C.P. =PERMANENT CONTROL POINT
P.O.B.=POINT OF BEGINNING
P.O.C.=POINT OF COMMENCEMENT
E.S. =ELECTRIC SERVICE
=UTILITY POLE
=PHONE RISER
=WATER METER
=CATV RISER
=LIGHT POLE
=LINE NOT DRAWN TO SCALE
=4" WELL
=CALCULATED POINT
=AIR CONDITIONER
=GUY ANCHOR
=ELECTRIC METER
=FOUND 5/8" IRON ROD & CAP (LB 7021)
=FOUND 5/8" IRON ROD & CAP (LB 4616)
=FOUND 5/8" IRON ROD (NO ID)
=FOUND 4"X4" CONCRETE MONUMENT (NO ID)

CERTIFY TO: BRUNICK DOMINIQUE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THE PLAT AND DESCRIPTION ABOVE IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED AND MEETS THE ESTABLISHED STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050-052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

01/03/25
DATE

JIMMY L. BOHANON, PSM # 6172
OF BOHANON & ASSOCIATES LAND SURVEYING, LLC
15498 SE US HIGHWAY 301
BELLEVIEW, FL 34420

NO.	DATE:	BY	REVISION:
1			
2			
3			

BOUNDARY SURVEY FOR: BRUNICK DOMINIQUE

BOHANON & ASSOCIATES LAND SURVEYING, LLC
"COMPLETE SURVEYING & MAPPING SERVICE"
15498 SE US HIGHWAY 301
BELLEVIEW, FLORIDA 34421
OFFICE: (352) 245-2212 LB # 8181

JOB NO. 24-715
SURVEY DATE: 01/03/25
DRAWN: TMT
BOOK: 318/71 - 72
REVIEWED: JLB
SHEET: 1 OF 1

Marion County

Development Review Committee

Agenda Item

File No.: 2025-20066 **Agenda Date:** 8/4/2025 **Agenda No.:** 6.2.

SUBJECT:
Sunshine Love On Place - Final Plat - Waiver Request to a Plan in Review
2710 SE 45th Ave Ocala
Project #2007050035 #32980 Parcel #21629-001-01
Michael W. Radcliffe Engineering

LDC 6.12.1 2 - 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 - Request Sidewalk and Fee In Lieu Of be waived for this 2-lot plat for an existing church and single residential lot. The sidewalk is on the east side of NW 60th Ave. No sidewalks are on the west side. Church is donating the residential lot to a Non-Profit and cost of sidewalk is exorbitant for this use.

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

July 30, 2025

PROJECT NAME: SUNSHINE LOVE ON PLACE
PROJECT NUMBER: 2007050035
APPLICATION: FINAL PLAT #32980

1 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.19.3 - Executed mylar prior to plan approval & 6.4.4.K - All signatures shall be original and made in permanent dark ink
STATUS OF REVIEW: INFO
REMARKS:

2 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO
REMARKS:

3 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Additional Stormwater comments
STATUS OF REVIEW: INFO
REMARKS: If you have questions or would like to discuss the stormwater review comments, please contact Alexander Turnipseed at (352) 671-8376 or at alexander.turnipseed@marionfl.org.

4 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: N/A

5 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.3.1.D(1)(e) - Park Dedication in Developer's Acknowledgement & Dedication (DA&D)?
STATUS OF REVIEW: INFO
REMARKS: Not provided.

6 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.3.1.D(1)(f) - Conservation Dedication in Developer's Acknowledgement & Dedication (DA&D)?
STATUS OF REVIEW: INFO
REMARKS: Not provided.

7 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.11.3 - Traffic Impact Analysis
STATUS OF REVIEW: INFO
REMARKS: 7/9/25 - Traffic impact analysis (statement) will be required during any relevant site plan review.

8 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 2.19.1 - The Final Plat shall be submitted and shall comply with Ch. 177 FS
STATUS OF REVIEW: INFO
REMARKS:

9 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.2.1.A - Plans shall be prepared by a professional licensed by the State of Florida
STATUS OF REVIEW: INFO
REMARKS:

10 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.C(14) - The purpose/use, improvements, and maintenance responsibilities
STATUS OF REVIEW: INFO
REMARKS:

11 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.C(15) - "ADVISORY NOTICES" and be provided in a prominent manner
STATUS OF REVIEW: INFO
REMARKS:

12 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D - The Final Plat shall contain certain dedications executed and acknowledged
STATUS OF REVIEW: INFO
REMARKS:

13 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1)(a) - Developer's acknowledgement and dedication
STATUS OF REVIEW: INFO
REMARKS:

14 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1) - All dedications shall be in the following forms or as approved by the County Attorney
STATUS OF REVIEW: INFO
REMARKS:

15 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1)(b) - Streets, rights-of-way, and parallel access easements
STATUS OF REVIEW: INFO
REMARKS:

16 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1)(c) - Utility easements
STATUS OF REVIEW: INFO
REMARKS:

17 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 6.3.1.D(1)(d) - Stormwater easements and facilities
STATUS OF REVIEW: INFO
REMARKS:

18 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1)(f) - Conservation easement
STATUS OF REVIEW: INFO
REMARKS:

19 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(2) - Add the appropriate closing
STATUS OF REVIEW: INFO
REMARKS:

20 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Additional Right-of-Way comments
STATUS OF REVIEW: INFO
REMARKS: Checked owner on SunBiz and project list. EMW 7/10/2025

21 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.2.1.F - Provide north arrow and graphic drawing and written scale
STATUS OF REVIEW: NO
REMARKS: Please provide.

22 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.22 - Stormwater Tract
STATUS OF REVIEW: NO
REMARKS: Please label the area (in square feet) of all parcels being created by this plat.

23 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.3.1.A(3)(d) - Replat Subdivision Subtitle provided?
STATUS OF REVIEW: NO
REMARKS: Please provide original subdivision name on cover page as well "A Replat of ...."

24 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.3.1.C(4) - All Existing Easements w/OR Bk & Pg (e.g., conservation)?
STATUS OF REVIEW: NO
REMARKS: Recorded Developer's Agreement book/page not provided.

25 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.3.1.C(10) or (15)(a) - Land Use Listed w/Developer Agreements
STATUS OF REVIEW: NO
REMARKS: Please provide.

26 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.3.1.C(14) - Intent & Purpose of All Tracts Identified
STATUS OF REVIEW: NO
REMARKS:

27 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.3.1.C(15)(__) - [Springs Protection Note Provided?]

STATUS OF REVIEW: NO
REMARKS: Secondary Springs Protection Overlay Zone. Please note on Cover Page.

28 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.3.1.C(15)(j) - Contiguous sustainable agricultural lands statement
STATUS OF REVIEW: NO
REMARKS: Please provide on cover page.

29 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Additional Planning Items:
STATUS OF REVIEW: NO
REMARKS: Please provide completed Developer's Agreement required to acknowledge parcel as R-1 per zoning change 250205ZC.

30 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 2.12.28 - Street names match 9-1-1 road names
STATUS OF REVIEW: NO
REMARKS: Sheet Aerial has a label of NW 21st Street that needs to be removed as this road does not exist here.

31 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.12 - Sidewalks
STATUS OF REVIEW: NO
REMARKS: 7/9/25 - Sidewalks are required along NW 60th Ave. Staff supports a waiver for fee in-lieu-of construction to this requirement at this location. If approved, fee comes out to $13,150.

32 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: Additional Traffic comments
STATUS OF REVIEW: NO
REMARKS: 7/9/25 - No preliminary plat could be located for this site. OCE Traffic staff supports applicant's request to waive this requirement conditional upon sidewalk comments being addressed.

33 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown
STATUS OF REVIEW: NO
REMARKS: Include land use and zoning for project and for all adjacent properties.

34 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.22 - Approximate location of all lot lines with dimensions and area in sq ft
STATUS OF REVIEW: NO
REMARKS: Include location of all lot lines with dimensions and square footage.

35 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.24 - Preliminary buffer plan/6.8.6 - Buffering
STATUS OF REVIEW: NO
REMARKS: Show buffer types, locations, and dimensions of required buffering on plan.

36 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 6.4.4.A - Project is consistent with preliminary plat
STATUS OF REVIEW: NO
REMARKS: Waiver requested contingent on approval.

37 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks
STATUS OF REVIEW: NO
REMARKS: Dimensions and location for existing site improvements are missing.

38 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 6.3.1.C(15)(b) - Flood zone determination listed
STATUS OF REVIEW: NO
REMARKS: Include flood zone X determination.

39 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 2.12.24 Show location and dimensions of required land use buffering.
STATUS OF REVIEW: NO
REMARKS: Show buffer location and dimensions

40 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.C(15)(d) - Covenants, restrictions, or reservations
STATUS OF REVIEW: NO
REMARKS:

41 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(3) - 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:
STATUS OF REVIEW: NO
REMARKS:

42 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(3)(a) - Provide the joinder and consent to the dedication by a mortgagee or other party
STATUS OF REVIEW: NO
REMARKS:

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

32980

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 7/29/25 Parcel Number(s): 2 162 900 1-01 Permit Number: AR #32980

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Sunshine Love on Place 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): Ben Adams
Signature: by:
Mailing Address: 2710 SE 45th Ave City: Ocala
State: FL Zip Code: 344 0 Phone # (352) 615-7726
Email address: ben@newlifeocala.org

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

Firm Name (if applicable): Radcliffe Engineering, Inc. Contact Name: Mike Radcliffe, P.E.
Mailing Address: 2611 SE Lake Weir Ave City: Ocala
State: FL Zip Code: 34471 Phone # (352) 629-5500
Email address: info@radcliffeengineering.com

D. WAIVER INFORMATION:
Section & Title of Code (be specific): 6.12.12 - Sidewalks
Reason/Justification for Request (be specific): Request Sidewalk and Fee In Lieu Of be waived for this 2 lot plat for an exising church and single residential lot. Sidewalk is existing on east side of NW 60th Ave. No sidewalks are on the west side. Church is donating the residential lot to a Non-Profit and cost of sidewalk is exorbitant for this use.

DEVELOPMENT REVIEW USE:
Received By: email 7 / 29 / 25 Date Pr ocessed: 7 /3 0/ 25 kah Pr oject # 2007 05003 5 AR #3 298 0

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):

Project Name: Sunshine Love on Place	Drawn: BIL	MICHAEL W. RADCLIFFE ENGINEERING, INC.
Sheet Name: Aerial Map	Scale: 1"=200'	2611 S.E. Lake Weir Avenue Ocala, FL 34471 (352) 629-5500 FAX (352) 629-1010
	Date: 06-20-2025	Certificate No. EB-0006198 Michael W. Radcliffe P.E. #31170 · Christopher A. Gwin P.E. #66568
		www.radcliffeengineering.com

COPYRIGHT © 2024 Michael W. Radcliffe Engineering, Inc. All Rights Reserved.

PLAT BOOK ____, PAGE ____

SHEET 1 OF 2

Sunshine Love On Place

Located In Section 8, Township 15 South,
Range 21 East, Marion County, Florida

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.

DESCRIPTION:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 15 SOUTH, RANGE 21 EAST, THENCE N.89°45'33"W., ALONG THE SOUTH BOUNDARY OF THE NORTH 1/2 OF SAID SECTION 8, 75.00 FEET TO THE WEST RIGHT OF WAY LINE OF NORTHWEST 60TH AVENUE; THENCE N.00°05'05"E., ALONG THE SAID WEST RIGHT OF WAY LINE, 762.67 FEET **TO THE POINT OF BEGINNING;** THENCE N.89°45'00"W. DEPARTING SAID WEST RIGHT OF WAY LINE, 777.53 FEET TO THE INTERSECTION WITH THE WEST BOUNDARY OF THE EAST 852.53 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 8; THENCE N.00°05'05"E., ALONG SAID WEST BOUNDARY, 560.23 FEET TO THE INTERSECTION WITH THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 8; THENCE S.89°45'00"E., ALONG SAID NORTH BOUNDARY, 777.53 FEET TO THE INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF SAID NORTHWEST 60TH AVENUE; THENCE S.00°05'05"W ALONG SAID WEST RIGHT OF WAY LINE, 560.23 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 10.00 ACRES, MORE OR LESS.

SURVEYORS NOTES:

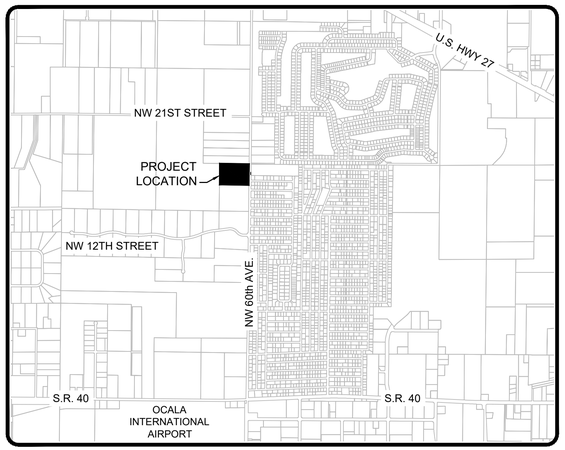
1. THIS PLAT IS BASED ON THE INFORMATION AND DESCRIPTION PROVIDED BY THE CLIENT.
2. BASIS OF BEARING ARE GRID AND AS REFERENCED USING THE STATE PLANE COORDINATES TABLE HEREON.
3. UNDERGROUND ENCROACHMENTS WERE NOT LOCATED UNLESS OTHERWISE SHOWN.
4. STATE PLANE COORDINATES SHOWN HEREON AREA BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENTS AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION.
5. THE LOCATIONS OF ANY EASEMENTS, OR RIGHTS–OF–WAY OF RECORD, OTHER THAN THOSE SHOWN ON RECORDED PLATS OR SHOWN HEREON, ARE NOT SHOWN.
6. ALL STREETS OR STREET RIGHTS–OF–WAY SHOWN ARE PHYSICALLY OPEN UNLESS OTHERWISE SHOWN.
7. ALL DISTANCES ARE EITHER DEED OR PLAT UNLESS OTHERWISE SHOWN.
8. NO LOT SHALL BE DIVIDED OR RE–SUBDIVIDED EXCEPT FOR THE SOLE PURPOSE OF PROVIDING ADDITIONAL AREA TO ADJACENT LOTS OR UNTIL A REPLAT IS FILED WITH MARION COUNTY, 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.
9. COUNTY OFFICIALS EMPLOYED BY THE COUNTY BUILDING AND ZONING DEPARTMENT, COUNTY ENVIRONMENTAL HEALTH DEPARTMENT AND COUNTY ENGINEERING DEPARTMENT SHALL HAVE THE RIGHT TO ENTER UPON THE LANDS INCLUDED IN THIS PLAT FOR THE PURPOSE OF INSPECTING ANY AND ALL FACILITIES STRUCTURES AND CONSTRUCTION IMPROVEMENTS IN ORDER TO ASSURE THAT THE SAME ARE IN KEEPING WITH THE PUBLIC SAFETY, HEALTH AND GENERAL WELFARE.
10. THIS PLAT IS 2 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHER. FOR DEDICATION NOTES ACKNOWLEDGEMENTS AND LEGAL DESCRIPTION SEE SHEET 1. FOR BOUNDARY DETAIL AND LOT DIMENSIONS SEE SHEET 2.
11. ALL PLATTED UTILITY 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. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
12. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
13. THIS PLAT CONTAINS 2 LOTS AND ZERO (0) MILES OF ROAD.
14. THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND OR GRANTED AND OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS DEVELOP THE RESULTING PROPERTIES 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 IS DEFERRED TO A LATER DEVELOPMENT REVIEW STAGE.
15. THIS PLAT IS SUBJECT TO THE FOLLOWING AS RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA:
    a. MORTGAGE EXECUTED BY THE CHURCH AT WESTWOOD OF OCALA INC. , IN FAVOR OF COMMUNITY BANK & TRUST OF FLORIDA, AND RECORDED IN OFFICIAL RECORDS BOOK 5361 AND PAGE 15; AS MODIFIED BY INSTRUMENT RECORD IN OFFICIAL RECORDS BOOK 6034, PAGE 343; AND AS LAST ASSIGNED TO FLORIDA BAPTIST CONVENTION, INC. BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 5993, PAGE 304, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
    b. SUBORDINATION AGREEMENT RECORDED 05/2/2012 IN OFFICIAL RECORDS BOOK 5361, PAGE 3 IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
    c. DEVELOPERS AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK ____, PAGE ____, AS REGARDING NO FURTHER SUBDIVISION OF THE CHURCH AT WESTWOOD PROPERTY ABSENT REZONING BY THE COUNTY WHICH WOULD ALLOW SUCH FURTHER SUBDIVISION.
16. ADVISORY NOTICE ~ ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12083C0503E, MARION COUNTY, FLORIDA DATED APRIL 19, 2017. THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONES "X" – AN AREA OF MINIMAL FLOOD HAZARD. THE FLOODING LIMITS HAVE BEEN IDENTIFIED HEREIN AS CURRENTLY ESTABLISHED AT THE TIME OF THE FINAL PLAT RECORDING.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.
17. ADVISORY NOTICE ~ THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA AS A CONDITION PRECEDENT TO THE APPROVAL AND ACCEPTANCE OF THIS PLAT FOR THE RECORDING IN THE PUBLIC RECORDS, DOES HEREBY NOTIFY ALL PRESIDENT 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 LAY TO FINANCE COSTS 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.

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.

_____

ANDREW W. CARBAUGH P.S.M. #6787
C & A SURVEY, INC.
LB# 7872
3611 E FORT KING STREET,
OCALA, FL 34470



Location Map

(SCALE: 1"=2000')

PREPARED BY:

MICHAEL W. RADCLIFFE ENGINEERING, INC.
CIVIL ENGINEERS
2611 S.E. LAKE WEIR AVENUE
OCALA, FL 34471
(352) 629–5500 FAX (352) 629–1010
LIC. BUS. #6198

AND

C & A SURVEY, INC
PROFESSIONAL SURVEYOR AND MAPPERS
3611 E FORT KING ST
OCALA, FL 34470
(352) 694–6566
LIC. BUS. #7872

DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THE CHURCH AT WESTWOOD OF OCALA, INC, A FLORIDA NOT FOR PROFIT CORPORATION, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "SUNSHINE LOVE ON PLACE", BEING IN MARION COUNTY, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREIN AND DOES HEREBY DEDICATE AS FOLLOWS:

TRACT 'A' IS AN EXISTING 40' EASEMENT RESERVED FOR ELECTRIC UTILITIES TO BE OWNED AND MAINTAINED BY SUMTER ELECTRIC COOPERATIVE, INC.

TRACT 'B' AS SHOWN HEREIN, IS A PROPOSED INGRESS/EGRESS EASEMENT HEREBY RESERVED AS PRIVATE RIGHT OF WAY, TO BE OWNED AND MAINTAINED BY THE CHURCH AT WESTWOOD OF OCALA, INC.

IN WITNESS WHEREOF, THE CHURCH WESTWOOD OF OCALA, INC, A FLORIDA NOT FOR PROFIT CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGERS ON THIS ____ , DAY OF _____ , 2025.

THE CHURCH AT WESTWOOD OF OCALA, INC.
A FLORIDA NOT FOR PROFIT CORPORATION

*BY:*_____
BENJAMEN LEE ADAMS, PRESIDENT

WITNESS _____
SIGNATURE

_____
PRINTED NAME

NOTARY ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2025, BY BENJAMEN LEE ADAMS, AS PRESIDENT OF THE CHURCH AT WESTWOOD OF OCALA, INC A FLORIDA NOT FOR PROFIT CORPORATION.

☐ *PERSONALLY KNOWN*
☐ *PRODUCED IDENTIFICATION* _____

NOTARY PUBLIC _____

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

APPROVAL BY BOARD OF COUNTY COMMISSIONERS:

THIS IS TO CERTIFY THAT ON THE____ DAY OF_____ , 2025 THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA

BY: _____
KATHY BRYANT, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS
OF MARION COUNTY, FLORIDA

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

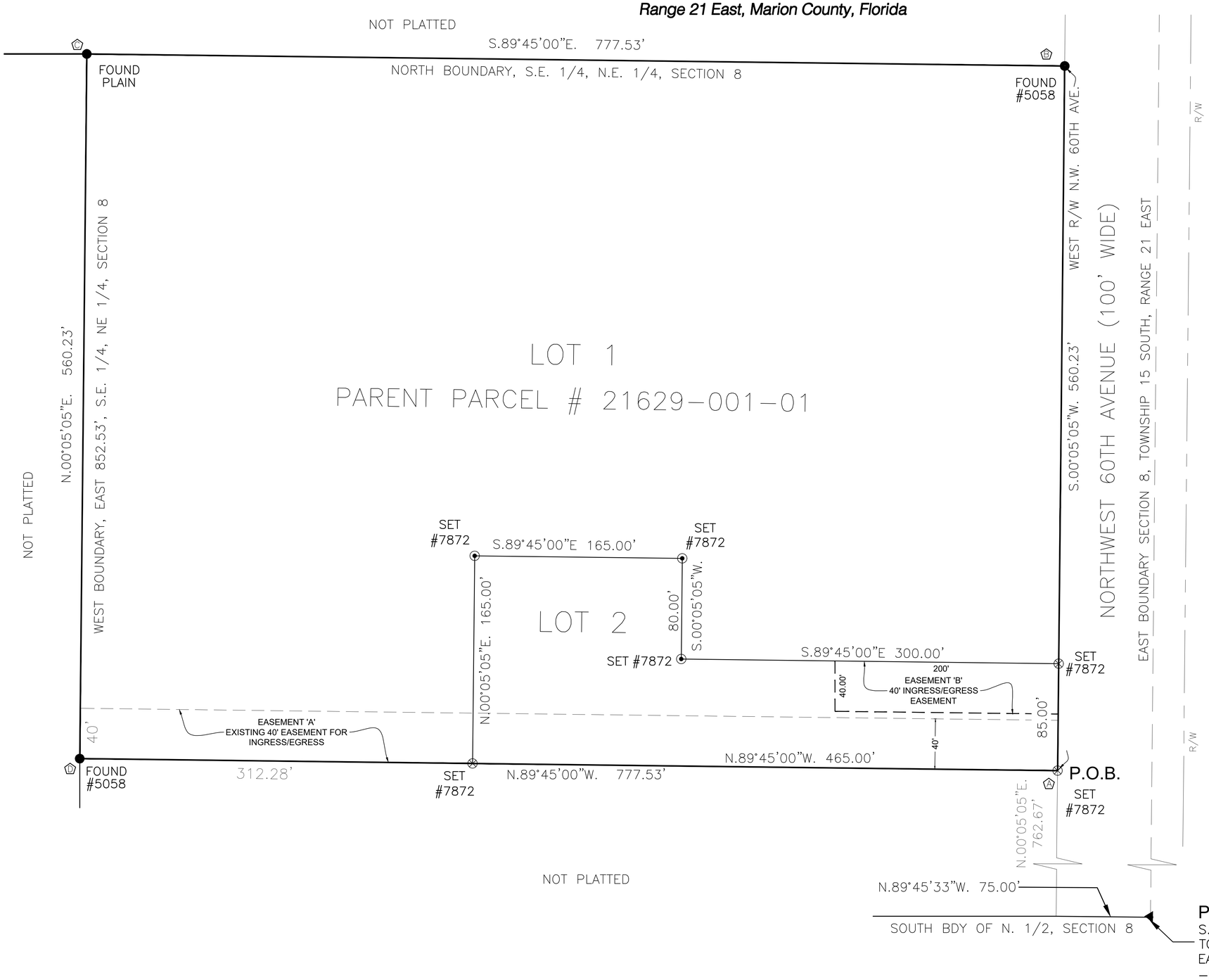
CLERK OF THE COURT'S CERTIFICATE FOR ACCEPTANCE AND RECORDING:

I, CLERK OF THE CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THAT THIS PLAT OF "SUNSHINE LOVE ON PLACE" FOR RECORDING. THIS PLAT FILED FOR RECORD THIS_____DAY, OF _____, 2025, AT___: ___A.M./P.M. 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

Sunshine Love On Place

Located in Section 8, Township 15 South,
Range 21 East, Marion County, Florida



NOTE:
THIS PLAT IS 2 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHER. FOR DEDICATION NOTES ACKNOWLEDGEMENTS AND LEGAL DESCRIPTION SEE SHEET 1. FOR BOUNDARY DETAIL AND LOT DIMENSIONS SEE SHEET 2.

LEGEND:

○	DESCRIPTIVE POINT
B.F.	BOARD FENCE
C/L	CENTER LINE
C.L.F.	CHAIN LINK FENCE
CONC.	CONCRETE
D.	CENTRAL ANGLE
F.C.	FENCE CORNER
M.E.A.	MARION ENGINEERING & ASSOC.
M.E.C.	MOORHEAD ENGINEERING CO.
N.P.	NOT PERMANENT
O.H.P.L.	OVERHEAD POWER LINE
O.R.	OFFICIAL RECORDS (BOOK & PAGE)
P.C.P.	PERMANENT CONTROL POINT
P.O.B.	POINT–OF–BEGINNING
P.O.C.	POINT–OF–COMMENCEMENT
PP	POWER POLE
P.R.M.	PERMANENT REFERENCE MONUMENT
R.	RADIUS
R/W	RIGHT–OF–WAY
SAT.	SATELLITE
(D)	DESCRIPTION
(F)	FIELD MEASURED
(P)	PLAT
PP ⊕	POWER POLE
(R)	RADIAL
OHPL	OVERHEAD POWER LINE
V.F.	VINYL/PVC FENCE
W.F.	WIRE FENCE
■	4"X4"CONCRETE MONUMENT
●	IRON ROD
▲	NAIL & DISK
⊣⊢	BREAK IN LINE
FH	FIRE HYDRANT
TB	TELEPHONE BOX
WM	WATER METER BOX
XFMR	UTILITY TRANSFORMER BOX
EL=	ELEVATION (IN U.S. SURVEY FEET)
14	ELEVATION CONTOUR
GS =	GROUND ELEVATION AT POINT
●	PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND IRON ROD & DISK AS NOTED.
⊗	PERMANENT REFERENCE MONUMENT (P.R.M.) SET IRON ROD (LB# 7872).
⊙	PERMANENT CONTROL POINT (P.C.P.) SET IRON ROD (LB# 7872).

STATE PLANE COORDINATES

POINT	NORTHING (Y)	EASTING (X)
A	1770229.1795	586426.26
B	1770789.36	586431.74
C	1770799.24	585654.31
D	1770239.06	585648.81

AVERAGE SCALE FACTOR: 0.99994674

BENCHMARK DETAIL TABLE			
DESCRIPTION	NORTHING	EASTING	ELEVATION
BM 'A'	1770229.498	586426.3020	78.445'
BM 'B'	1770235.2358	585961.3710	pending
BM 'C'	1770400.2275	585962.9901	pending
BM '38'	1762410.0853	586422.8190	77.503'
(OTHER BENCHMARKS EXIST ONSITE)	(AVAILABLE AS NEEDED)		

LEGEND:

○	DESCRIPTIVE POINT
B.F.	BOARD FENCE
C/L	CENTER LINE
C.L.F.	CHAIN LINK FENCE
CONC.	CONCRETE
D.	CENTRAL ANGLE
F.C.	FENCE CORNER
M.E.A.	MARION ENGINEERING & ASSOC.
M.E.C.	MOORHEAD ENGINEERING CO.
N.P.	NOT PERMANENT
O.H.P.L.	OVERHEAD POWER LINE
O.R.	OFFICIAL RECORDS (BOOK & PAGE)
P.C.P.	PERMANENT CONTROL POINT
P.O.B.	POINT-OF-BEGINNING
P.O.C.	POINT-OF-COMMENCEMENT
PP	POWER POLE
P.R.M.	PERMANENT REFERENCE MONUMENT
R.	RADIUS
R/W	RIGHT-OF-WAY
SAT.	SATELLITE
(D)	DESCRIPTION
(F)	FIELD MEASURED
(P)	PLAT
PP ⊖	POWER POLE
(R)	RADIAL
OHPL	OVERHEAD POWER LINE
V.F.	VINYL/PVC FENCE
W.F.	WIRE FENCE
■	4"X4"CONCRETE MONUMENT
⊙	IRON ROD
▲	NAIL & DISK
	BREAK IN LINE
FH	FIRE HYDRANT
TB	TELEPHONE BOX
WM	WATER METER BOX
XFMR	UTILITY TRANSFORMER BOX
EL=	ELEVATION (IN U.S. SURVEY FEET)
74	ELEVATION CONTOUR
GS=	GROUND ELEVATION AT POINT

INCREASED 'CHURCH' EASEMENT FROM 30': NOVEMBER 21, 2024
REVISED MAP/DESCRIPTION FOR
1.21 ACRE SUBDIVISION: NOVEMBER 21, 2024
SET 2-ACRE CORNERS: OCTOBER 16, 2024
DRAWING DATE: OCTOBER 8, 2024

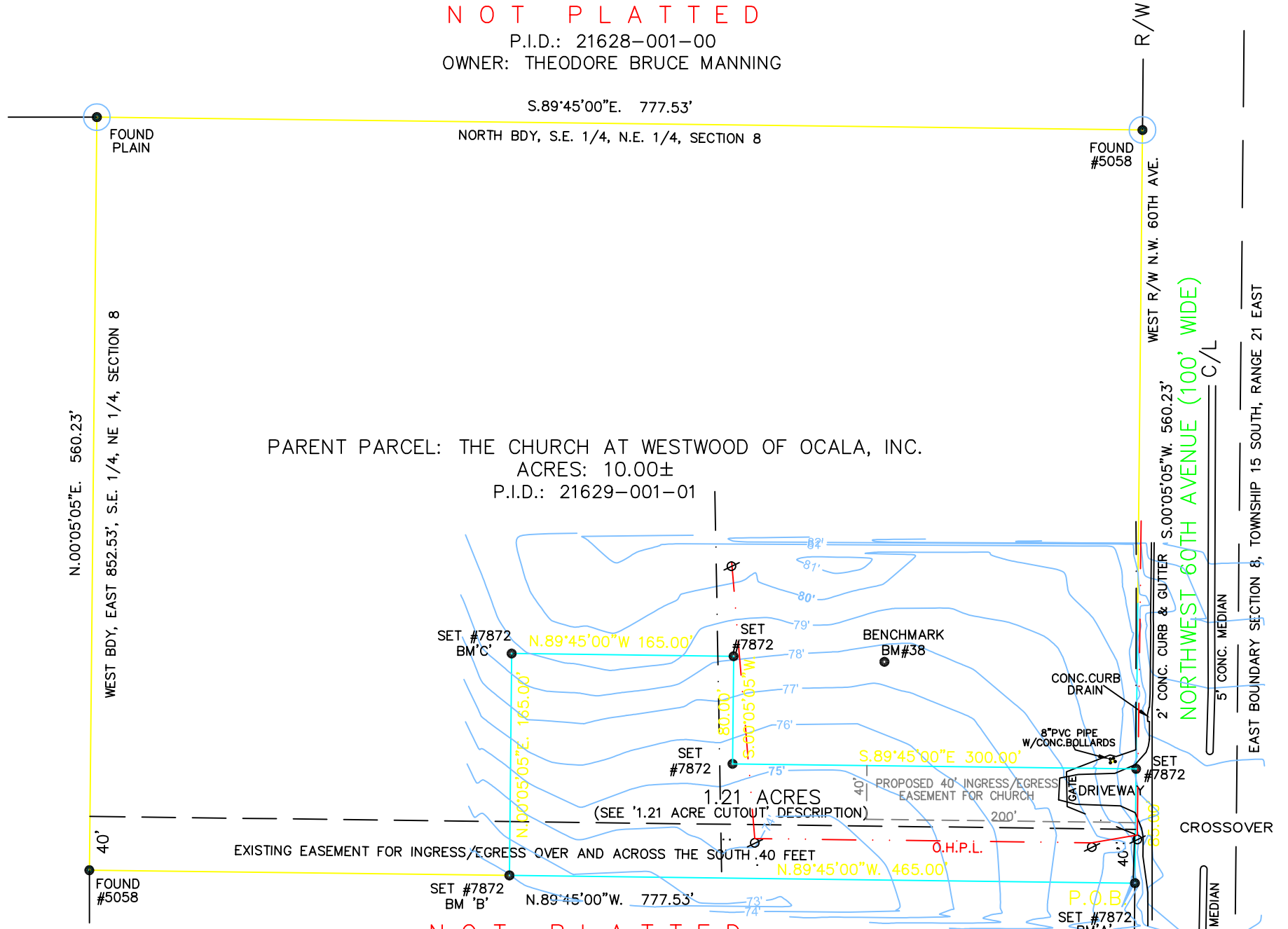
NOTES:

1. THIS SURVEY IS BASED ON THE INFORMATION AND DESCRIPTION PROVIDED BY THE CLIENT.
2. ASSUMED NORTH IS BASED ON THE BEARING FOR THE LINE SHOWN WITH (*).
3. UNDERGROUND ENCROACHMENTS WERE NOT LOCATED UNLESS OTHERWISE SHOWN.
4. THE LOCATIONS OF ANY EASEMENTS, OR RIGHTS-OF-WAY OF RECORD, OTHER THAN THOSE SHOWN ON RECORDED PLATS ARE NOT SHOWN.
5. ALL STREETS OR STREET RIGHTS-OF-WAY SHOWN ARE PHYSICALLY OPEN UNLESS OTHERWISE SHOWN.
6. ALL DISTANCES ARE EITHER DEED OR PLAT UNLESS OTHERWISE SHOWN.

ANDREW W. CARBAUGH, LICENSE NUMBER 6787
BOARD CERTIFIED SURVEYOR AND MAPPER
STATE OF FLORIDA

NOT PLATTED
P.I.D.: 21627-001-00
OWNER: KEVIN AND STEPHANIE KEEN

NOT PLATTED
P.I.D.: 21628-001-00
OWNER: THEODORE BRUCE MANNING



NOT PLATTED
P.I.D.: 21627-001-00
OWNER: KEVIN & STEPHANIE KEEN

DESCRIPTION: (PARENT PARCEL)

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 15 SOUTH, RANGE 21 EAST, THENCE N.89°45'33"W., ALONG THE SOUTH BOUNDARY OF THE NORTH 1/2 OF SAID SECTION 8, 75.00 FEET TO THE WEST RIGHT OF WAY LINE OF NORTHWEST 60TH AVENUE; THENCE N.00°05'05"E., ALONG THE SAID WEST RIGHT OF WAY LINE, 762.67 FEET TO THE POINT OF BEGINNING; THENCE N.89°45'00"W. DEPARTING SAID WEST RIGHT OF WAY LINE, 777.53 FEET TO THE INTERSECTION WITH THE WEST BOUNDARY OF THE EAST 852.53 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 8; THENCE N.00°05'05"E., ALONG SAID WEST BOUNDARY, 560.23 FEET TO THE INTERSECTION WITH THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 8; THENCE S.89°45'00"E., ALONG SAID NORTH BOUNDARY, 777.53 FEET TO THE INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF SAID NORTHWEST 60TH AVENUE; THENCE S.00°05'05"W ALONG SAID WEST RIGHT OF WAY LINE, 560.23 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 10.00 ACRES, MORE OR LESS.

DESCRIPTION: (1.21 ACRE CUTOUT)

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 15 SOUTH, RANGE 21 EAST, THENCE N.89°45'33"W., ALONG THE SOUTH BOUNDARY OF THE NORTH 1/2 OF SAID SECTION 8, 75.00 FEET TO THE WEST RIGHT OF WAY LINE OF NORTHWEST 60TH AVENUE; THENCE N.00°05'05"E., ALONG THE SAID WEST RIGHT OF WAY LINE, 762.67 FEET FOR THE POINT OF BEGINNING; THENCE N.89°45'00"W. DEPARTING SAID WEST RIGHT OF WAY LINE, 465.00 FEET; THENCE N.00°05'05"E., ALONG SAID WEST BOUNDARY, 165.00 FEET; THENCE S.89°45'00"E., PARALLEL TO THE SOUTH BOUNDARY OF SAID PARCEL, 165.00 FEET; THENCE S.00°05'05"W, 80.00 FEET; THENCE S.89°45'00"E. 300.00' TO THE INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF SAID NORTHWEST 60th AVENUE; THENCE S.00°05'05"W. ALONG SAID WEST RIGHT OF WAY LINE, 85.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 1.21 ACRES, MORE OR LESS. TOGETHER WITH AND SUBJECT TO A 40' WIDE INGRESS/EGRESS EASEMENT ABUTTING AND CONTIGUOUS WITH THE WESTERLY RIGHT OF WAY OF NW 60th AVENUE AND THE NORTHERLY BOUNDARY OF THE ABOVE-DESCRIBED 1.21 ACRE PARCEL, EXTENDING 200 FEET WESTERLY OF THE SAID WESTERLY RIGHT OF WAY OF NW 60th AVENUE.

ADDITIONS OR DELETIONS TO THIS SURVEY MAP ARE PROHIBITED. THIS SURVEY AND, COPIES THEREOF, ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. NO ONE OTHER THAN THE PARTY OR PARTIES NAMED HEREON SHALL RELY ON THIS SURVEY.

SCALE: 1"=100'
F.B.: 483 PG.: 08
FILE: 1240986

C & A SURVEY, INC.
CERTIFICATE OF AUTHORIZATION NO. LB #7872
3106 E. FORT KING STREET OCALA, FLORIDA 34470
352.694.6566 CandAsurvey.com

BOUNDARY AND TOPOGRAPHIC SURVEY

ISAIAH 117 HOUSE
1705 STATE LINE RD,
ELIZABETHTON, TN 37643

CERTIFIED TO:

UPDATED 11/21/24 TIED TO STATE PLANE COORDINATES DO NOT MOVE

Marion County

Development Review Committee

Agenda Item

File No.: 2025-20069 **Agenda Date:** 8/4/2025 **Agenda No.:** 6.3.

SUBJECT:
Orange Blossom Replat #2 - Preliminary Plat - Waiver to a Plan in Review
Orange Blossom Replat #2
Project #2025050014 #32813 Parcel #48288-000-00
Clymer Farner Barley, Inc

LDC 6.12.12.D - Sidewalks
CODE states 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 - Per previous discussion with Marion County, it is our understanding that they would support a fee in lieu of waiver for sidewalks considering none of the roadways in the Orange Blossom Hills subdivision have sidewalks, and we are trying to ensure our design fits in with what currently exists around it.

July 22, 2025

PROJECT NAME: ORANGE BLOSSOM REPLAT #2
PROJECT NUMBER: 2025050014
APPLICATION: PRELIMINARY PLAT #32813

1 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.8 - Topographical Contours
STATUS OF REVIEW: INFO
REMARKS: Review of the survey as it relates to the drainage improvements will be performed with the improvement/site plan review. Please note that LDC requires that the survey have been performed in the last 12 months and that one-foot contours extend 100 feet beyond the project boundary.

2 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.9/10 - Existing Drainage Right-of-Way/Easements
STATUS OF REVIEW: INFO
REMARKS: Review of the survey as it relates to existing drainage easements and ROW will be performed with the improvement/site plan review.

3 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.9/10 - Proposed Drainage Right-of-Way/Easements
STATUS OF REVIEW: INFO
REMARKS: The necessary drainage easements will be reviewed with the improvement/site plan and/or final plat submittal. Please note that code requires that 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. A minimum 12-foot wide, stabilized vehicle access at six percent maximum grade shall be provided to allow for ingress and egress of the retention/detention area. Drainage rights-of-way shall be a minimum of 30 feet in width. As an alternative to right-of-way, access may be provided by an easement of the same 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.

4 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.19 - Existing Drainage Improvements
STATUS OF REVIEW: INFO
REMARKS: Any existing infrastructure and the impact of the proposed development will be reviewed with the improvement/site plan.

5 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.19 - Proposed Drainage Improvements
STATUS OF REVIEW: INFO
REMARKS: (1) Improvement Plans and Final plat shall reflect the location of the proposed infrastructure with proper easements/tracts. (2) When the improvement/site plan drainage calculations are submitted please provide a table of the lots with a breakdown of the impervious area allocated to each lot. Include the areas allotted for the building, driveway, patio areas, accessory structures (pools, patios, sheds, guest houses, etc.). Ultimately, zoning and stormwater staff need to be able to determine how much impervious is allocated to each lot for permitting structures. Please provide the areas in square feet.

6 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.22 - Stormwater Tract/Right-of-Way
STATUS OF REVIEW: INFO

REMARKS: Improvement Plans and Final plat shall reflect the location of the proposed infrastructure with proper tracts/ROW.

7 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.32 - Stormwater Analysis Map
STATUS OF REVIEW: INFO
REMARKS: Pre- and post-development drainage maps will be required and reviewed with the improvement/site plan.

8 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13 - Stormwater Management
STATUS OF REVIEW: INFO
REMARKS: (1) Please note that per the watershed management plan for this area, there are two flood prone areas on this parcel. These flood prone areas extend offsite from this parcel. The proposed drainage system will need to consider these flood prone areas. Please contact reviewer to discuss prior to submitting improvement plans. (2) 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.

9 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.10 - Karst Topography and High Recharge Areas
STATUS OF REVIEW: INFO
REMARKS: Please provide a signed and sealed Karst Analysis with the improvement/site plan.

10 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Additional Stormwater comments
STATUS OF REVIEW: INFO
REMARKS: If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.

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

12 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.4 - Access management
STATUS OF REVIEW: INFO
REMARKS: 5/19/25 - Public access of the roads will need to be provided by easement or as indicated by plat prior to final plat approval.

13 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval
STATUS OF REVIEW: INFO
REMARKS: 5/9/25-add waivers if requested in future

14 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.17.2.G - Verification that a copy of the preliminary plat was provided to each municipality within one mile.
STATUS OF REVIEW: INFO
REMARKS:

15 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.17.2.H - Verification that a copy of the Preliminary Plat was provided to each utility servicing the project, etc. All utility easement requirements shall be resolved before approval of the Improvement Plans. (Letters/emails sent to utility providers)
STATUS OF REVIEW: INFO
REMARKS:

16 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 6.3.1.F(1) - Establishment of MSBU, CDD, or other State recognized special district responsible for maintenance and operation of dedicated improvements
STATUS OF REVIEW: INFO
REMARKS:

17 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO
REMARKS: Establishment of an MSBU is required prior to final plat approval. Contact the MSTU Department at (352)438-2650 to create an MSBU or obtain a waiver from BCC via DRC.

18 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation?
STATUS OF REVIEW: INFO
REMARKS: Please add a note on plan showing Future Land Use Designation: Medium Residential (MR).

19 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?
STATUS OF REVIEW: INFO
REMARKS: 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.

20 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available?
STATUS OF REVIEW: INFO
REMARKS: Traffic study provided?

21 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2 - Connection Requirements
STATUS OF REVIEW: INFO
REMARKS: The parcel is required to connect to Marion County Utilities (MCU) water and sewer services. All proposed utility connections and methods must be clearly shown on the Improvement Plans. Marion County Utilities reserves the right to provide additional comments regarding utility connections, hydraulic calculations, and other related items during the Improvement Plan review process.

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

23 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.17.6 - Non-Residential Irrigation Wells
STATUS OF REVIEW: INFO
REMARKS: Irrigation wells must be shown on the Utility Plan during the Improvement Plan review unless Marion County Utilities (MCU) will be providing irrigation water. The total irrigated square footage is required for capacity charge calculations. It is recommended that this information be clearly displayed on the Utility Plan.

24 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 7.2.16 - Lift Stations
STATUS OF REVIEW: INFO
REMARKS: Identify on preliminary plat if lift station will be public or private. Public lift station site will need to have an MCU dedicated 50x50 tract and meat all requirements listed in the Marion County Land Development Code 6.15.5(C)

25 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Review Fee per Resolution 15-R-583 made payable to Marion County Utilities
STATUS OF REVIEW: INFO
REMARKS: Utilities Plan Review Fee: Fee(s) can be paid by calling 352-671-8686 or visiting the Development Review Office at 412 SE 25th Ave, Ocala, FL 34471. Reference AR#

26 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Additional Utilities comments
STATUS OF REVIEW: INFO
REMARKS: Update Parcel ID # on Cover page. Parcel ID 47695-000-01 currently shown on Cover Page, is for Re-Plat #1

27 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.4.K - List of applied for or requested variances, special use permits, rezonings, developer's agreements, and/or land use amendments
STATUS OF REVIEW: INFO
REMARKS: If applicable, please include in cover sheet.

28 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.4.4 - Provision for subdivision signs
STATUS OF REVIEW: INFO
REMARKS: Will there be any signs? If so, separate sign permit will be required.

29 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Preliminary Plat
STATUS OF REVIEW: INFO
REMARKS: Check Sunbiz and project map. 5-15-25
IF APPLICABLE:
Sec. 2.18.1.I - Show connections to other phases.
Sec.2.19.2.H – Legal Documents
Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.
Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)
For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."
Sec. 6.3.1.B.2 – Required Right of Way Dedication

For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."
Sec. 6.3.1.D.3 - Cross Access Easements
For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."
Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)
"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."
Sec. 6.3.1.C.2 – Utility Easements
"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."
Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:
1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."
2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."
3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."
Sec.6.3.1.D(f) –
If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."

30 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.13/14/15 - General Exhibits
STATUS OF REVIEW: NO
REMARKS: 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.

31 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.38 - Stormwater Maintenance Entity
STATUS OF REVIEW: NO
REMARKS: (1) Please clarify if the proposed roadways and associated conveyance system will be privately or publicly owned/maintained. (2) Please add Owner's Certification to cover sheet to state "I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan ". Please add the name of the individual who will sign the Owner's Certification to the signature line. The individual signing the certification needs to be an agent or member of the entity that will own and maintain the stormwater system, or an authorized signatory of that entity. If signatory is not an agent or member, a letter authorizing a different individual needs to be submitted with the signed documents. The authorization letter must be signed by and agent/officer of owner. Sunbiz will be used to verify agents and/or officers.

32 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.3 - Traffic Impact Analysis

STATUS OF REVIEW: NO
REMARKS: 5/19/25 - Update traffic statement by using the fitted curve equation for calculations of both daily trips and for the peak hour of "adjacent street traffic" instead of "peak hour of generator".

33 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.5.D - Residential driveway requirements
STATUS OF REVIEW: NO
REMARKS: 5/19/25 - Driveway restrictions on corner lots must be described and illustrated as being consistent with LDC 6.11.4 Table 6.11-1 and LDC 7.3.1 TS025.

34 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.9 - Subdivision roads and related infrastructure
STATUS OF REVIEW: NO
REMARKS: 5/19/25 - Road dedication, whether public or private, is not specified. Public dedication would require pre-approval by the DRC.

35 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.12 - Sidewalks
STATUS OF REVIEW: NO
REMARKS: 5/19/25 - Sidewalks are required along one side of street throughout.

36 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.16/6.5 - [EALS or EALS-ER provided?]
STATUS OF REVIEW: NO
REMARKS: Provide Environmental Assessment of Listed Species (EALS) or submit an Exemption Request per LDC Sec. 6.5.

37 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected?
STATUS OF REVIEW: NO
REMARKS: Please provide 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]."

38 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Additional Planning Items:
STATUS OF REVIEW: NO
REMARKS: Parcel ID on cover sheet is wrong. Please correct.

39 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown
STATUS OF REVIEW: NO
REMARKS: Please indicate zoning and Future Land Use (FLU) designation of nearby parcels. Please indicate FLU designation of project property.

40 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.4. L.(4)-Zoning requirements: lot width, area, setbacks, coverage (floor area ratios) and parking.Provide dimensions and location of all site improvements (proposed or existing); dimensions and location for all proposed easements. 4.2
STATUS OF REVIEW: NO
REMARKS: Please indicate maximum building height on sheet 02

41 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.23 - Show typical setback layout for primary uses, as well as accessory uses, dimensions for all improvements
STATUS OF REVIEW: NO
REMARKS: Please include typical lot drawing (including for corner lots), including minimum lot width, length, lot area, and setbacks

42 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.24 - Preliminary buffer plan/6.8.6 - Buffering
STATUS OF REVIEW: NO
REMARKS: Please indicate Type E buffer along entire project (north, south, east, west), per recently approved changes to LDC.

43 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.21 - List land use with general description of purpose and character of development including open space, parks, recreation etc...
STATUS OF REVIEW: NO
REMARKS: Please indicate area of DRA, open space, landscaped space, etc.

44 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.4.L(5) - Show environmentally sensitive areas and flood plain
STATUS OF REVIEW: NO
REMARKS: Please indicate following on cover sheet:
FEMA flood zone X
No ESOZ
Secondary Springs Protection Zone

45 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.16 - Modified environmental assessment or exemption if information is available to the county to indicate no habitat or existence of endangered species or vegetation. Check aerials, LANDSAT map in planning and Natural areas inventory to verify.
STATUS OF REVIEW: NO
REMARKS: Please submit Environmental Assessment of Listed Species (EALS) or EALS waiver satisfying requirements in LDC Sec. 6.5.

46 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: Additional Zoning comments
STATUS OF REVIEW: NO
REMARKS: Please correctly indicate parcel ID 48288-000-00.

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

32813

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 7/16/2025 Parcel Number(s): 48288-000-00 Permit Number: 32813

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Orange Blossom Replat #2 Commercial ☐ Residential ☑
Subdivision Name (if applicable): Orange Blossom Hills
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): Unity Development Investments, LLC
Signature: [signature]
Mailing Address: 755 Crandon Blvd City: Key Biscayne
State: FL Zip Code: 33149 Phone #
Email address: jortega@unityknows.com

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

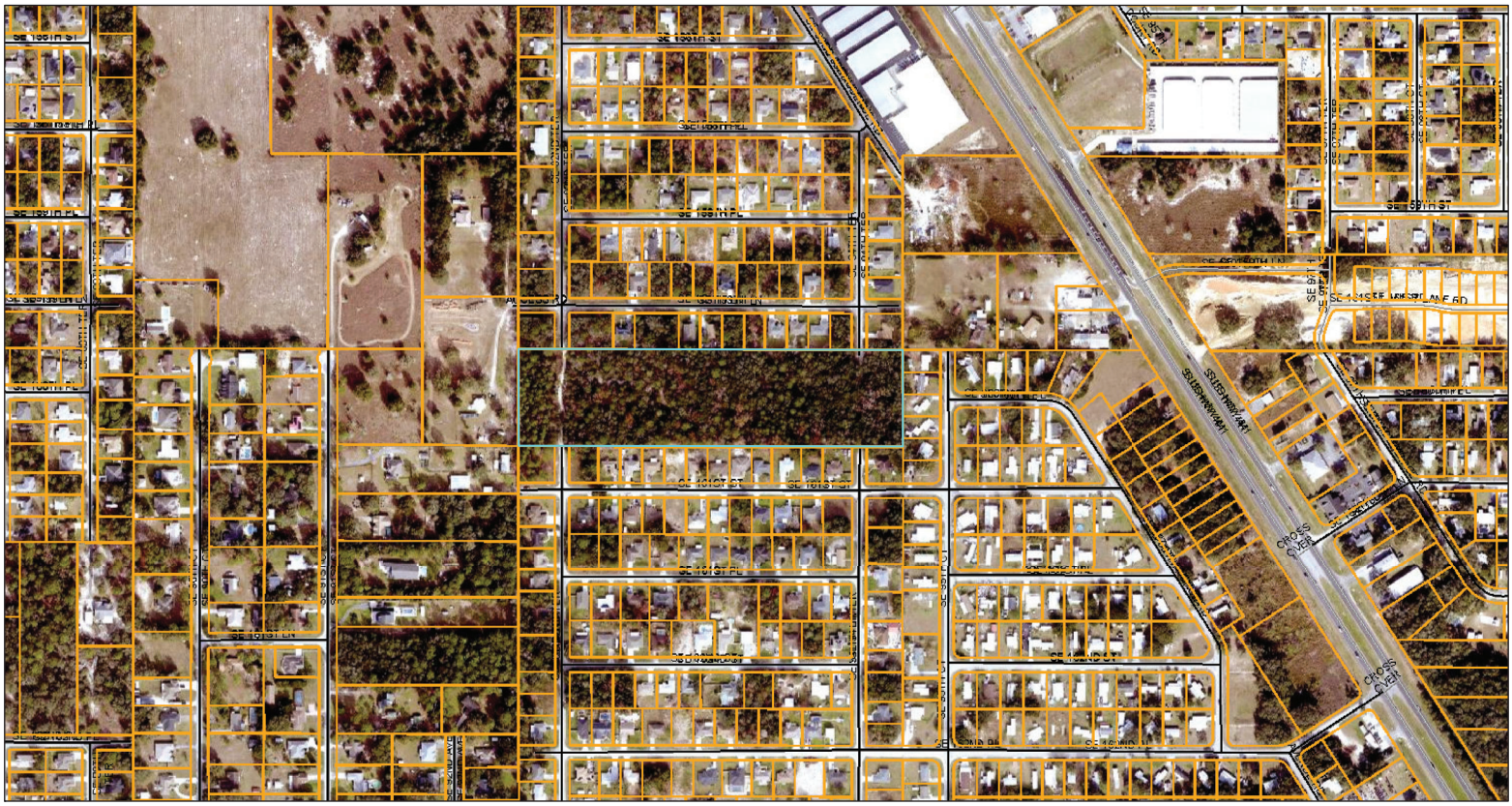
Firm Name (if applicable): Clymer Farner Barley, Inc. Contact Name: Tyler Counts
Mailing Address: 7413 Alford Ave City: Middleton
State: FL Zip Code: 34762 Phone # 352-748-3126
Email address: tcounts@cfb-inc.com

D. WAIVER INFORMATION:
Section & Title of Code (be specific): 6.12.12 - Sidewalks
Reason/Justification for Request (be specific): Per previous discussion with Marion County, it is our understanding that they would support a fee in lieu of waiver for sidewalks considering none of the roadways in the Orange Blossom Hills subdivision have sidewalks, and we are trying to ensure our design fits in with what currently exists around it.

DEVELOPMENT REVIEW USE:
Received By: email 7/16/25 Date Processed: 7/22/25 kah Project # 2025050014 AR # 32813

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

Marion County Florida - Interactive Map


SE 58TH ST
SE 59TH ST
SE 60TH ST
SE 61ST ST
SE 62ND ST
SE 63RD ST
SE 64TH ST
SE 65TH ST
SE 66TH ST
SE 67TH ST
SE 68TH ST
SE 69TH ST
SE 70TH ST
SE 71ST ST
SE 72ND ST
SE 73RD ST
SE 74TH ST
SE 75TH ST
SE 76TH ST
SE 77TH ST
SE 78TH ST
SE 79TH ST
SE 80TH ST
SE 81ST ST
SE 82ND ST
SE 83RD ST
SE 84TH ST
SE 85TH ST
SE 86TH ST
SE 87TH ST
SE 88TH ST
SE 89TH ST
SE 90TH ST
SE 91ST ST
SE 92ND ST
SE 93RD ST
SE 94TH ST
SE 95TH ST
SE 96TH ST
SE 97TH ST
SE 98TH ST
SE 99TH ST
SE 100TH ST
SE 101ST ST
SE 102ND ST
SE 103RD ST
SE 104TH ST
SE 105TH ST
SE 106TH ST
SE 107TH ST
SE 108TH ST
SE 109TH ST
SE 110TH ST
SE 111TH ST
SE 112TH ST
SE 113TH ST
SE 114TH ST
SE 115TH ST
SE 116TH ST
SE 117TH ST
SE 118TH ST
SE 119TH ST
SE 120TH ST
SE 121ST ST
SE 122ND ST
SE 123RD ST
SE 124TH ST
SE 125TH ST
SE 126TH ST
SE 127TH ST
SE 128TH ST
SE 129TH ST
SE 130TH ST
SE 131ST ST
SE 132ND ST
SE 133RD ST
SE 134TH ST
SE 135TH ST
SE 136TH ST
SE 137TH ST
SE 138TH ST
SE 139TH ST
SE 140TH ST
SE 141ST ST
SE 142ND ST
SE 143RD ST
SE 144TH ST
SE 145TH ST
SE 146TH ST
SE 147TH ST
SE 148TH ST
SE 149TH ST
SE 150TH ST
SE 151ST ST
SE 152ND ST
SE 153RD ST
SE 154TH ST
SE 155TH ST
SE 156TH ST
SE 157TH ST
SE 158TH ST
SE 159TH ST
SE 160TH ST
SE 161ST ST
SE 162ND ST
SE 163RD ST
SE 164TH ST
SE 165TH ST
SE 166TH ST
SE 167TH ST
SE 168TH ST
SE 169TH ST
SE 170TH ST
SE 171ST ST
SE 172ND ST
SE 173RD ST
SE 174TH ST
SE 175TH ST
SE 176TH ST
SE 177TH ST
SE 178TH ST
SE 179TH ST
SE 180TH ST
SE 181ST ST
SE 182ND ST
SE 183RD ST
SE 184TH ST
SE 185TH ST
SE 186TH ST
SE 187TH ST
SE 188TH ST
SE 189TH ST
SE 190TH ST
SE 191ST ST
SE 192ND ST
SE 193RD ST
SE 194TH ST
SE 195TH ST
SE 196TH ST
SE 197TH ST
SE 198TH ST
SE 199TH ST
SE 200TH ST
SE 201ST ST
SE 202ND ST
SE 203RD ST
SE 204TH ST
SE 205TH ST
SE 206TH ST
SE 207TH ST
SE 208TH ST
SE 209TH ST
SE 210TH ST
SE 211TH ST
SE 212TH ST
SE 213TH ST
SE 214TH ST
SE 215TH ST
SE 216TH ST
SE 217TH ST
SE 218TH ST
SE 219TH ST
SE 220TH ST
SE 221ST ST
SE 222ND ST
SE 223RD ST
SE 224TH ST
SE 225TH ST
SE 226TH ST
SE 227TH ST
SE 228TH ST
SE 229TH ST
SE 230TH ST
SE 231ST ST
SE 232ND ST
SE 233RD ST
SE 234TH ST
SE 235TH ST
SE 236TH ST
SE 237TH ST
SE 238TH ST
SE 239TH ST
SE 240TH ST
SE 241ST ST
SE 242ND ST
SE 243RD ST
SE 244TH ST
SE 245TH ST
SE 246TH ST
SE 247TH ST
SE 248TH ST
SE 249TH ST
SE 250TH ST
SE 251ST ST
SE 252ND ST
SE 253RD ST
SE 254TH ST
SE 255TH ST
SE 256TH ST
SE 257TH ST
SE 258TH ST
SE 259TH ST
SE 260TH ST
SE 261ST ST
SE 262ND ST
SE 263RD ST
SE 264TH ST
SE 265TH ST
SE 266TH ST
SE 267TH ST
SE 268TH ST
SE 269TH ST
SE 270TH ST
SE 271ST ST
SE 272ND ST
SE 273RD ST
SE 274TH ST
SE 275TH ST
SE 276TH ST
SE 277TH ST
SE 278TH ST
SE 279TH ST
SE 280TH ST
SE 281ST ST
SE 282ND ST
SE 283RD ST
SE 284TH ST
SE 285TH ST
SE 286TH ST
SE 287TH ST
SE 288TH ST
SE 289TH ST
SE 290TH ST
SE 291ST ST
SE 292ND ST
SE 293RD ST
SE 294TH ST
SE 295TH ST
SE 296TH ST
SE 297TH ST
SE 298TH ST
SE 299TH ST
SE 300TH ST
SE 301ST ST
SE 302ND ST
SE 303RD ST
SE 304TH ST
SE 305TH ST
SE 306TH ST
SE 307TH ST
SE 308TH ST
SE 309TH ST
SE 310TH ST
SE 311TH ST
SE 312TH ST
SE 313TH ST
SE 314TH ST
SE 315TH ST
SE 316TH ST
SE 317TH ST
SE 318TH ST
SE 319TH ST
SE 320TH ST
SE 321ST ST
SE 322ND ST
SE 323RD ST
SE 324TH ST
SE 325TH ST
SE 326TH ST
SE 327TH ST
SE 328TH ST
SE 329TH ST
SE 330TH ST
SE 331ST ST
SE 332ND ST
SE 333RD ST
SE 334TH ST
SE 335TH ST
SE 336TH ST
SE 337TH ST
SE 338TH ST
SE 339TH ST
SE 340TH ST
SE 341ST ST
SE 342ND ST
SE 343RD ST
SE 344TH ST
SE 345TH ST
SE 346TH ST
SE 347TH ST
SE 348TH ST
SE 349TH ST
SE 350TH ST
SE 351ST ST
SE 352ND ST
SE 353RD ST
SE 354TH ST
SE 355TH ST
SE 356TH ST
SE 357TH ST
SE 358TH ST
SE 359TH ST
SE 360TH ST
SE 361ST ST
SE 362ND ST
SE 363RD ST
SE 364TH ST
SE 365TH ST
SE 366TH ST
SE 367TH ST
SE 368TH ST
SE 369TH ST
SE 370TH ST
SE 371ST ST
SE 372ND ST
SE 373RD ST
SE 374TH ST
SE 375TH ST
SE 376TH ST
SE 377TH ST
SE 378TH ST
SE 379TH ST
SE 380TH ST
SE 381ST ST
SE 382ND ST
SE 383RD ST
SE 384TH ST
SE 385TH ST
SE 386TH ST
SE 387TH ST
SE 388TH ST
SE 389TH ST
SE 390TH ST
SE 391ST ST
SE 392ND ST
SE 393RD ST
SE 394TH ST
SE 395TH ST
SE 396TH ST
SE 397TH ST
SE 398TH ST
SE 399TH ST
SE 400TH ST
SE 401ST ST
SE 402ND ST
SE 403RD ST
SE 404TH ST
SE 405TH ST
SE 406TH ST
SE 407TH ST
SE 408TH ST
SE 409TH ST
SE 410TH ST
SE 411TH ST
SE 412TH ST
SE 413TH ST
SE 414TH ST
SE 415TH ST
SE 416TH ST
SE 417TH ST
SE 418TH ST
SE 419TH ST
SE 420TH ST
SE 421ST ST
SE 422ND ST
SE 423RD ST
SE 424TH ST
SE 425TH ST
SE 426TH ST
SE 427TH ST
SE 428TH ST
SE 429TH ST
SE 430TH ST
SE 431ST ST
SE 432ND ST
SE 433RD ST
SE 434TH ST
SE 435TH ST
SE 436TH ST
SE 437TH ST
SE 438TH ST
SE 439TH ST
SE 440TH ST
SE 441ST ST
SE 442ND ST
SE 443RD ST
SE 444TH ST
SE 445TH ST
SE 446TH ST
SE 447TH ST
SE 448TH ST
SE 449TH ST
SE 450TH ST
SE 451ST ST
SE 452ND ST
SE 453RD ST
SE 454TH ST
SE 455TH ST
SE 456TH ST
SE 457TH ST
SE 458TH ST
SE 459TH ST
SE 460TH ST
SE 461ST ST
SE 462ND ST
SE 463RD ST
SE 464TH ST
SE 465TH ST
SE 466TH ST
SE 467TH ST
SE 468TH ST
SE 469TH ST
SE 470TH ST
SE 471ST ST
SE 472ND ST
SE 473RD ST
SE 474TH ST
SE 475TH ST
SE 476TH ST
SE 477TH ST
SE 478TH ST
SE 479TH ST
SE 480TH ST
SE 481ST ST
SE 482ND ST
SE 483RD ST
SE 484TH ST
SE 485TH ST
SE 486TH ST
SE 487TH ST
SE 488TH ST
SE 489TH ST
SE 490TH ST
SE 491ST ST
SE 492ND ST
SE 493RD ST
SE 494TH ST
SE 495TH ST
SE 496TH ST
SE 497TH ST
SE 498TH ST
SE 499TH ST
SE 500TH ST
SE 501ST ST
SE 502ND ST
SE 503RD ST
SE 504TH ST
SE 505TH ST
SE 506TH ST
SE 507TH ST
SE 508TH ST
SE 509TH ST
SE 510TH ST
SE 511TH ST
SE 512TH ST
SE 513TH ST
SE 514TH ST
SE 515TH ST
SE 516TH ST
SE 517TH ST
SE 518TH ST
SE 519TH ST
SE 520TH ST
SE 521ST ST
SE 522ND ST
SE 523RD ST
SE 524TH ST
SE 525TH ST
SE 526TH ST
SE 527TH ST
SE 528TH ST
SE 529TH ST
SE 530TH ST
SE 531ST ST
SE 532ND ST
SE 533RD ST
SE 534TH ST
SE 535TH ST
SE 536TH ST
SE 537TH ST
SE 538TH ST
SE 539TH ST
SE 540TH ST
SE 541ST ST
SE 542ND ST
SE 543RD ST
SE

AGENCY	PERMIT #	SUBMITTED	STATUS
MARION COUNTY			

DATE	REVISIONS	BY

PRELIMINARY PLAT
FOR
ORANGE BLOSSOM HILLS REPLAT NO. 2

TRAFFIC IMPACT SUMMARY

LAND USE	INTENSITY	DAILY TRIPS	AM PEAK HOUR			PM PEAK HOUR		
			TOTAL	IN	OUT	TOTAL	IN	OUT
SINGLE FAMILY DETACHED HOUSING	28 UNITS	313	23	6	17	30	19	11

NOTE 1: TRIP GENERATION WAS DERIVED USING THE ITE TRIP GENERATION MANUAL (11TH ED).
SINGLE FAMILY DETACHED HOUSING (ITE LUC 210)
INDEPENDENT VARIABLE X = NUMBER OF UNITS

DAILY — Ln(T) = 0.92 Ln(X) + 2.68
AM PEAK HOUR OF ADJACENT STREET TRAFFIC — Ln(T) = 0.91 Ln(X) + 0.12 (26% IN, 74% OUT)
PM PEAK HOUR OF ADJACENT STREET TRAFFIC — Ln(T) = 0.94 Ln(X) + 0.27 (64% IN, 36% OUT)

LEGAL DESCRIPTION

NORTH 1/2 OF THE NORTH 1/2 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, EXCEPT ROAD RIGHT OF WAY.

SITE DATA

RESIDENTIAL AREA	= 198,198 SQ. FT. (4.55 AC.) 45.14%
RETENTION POND AREA	= 24,829 SQ. FT. (0.57 AC.) 5.65%
TOTAL IMPERVIOUS AREA	= 223,027 SQ. FT. (5.12 AC.) 50.79%
OPEN AREA	= 216,087 SQ. FT. (4.96 AC.) 49.21%
PROPERTY AREA	= 439,284 SQ. FT. (10.08 AC.) 100%

PROJECT TEAM

OWNER / APPLICANT
UNITY INVESTMENT DEVELOPMENT LLC
755 CRANDON BLVD
KEY BISCAYNE, FL 33149
JUAN ORTEGA, MANAGER
(305) 497-5036

SURVEYOR
CLYMER FARNER BARLEY SURVEYING LLC
7413 ALFORD AVENUE
MIDDLETON, FL 34762
JOHN T. MCGLOHORN, PSM
FL. LIC. NO. 6023I2
(352) 748-3126

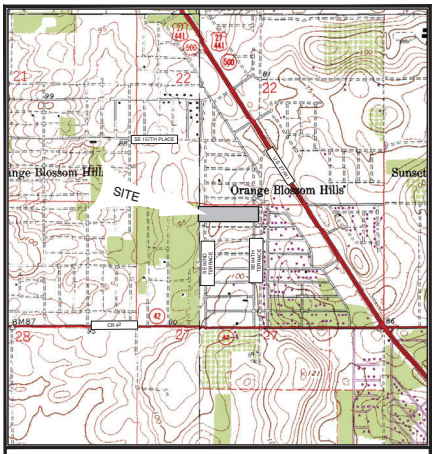
ENGINEER
CLYMER FARNER BARLEY, Inc.
7413 ALFORD AVENUE
MIDDLETON, FL 34762
TYLER D. COUNTS, PE
FL. LIC. NO. 99025
(352) 748-3126

UTILITY CONTACTS

WATER AND WASTE WATER UTILITIES
MARION COUNTY UTILITIES
11800 SE U.S. HIGHWAY 441
BELLEVIEW, FL 34420
(352) 307-6000

SOLID WASTE COLLECTION
MARION COUNTY APPROVED FRANCHISE

ELECTRICAL POWER UTILITIES
DUKE ENERGY
4308 E CR 462
WILDWOOD, FLORIDA 34785
(352) 748-8773



VICINITY MAP — 1" = 1,000 FT.

SECTION 27; TOWNSHIP 17 SOUTH; RANGE 23 EAST
MARION COUNTY, FLORIDA
VERTICAL DATUM - NAVD 1988
PARCEL ID: 48288-000-00
FLU: MEDIUM RESIDENTIAL
ZONING: R-1
FEMA FLOOD ZONE: X
ESOZ: NONE
SPRINGS PROTECTION ZONE: SECONDARY

SHEET INDEX

Sheet Number	Sheet Title
01	COVER
02	SITE PLAN
03	TYPICAL ROADWAY SECTION AND UTILITY ALLOCATION

CONCURRENCY DEFERRAL STATEMENT

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, IMPROVEMENT PLAN AND/OR BUILDING PERMIT REVIEW.

OWNERS CERTIFICATION:
I, JUAN ORTEGA, HEREBY CERTIFY THAT I, UNITY INVESTMENT DEVELOPMENT LLC, MY SUCESSORS, AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN ON THIS PLAN.

X_____

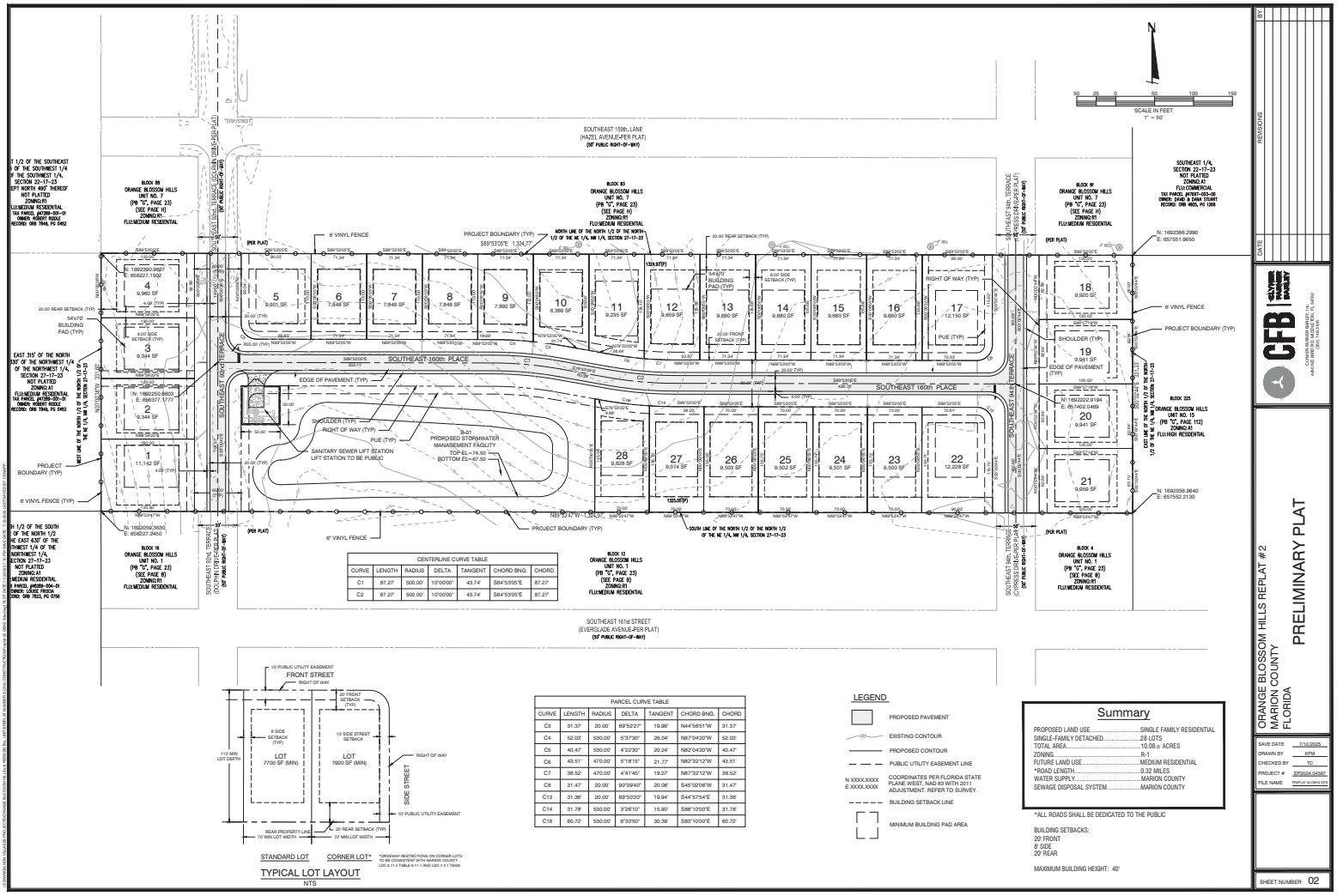
LICENSED DESIGN PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, EXCEPT AS WAIVED.

X_____

CALL 48 HOURS BEFORE YOU DIG IN FLORIDA
IT'S THE LAW!
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

CFB | CLYMER FARNER BARLEY
CLYMER FARNER BARLEY, Inc.
4450 NE 83RD RD. MIDDLETON, FL 34762
(352) 748-3126

ORANGE BLOSSOM HILL REPLAT NO. 2



CENTERLINE CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BNG.	CHORD
C1	87.27'	500.00'	10°00'00"	43.74'	S84°53'05"E	87.27'
C2	87.27'	500.00'	10°00'00"	43.74'	S84°53'05"E	87.27'

TYPICAL LOT LAYOUT
NTS

PARCEL CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BNG.	CHORD
C3	31.37'	20.00'	89°52'27"	19.96'	N44°56'51"W	31.37'
C4	52.03'	530.00'	5°37'30"	26.04'	N67°04'20"W	52.03'
C5	40.47'	530.00'	4°22'30"	20.24'	N62°04'20"W	40.47'
C6	43.51'	470.00'	5°18'15"	21.77'	N62°32'12"W	43.51'
C7	38.52'	470.00'	4°41'45"	19.27'	N67°32'12"W	38.52'
C8	31.47'	20.00'	90°09'49"	20.06'	S45°02'06"W	31.47'
C13	31.36'	20.00'	89°50'20"	19.94'	S44°57'54"E	31.36'
C14	31.78'	530.00'	3°26'10"	15.90'	S88°10'05"E	31.78'
C18	60.72'	530.00'	6°33'50"	30.39'	S85°10'05"E	60.72'

LEGEND

- PROPOSED PAVEMENT
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PUBLIC UTILITY EASEMENT LINE
- N XXXX.XXXX / E XXXX.XXXX — COORDINATES PER FLORIDA STATE PLANE WEST, NAD 83 WITH 2011 ADJUSTMENT. REFER TO SURVEY.
- BUILDING SETBACK LINE
- MINIMUM BUILDING PAD AREA

Summary

PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
SINGLE-FAMILY DETACHED	28 LOTS
TOTAL AREA	10.08 ± ACRES
ZONING	R-1
FUTURE LAND USE	MEDIUM RESIDENTIAL
*ROAD LENGTH	0.32 MILES
WATER SUPPLY	MARION COUNTY
SEWAGE DISPOSAL SYSTEM	MARION COUNTY

*ALL ROADS SHALL BE DEDICATED TO THE PUBLIC

BUILDING SETBACKS:
20' FRONT
8' SIDE
20' REAR

MAXIMUM BUILDING HEIGHT: 40'

BY
REVISIONS
DATE

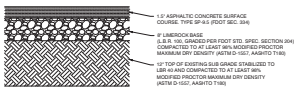
CFB CIVIL ENGINEERING BUREAU
CLOWER-FARNER BUREAU, INC.
4440 NW 35TH AVENUE, GAINESVILLE, FL 32606
(352) 538-5335

ORANGE BLOSSOM HILLS REPLAT #2
MARION COUNTY
FLORIDA

PRELIMINARY PLAT

SAVE DATE	7/12/2025
DRAWN BY	KPM
CHECKED BY	TC
PROJECT #	EP2024.04597
FILE NAME	PREPLAT 02 ORHS REP

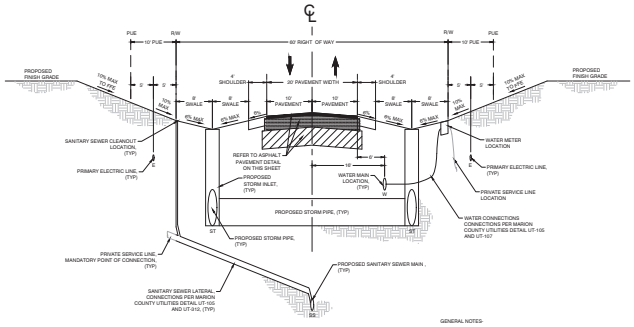
SHEET NUMBER 02



NOTES:

1. DETAIL IS BASED ON THE GEOTECHNICAL ENGINEERING REPORT, WHICH SHALL GOVERN PAVEMENT AND UNDERLYING SOIL DESIGN.
2. SUB-BASE SHALL BE EXTENDED A MINIMUM OF 1 FOOT BEYOND THE BACK OF CURB AND SUB-BASE SHALL BE EXTENDED 1 FOOT MIN. BEYOND THE BASE.
3. A MINIMUM SEPARATION OF 18 INCHES BETWEEN THE BOTTOM OF CRUSHED CONCRETE BASE MATERIAL AND THE ESTIMATED NORMAL SEASONAL HIGH GROUNDWATER TABLE IS RECOMMENDED. A MINIMUM SEPARATION OF 24 INCHES BETWEEN THE BOTTOM OF LIMEROCK BASE AND ESTIMATED NORMAL SEASONAL HIGH GROUNDWATER TABLE IS RECOMMENDED.

TYPICAL STANDARD DUTY
ASHALT PAVEMENT DETAIL
NOT TO SCALE



TYPICAL ROADWAY SECTION
NOT TO SCALE
DESIGN SPEED: 35 MPH
POSTED SEED: 30 MPH

GENERAL NOTES:

1. UTILITIES: ALL UTILITIES THROUGHTOUT THE DEVELOPMENT WILL BE LOCATED WITHIN OR ADJACENT TO THE PROVIDED TRANSPORTATION NETWORK. PUBLIC UTILITY EASEMENT WILL BE PROVIDED FOR ANY UTILITY REQUIRED TO EXTEND BEYOND THE LIMITS OF THE PROVIDED TRANSPORTATION NETWORK.
2. UTILITY STATEMENT: THE POTABLE WATER AND SANITARY SEWER WILL BE PROVIDED BY MARION COUNTY UTILITIES.

BY
REVISIONS
DATE

CFB
CLYMER FARNER BARLEY, Inc.
4450 NW 103rd Place, Suite 1-A-902
Doral, FL 33178
(305) 3483139

ORANGE BLOSSOM HILLS REPLAT #2
MARION COUNTY
FLORIDA

TYPICAL ROADWAY SECTION AND UTILITY ALLOCATION

SAVE DATE 7/11/2025
DRAWN BY KPM
CHECKED BY TC
PROJECT # EP2024.04597
FILE NAME PRPLAT 03 DWG TYPIC

SHEET NUMBER 03

AGENCY	PERMIT #	SUBMITTED	STATUS
MARION COUNTY			

DATE	REVISIONS	BY

PRELIMINARY PLAT
FOR
ORANGE BLOSSOM HILLS
REPLAT #2

TRAFFIC IMPACT SUMMARY

LAND USE	INTENSITY	DAILY TRIPS	AM PEAK HOUR			PM PEAK HOUR		
			TOTAL	IN	OUT	TOTAL	IN	OUT
SINGLE FAMILY DETACHED HOUSING	28 UNITS	264	27	7	20	32	20	12

NOTE 1: TRIP GENERATION WAS DERIVED USING THE ITE TRIP GENERATION MANUAL (11TH ED).
SINGLE FAMILY DETACHED HOUSING (ITE LUC 210)

INDEPENDENT VARIABLE X = NUMBER OF UNITS

DAILY	T = 9.43*(X)
AM PEAK HOUR GENERATOR	T = 0.71*(X) + 7.23 (26% IN, 74% OUT)
PM PEAK HOUR GENERATOR	LN (T) = 0.93*LN(X) +0.36 (64% IN, 36% OUT)

LEGAL DESCRIPTION

NORTH 1/2 OF THE NORTH 1/2 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, EXCEPT ROAD RIGHT OF WAY.

PROJECT TEAM

OWNER / APPLICANT
UNITY INVESTMENT
DEVELOPMENT LLC
755 CRANDON BLVD
KEY BISCAYNE, FL 33149

SURVEYOR
CLYMER FARNER BARLEY SURVEYING LLC
7413 ALFORD AVENUE
MIDDLETON, FL 34762
JOHN T. MCGLOHORN, PSM
FL. LIC. NO. 60232
(352) 748-3126

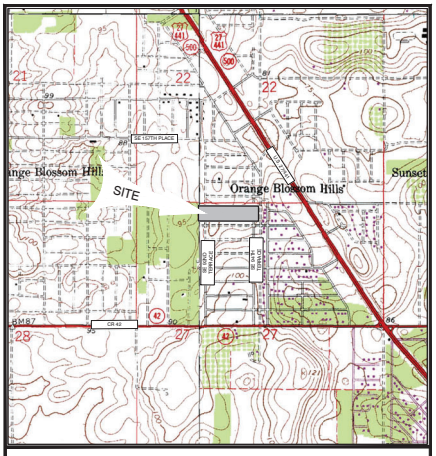
ENGINEER
CLYMER FARNER BARLEY, Inc.
7413 ALFORD AVENUE
MIDDLETON, FL 34762
TYLER D. COUNTS, PE
FL. LIC. NO. 99025
(352) 748-3126

UTILITY CONTACTS

WATER AND WASTE WATER UTILITIES
MARION COUNTY UTILITIES
11800 SE U.S. HIGHWAY 441
BELLEVIEW, FL 34420
(352) 307-6000

SOLID WASTE COLLECTION
MARION COUNTY APPROVED FRANCHISE

ELECTRICAL POWER UTILITIES
DUKE ENERGY
4306 E CR 462
WILDWOOD, FLORIDA 34785
(352) 748-8773



VICINITY MAP
1" = 1,000 FT.

SECTION 22; TOWNSHIP 17 SOUTH; RANGE 23 EAST
MARION COUNTY, FLORIDA
PARCEL ID: 47695-000-01

SHEET INDEX

Sheet Number	Sheet Title
01	COVER
02	SITE PLAN
03	TYPICAL ROADWAY SECTION AND UTILITY ALLOCATION

LICENSED DESIGN PROFESSIONAL CERTIFICATION:

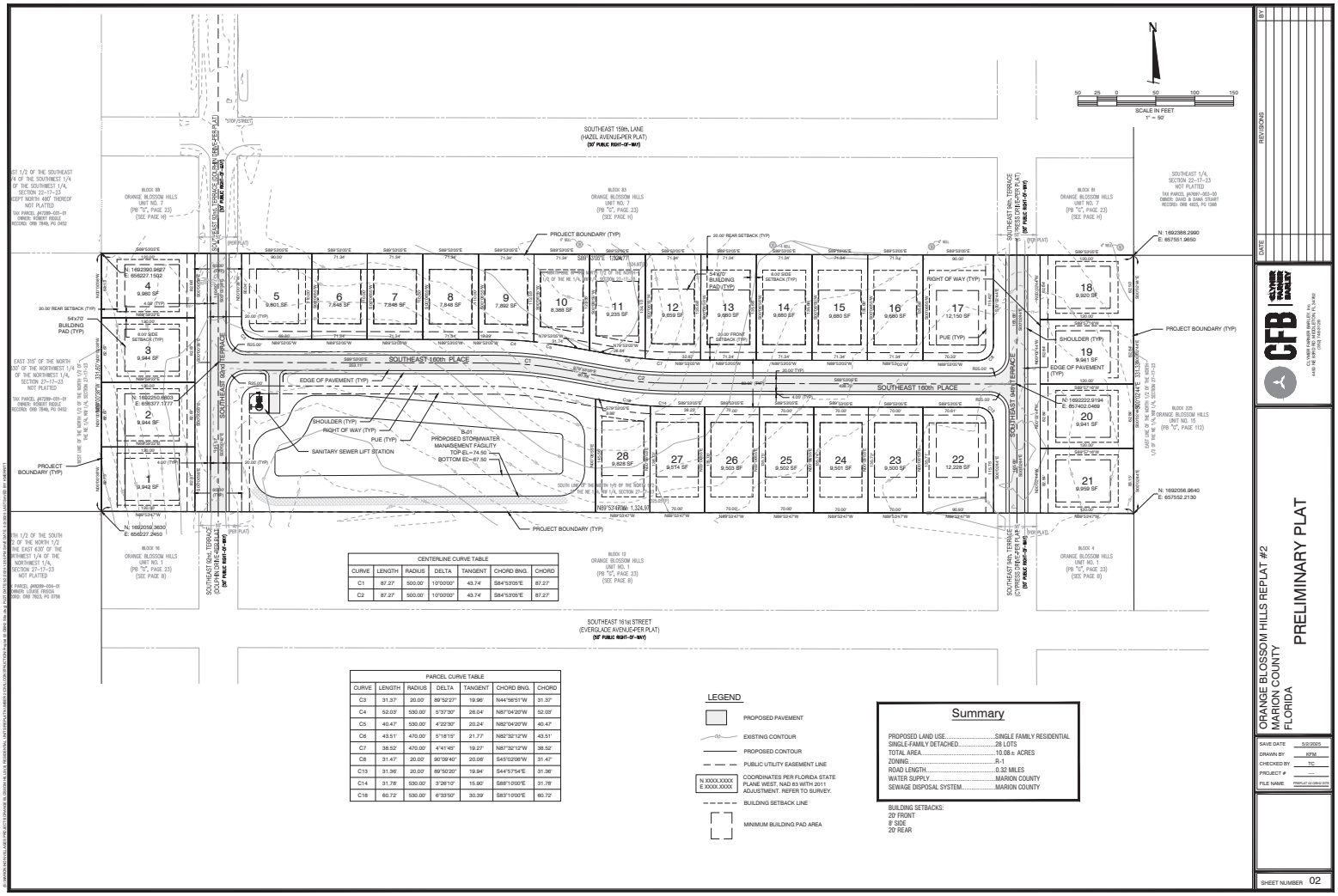
I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, EXCEPT AS WAIVED.

X _____

CALL 48 HOURS BEFORE YOU DIG IN FLORIDA
IT'S THE LAW!
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

CLYMER FARNER BARLEY, Inc.
4450 NE 83RD RD, MIDDLETON, FL 34762
(352) 748-3126

ORANGE BLOSSOM HILLS REPLAT #2



CENTERLINE CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BNG.	CHORD
C1	87.27'	500.00'	10°00'00"	43.74'	S84°53'05"E	87.27'
C2	87.27'	500.00'	10°00'00"	43.74'	S84°53'05"E	87.27'

PARCEL CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BNG.	CHORD
C3	31.37'	20.00'	89°52'27"	19.96'	N44°56'51"W	31.37'
C4	52.03'	530.00'	5°37'30"	26.04'	N87°04'20"W	52.03'
C5	40.47'	530.00'	4°22'30"	20.24'	N82°04'20"W	40.47'
C6	43.51'	470.00'	5°18'15"	21.77'	N82°32'12"W	43.51'
C7	38.52'	470.00'	4°41'45"	19.27'	N87°32'12"W	38.52'
C8	31.47'	20.00'	90°09'40"	20.06'	S45°0'206"W	31.47'
C13	31.36'	20.00'	89°50'20"	19.94'	S44°5'754"E	31.36'
C14	31.78'	530.00'	3°26'15"	15.90'	S88°1'000"E	31.78'
C18	60.72'	530.00'	6°33'52"	30.39'	S83°1'000"E	60.72'

LEGEND

- PROPOSED PAVEMENT
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PUBLIC UTILITY EASEMENT LINE
- N XXXX.XXXX E XXXX.XXXX — COORDINATES PER FLORIDA STATE PLANE WEST, NAD 83 WITH 2011 ADJUSTMENT. REFER TO SURVEY.
- BUILDING SETBACK LINE
- MINIMUM BUILDING PAD AREA

Summary

PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
SINGLE-FAMILY DETACHED	28 LOTS
TOTAL AREA	10.08± ACRES
ZONING	R-1
ROAD LENGTH	0.32 MILES
WATER SUPPLY	MARION COUNTY
SEWAGE DISPOSAL SYSTEM	MARION COUNTY

BUILDING SETBACKS:
20' FRONT
8' SIDE
20' REAR

BY:
REVISIONS
DATE

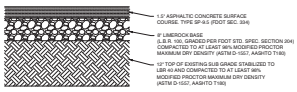
CFB CIVIL FIRST BUILT
CLYMER FARMER BARLEY, Inc.
4450 NW 103rd Place, Suite 110, Ocala, FL 34482
(352) 732-8181

ORANGE BLOSSOM HILLS REPLAT #2
MARION COUNTY
FLORIDA

PRELIMINARY PLAT

SAVE DATE	5/2/2025
DRAWN BY	KPM
CHECKED BY	TC
PROJECT #	—
FILE NAME	PREPLAT 02 ORHILLS

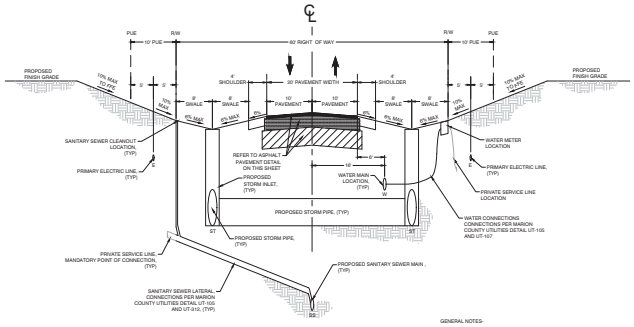
SHEET NUMBER 02



NOTES:

1. DETAIL IS BASED ON THE GEOTECHNICAL ENGINEERING REPORT, WHICH SHALL GOVERN PAVEMENT AND UNDERLYING SOIL DESIGN.
2. SUB-BASE SHALL BE EXTENDED A MINIMUM OF 1' FOOT BEYOND THE BACK OF CURB AND SUB-BASE SHALL BE EXTENDED 1' FOOT MIN. BEYOND THE BASE.
3. A MINIMUM SEPARATION OF 18 INCHES BETWEEN THE BOTTOM OF CRUSHED CONCRETE BASE MATERIAL AND THE ESTIMATED NORMAL SEASONAL HIGH GROUNDWATER TABLE IS RECOMMENDED. A MINIMUM SEPARATION OF 24 INCHES BETWEEN THE BOTTOM OF LIMEROCK BASE AND ESTIMATED NORMAL SEASONAL HIGH GROUNDWATER TABLE IS RECOMMENDED.

TYPICAL STANDARD DUTY
ASHALT PAVEMENT DETAIL
NOT TO SCALE



TYPICAL ROADWAY SECTION
NOT TO SCALE
DESIGN SPEED: 25 MPH
POSTED SEED: 20 MPH

GENERAL NOTES:

1. UTILITIES: ALL UTILITIES THROUGHTOUT THE DEVELOPMENT WILL BE LOCATED WITHIN OR ADJACENT TO THE PROVIDED TRANSPORTATION NETWORK. PUBLIC UTILITY EASEMENT WILL BE PROVIDED FOR ANY UTILITY REQUIRED TO EXTEND BEYOND THE LIMITS OF THE PROVIDED TRANSPORTATION NETWORK.
2. UTILITY STATEMENT: THE POTABLE WATER AND SANITARY SEWER WILL BE PROVIDED BY MARION COUNTY UTILITIES.

BY
REVISIONS
DATE

CFB
CLYMER FARNER BARLEY, Inc.
4450 NW 103rd Place, Suite 5-A-902
Ocala, FL 34482
(352) 438-0139

ORANGE BLOSSOM HILLS REPLAT #2
MARION COUNTY
FLORIDA

TYPICAL ROADWAY SECTION AND UTILITY ALLOCATION

SAVE DATE 4/30/2025
DRAWN BY KPM
CHECKED BY TC
PROJECT # —
FILE NAME PWPLAT 02 DWG TYPX

SHEET NUMBER 03

Marion County

Development Review Committee

Agenda Item

File No.: 2025-20070 **Agenda Date:** 8/4/2025 **Agenda No.:** 6.4.

SUBJECT:
His House For Her - Waiver to a Major Site Plan
1469 Pine Rd Ocala
Project #2025040018 #32698 Parcel #9009-0000-05
Clymer Farner Barley, Inc

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 requests considering that there is no sidewalk infrastructure along this side of Pine Road, but an existing sidewalk across the street, we believe that an isolated segment at this location would not contribute to a meaningful pedestrian network at this time. We would also like to request a waiver to the construction of the sidewalks, and to the fee-in-lieu of construction. His House for Her is a non-profit organization serving women in the community, and the construction budget is limited.

July 25, 2025
PROJECT NAME: HIS HOUSE FOR HER
PROJECT NUMBER: 2025040018
APPLICATION: MAJOR SITE PLAN #32698

1 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.A(12)/6.12.5 - Stormwater Details, Cross Sections, References
STATUS OF REVIEW: INFO
REMARKS: This criteria to be reviewed with resubmittal.

2 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(8) - Calculation & Plan Consistency
STATUS OF REVIEW: INFO
REMARKS: This criteria to be reviewed with resubmittal.

3 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.10.B - Copy of NPDES Permit or NOI
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the NPDES permit or NOI prior to construction.

4 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Copy of District Permit (County Interest)
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the District permit prior to construction.

5 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Additional Stormwater comments
STATUS OF REVIEW: INFO
REMARKS: If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.

6 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, their conditions, and the date of approval
STATUS OF REVIEW: INFO
REMARKS: 4/9/25-add waivers if requested in future

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

8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Marion County Utilities Contact Information

STATUS OF REVIEW: INFO
REMARKS: 01 - Remove Marion County Utilities from cover page. MCU will not be servicing the property.

9 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public water service area/provider
STATUS OF REVIEW: INFO
REMARKS: Please defer to the Department of Health in Marion County.

10 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public sewer service area/provider
STATUS OF REVIEW: INFO
REMARKS: Please defer to the Department of Health in Marion County.

11 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A - Water Connection Requirements
STATUS OF REVIEW: INFO
REMARKS: Please defer to the Department of Health (DOH) for this request. The nearest Marion County Utilities (MCU) water line is located over 3,500 feet away at Cedar Trace and Midway Road. The connection distance for this project is 1,920 feet, placing the parcel outside the allowable connection range.

12 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A - Sewer Connection Requirements
STATUS OF REVIEW: INFO
REMARKS: Please defer this request to the Department of Health (DOH). The nearest Marion County Utilities (MCU) sewer line is located over 4,200 feet away at the intersection of Maricamp Road and Midway Road. The connection distance for this project is 2,220 feet, which places the parcel outside the allowable connection range. Please note: Sections of Silver Springs Shores is part of the ARPA Septic to Sewer Grant Program. Marion County Sewer is being extended into the area, creating shorter connections available. Future development on this parcel may require connecting to Marion County Utilities. MCU will review future site plans for connection requirements.

13 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.3.B - Springs Protection Zone
STATUS OF REVIEW: INFO
REMARKS: Parcel is located within the Primary Springs Protection Zone. The Department of Health will assist with requirements for the proposed onsite waste system.

14 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Additional Utilities comments
STATUS OF REVIEW: INFO
REMARKS: For any questions regarding this review, please contact Heather Proctor, Utilities Development Review Officer, at Heather.Proctor@marionfl.org or by phone at (352) 438-2896.

15 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: DEP Water Approval
STATUS OF REVIEW: INFO
REMARKS: May need to transfer water system regulation over to DEP depending on proposed usage of the system. Need to know how many days a year the property will be used and by how many people.

16 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Operating Permit Required

STATUS OF REVIEW: INFO
REMARKS: If food prep at facilities than commercial operating permit may be required for the septic system through DEP.
Currently under Limited Use Water System permit 42-57-04638.

17 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: 2.12.6 - Location of septic systems & wells
STATUS OF REVIEW: INFO
REMARKS: Septic systems must be at least 100' from public use well

18 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Need septic permit through the Department of Environmental Protection.
EHInfoMarion@FLHealth.gov
Protect all existing septic systems and wells during all phases of construction.

19 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.16/6.5 - [EALS or EALS-ER provided?]
STATUS OF REVIEW: INFO
REMARKS: EALS information sent to FWC on 4/22/25 - KB

20 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: Additional 911 comments
STATUS OF REVIEW: INFO
REMARKS: Please be aware existing addresses may have to change due to new buildings being added.

21 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.9 - Service and equipment areas
STATUS OF REVIEW: INFO
REMARKS: Dwf Walter's viburnum may not achieve the required six feet in three years.

22 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Verified owner with Sun Bizz and checked project list. 4-9-25 HR
IF APPLICABLE:
Sec. 2.18.1.I - Show connections to other phases.
Sec.2.19.2.H – Legal Documents
Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.
Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)
For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."
Sec. 6.3.1.B.2 – Required Right of Way Dedication
For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

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

23 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.38 - Stormwater Maintenance Entity
STATUS OF REVIEW: NO
REMARKS: Please add the name of the individual who will sign the Owner's Certification to the signature line. The individual signing the certification needs to be an agent or member of the entity that will own and maintain the stormwater system, or an authorized signatory of that entity. If signatory is not an agent or member, a letter authorizing a different individual needs to be submitted with the signed documents. The authorization letter must be signed by and agent/officer of owner. Sunbiz will be used to verify agents and/or officers.

24 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.7 - Geotechnical Criteria
STATUS OF REVIEW: NO
REMARKS: (1) LDC requires that borings extend a minimum of 10' below the bottom of the proposed ponds. (2) Please show boring locations on the plans.

25 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2 A(1)/(2) - Contributing Basins/Tc
STATUS OF REVIEW: NO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"

26 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(1)/(2) - Runoff Analysis/ Tc Calculations
STATUS OF REVIEW: NO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"

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

28 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.3 - Type of Stormwater Facility Criteria
STATUS OF REVIEW: NO
REMARKS: Retention/detention areas serving commercial lots shall be designed with a minimum berm width of 5 feet stabilized at a maximum of six percent grade maximum around the entire perimeter of the facility.

29 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.4 - Stormwater Quantity Criteria
STATUS OF REVIEW: NO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"

30 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(4) - Hydrologic Analysis
STATUS OF REVIEW: NO
REMARKS: (1) This project site has multiple flood prone areas shared with adjacent properties. One is in the location of the proposed DRA. The other is in the southwest section of the property. Both of these flood prone areas have proposed impervious draining to them and therefore both will need to be modeled for impact. Since the project affects flood prone areas, the minimum rainfall depth to be utilized in the analysis is 11.5", which was used in the development of the flood prone areas. (2) Please clarify which category description the DRA area was included in for the runoff coefficient calculations. We typically see these areas categorized with impervious with CN = 98 at a minimum. (3) DRAs are required to maintain 6" of freeboard during the design storm. Adequate freeboard does not appear to be provided in proposed DRA. (4) Please submit a DRA recovery analysis for review. Dry DRAs are required to fully recover within 14 days after the design storm. If they do not, the DRA must be designed to hold an additional design storm post-pre volume.

31 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.4.C - Discharge Conditions
STATUS OF REVIEW: NO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"

32 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(6) - Freeboard
STATUS OF REVIEW: NO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"

33 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.4.D - Recovery Analysis
STATUS OF REVIEW: NO

REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"

34 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.6 - Stormwater Quality Criteria
STATUS OF REVIEW: NO
REMARKS: Please indicate the proposed DRA stabilization method on the DRA cross section. DRAs greater that 4' deep require the bottom to be sodded in addition to the side slopes. A waiver to sodding may be pursued if desired. If the waiver is pursued and granted, it will come with the condition that establishment will need to be in compliance with FDOT Standard Specification section 570.

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

36 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.10 - Karst Topography and High Recharge Areas
STATUS OF REVIEW: NO
REMARKS: Please provide a signed & sealed Karst analysis.

37 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.12 - Operation and Maintenance
STATUS OF REVIEW: NO
REMARKS: Please submit a signed O&M. The individual signing the certification needs to be an agent or member of the entity that will own and maintain the stormwater system, or an authorized signatory of that entity. If signatory is not an agent or member, a letter authorizing a different individual needs to be submitted with the signed documents. The authorization letter must be signed by and agent/officer of owner. Sunbiz will be used to verify agents and/or officers.

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

39 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.9.C - Pavement marking
STATUS OF REVIEW: NO
REMARKS: 7/17/25 - Drive aisle for parking in the grass area is also expected to be 24'. Please update plans or request a DRC waiver to this requirement if needed.
4/22/25 - 1) Parking length reserved in the grass areas is shown as insufficient - 18' would be required for each side of the proposed wheel stops. 2) Per Table 6.11-7 within LDC 6.11.8, the aisle width adjoining the parking needs to be 24' instead of 20' as shown. 3) INFO: Drive aisle width of 15' is insufficient for two-way traffic and must be managed accordingly.

40 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.12 - Sidewalks
STATUS OF REVIEW: NO
REMARKS: 7/17/25 - Applicant indicates intent to seek a DRC waiver to sidewalk requirements - waiver or plans showing sidewalks along Pine Rd. is needed.

4/22/25 - Sidewalks are required along Pine Rd. Staff supports a DRC waiver for fee-in-lieu of construction. If approved, fee comes out to $26,875.00.

41 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Total Flow
STATUS OF REVIEW: NO
REMARKS: Need Department of Environmental Protection septic permit to determine the total estimated flow.

42 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 6.18.2 - Fire Flow/Fire Hydrant
STATUS OF REVIEW: NO
REMARKS: When providing the distance from the hydrant to the closest corner of building the measurement is required to be taken by a stabilized roadway from the fire department water supply to the building.

43 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation?
STATUS OF REVIEW: NO
REMARKS: 7/24/25 - Revise Sheet 05 Site Plan to correctly state the site's zoning status as follows: "ZONING: R-1, Special Use Permit 22-R-089, Zoning Case No. 220209SU"
NOTE: The Special Use Permit (SUP) provided for the development of a specific series of uses with development conditions. This plan does not conform to those conditions; for instance, the proposed residential structures exceed the 3,500 SF maximum size limitation established by SUP Condition #4.
The plan requires revisions to comply with the established and approved Special Use Permit.
Please see the copy of the Special Use Permit 22-R-089 that has been uploaded into the Supplemental documents folder for this application request.

44 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 3.2.3/6.6/5.2.5/flood - RESIDENTIAL - Complies with Min/Max Density?
STATUS OF REVIEW: NO
REMARKS: 7/24/25 - The plan does not state the number occupants and staff for the residential structures in order to confirm conformance with the approved SUP established that the facility would comprise "six (6) residential buildings to house a maximum of nine (9) women in each residence (8 residents and 1 supervisor), one (1) administration building; and use the existing buildings for supportive services (church and multi-use building." The plan does not state the number of residential structure occupants and the total number of occupants (limited to 54 unrelated residents by SUP Condition #3), to verify compliance with the SUP and enable appropriate assessment of the site's supporting design requirements. (Refer to remark regarding parking below.)
The plan must be revised to state the project's occupancy and staffing in a manner that demonstrates and confirms the SUP's approval and conditions - the general reference to "congregate care units" is insufficient as it does not identify the number of occupants which is a specific limitation.

45 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available?
STATUS OF REVIEW: NO
REMARKS: 7/24/25 - The plan now references use of "congregate care" as the traffic generation basis; however, this facility received SUP approval based on specific occupancy formats and numbers, and the plan must provide sufficient detail to reflect that.
Further, the plan previously included a notation that resident "individuals in the program are not allowed vehicles until graduation" and that note is no longer included on the plan cover sheet. Please explain the basis for deleting this notation - how/what/has any factor or criteria related to this previously anticipated

nature changed?
PRIOR COMMENT: Notes on cover page state individuals in the program aren't allowed vehicles and will not generate additional traffic.

46 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected?
STATUS OF REVIEW: NO
REMARKS: 7/24/25 - There appears to be some confusion regarding the required concurrency note - it does not particularly relate to MCU. Compliance requires placement of the following note regarding concurrency deferral on the plan Cover Sheet (listed below for reference), or if deferral is not elected, the project's capacity reservation fee must be paid within 15 working days following DRC approval of the major site plan.
CONCURRENCY DEFERAL NOTE FOR PLACEMENT ON SITE PLAN COVER SHEET: "This proposed project has not been granted concurrency approval and/or granted and/or reserved any public facility capacities. Future rights to develop the property are subject to a deferred concurrency determination, and final approval to develop the property has not been obtained. The completion of concurrency review and/or approval has been deferred to later development review stages, such as, but not limited to, Building Permit review."
PRIOR COMMENT: Notation on concurrency must be provided on cover page.

47 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Additional Planning Items:
STATUS OF REVIEW: NO
REMARKS: 7/24/25 - SUP Condition #7, as per the SUP conceptual plan, requires that a 30' wide (deep) natural vegetation landscaped buffer zone will be used as the buffers to the north, east, and west. The site plan sheet and landscape sheet must reflect/illustrate this requirement; for illustration, as a limited development area is indicated, but compliance is required, the plan must show the buffer along the boundaries on the more detailed site and landscape plan sheets, but an additional inset diagram must also be provided reflecting/showing that the 30' buffer will be provided around the full extent of the site, consistent with the SUP condition.

48 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.6 - Buffers
STATUS OF REVIEW: NO
REMARKS: Type C Buffer will be required along Pine Rd. please show on plan

49 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.9.2 - Irrigation plan requirements (details, legend, notes)
STATUS OF REVIEW: NO
REMARKS: Provide irrigation plan for the buffer along Pine Rd

50 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.23/4.2 -Setbacks, dimensions for all improvements, and easements
STATUS OF REVIEW: NO
REMARKS: 7/17 Review: Provide a site data table on the cover sheet / site plan that shows the R-1 setbacks and max building height.
On the site plan, provide labels and dimensions of setbacks within the project area.
Front: 25'
Rear: 25'
Side: 8'
Height Max: 40'

51 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.24 - Landscape requirements/6.8.6 - Buffering
STATUS OF REVIEW: NO
REMARKS: 7/17 Review: Type C buffer is required by code. Show on the site plan and landscape plan. Any waiver request relating to buffers will be automatically denied during the DRC meeting and sent to the County Commissioners for their consideration.
Initial review: include buffers

52 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.4.L(7) - List and describe land use including floor area of particular use (example: office, warehouse, storage or assembly) these descriptions are often found in the summary of parking requirements but should be clearly shown on plan
STATUS OF REVIEW: NO
REMARKS: 7/17: List the existing uses and proposed uses as stated in Section 1 and Section 2 of the approved SUP resolution 22-R-089 (see supplemental folder).

53 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: Additional Zoning comments
STATUS OF REVIEW: NO
REMARKS: 7/17 Review: Add reference to the approved SUP case number 220209SU and Resolution number 22-R-089. Place on cover sheet and site plan sheet.

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

AR 32698

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 7/15/25 Parcel Number(s): Portion of 9009-0000-05 Permit Number: 32698

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: His House for Her 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): His House for Her, Inc.
Signature: Renee Arnett
Mailing Address: 3937 SE 39th Cir City: Ocala
State: FL Zip Code: 34480 Phone # 352-748-3126
Email address: permitting@cfb-inc.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): His House for Her, Inc. Contact Name: _____
Mailing Address: 3937 SE 39th Cir City: Ocala
State: FL Zip Code: 34480 Phone # 352-748-3126
Email address: permitting@cfb-inc.com

D. WAIVER INFORMATION:
Section & Title of Code (be specific): 6.12.12 - Si dewalks
Reason/Justification for Request (be specific): Considering that there is no sidewalk infrastructure along this side of Pine Road, but an existing sidewalk across the street, we believe that an isolated segment of sidewalk at this location would not contribute to a meaningful pedestrian network at this time. We would also like to request a waiver to construction of the sidewalks, and to the fee-in-lieu of construction. His House for Her is a nonprofit organization serving women in the community, and the construction budget is limited.

DEVELOPMENT REVIEW USE:
Received By: email Date Processed: 7/25/2025 Project # 2025040018 AR # 32698

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

Marion County
Board of County Commissioners

Office of the County Engineer

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

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Section & Title of Code (be specific) Freeboard Requirement [Sec. 6.13.2.B.(6)].
Reason/Justification for Request (be specific): Per discussion with Kevin Vickers, a waiver to the freeboard requirement would be supported so long as the pond top of bank is below the elevation at the property line and the floodplain is entirely contained on site. The updated plans and drainage report show that our pond top of bank is below the lowest elevation at the property line, and that the floodplain is entirely contained on site within the pond in the post-development condition.

Section & Title of Code (be specific) Sec. 6.8.6 - Buffers
Reason/Justification for Request (be specific): A waiver is requested to use a Modified Type C Landscape Buffer along Pine Ave due to the existing trees and natural character of this residential frontage. Native plantings are proposed in the gaps between the trees to provide landscape screening and buffering of driveways, parking areas, and structures. Existing, expansive open areas are preserved as is with no screening proposed.

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

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

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

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

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

AGENCY	PERMIT #	SUBMITTED	STATUS
MARION COUNTY	32698	2025-04-04	IN REVIEW
SJRWMD	2341111-1	2025-04-04	IN REVIEW

DATE	REVISIONS	BY

MAJOR SITE PLAN
FOR
HIS HOUSE FOR HER

LEGAL DESCRIPTION

TRACT H, SILVER SPRINGS SHORES UNIT NO. 9, AS PER PLAT THEREOF RECORDED IN PLAT BOOK J, PAGE(S) 83 THROUGH 93, PUBLIC RECORDS OF MARION COUNTY, FLORIDA

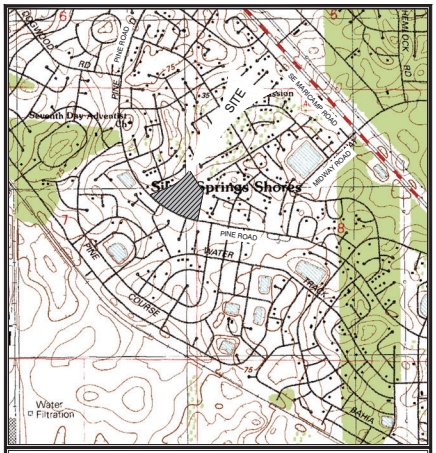
SITE DATA

RESIDENTIAL AREA	= 198,198 SQ. FT. (4.55 AC.) 45.14%
RETENTION POND AREA	= 24,809 SQ. FT. (0.57 AC.) 5.65%
TOTAL IMPERVIOUS AREA	= 223,027 SQ. FT. (5.12 AC.) 50.79%
OPEN AREA	= 216,057 SQ. FT. (4.96 AC.) 49.21%
PROPERTY AREA	= 439,084 SQ. FT. (10.08 AC.) 100%

TRAFFIC IMPACT SUMMARY

LAND USE	INTENSITY	DAILY TRIPS	AM PEAK HOUR OF ADJACENT STREET TRAFFIC			PM PEAK HOUR OF ADJACENT STREET TRAFFIC		
			TOTAL	IN	OUT	TOTAL	IN	OUT
CONGREGATE CARE FACILITY	5 UNITS	11	2	1	1	3	2	1

NOTE 1: TRIP GENERATION WAS DERIVED USING THE ITE TRIP GENERATION MANUAL (11TH ED).
CONGREGATE CARE FACILITY [ITE LUC 253]
INDEPENDENT VARIABLE X = NUMBER OF UNITS



VICINITY MAP

1" = 1000'

SUBJECT LIES WITHIN THE PRIMARY SPRINGS PROTECTION ZONE
SECTION 7 & 8; TOWNSHIP 16 SOUTH; RANGE 23 EAST
MARION COUNTY, FLORIDA
VERTICAL DATUM - NAVD 1988
PARCEL ID: 9009-0000-05
FLU: HIGH RESIDENTIAL
FEMA FLOOD ZONE: X

SHEET INDEX

Sheet Number	Sheet Title
01	COVER
02	GENERAL NOTES
03	AERIAL
04	DEMOLITION PLAN
05	SITE PLAN
06	GRADING PLAN
EC-1	EROSION CONTROL PLAN

NOTE:
1. 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.

AREAS FOR TOTAL SITE (BASED ON FOOTPRINT, NOT INTERIOR SQ. FOOTAGE)

PROPOSED BUILDINGS	= 10,709 SQ. FT. (0.31 AC.) 2.5%
EXISTING BUILDINGS	= 8,719 SQ. FT. (0.20 AC.) 1.9%
PROPOSED CONCRETE	= 1,799 SQ. FT. (0.04 AC.) 0.3%
PROPOSED ASPHALT	= 8,186 SQ. FT. (0.19 AC.) 1.9%
TOTAL IMPERVIOUS AREA	= 30,938 SQ. FT. (0.69 AC.) 5.1%
OPEN AREA	= 209,705 SQ. FT. (10.69 AC.) 94.5%
PROJECT AREA	= 534,080 SQ. FT. (12.12 AC.) 100.0%

LICENSED DESIGN PROFESSIONAL CERTIFICATION:

I, RENE ARNETT, 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.

X_____

OWNER'S CERTIFICATION:

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

X_____

PROJECT TEAM

OWNER/DEVELOPER:
HIS HOUSE FOR HER, INC.
1471 PINE RD
OCALA, FL 34472
RENEE ARNETT, FOUNDER
(352) 547-4817

ENGINEER:
CLYMER FARNER BARLEY, INC.
7413 ALFORD AVENUE
MIDDLETON, FL 34762
TYLER D. COUNTS, P.E.
FL. LIC. NO. 99025
(352) 748-3126

SURVEYOR
CLYMER FARNER BARLEY SURVEYING , LLC
7413 ALFORD AVENUE
MIDDLETON, FL 34762
JAMES H. BLAIR, PSM
FL. REG. NO. 6917
(352) 748-3126

UTILITY CONTACTS

WATER AND SEWER:
WATER: EXISTING WELL

SEWER: EXISTING SEPTIC TANK

POWER:
DUKE ENERGY
4309 SE MARICAMP RD
OCALA, FL 34480
STACI BERTRAND
(800) 700-8744

TELEPHONE / CABLE:
CENTURYLINK
2626 NW 35TH STREET
OCALA, FL 34475
(352) 326-1722

GAS:
TECO - PEOPLE'S GAS
316 SW 33RD AVE
OCALA, FL 34474
SEBASTIAN LEON
(813) 228-1259

SOLID WASTE COLLECTION:
MARION COUNTY APPROVED FRANCHISE

CALL 48 HOURS BEFORE YOU DIG IN FLORIDA
IT'S THE LAW!
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

CFB CLYMER FARNER BARLEY
CLYMER FARNER BARLEY, Inc.
7413 ALFORD AVE, MIDDLETON, FL 34762
(352) 748-3126

HIS HOUSE FOR HER

GENERAL NOTES:

1. THESE GENERAL NOTES APPLY TO ALL WORK IN THIS SET OF DRAWINGS
2. THE APPLICANT (HIS HOUSE FOR HER, INC.) WILL OWN AND MAINTAIN THE IMPROVEMENTS ON SAID PARCEL PER LEGAL DESCRIPTION
3. THIS PARCEL IS LOCATED WITHIN "MARION COUNTY"
4. THE STANDARD DETAILS FOR THIS PROJECT SHALL BE FOUND IN:
    - MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) (LATEST EDITION)
    - FDOT STANDARD PLANS FOR ROAD CONSTRUCTION
    - MARION COUNTY LAND DEVELOPMENT REGULATIONS
    - MARION COUNTY STANDARD SPECIFICATIONS
5. ALL SIGNAGE, PAVEMENT MARKING, AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH FHWA "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" AND LOCAL REGULATORY SIGNS (STOP, ETC.) SHALL BE IN PLACE PRIOR TO FINAL INSPECTION OF PAVING IMPROVEMENTS.
6. CONTRACTOR SHALL REVIEW ALL PERMITS PRIOR TO CONSTRUCTION FOR ANY CHANGES TO THE DESIGN INCLUDED THEREIN. NOTIFY ENGINEER/OWNER OF ANY REQUIRED CHANGES PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR(S) SHALL ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL ABIDE BY ALL CONDITIONS CONTAINED THEREIN. PERMITS INCLUDED (BUT NOT NECESSARILY LIMITED TO) ARE:
    - MARION COUNTY
    - WATER MANAGEMENT DISTRICT ENVIRONMENTAL RESOURCE PERMIT (ERP)
    - FDEP WATER AND SEWER
    - LOCAL UNDERGROUND UTILITIES
    - FDEP NPDES STORMWATER
9. ALL MATERIALS, MACHINERY, AND VEHICLES SHALL BE STORED ON-SITE IN AN ORDERLY ORGANIZED FASHION.
10. CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES OF PROPOSED START OF WORK IN ACCORDANCE WITH THEIR STANDARD REQUIREMENTS; INCLUDING BUT NOT LIMITED TO WATER, SEWER, POWER, TELEPHONE, GAS AND CABLE TV COMPANIES.
11. PRIOR TO COMMENCEMENT, CONTRACTOR SHALL PROVIDE THE OWNER AND THE ENGINEER WITH CONSTRUCTION SCHEDULE FOR VARIOUS SITE WORK ELEMENTS.
12. CONTRACTOR SHALL FURNISH THE ENGINEER/OWNER WITH ACCURATE SURVEY RECORD DRAWINGS SHOWING AS-CONSTRUCTED HORIZONTAL AND VERTICAL DIMENSIONING OF THE WORK. ALL INFORMATION WHICH IS UNCHANGED AND CURRENT SHALL BE NOTED BY CHECKING OFF OR CIRCLING. ALL REVISED INFORMATION SHALL BE CROSSED THROUGH AND NEW DATA ADDED.
13. AT THE BEGINNING OF CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES CRITICAL TO COMPLETING THE PROJECT (INCLUDING WATER, SEWER, POWER, TELEPHONE, GAS, AND CABLE TV) AND SHALL EVALUATE POTENTIAL CONFLICTS. ALL SUCH CONFLICTS SHALL BE REPORTED TO ENGINEER/OWNER IMMEDIATELY UPON DISCOVERY.
14. THE LOCATIONS OF EXISTING UTILITIES AND STORM DRAINAGE SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. ENGINEER ASSUMES NO RESPONSIBILITY FOR INACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS FOR FIELD LOCATIONS AND FOR ANY RELOCATIONS OF THE VARIOUS EXISTING UTILITIES WITH THE UTILITY OWNERS, WHICH SHALL BE DONE IN A TIMELY FASHION TO MINIMIZE THE IMPACT ON THE CONSTRUCTION SCHEDULE. ANY DELAY OR INCONVENIENCE CAUSED BY THE RELOCATION OF THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.
15. ANY DIFFERING SITE CONDITION FROM THAT WHICH IS REPRESENTED HEREIN, WHETHER ABOVE, ON, OR BELOW THE SURFACE OF THE GROUND, SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND OWNER IN WRITING PRIOR TO CONSTRUCTION IN THE AREA IMPACTED BY THE CONFLICT. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO DIFFERING SITE CONDITIONS WILL BE ALLOWED IF THE CONTRACTOR FAILS TO PROVIDE THE REQUIRED WRITTEN NOTIFICATION OF SUCH CONDITIONS FOR REVIEW BY THE ENGINEER AND OWNER.
16. ALL RECOMMENDATIONS AND REQUIREMENTS OF INSPECTION PERSONNEL OTHER THAN OWNER'S SHALL BE REPORTED TO ENGINEER/OWNER PRIOR TO IMPLEMENTATION. COMPENSATION WILL NOT BE ALLOWED FOR WORK WHICH IS NOT AUTHORIZED BY ENGINEER/OWNER.
17. ALL WORK SHALL BE OPEN TO AND SUBJECT TO INSPECTION BY AUTHORIZED PERSONNEL OF THE LOCAL JURISDICTION, OWNER, INVOLVED UTILITY COMPANIES, PROJECT ENGINEER AND REGULATORY AGENCIES.
18. CONTRACTOR SHALL STAKE ALL IMPROVEMENTS USING THE INFORMATION PROVIDED IN THESE PLANS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO COMPLETELY STAKE AND CHECK ALL IMPROVEMENTS TO ENSURE ADEQUATE POSITIONING, BOTH HORIZONTAL AND VERTICAL, PRIOR TO THE INSTALLATION OF ANY IMPROVEMENT.
19. CONTRACTOR SHALL CONFIRM COMPATIBILITY OF PIPE SLOPES AND INVERTS DURING SHOP DRAWING AND MATERIALS ORDERING PHASE OF PROJECT AND ADVISE ENGINEER OF ANY DISCREPANCIES.
20. NO EXISTING MATERIAL SHALL BE USED IN NEW CONSTRUCTION UNLESS APPROVED DURING THE SHOP DRAWING APPROVAL PROCESS.
21. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ENGINEER APPROVAL PRIOR TO PROCUREMENT OF MATERIALS.
22. CONTRACTOR TO SUBMIT COPIES OF ALL TESTING REPORTS TO THE OWNER AND ENGINEER FOR ACCEPTANCE AND CERTIFICATIONS.
23. CONTRACTOR TO PRESERVE ALL MONITORING WELLS IDENTIFIED ONSITE.
24. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING PROPER TRAFFIC MAINTENANCE AND CONTROLS IN ACCORDANCE WITH REGULATORY STANDARDS. WHERE A TRAFFIC MAINTENANCE PLAN REQUIRED IT SHALL BE PREPARED BY AN FDOT CERTIFIED DESIGNER AND SUBMITTED BY CONTRACTOR FOR APPROVAL BY OWNER, ENGINEER, AND CITY OR COUNTY.
25. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE PROJECT SITE DURING CONSTRUCTION. TO PREVENT TRESPASSING OF UNAUTHORIZED PEDESTRIANS AND/OR VEHICLES IN ALL WORK AREAS. THE CONTRACTOR SHALL POST SIGNS, CONSTRUCT BARRIERS, OR IMPLEMENT OTHER METHODS NECESSARY TO CONTROL ACCESS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR TRESPASSING ON THE CONSTRUCTION SITE OR DAMAGES TO ANY WORK RELATED THERETO.
26. CONTRACTOR SHALL PROTECT ALL ADJACENT WETLANDS, WATERBODIES, AND PROPERTIES FROM DAMAGE BY SEDIMENTATION OR OTHER POTENTIAL CONSTRUCTION RELATED CAUSES.
27. CONTRACTOR SHALL BE EXTREMELY CAUTIOUS WHEN WORKING NEAR TREES WHICH ARE TO BE SAVED, WHETHER SHOWN IN THE PLANS OR DESIGNATED IN THE FIELD. CONTRACTOR SHALL BECOME FAMILIAR WITH AND CONFORM WITH ALL TREE PROTECTION/PRESERVATION PROVISIONS OF THE CONTRACT DOCUMENTS AND LOCAL GOVERNMENT.
28. ALL FDOT DESIGN INDICES ARE HEREBY INCORPORATED AS PLAN REFERENCES HEREIN. CONTRACTOR IS RESPONSIBLE FOR OBTAINING COMPLETE COPIES OF ALL APPLICABLE INDEX DRAWINGS AND CONSTRUCTING ALL WORKS IN CONFORMANCE WITH THE FDOT DESIGN STANDARDS, LATEST EDITION.

PAVING, GRADING & DRAINAGE NOTES:

1. SITE PAVING AND DRAINAGE MATERIALS AND CONSTRUCTION SHALL CONFORM TO FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITIONS, INSOFAR AS THEY APPLY TO THESE DESIGNS HEREIN, AND THE LOCAL JURISDICTION REGULATIONS AND SPECIFICATIONS. WHERE SUCH SPECIFICATIONS DIFFER, THE MORE STRINGENT SHALL APPLY, SUBJECT TO DETERMINATION OF THE ENGINEER.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SURVEY MONUMENTATION. DISTURBED MONUMENTATION SHALL BE RESTORED BY A FLORIDA-LICENSED LAND SURVEYOR SELECTED BY THE OWNER AT CONTRACTOR'S EXPENSE.
3. DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO ENSURE AGAINST POLLUTING, SILTING, OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING ONSITE AND OFFSITE DRAINAGE SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL PERMIT REQUIREMENTS RELATED TO SUCH MEASURES. ANY MEASURES SHOWN OR DETAILED IN THESE DRAWINGS SHALL BE CONSIDERED MINIMUMS AND SHALL NOT ALLEVIATE CONTRACTOR FROM THE RESPONSIBILITY TO IMPLEMENT ANY MEASURES NECESSARY TO PROVIDE PROTECTION.
4. THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY HAS AUTHORIZED THE STATE OF FLORIDA TO ADMINISTER THE NATIONAL POLLUTANTS DISCHARGE ELIMINATION SYSTEM (NPDES). CONTRACTOR IS ADVISED THAT OPERATORS ARE REQUIRED TO FILE WITH FDEP, A NOTICE OF INTENT TO USE THE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES THAT DISTURB ONE OR MORE ACRES OF LAND. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SUBMIT THE NOTICE OF INTENT (NOI) TO FDEP WITH A COPY TO THE OWNER AND THE ENGINEER AT LEAST 48 HOURS BEFORE INITIATING CONSTRUCTION.
5. CONTRACTOR SHALL PROVIDE ACCURATE AS-BUILT DIMENSIONS AND ELEVATIONS OF THE STORMWATER MANAGEMENT AREAS AFTER FINAL GRADING AND PRIOR TO GRASSING THE SLOPES. CONTRACTOR MUST OBTAIN ENGINEER'S APPROVAL PRIOR TO GRASSING. IF ANY MODIFICATIONS ARE NEEDED, ADDITIONAL AS-BUILTS MUST BE FURNISHED.
6. GEOTECHNICAL SERVICES HAVE BEEN PROVIDED DIRECTLY TO THE OWNER. GEOTECHNICAL RECOMMENDATIONS ARE NOT THE RESPONSIBILITY OF CLYMER FARNER BARLEY, INC. (CFB). CFB ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS, COMPLETENESS, OR ACCURACY OF GEOTECHNICAL INFORMATION.
7. ELEVATIONS OF GRASSED AREAS ARE GIVEN AT FINISHED GRADE (TOP OF SOD OR SEEDED SURFACE).
8. ALL DIMENSIONS SHOWN ARE TO EDGE OF PAVEMENT UNLESS INDICATED OTHERWISE.
9. PIPE LENGTHS SHOWN REPRESENT DISTANCES BETWEEN CENTERLINES OF DRAINAGE STRUCTURE AND FROM INVERTS OF ENDWALLS AND/OR PIPE ENDS. BIDDERS SHALL ADJUST FOR PIPE LENGTHS WHEN BIDDING PIPE ENDS.
10. ALL OFF-SITE DISTURBED AREAS SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITION, OR BETTER.
11. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND DISPOSING OF ALL WASTE MATERIALS CONSISTENT WITH ALL RULES AND REGULATIONS APPLICABLE TO THE SPECIFIC MATERIAL FOUND.
12. CONTRACTOR SHALL INSTRUCT THE GEOTECHNICAL TESTING LABORATORY PERFORMING CONSTRUCTION TESTING TO PROVIDE CFB WITH COPIES OF ALL SITE-WORK TEST REPORTS AS THEY ARE GENERATED. RECEIPT OF COPIES OF GEOTECHNICAL REPORTS BY CFB IN NO WAY OBLIGATES CFB TO ANY REVIEW, COMMENTS OR ACTIONS REGARDING THE WORK.
13. DURING CONSTRUCTION, THE GEOTECHNICAL ENGINEER PERFORMING TESTING SHALL MONITOR GROUNDWATER CONDITIONS AND PROVIDE RECOMMENDATIONS FOR ADDITIONAL ROADWAY UNDERDRAINS AS NEEDED. ENGINEER SHALL BE NOTIFIED OF ANY SUCH RECOMMENDATIONS.
14. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD STAKE AND PROTECT CONSERVATION AREA LIMITS. OWNER RESERVES THE RIGHT TO CHECK THE STAKING AND PROTECTIONS AND REQUIRE IT TO BE RELOCATED IF NECESSARY. PROTECTIONS SHALL REMAIN IN PLACE UNTIL ADJACENT CONSTRUCTION IS COMPLETE.
15. NO WATER VALVE BOXES, METERS, PORTIONS OF MANHOLES, OR OTHER APPURTENANCES RELATING TO ANY UNDERGROUND UTILITIES SHALL BE LOCATED IN ANY PORTION OF ANY TYPE OF CURB. ADVISE ENGINEER IMMEDIATELY UPON DISCOVERY OF A POTENTIAL CONFLICT.
16. CONTRACTOR IS RESPONSIBLE FOR GRADING ALL PAVEMENTS TO DRAIN POSITIVELY. INTERSECTIONS SHALL BE TRANSITIONED TO PROVIDE A SMOOTH DRIVING SURFACE WHILE MAINTAINING POSITIVE DRAINAGE. SHOULD AREAS OF POOR DRAINAGE BE OBSERVED, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PLACEMENT OF CURBS OR PAVEMENT, SO THAT RECOMMENDATIONS FOR CORRECTION MAY BE MADE.
17. CONTRACTOR SHALL COORDINATE WITH ENGINEER FOR PRE-POUR INSPECTION PRIOR TO ANY SIDEWALK AND/OR RAMP CONCRETE POURS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL RAMP TEXTURED SURFACES AND SIDEWALK LONGITUDINAL AND CROSS SLOPES ARE IN CONFORMANCE WITH LOCAL, STATE AND FEDERAL A.D.A. STANDARDS.
18. ALL DISTURBED PUBLIC AND PRIVATE RIGHTS OF WAY SHALL BE RESTORED. SOD SHALL BE REPLACED FROM BACK OF CURB OR EDGE OF PAVEMENT TO RIGHT-OF-WAY AND ALL AREAS SHALL MATCH OR EXCEED PRECONSTRUCTION CONDITIONS.
19. CONTRACTOR SHALL NOT COMPACT, STABILIZE, OR CONSTRUCT BASE COURSE WITHIN LANDSCAPE ISLANDS, TRACTS, OR MEDIANS. WHERE SUCH TREATMENT DOES OCCUR, IT SHALL BE REMOVED AND REPLACED WITH SUITABLE PLANTING SOILS ACCEPTABLE TO OWNER'S LANDSCAPE ARCHITECT.
20. CONTRACTOR SHALL REMOVE ALL UNSUITABLE SOILS IN CONSTRUCTION AREAS AND AREAS TO BE FILLED. REFER TO GEOTECHNICAL REPORT FOR REQUIREMENTS.
21. ENGINEER RESERVES THE RIGHT TO WITHHOLD APPROVALS FOR PAYMENT FOR ANY ROADWORK WHICH HAS NOT BEEN TESTED BY A FLORIDA-REGISTERED GEOTECHNICAL ENGINEER AND REPORTED TO CONFORM TO PROJECT SPECIFICATIONS.
22. SITE CONTRACTOR SHALL GRADE ANY UTILITY EASEMENTS, AS SHOWN OR NOTED ON THE PLAT OR CONSTRUCTION DRAWINGS, ADJACENT TO THE RIGHT-OF-WAY LINE TO FINAL DESIGN GRADE.
23. CONTRACTOR SHALL STABILIZE AND PROTECT ALL END WALL, MITERED END SECTION, FLARED END SECTION, ETC. STRUCTURES THROUGHOUT THE PROJECT UNTIL THE POND SLOPES ARE STABILIZED AND ACCEPTED BY OWNER.
24. CONTRACTOR/BIDDER SHALL OBSERVE OFFSITE ROADWAYS FOR FRICTION COURSE REMOVAL AND RESTORATION REQUIREMENTS AND FOR LEVELING COURSE REQUIREMENTS WHICH SHALL BE INCLUDED IN THE BID AND IN THE WORK.
25. OVER-EXCAVATION OF RETENTION BASINS SHALL NOT BE ALLOWED UNLESS SPECIFICALLY AUTHORIZED BY ENGINEER/OWNER. SHOULD UNAUTHORIZED OVER-EXCAVATION OCCUR, IT SHALL BE BACKFILLED, REGRADED, RESODDED, AND/OR RESEEDED AS REQUIRED BY OWNER AT CONTRACTOR'S EXPENSE TO OWNER'S SPECIFICATIONS.
26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION A GEOTECHNICAL CONSULTANT TO PROVIDE FIELD PERMEABILITY TESTS TO ENSURE THE STORMWATER PONDS WILL FUNCTION AS DESIGNED AND MEET THE DESIRED INFILTRATION RATES. THE REPORT SHALL BE FORWARDED TO THE OWNER AND THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO THE COMPLETION OF THE POND CONSTRUCTION.
27. SEE GEOTECHNICAL REPORT PROVIDED TO OWNER FOR FOUNDATION UNDERCUTTING AND BACKFILL SPECIFICATIONS IN AND AROUND BUILDING.

PAVING, GRADING & DRAINAGE MATERIAL SPECIFICATIONS:

1. STORM DRAINS SHALL BE CONSTRUCTED WITH FDOT-APPROVED MATERIALS. PIPE JOINTS SHALL BE WRAPPED PER FDOT INDEX 430-001.
2. ALL STORM STRUCTURES SHALL BE IN CONFORMANCE WITH FDOT STANDARD INDEX DRAWINGS. GRATES SHALL BE CAST IRON UNLESS OTHERWISE SPECIFIED OR APPROVED.
3. ALL TYPE "P" STRUCTURE BOTTOMS SHALL BE ROUND UNLESS OTHERWISE SPECIFIED AND SHALL HAVE A 4 FT. DIAMETER.
4. ALL TYPE "J" STRUCTURE BOTTOMS SHALL BE ROUND UNLESS OTHERWISE SPECIFIED AND SHALL HAVE AN 8 FT. DIAMETER
5. ANY WELLS ENCOUNTERED DURING CONSTRUCTION NOT IDENTIFIED IN THIS PLAN WILL BE ABANDONED BY A FLORIDA LICENSED WATER WELL CONTRACTOR IN ACCORDANCE WITH RULE 40D-3.531(2), F.A.C.
6. PROTECTED WILDLIFE SHALL BE RELOCATED IN ACCORDANCE WITH THE FLORIDA WILDLIFE CONSERVATION COMMISSION PRIOR TO DEVELOPMENT.
7. CONTRACTOR SHALL COORDINATE WITH ENGINEER FOR INSPECTION OF STORM SEWERS PRIOR TO PAVING. CONTRACTOR SHALL PROVIDE EQUIPMENT FOR LAMPING INSPECTION BY ENGINEER. FURTHER TESTING WITH MANDRELS OR VIDEO TAPING OF PIPES MAY BE REQUIRED BY ENGINEER.
8. PAVING MATERIALS SHALL CONFORM WITH FDOT STANDARD SPECIFICATIONS LATEST EDITION.
9. UNDERDRAIN SHALL BE HEAVY-DUTY CORRUGATED POLYETHYLENE PIPE WITH FACTORY INSTALLED FABRIC AS MANUFACTURED BY ADVANCE DRAINAGE SYSTEMS (ADS), OR APPROVED EQUAL.
10. UNDERDRAIN DISCHARGE PIPE SHALL BE PVC PER ASTM D3034 SDR 35 WITH ELASTOMERIC JOINTS, NON-PERFORATED.
11. FILL PLACEMENT AND SPECIFICATIONS SHALL CONFORM TO THE RECOMMENDATIONS OF THE PROJECT'S GEOTECHNICAL CONSULTANT.
12. CONTRACTOR SHALL PROVIDE FOR POSITIVE DRAINAGE FROM SUBGRADE THROUGH FINAL LIFT OF ASPHALT. STRUCTURE BASES SHALL BE FABRICATED IN ACCORDANCE WITH FDOT STANDARD INDEX 425-00. TEMPORARY DRAINS FOR SUBGRADE AND BASE, AS NOTED IN THE INDEX, WILL BE CONSIDERED INCIDENTAL TO THE PRICE OF THE STRUCTURE.
13. SOIL TESTING RESULTS SHALL BE PROVIDED FOR THE PAVEMENT CONSTRUCTION. AFTER PLACEMENT AND FIELD COMPACTION, THE WEARING SURFACE SHALL BE CORED TO EVALUATION MATERIAL THICKNESS AND TO PERFORM LABORATORY DENSITIES. THE LOCATION AND NUMBER OF SAMPLE CORES SHALL BE DETERMINED BY THE GEOTECHNICAL CONSULTANT. THE TESTING REPORT SHALL DENOTE THE TEST LOCATIONS.

STORMWATER NOTES:

1. STORMWATER RETENTION/DETENTION SYSTEMS SHALL NOT BE CONSTRUCTED WITHIN 100' OF AN EXISTING PUBLIC WATER SUPPLY WELL, AND NOT CONSTRUCTED WITHIN 75' OF AN EXISTING PRIVATE DRINKING WATER WELL.

AMERICANS WITH DISABILITIES ACT NOTES:

THE CONTRACTOR & OWNER WILL BE HELD ACCOUNTABLE DURING THE CONSTRUCTION FOR ALL SITE IMPROVEMENTS. COMPLIANCE WITH SECTION 553.503 FLORIDA STATUTES (FS), AND THE 8TH EDITION (2023 FLORIDA ACCESSIBILITY CODE) FOR BUILDING CONSTRUCTION (FACBC), IS MANDATORY. IF INCORRECT AT FINAL INSPECTION, CONTRACTOR WILL BE REQUIRED TO MODIFY CONSTRUCTION TO COMPLY WITH FS AND FACBC. THE FOLLOWING ITEMS TAKE PRECEDENCE AND SUPERSEDE OTHER SITE DETAILS ON DRAWINGS:

1. ACCESSIBLE PARKING SPACE SHALL BE LOCATED ON AN ACCESSIBLE ROUTE NO LESS THAN 44" WIDE SO THAT USERS WILL NOT BE COMPELLED TO WALK OR WHEEL BEHIND PARKED VEHICLES EXCEPT BEHIND HIS OR HER OWN VEHICLE. §208.1 AND §502.3, FACBC AND FS 553.5041.
2. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SERVING A PARTICULAR BUILDING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE FROM THE ACCESSIBLE (H/C) PARKING TO AN ACCESSIBLE ENTRANCE. §208.3.1, FACBC AND FS 553.5041 (5)(B).
3. ACCESSIBLE PARKING SPACES SHALL BE 12' WIDE, AND OUTLINES WITH BLUE PAINT. §502.2 AND §502.6, FACBC.
4. ACCESS AISLES REQUIRED ADJACENT TO PARKING SPACES SHALL BE 5' WIDE WITH DIAGONAL STRIPING. §502., FACBC
5. PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL (NOT TO EXCEED 1:48) ON A STABLE, FIRM AND SLIP RESISTANT SURFACE. RE: §302.1 AND §502.3, FACBC
6. ACCESSIBLE PARKING SIGNS SHALL BE FDOT APPROVED AND SHALL READ 'PARKING BY DISABLED PERMIT ONLY' AND SHALL INDICATE A $250 FINE FOR ILLEGAL USE. INSTALL SIGNS A MINIMUM 60" (INCHES) FROM THE GROUND TO THE BOTTOM OF THE SIGN(S). RE: §502.6, FACBC AND FS 553.5041.
7. CURB RAMPS SHALL NOT EXCEED 1:12 SLOPE, AND CURB RAMP FLARES SHALL NOT EXCEED 1:10 SLOPE. CURB RAMPS AND FLARED SIDES SHALL NOT ENCROACH UPON PARKING SPACES, ACCESS AISLES, OR VEHICULAR TRAFFIC LANES. THE COUNTER SLOPE OF ADJACENT ROAD SURFACES AND GUTTERS SHALL NOT EXCEED 1:20. RE: §405.2, §406.2 AND §5, FACBC
8. A LANDING WITH A MINIMUM CLEAR LENGTH OF 36" SHALL BE LOCATED AT THE TOP SIDE OF EACH CURB RAMP WITH A CLEAR WIDTH AT LEAST AS WIDE AS THE CURB RAMP. (EXCLUDING FLARED SIDES) LEADING TO IT. EXCEPTION: FOR ALTERATIONS, WHERE THERE IS NO LANDING, CURB RAMP FLARES SHALL BE PROVIDED, AND SHALL NOT BE STEEPER THAN 1:12 SLOPE. RE: §406, FACBC
9. ALL RAMPS WITH A RISE GREATER THAN 6" SHALL PROVIDE EDGE PROTECTION COMPLYING WITH §405.9 FACBC. RAMPS SHALL HAVE A 60" MIN LEVEL LANDINGS AT THE TOP AND BOTTOM. RE: §405.7, FACBC
10. ALL RAMPS WITH A RISE GREATER THAN 6" SHALL HAVE HANDRAILS ON BOTH SIDES WITH 12" HORIZONTAL EXTENSIONS AT THE TOP AND BOTTOM OF THE RAMP. RE: §1010.9 FBC-B (FLORIDA BUILDING CODE - BUILDING) AND §505.10 FACBC
11. ACCESSIBLE ROUTES TO "MAIN ENTRY" FROM AN ACCESSIBLE PARKING SPACE, AND FROM THE "PUBLIC WAY", SHALL NOT EXCEED 1:20 SLOPE (UNLESS RAMPS AND HANDRAILS ARE PROVIDED) WITH CROSS SLOPE NOT IN EXCESS OF 1:48. RE: §206, §402 AND §403., FACBC.
12. CONNECT BUILDINGS WITHIN THE SAME SITE WITH AN ACCESSIBLE ROUTE WHICH SHALL NOT EXCEED 1:20 SLOPES (UNLESS RAMPS AND HANDRAILS ARE PROVIDED) AND A MAXIMUM CROSS SLOPE OF 1:48. RE: §206, FACBC.
    * EXCEPTION: AN ACCESSIBLE ROUTE SHALL NOT BE REQUIRED BETWEEN ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES IF THE ONLY MEANS OF ACCESS BETWEEN THEM IS A VEHICULAR WAY NOT PROVIDING PEDESTRIAN ACCESS. RE: §206.2.2, FACBC

CALL 48 HOURS BEFORE YOU DIG IN FLORIDA
IT'S THE LAW!
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

CLYMER FARNER BARLEY, INC.
7413 ALFORD AVENUE
MIDDLETON, FL 34762
TYLER D. COUNTS, PE
FL. LIC. NO. 99025
(352) 748-3126

BY	REVISIONS	DATE

CFB | CLYMER FARNER BARLEY
CLYMER FARNER BARLEY, Inc.
7413 ALFORD AVE, MIDDLETON, FL 34762
(352)748-3126

HIS HOUSE FOR HER
MAJOR SITE PLAN
MARION COUNTY, FL

GENERAL NOTES

SAVE DATE	6/27/2025
DRAWN BY	SCS
CHECKED BY	TDC
PROJECT #	E22017.0000
FILE NAME	

SHEET NUMBER 02

(S:\MARION\NON-VILLAGES PROJECTS\HIS HOUSE FOR HER INC\CIVIL\CONSTRUCTION\002-HHFH-GENERAL NOTES.dwg) PLOT DATE 7/7/2025 3:06 PM SAVE DATE: 6/27/2025 LAST SAVED BY: MLACOUR

BY | DATE | REVISIONS

CFB
CLYMER FARNER BARLEY, Inc.
7413 ALFORD AVENUE, MIDDLETON, FL 34762
(352)748-3126

AERIAL

HIS HOUSE FOR HER
MAJOR SITE PLAN
MARION COUNTY, FL

SAVE DATE	6/27/2025
DRAWN BY	SCS
CHECKED BY	TDC
PROJECT #	E20017.0000
FILE NAME	

SHEET NUMBER 03

CLYMER FARNER BARLEY, INC.
7413 ALFORD AVENUE
MIDDLETON, FL 34762
TYLER D. COUNTS, PE
FL. LIC. NO. 99025
(352) 748-3126

CLYMER FARNER BARLEY, INC.
7413 ALFORD AVENUE
MIDDLETON, FL 34762
TYLER D. COUNTS, PE
FL. LIC. NO. 99025
(352) 748-3126

BY	REVISIONS	DATE

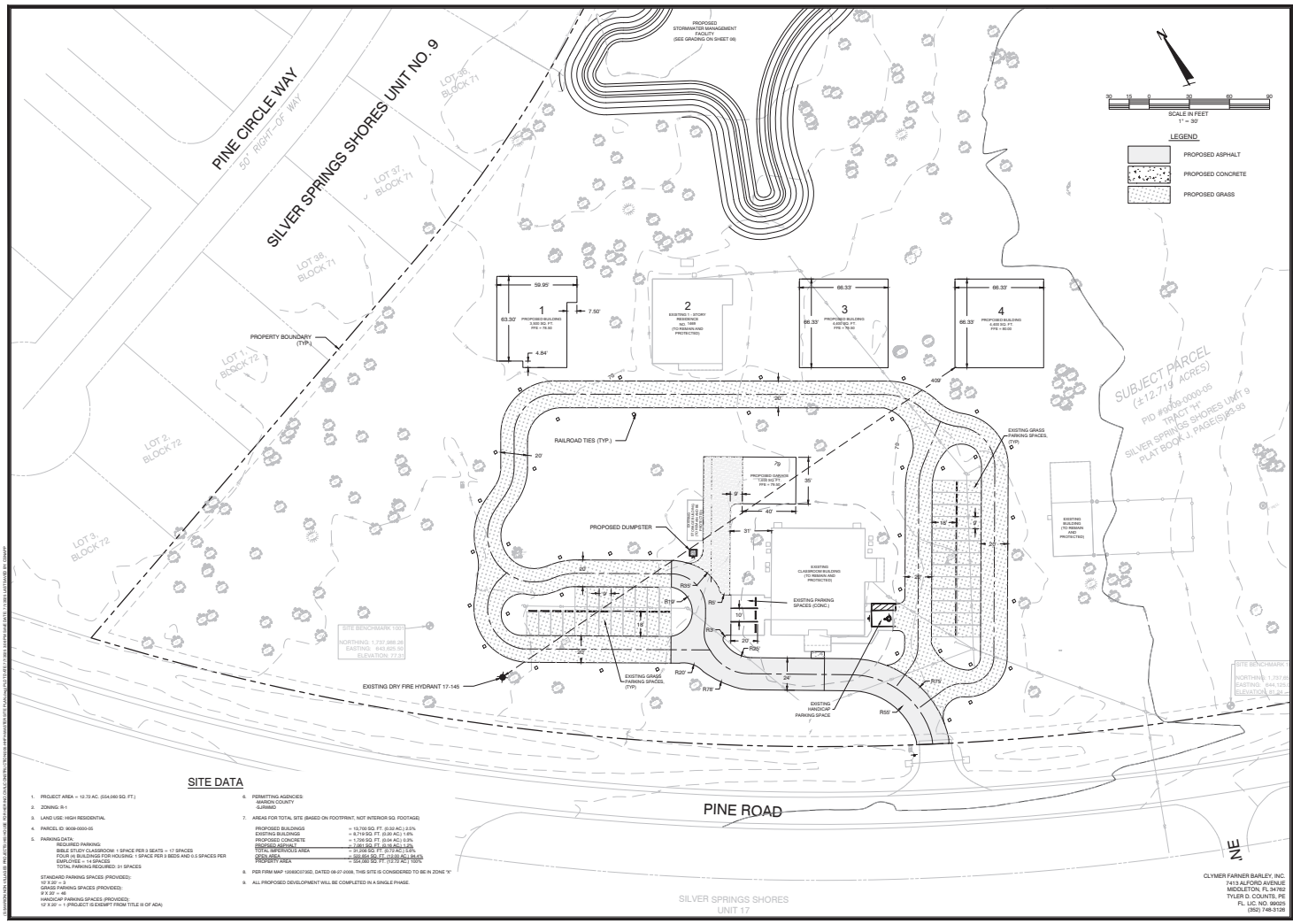
CFB CLYMER FARNER BARLEY, Inc.
7413 ALFORD AVE, MIDDLETON, FL 34762
(352) 748-3126

HIS HOUSE FOR HER
MAJOR SITE PLAN
MARION COUNTY, FL

DEMOLITION PLAN

SAVE DATE	7/7/2025
DRAWN BY	SCS
CHECKED BY	TDC
PROJECT #	E2501.7.0000
FILE NAME	

SHEET NUMBER 04



SITE DATA

1. PROJECT AREA = 12.72 AC. (554,080 SQ. FT.)
2. ZONING: R-1
3. LAND USE: HIGH RESIDENTIAL
4. PARCEL ID: 9009-0000-05
5. PARKING DATA:
   REQUIRED PARKING:
   BIBLE STUDY CLASSROOM: 1 SPACE PER 3 SEATS = 17 SPACES
   FOUR (4) BUILDINGS FOR HOUSING: 1 SPACE PER 3 BEDS AND 0.5 SPACES PER EMPLOYEE = 14 SPACES
   TOTAL PARKING REQUIRED: 31 SPACES

   STANDARD PARKING SPACES (PROVIDED):
   10' X 20' = 3
   GRASS PARKING SPACES (PROVIDED):
   9' X 20' = 46
   HANDICAP PARKING SPACES (PROVIDED):
   12' X 20' = 1 (PROJECT IS EXEMPT FROM TITLE III OF ADA)
6. PERMITTING AGENCIES:
   -MARION COUNTY
   -SJRWMD
7. AREAS FOR TOTAL SITE (BASED ON FOOTPRINT, NOT INTERIOR SQ. FOOTAGE)

PROPOSED BUILDINGS	= 13,700 SQ. FT. (0.32 AC.) 2.5%
EXISTING BUILDINGS	= 8,719 SQ. FT. (0.20 AC.) 1.6%
PROPOSED CONCRETE	= 1,706 SQ. FT. (0.04 AC.) 0.3%
PROPOSED ASPHALT	= 7,061 SQ. FT. (0.16 AC.) 1.3%
TOTAL IMPERVIOUS AREA	= 31,206 SQ. FT. (0.72 AC.) 5.6%
OPEN AREA	= 522,854 SQ. FT. (12.00 AC.) 94.4%
PROPERTY AREA	= 554,080 SQ. FT. (12.72 AC.) 100%

8. PER FIRM MAP 12083C0735D, DATED 08-27-2008, THIS SITE IS CONSIDERED TO BE IN ZONE "X"
9. ALL PROPOSED DEVELOPMENT WILL BE COMPLETED IN A SINGLE PHASE.

DATE	REVISIONS	BY

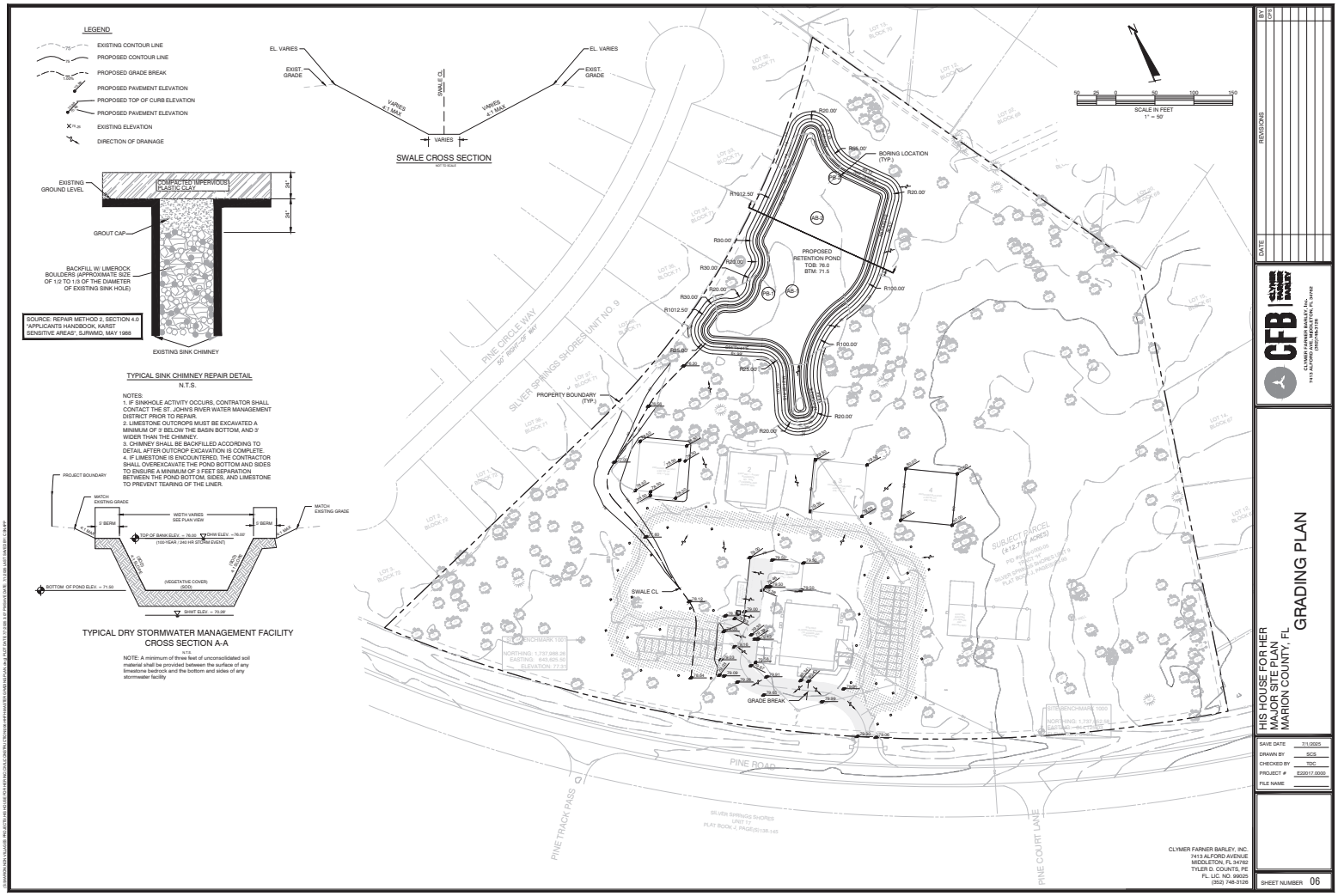
CFB CLYMER FARNER BARLEY
CLYMER FARNER BARLEY, Inc.
7413 ALFORD AVE, MIDDLETON, FL 34762
(352)748-3126

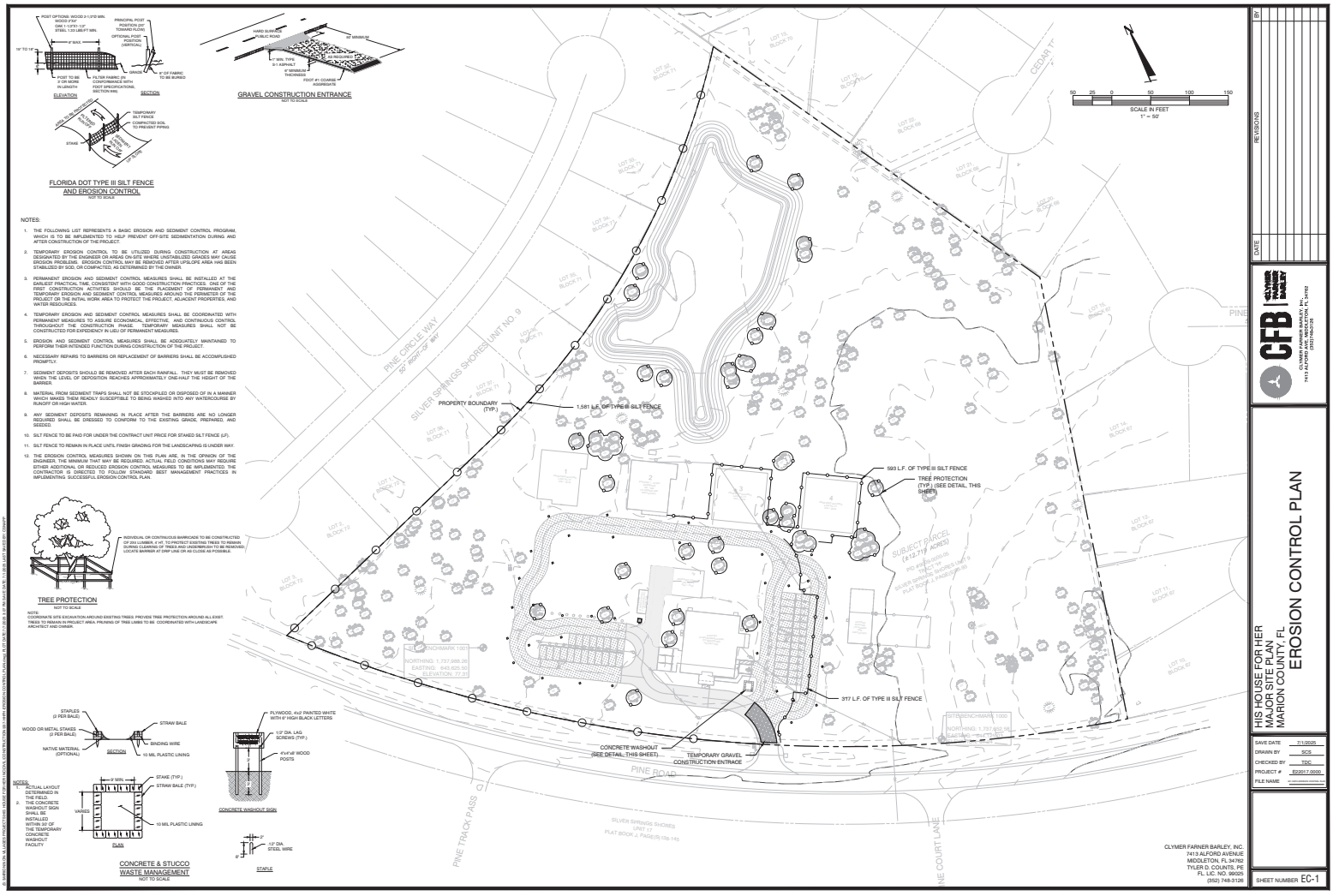
HIS HOUSE FOR HER
MAJOR SITE PLAN
MARION COUNTY, FL

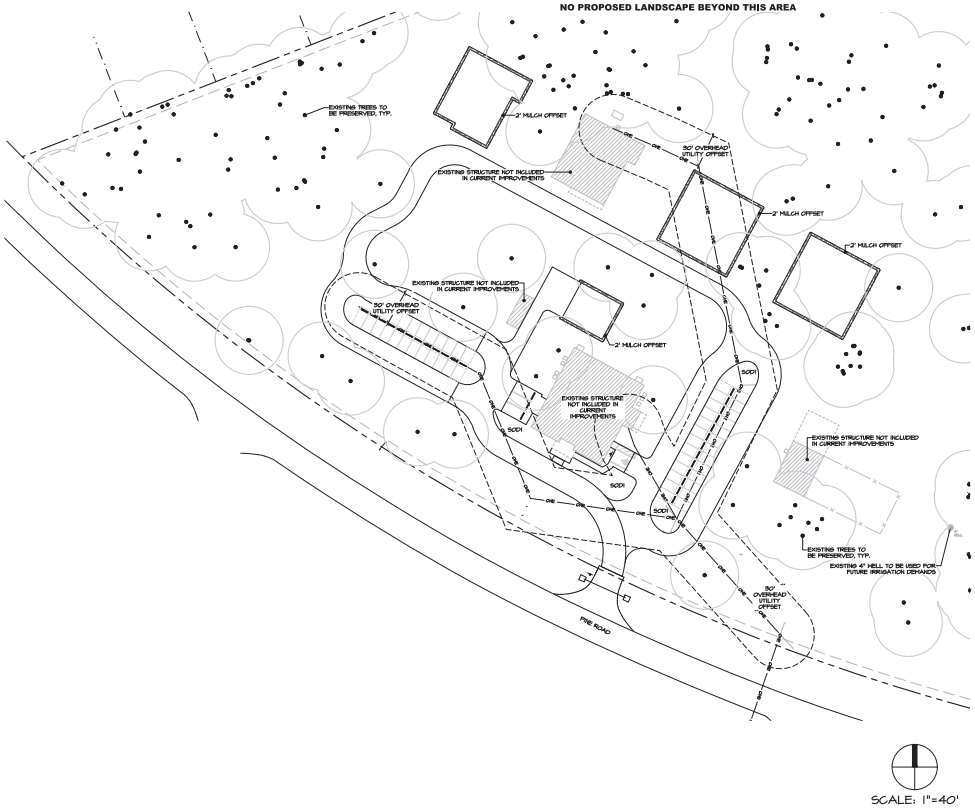
SITE PLAN

SAVE DATE	7/1/2025
DRAWN BY	SCS
CHECKED BY	TDC
PROJECT #	E22017.0000
FILE NAME	

SHEET NUMBER 05


LEGEND
EXISTING CONTOUR LINE
PROPOSED CONTOUR LINE
PROPOSED GRADE BREAK
PROPOSED PAVEMENT ELEVATION
PROPOSED TOP OF CURB ELEVATION
PROPOSED PAVEMENT ELEVATION
EXISTING ELEVATION
DIRECTION OF DRAINAGE
EL. VARIES
EXIST. GRADE
VARIES 4:1 MAX
PIMA ℄
VARIES
SWALE CROSS SECTION
NOT TO SCALE
EXISTING GROUND LEVEL
COMPACTED IMPERVIOUS PLASTIC CLAY
GROUT CAP
BACKFILL W/ LIMEROCK BOULDERS (APPROXIMATE SIZE OF 1/2 TO 1/3 OF THE DIAMETER OF EXISTING SINK HOLE)
SOURCE: REPAIR METHOD 2, SECTION 4.0 "APPLICANTS HANDBOOK, KARST SENSITIVE AREAS", SJRWMD, MAY 1988
EXISTING SINK CHIMNEY
TYPICAL SINK CHIMNEY REPAIR DETAIL
N.T.S.
NOTES:
1. IF SINKHOLE ACTIVITY OCCURS, CONTRATOR SHALL CONTACT THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT PRIOR TO REPAIR.
2. LIMESTONE OUTCROPS MUST BE EXCAVATED A MINIMUM OF 3' BELOW THE BASIN BOTTOM, AND 5' WIDER THAN THE CHIMNEY.
3. CHIMNEY SHALL BE BACKFILLED ACCORDING TO DETAIL AFTER OUTCROP EXCAVATION IS COMPLETE.
4. IF LIMESTONE IS ENCOUNTERED, THE CONTRACTOR SHALL OVEREXCAVATE THE POND BOTTOM AND SIDES TO ENSURE A MINIMUM OF 3 FEET SEPARATION BETWEEN THE POND BOTTOM, SIDES, AND LIMESTONE TO PREVENT TEARING OF THE LINER.
PROJECT BOUNDARY
MATCH EXISTING GRADE
WIDTH VARIES SEE PLAN VIEW
5' BERM
TOP OF BANK ELEV. = 76.00
(100-YEAR / 240 HR STORM EVENT)
DRAW ELEV. =76.00
MATCH EXISTING GRADE
(VEGETATIVE COVER) (SOD)
BOTTOM OF POND ELEV. = 71.50
SWAT ELEV. = 70.28'
TYPICAL DRY STORMWATER MANAGEMENT FACILITY CROSS SECTION A-A
N.T.S.
NOTE: 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
SCALE IN FEET
1" = 50'
BORING LOCATION (TYP.)
PROPOSED RETENTION POND2
TOB: 76.0
BTM: 71.5
PROPERTY BOUNDARY (TYP.)
SWALE CL
GRADE BREAK
SUBJECT PARCEL (±2.71± ACRES)
PINE CIRCLE WAY
50' RIGHT-OF-WAY
SILVER SPRINGS SHORES UNIT NO. 9
PINE ROAD
PINE TRACK PASS
PINE COURT LANE
SILVER SPRINGS SHORES UNIT 7-2 PLAT BOOK J, PAGE(S)135-145
SITE BENCHMARK 1000
NORTHING: 1,737,988.26
EASTING: 643,825.30
ELEVATION: 77.13
SITE BENCHMARK 1003
NORTHING: 1,737,552.56
EASTING: 644,417.09
ELEVATION: 77.00
BY
CHK
REVISIONS
DATE
CFB
CLYMER FARNER BARLEY, Inc.
7413 ALFORD AVE. MIDDLETON, FL 34762
(352) 748-3126
HIS HOUSE FOR HER
MAJOR SITE PLAN
MARION COUNTY, FL
GRADING PLAN
SAVE DATE 7/1/2025
DRAWN BY SCS
CHECKED BY TDC
PROJECT # E22017.0000
FILE NAME
SHEET NUMBER 06
CLYMER FARNER BARLEY, INC.
7413 ALFORD AVENUE
MIDDLETON, FL 34762
TYLER D. COUNTS, PE
FL. LIC. NO. 99025
(352) 748-3126


POST OPTIONS: WOOD 2"x2"x5' MIN.
OAK 1.12"(V) 1.0"
STEEL 1.33 LBS/FT MIN.
PRINCIPAL POST SPACING 10' MAXIMUM
OPTIONAL POST POSITION (VERTICAL)
4' MAX.
10" TO 14"
GRADE
4" OF FABRIC TO BE BURIED
POST TO BE 2' OR MORE IN LENGTH
FILTER FABRIC OR CONFORMANCE WITH FDOT SPECIFICATIONS, SECTION 985
ELEVATION
SECTION
FLORIDA DOT TYPE III SILT FENCE AND EROSION CONTROL
NOT TO SCALE
HARD SURFACE PUBLIC ROAD
50' MINIMUM
8" MINIMUM THICKNESS
1.5" MIN. TYPE S-1 ASPHALT
6" MINIMUM THICKNESS
FDOT #1 COARSE AGGREGATE
GRAVEL CONSTRUCTION ENTRANCE
NOT TO SCALE
TEMPORARY SILT FENCE
COMPACTED SOIL TO PREVENT PIPING
STAKE
TEMPORARY SILT FENCE
GROUND
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 SITE, STOCKPILE AREAS, 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. SILT FENCE TO REMAIN IN PLACE UNTIL FINISH GRADING FOR THE LANDSCAPING IS UNDER WAY.
12. 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 SUCCESSFUL EROSION CONTROL PLAN.
INDIVIDUAL OR CONTINUOUS BARRICADE TO BE CONSTRUCTED OF 2in LUMBER, 4' HT. TO PROTECT EXISTING TREES TO REMAIN DURING CLEARING OF TREES AND UNDERBRUSH TO BE REMOVED. LOCATE BARRIER AT DRIP LINE OR AS CLOSE AS POSSIBLE.
TREE PROTECTION
NOT TO SCALE
NOTE:
COORDINATE SITE EXCAVATION AROUND EXISTING TREES. PROVIDE TREE PROTECTION AROUND ALL EXIST. TREES TO REMAIN IN PROJECT AREA. PRUNING OF TREE LIMBS TO BE COORDINATED WITH LANDSCAPE ARCHITECT AND OWNER.
STAPLES (2 PER BALE)
WOOD OR METAL STAKES (2 PER BALE)
NATIVE MATERIAL (OPTIONAL)
STRAW BALE
BINDING WIRE
10 MIL PLASTIC LINING
SECTION
NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
9' MIN.
STAKE (TYP.)
STRAW BALE (TYP.)
VARIES
10 MIL PLASTIC LINING
PLAN
CONCRETE & STUCCO WASTE MANAGEMENT
NOT TO SCALE
PLYWOOD, 4'x2' PAINTED WHITE WITH 6" HIGH BLACK LETTERS
1/2" DIA. LAG SCREWS (TYP.)
4"x4"x8' WOOD POSTS
CONCRETE WASHOUT SIGN
13" DIA. STEEL WIRE
STAPLE
SCALE IN FEET
1" = 50'
PROPERTY BOUNDARY (TYP.)
1,581 L.F. OF TYPE III SILT FENCE
593 L.F. OF TYPE III SILT FENCE
TREE PROTECTION (TYP.) (SEE DETAIL THIS SHEET)
317 L.F. OF TYPE III SILT FENCE
CONCRETE WASHOUT (SEE DETAIL THIS SHEET)
TEMPORARY GRAVEL CONSTRUCTION ENTRACE
SUBJECT PARCEL (±12.71± ACRES)
PINE CIRCLE WAY
50' RIGHT-OF-WAY
SILVER SPRINGS SHORES UNIT NO. 9
PINE ROAD
PINE TRACK PASS
PINE COURT LANE
CEDAR T
SITE BENCHMARK 1000
NORTHING: 1,737,988.26
EASTING: 643,625.50
ELEVATION: 77.37
SILVER SPRINGS SHORES UNIT 17
PLAT BOOK J, PAGE(S) 135-145
REVISIONS
BY
DATE
CFB
CLYMER FARNER BARLEY, INC.
7413 ALFORD AVENUE
MIDDLETON, FL 34762
(352) 748-3126
HIS HOUSE FOR HER
MAJOR SITE PLAN
MARION COUNTY, FL
EROSION CONTROL PLAN
SAVE DATE 7/1/2025
DRAWN BY SCS
CHECKED BY TDC
PROJECT # E22017.0006
FILE NAME
SHEET NUMBER EC-1
CLYMER FARNER BARLEY, INC.
7413 ALFORD AVENUE
MIDDLETON, FL 34762
TYLER D. COUNTS, PE
FL. LIC. NO. 99505
(952) 748-3126



SCALE: 1"=40'

LANDSCAPE CALCULATIONS

LAND USE: DRI (DEVELOPMENT OF REGIONAL IMPACT)

SITE/PROJECT AREA - REFER TO CIVIL PLANS: 12.72 AC± (554,060 SF)

LANDSCAPE AREA: 9.14 AC (485,434 SF) (87%) SEE DIAGRAM SHEET L-1

THIS SITE IS NOT LOCATED WITHIN THE URBAN GROWTH BOUNDARY.
THIS SITE IS LOCATED WITHIN THE PRIMARY SILVER SPRINGS PROTECTION ZONE.

TREE REMOVAL/PRESERVATION

NO TREE MITIGATION REQUIRED - SEE TREE REMOVAL PLAN

SHADE TREE REQUIREMENT

SHADE TREES REQUIRED: 12.72 AC (554,060 SF) / 3,000 SF = 185

EXISTING SHADE TREES TO REMAIN: 216

TOTAL SHADE TREES PROVIDED: 216

LANDSCAPE BUFFER REQUIREMENTS

NORTH BOUNDARY - NO BUFFER PROPOSED

EAST BOUNDARY - NO BUFFER PROPOSED

WEST BOUNDARY - NO BUFFER PROPOSED

SOUTH BOUNDARY - NO BUFFER PROPOSED

MARION COUNTY LANDSCAPE REQUIREMENTS:

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

2. Landscape maintenance shall be in accordance with Section 6.8.15 of LDR:

   A. All landscape areas shall be maintained in accordance with the Florida-Friendly Best Management Practices for Protection of Water Resources by the Green Industries, UFIFAS and FDEP.
   B. Trees or palms shall not be severely pruned or shaped. The natural growth habit of a tree or palm shall be considered during the design phase to avoid maintenance conflicts.
   C. Trees or palms which are staked or braced shall have such staking or bracing removed once sufficient root growth has occurred to allow the tree or palm to stand upright without support. Improper staking or bracing shall be considered a violation of this Code. Damaged trees shall be replaced at the expense of the owner.
   D. The alteration of any required and approved landscape area without obtaining prior written approval from the County is prohibited. The expansion of drought tolerant landscaping, excluding the replacement of planted areas with turfgrass, or replacing dying or diseased plants with similar plant material is excluded.
   E. Buffers and screening plantings shall provide healthy appearance year round and be maintained at the required minimum heights.

3. Landscape installation and maintenance shall be in accordance with Section 6.8.15 of the LDR.

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

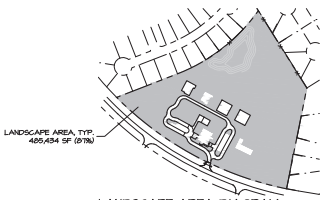
4. An irrigation plan shall be provided prior to issuance of a development order or building permit. All irrigation systems, including temporary, shall comply with the design standards of the Marion County Land Development Code Division 9, Sec 6.9, and all other State and local statutes that apply. Irrigation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

PLANT SCHEDULE

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

Key	Qty	Plant Name	Size and Spacing	Maintenance
MULCH		Pine Straw - (MULCH)	3" depth	Refresh annually, or as needed
SOD1		Argentine Bahia Paspalum notatum 'Argentine' - (SOD1)	Pallet	Irrigated

IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO PROVIDE TEMPORARY IRRIGATION TO UNIRRIGATED BAHIA INSTALLED AS PART OF THIS CONTRACT, UNTIL ESTABLISHMENT OR TURNOVER, WHICHEVER OCCURS EARLIER.



LANDSCAPE AREA DIAGRAM
NOT TO SCALE

REVISIONS

DATE	BY

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

HIS HOUSE FOR HER APARTMENTS
MARION COUNTY, FLORIDA

LANDSCAPE PLAN

DATE: 03-17-25
DWN. BY: JRT
CHKD. BY: SMS

SHEET 1 OF 1

L-1

P:\HIS HOUSE FOR HER\SITE_PLANS\HIS HOUSE FOR HER - LS PRINT.DWG

TREE CALCULATIONS

Based on site survey data provided by Clymer Farner Barley

NOTE:
Existing trees have been evaluated by MPA ISA Certified Arborist William Needham FL3846A and Landscape Architect Suzanne Stancil PLA LA6666662 and have been categorized as viable or non-viable. Viable trees are healthy and thriving. Non-viable trees include designated invasive/prohibited species, and trees that are damaged, or in decline, and which require removal for protection of the public health, safety, and welfare. Non-viable trees are not included in replacement calculations.

SITE AREA - REFER TO CIVIL PLANS: 12.72 AC± (554,060 SF)

EXISTING DBH PREDEVELOPMENT = 6,098" (480" PER ACRE)

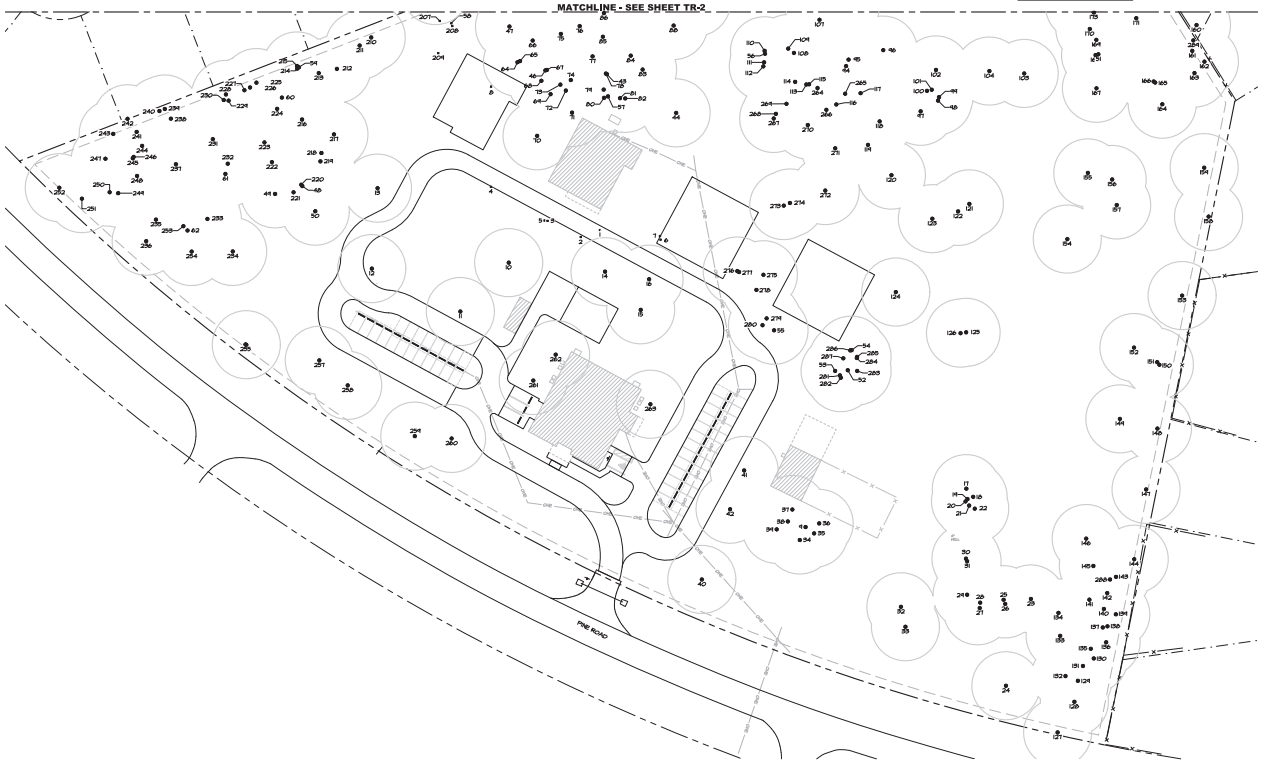
DBH TO BE REMOVED = 231"

DBH TO BE PRESERVED = 5,868" (461" PER ACRE)

NO MITIGATION REQUIRED DUE TO PRESERVATION OF >100" DBH PER ACRE

SEE SHEET TR-2 FOR TREE TABLE

MATCHLINE - SEE SHEET TR-2



SCALE: 1"=40'

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

HIS HOUSE FOR HER APARTMENTS
MARION COUNTY, FLORIDA

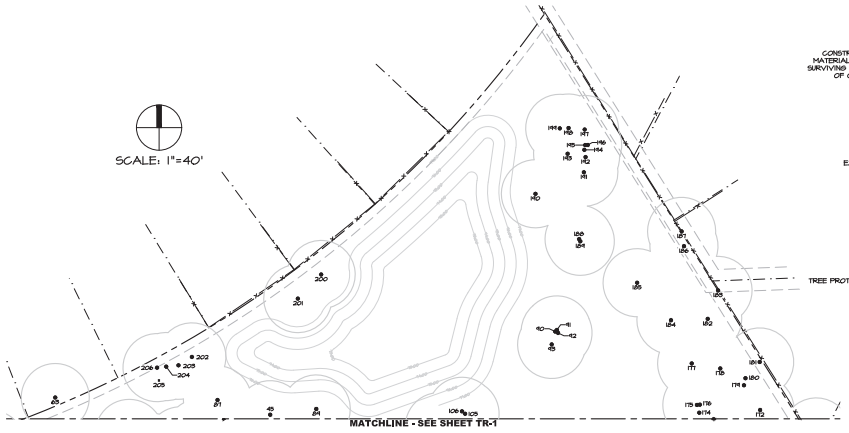
TREE REMOVAL PLAN

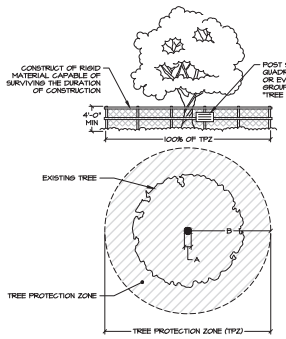
DATE 03-17-25
DRN. BY JRT
CHKD. BY SMS

SHEET 1 OF 2

TR-1

P:\HIS HOUSE FOR HER\DPLANS\HIS HOUSE FOR HER - LS PRINT.DWG





TREE PROTECTION DETAIL

TREE BARRICADE:

A = DIAMETER OF PROTECTED TREE IN INCHES MEASURED 4-1/2 FEET ABOVE GRADE.

B = TREE PROTECTION ZONE (TPZ) RADIUS. THAT AREA SURROUNDING A TREE WITHIN A CIRCLE DESCRIBED BY A RADIUS OF ONE FOOT FOR EACH INCH OF THE TREE'S DIAMETER (A) AS DESCRIBED ABOVE. (THE CRITICAL ROOT ZONE (CRZ) SHALL BE THE TREE PROTECTION ZONE.)

WITHIN THE TPZ, THERE SHALL BE NO TRENCHING, FILLING, EXCAVATION OR OTHER INTENSE DISRUPTION OF UNLESS DIRECTED BY THE LANDSCAPE ARCHITECT OR HIS DESIGNEE.

THE BARRICADE SHALL NOT BE MOVED OR REMOVED WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE COUNTY LANDSCAPE ARCHITECT.

SEE ADDITIONAL TREE PROTECTION NOTES.

Tree Number	Size- Inches	Tree Type	V/NV	Preserve/Remove
1	25"	LIVE OAK	V	REMOVE
2	12"	LIVE OAK	V	REMOVE
3	15"	LIVE OAK	V	REMOVE
4	22"	LIVE OAK	V	REMOVE
5	20"	LIVE OAK	V	REMOVE
6	12"	LIVE OAK	V	REMOVE
7	11"	LIVE OAK	V	REMOVE
8	24"	LIVE OAK	V	REMOVE
9	24"	LIVE OAK	V	PRESERVE
10	38"	LIVE OAK	V	PRESERVE
11	44"	LIVE OAK	V	PRESERVE
12	36"	LIVE OAK	V	PRESERVE
13	38"	LIVE OAK	V	PRESERVE
14	18"	LIVE OAK	V	PRESERVE
15	12"	LIVE OAK	V	PRESERVE
16	42"	LIVE OAK	V	PRESERVE
17	22"	LIVE OAK	V	PRESERVE
18	20"	LIVE OAK	V	PRESERVE
19	12"	LIVE OAK	V	PRESERVE
20	24"	LIVE OAK	V	PRESERVE
21	12"	LIVE OAK	V	PRESERVE
22	15"	LIVE OAK	V	PRESERVE
23	30"	LIVE OAK	V	PRESERVE
24	20"	PINE	V	PRESERVE
25	19"	LIVE OAK	V	PRESERVE
26	12"	LIVE OAK	V	PRESERVE
27	11"	LIVE OAK	V	PRESERVE
28	20"	LIVE OAK	V	PRESERVE
29	24"	LIVE OAK	V	PRESERVE
30	12"	LIVE OAK	V	PRESERVE
31	24"	LIVE OAK	V	PRESERVE
32	22"	CHERRY	V	PRESERVE
33	22"	LIVE OAK	V	PRESERVE
34	12"	LIVE OAK	V	PRESERVE
35	12"	LIVE OAK	V	PRESERVE
36	10"	LIVE OAK	V	PRESERVE
37	15"	LIVE OAK	V	PRESERVE
38	26"	PINE	V	PRESERVE
39	15"	LIVE OAK	V	PRESERVE
40	24"	LIVE OAK	V	PRESERVE
41	30"	LIVE OAK	V	PRESERVE
42	20"	LIVE OAK	V	PRESERVE
43	15"	LIVE OAK	V	PRESERVE
44	13"	LIVE OAK	V	PRESERVE
45	15"	LIVE OAK	V	PRESERVE
46	24"	LIVE OAK	V	PRESERVE
47	24"	LIVE OAK	V	PRESERVE

Tree Number	Size- Inches	Tree Type	V/NV	Preserve/Remove
48	36"	LIVE OAK	V	PRESERVE
49	36"	LIVE OAK	V	PRESERVE
50	36"	LIVE OAK	V	PRESERVE
51	21"	LIVE OAK	V	PRESERVE
52	10"	LIVE OAK	V	PRESERVE
53	14"	LIVE OAK	V	PRESERVE
54	12"	LIVE OAK	V	PRESERVE
55	34"	LIVE OAK	V	PRESERVE
56	10"	LIVE OAK	V	PRESERVE
57	13"	LIVE OAK	V	PRESERVE
58	12"	LIVE OAK	V	REMOVE
59	16"	LIVE OAK	V	PRESERVE
60	12"	LIVE OAK	V	PRESERVE
61	14"	PINE	V	PRESERVE
62	12"	LIVE OAK	V	PRESERVE
63	13"	LIVE OAK	V	PRESERVE
64	12"	LIVE OAK	V	PRESERVE
65	24"	LIVE OAK	V	PRESERVE
66	15"	LIVE OAK	V	PRESERVE
67	28"	LIVE OAK	V	PRESERVE
68	20"	LIVE OAK	V	PRESERVE
69	10"	LIVE OAK	V	PRESERVE
70	24"	LIVE OAK	V	PRESERVE
71	28"	LIVE OAK	V	PRESERVE
72	10"	LIVE OAK	V	PRESERVE
73	15"	LIVE OAK	V	PRESERVE
74	16"	LIVE OAK	V	PRESERVE
75	28"	LIVE OAK	V	PRESERVE
76	22"	LIVE OAK	V	PRESERVE
77	21"	PINE	V	PRESERVE
78	18"	LIVE OAK	V	PRESERVE
79	14"	LIVE OAK	V	PRESERVE
80	13"	LIVE OAK	V	PRESERVE
81	24"	LIVE OAK	V	PRESERVE
82	12"	LIVE OAK	V	PRESERVE
83	20"	LIVE OAK	V	PRESERVE
84	20"	LIVE OAK	V	PRESERVE
85	15"	LIVE OAK	V	PRESERVE
86	16"	LIVE OAK	V	PRESERVE
87	12"	LIVE OAK	V	PRESERVE
88	25"	LIVE OAK	V	PRESERVE
89	18"	LIVE OAK	V	PRESERVE
90	34"	LIVE OAK	V	PRESERVE
91	24"	LIVE OAK	V	PRESERVE
92	20"	LIVE OAK	V	PRESERVE
93	48"	LIVE OAK	V	PRESERVE
94	35"	LIVE OAK	V	PRESERVE

Tree Number	Size- Inches	Tree Type	V/NV	Preserve/Remove
95	18"	LIVE OAK	V	PRESERVE
96	16"	LIVE OAK	V	PRESERVE
97	18"	LIVE OAK	V	PRESERVE
98	22"	LIVE OAK	V	PRESERVE
99	12"	LIVE OAK	V	PRESERVE
100	10"	LIVE OAK	V	PRESERVE
101	23"	LIVE OAK	V	PRESERVE
102	18"	LIVE OAK	V	PRESERVE
103	24"	LIVE OAK	V	PRESERVE
104	19"	LIVE OAK	V	PRESERVE
105	22"	LIVE OAK	V	PRESERVE
106	16"	LIVE OAK	V	PRESERVE
107	32"	LIVE OAK	V	PRESERVE
108	16"	LIVE OAK	V	PRESERVE
109	10"	LIVE OAK	V	PRESERVE
110	22"	LIVE OAK	V	PRESERVE
111	10"	LIVE OAK	V	PRESERVE
112	14"	LIVE OAK	V	PRESERVE
113	10"	LIVE OAK	V	PRESERVE
114	10"	LIVE OAK	V	PRESERVE
115	10"	LIVE OAK	V	PRESERVE
116	11"	LIVE OAK	V	PRESERVE
117	15"	LIVE OAK	V	PRESERVE
118	20"	LIVE OAK	V	PRESERVE
119	21"	LIVE OAK	V	PRESERVE
120	20"	LIVE OAK	V	PRESERVE
121	32"	LIVE OAK	V	PRESERVE
122	20"	LIVE OAK	V	PRESERVE
123	42"	LIVE OAK	V	PRESERVE
124	22"	LIVE OAK	V	PRESERVE
125	17"	LIVE OAK	V	PRESERVE
126	18"	LIVE OAK	V	PRESERVE
127	30"	LIVE OAK	V	PRESERVE
128	30"	LIVE OAK	V	PRESERVE
129	44"	LIVE OAK	V	PRESERVE
130	12"	LIVE OAK	V	PRESERVE
131	14"	LIVE OAK	V	PRESERVE
132	21"	LIVE OAK	V	PRESERVE
133	22"	LIVE OAK	V	PRESERVE
134	12"	LIVE OAK	V	PRESERVE
135	16"	LIVE OAK	V	PRESERVE
136	18"	PALM	V	PRESERVE
137	10"	LIVE OAK	V	PRESERVE
138	11"	LIVE OAK	V	PRESERVE
139	15"	LIVE OAK	V	PRESERVE
140	15"	LIVE OAK	V	PRESERVE
141	30"	LIVE OAK	V	PRESERVE

Tree Number	Size- Inches	Tree Type	V/NV	Preserve/Remove
142	15"	LIVE OAK	V	PRESERVE
143	11"	LIVE OAK	V	PRESERVE
144	44"	LIVE OAK	V	PRESERVE
145	20"	LIVE OAK	V	PRESERVE
146	15"	LIVE OAK	V	PRESERVE
147	30"	LIVE OAK	V	PRESERVE
148	18"	PINE	V	PRESERVE
149	31"	LIVE OAK	V	PRESERVE
150	16"	LIVE OAK	V	PRESERVE
151	12"	LIVE OAK	V	PRESERVE
152	36"	LIVE OAK	V	PRESERVE
153	12"	LIVE OAK	V	PRESERVE
154	54"	LIVE OAK	V	PRESERVE
155	38"	LIVE OAK	V	PRESERVE
156	40"	LIVE OAK	V	PRESERVE
157	35"	LIVE OAK	V	PRESERVE
158	22"	LIVE OAK	V	PRESERVE
159	15"	LIVE OAK	V	PRESERVE
160	24"	LIVE OAK	V	PRESERVE
161	17"	LIVE OAK	V	PRESERVE
162	35"	LIVE OAK	V	PRESERVE
163	48"	LIVE OAK	V	PRESERVE
164	17"	LIVE OAK	V	PRESERVE
165	15"	LIVE OAK	V	PRESERVE
166	15"	LIVE OAK	V	PRESERVE
167	18"	LIVE OAK	V	PRESERVE
168	15"	LIVE OAK	V	PRESERVE
169	48"	LIVE OAK	V	PRESERVE
170	10"	LIVE OAK	V	PRESERVE
171	15"	LIVE OAK	V	PRESERVE
172	38"	LIVE OAK	V	PRESERVE
173	26"	LIVE OAK	V	PRESERVE
174	13"	LIVE OAK	V	PRESERVE
175	13"	LIVE OAK	V	PRESERVE
176	18"	LIVE OAK	V	PRESERVE
177	18"	LIVE OAK	V	PRESERVE
178	10"	LIVE OAK	V	PRESERVE
179	29"	LIVE OAK	V	PRESERVE
180	35"	LIVE OAK	V	PRESERVE
181	24"	LIVE OAK	V	PRESERVE
182	17"	PINE	V	PRESERVE
183	10"	PINE	V	PRESERVE
184	56"	LIVE OAK	V	PRESERVE
185	14"	LIVE OAK	V	PRESERVE
186	30"	PINE	V	PRESERVE
187	17"	PINE	V	PRESERVE
188	18"	LIVE OAK	V	PRESERVE

Tree Number	Size- Inches	Tree Type	V/NV	Preserve/Remove
189	24"	LIVE OAK	V	PRESERVE
190	36"	LIVE OAK	V	PRESERVE
191	15"	LIVE OAK	V	PRESERVE
192	18"	LIVE OAK	V	PRESERVE
193	44"	LIVE OAK	V	PRESERVE
194	14"	LIVE OAK	V	PRESERVE
195	14"	LIVE OAK	V	PRESERVE
196	17"	LIVE OAK	V	PRESERVE
197	20"	LIVE OAK	V	PRESERVE
198	11"	WATER OAK	V	PRESERVE
199	11"	LIVE OAK	V	PRESERVE
200	11"	WATER OAK	V	PRESERVE
201	26"	LIVE OAK	V	PRESERVE
202	18"	LIVE OAK	V	PRESERVE
203	27"	LIVE OAK	V	PRESERVE
204	10"	LIVE OAK	V	PRESERVE
205	17"	LIVE OAK	V	REMOVE
206	23"	PINE	V	PRESERVE
207	28"	LIVE OAK	V	REMOVE
208	19"	LIVE OAK	V	REMOVE
209	10"	LIVE OAK	V	REMOVE
210	16"	LIVE OAK	V	PRESERVE
211	21"	LIVE OAK	V	PRESERVE
212	22"	LIVE OAK	V	PRESERVE
213	28"	LIVE OAK	V	PRESERVE
214	18"	LIVE OAK	V	PRESERVE
215	14"	LIVE OAK	V	PRESERVE
216	20"	LIVE OAK	V	PRESERVE
217	24"	LIVE OAK	V	PRESERVE
218	23"	LIVE OAK	V	PRESERVE
219	24"	LIVE OAK	V	PRESERVE
220	46"	LIVE OAK	V	PRESERVE
221	11"	LIVE OAK	V	PRESERVE
222	20"	LIVE OAK	V	PRESERVE
223	25"	LIVE OAK	V	PRESERVE
224	18"	LIVE OAK	V	PRESERVE
225	15"	LIVE OAK	V	PRESERVE
226	20"	LIVE OAK	V	PRESERVE
227	15"	LIVE OAK	V	PRESERVE
228	10"	LIVE OAK	V	PRESERVE
229	15"	LIVE OAK	V	PRESERVE
230	10"	LIVE OAK	V	PRESERVE
231	23"	LIVE OAK	V	PRESERVE
232	15"	LIVE OAK	V	PRESERVE
233	27"	LIVE OAK	V	PRESERVE
234	12"	LIVE OAK	V	PRESERVE
235	16"	LIVE OAK	V	PRESERVE

Tree Number	Size- Inches	Tree Type	V/NV	Preserve/Remove
236	22"	LIVE OAK	V	PRESERVE
237	38"	LIVE OAK	V	PRESERVE
238	10"	LIVE OAK	V	PRESERVE
239	17"	LIVE OAK	V	PRESERVE
240	14"	LIVE OAK	V	PRESERVE
241	20"	LIVE OAK	V	PRESERVE
242	30"	LIVE OAK	V	PRESERVE
243	12"	LIVE OAK	V	PRESERVE
244	18"	LIVE OAK	V	PRESERVE
245	10"	LIVE OAK	V	PRESERVE
246	10"	LIVE OAK	V	PRESERVE
247	14"	LIVE OAK	V	PRESERVE
248	25"	LIVE OAK	V	PRESERVE
249	15"	LIVE OAK	V	PRESERVE
250	36"	LIVE OAK	V	PRESERVE
251	14"	LIVE OAK	V	PRESERVE
252	30"	LIVE OAK	V	PRESERVE
253	17"	LIVE OAK	V	PRESERVE
254	28"	LIVE OAK	V	PRESERVE
255	15"	LIVE OAK	V	PRESERVE
256	32"	LIVE OAK	V	PRESERVE
257	29"	LIVE OAK	V	PRESERVE
258	24"	LIVE OAK	V	PRESERVE
259	17"	LIVE OAK	V	PRESERVE
260	48"	LIVE OAK	V	PRESERVE
261	18"	LIVE OAK	V	PRESERVE
262	20"	LIVE OAK	V	PRESERVE
263	14"	LIVE OAK	V	PRESERVE
264	13"	LIVE OAK	V	PRESERVE
265	15"	LIVE OAK	V	PRESERVE
266	28"	PINE	V	PRESERVE
267	14"	LIVE OAK	V	PRESERVE
268	14"	LIVE OAK	V	PRESERVE
269	26"	LIVE OAK	V	PRESERVE
270	24"	LIVE OAK	V	PRESERVE
271	26"	LIVE OAK	V	PRESERVE
272	29"	LIVE OAK	V	PRESERVE
273	12"	CHERRY	V	PRESERVE
274	12"	CHERRY	V	PRESERVE
275	20"	WATER OAK	V	PRESERVE
276	12"	WATER OAK	V	PRESERVE
277	10"	WATER OAK	V	PRESERVE
278	38"	LIVE OAK	V	PRESERVE
279	30"	LIVE OAK	V	PRESERVE
280	12"	LIVE OAK	V	PRESERVE
281	10"	LIVE OAK	V	PRESERVE
282	24"	LIVE OAK	V	PRESERVE
283	16"	LIVE OAK	V	PRESERVE
284	11"	LIVE OAK	V	PRESERVE
285	13"	LIVE OAK	V	PRESERVE
286	14"	LIVE OAK	V	PRESERVE
287	11"	LIVE OAK	V	PRESERVE
288	11"	LIVE OAK	V	PRESERVE
289	17"	LIVE OAK	V	PRESERVE

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

HIS HOUSE FOR HER APARTMENTS
MARION COUNTY, FLORIDA

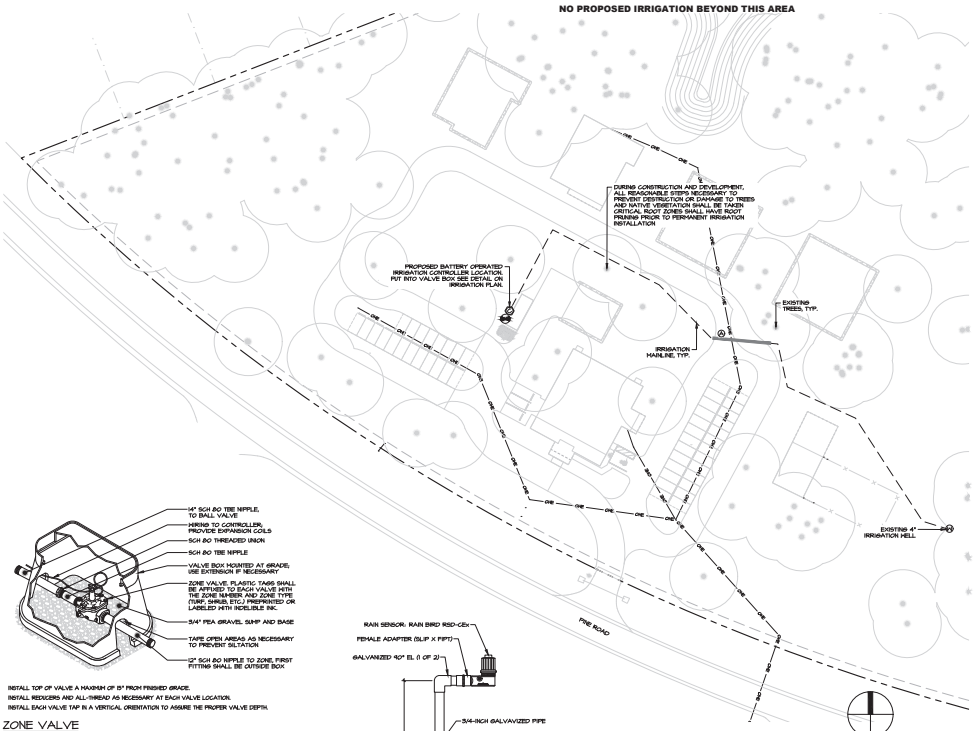
TREE REMOVAL PLAN

DATE 03-17-25
DRN. BY JRT
CHKD. BY SHS

SHEET 2 OF 2

TR-2

P:\HIS HOUSE FOR HER\SITE_PLAN\HIS HOUSE FOR HER - LS PRINT.DWG



SCALE: 1"=40'

IRRIGATION SLEEVING LEGEND
⊗ = (1) 4"
(1) 2"

NOTE:
The anticipated irrigation demand for this site shall be 31 gallons per week or 15 GPD, based on a 2-day watering schedule. This demand is based on an average of 0.75" of water per week for all irrigated areas, per UF/IFAS and Water Management District general recommendations.

MARION COUNTY IRRIGATION REQUIREMENTS

Sec. 6.15. - Irrigation system installation.

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

Sec. 6.16. - Completion inspection requirements.

A. Irrigation installation professionals shall be accountable for the proper installation and compliance with the conditions of the irrigation permit and approved plans.
B. Upon completion of the installation, the contractor or owner shall request an inspection by the irrigation design professional. Prior to the inspection, the irrigation design professional shall prepare a clear, concise and legible as-built diagram which accurately represents the irrigation system was installed. The diagram shall be professionally prepared and reviewed during the final inspection. The diagram may be a marked-up copy of the approved irrigation plan and shall include at a minimum:
(1) Locations of all mainlines and mainline valves.
(2) Locations of all remote control valves.
(3) Water demand per zone in GPM, and
(4) Total water demand per operating cycle.
C. Upon completion of the irrigation system, the owner shall also provide to the owner-
(1) Irrigation system scheduling information
(2) A copy of the irrigation controller owner's manual;
(3) Irrigation system maintenance schedule, which includes:
(a) Instructions for seasonal adjustments of controller and sensors.
(b) Instructions covering how and when to check for leaks.
(c) A schedule for checking for proper irrigation distribution coverage.
D. Within 30 days of installation, the irrigation controller shall be adjusted to be set in accordance with the applicable irrigation schedule set forth in this Code.
E. Upon completion of the irrigation system installation and the acceptance of the as-built diagram and operational information, a Final Inspection and Landscape/Irrigation Release shall be signed and sealed by the irrigation design professional and submitted to the county's Landscape Architect.

Sec. 6.18. - Irrigation system operation and maintenance.

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

Sec. 6.9.9. - Landscape irrigation schedule.

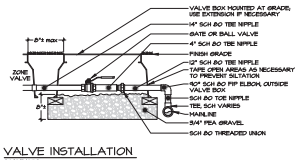
A. When Daylight Savings Time is in effect, landscape irrigation shall occur only in accordance with the following irrigation schedule:
(1) Non-residential landscape irrigation may occur only on Tuesday and Friday and shall not occur between 10:00 am. and 4:00 p.m.; and
(2) No more than 0.75 inches of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

Sec. 6.9.10. - Licensing and certification.

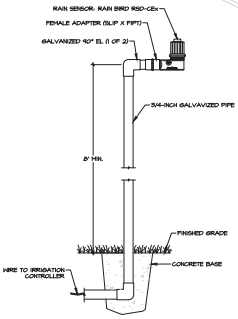
A. Irrigation Professionals.
(1) Irrigation Design Professionals shall be design professional as licensed by the State of Florida to provide such professional services in Florida.
(2) Irrigation Installation and Maintenance Professionals shall include Plumbing Contractors and Irrigation Contractors licensed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

INSTALL TOP OF VALVE A MAXIMUM OF 5" FROM FINISHED GRADE.
INSTALL REDUCERS AND ALL-THREAD AS NECESSARY AT EACH VALVE LOCATION.
INSTALL EACH VALVE TAP IN A VERTICAL ORIENTATION TO ASSURE THE PROPER VALVE DEPTH.

ZONE VALVE
SCALE N.T.S.

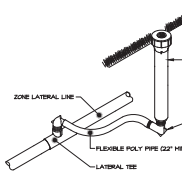


VALVE INSTALLATION
SCALE N.T.S.

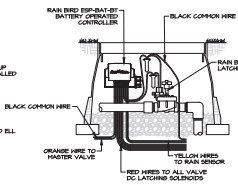


RAIN SENSOR SHALL BE INSTALLED PER THIS DETAIL IF NO SUITABLE, UNOBSTRUCTED MOUNTING LOCATION IS AVAILABLE AS DETERMINED BY MPA.

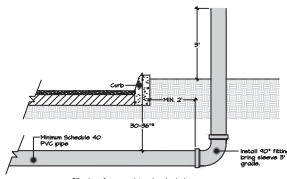
RAIN SENSOR - RSD-CEx
SCALE N.T.S.



SPRAY HEAD INSTALLATION
SCALE: N.T.S.



ESP-BAT-BT BATTERY OPERATED CONTROLLER
SHOWN WITH MULTIPLE VALVES
SCALE N.T.S.



*If edge of pavement is not curbed, sleeve shall be 30-36" below pavement.

IRRIGATION SLEEVE INSTALLATION DETAIL
N.T.S.

REVISIONS	BY	DATE

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

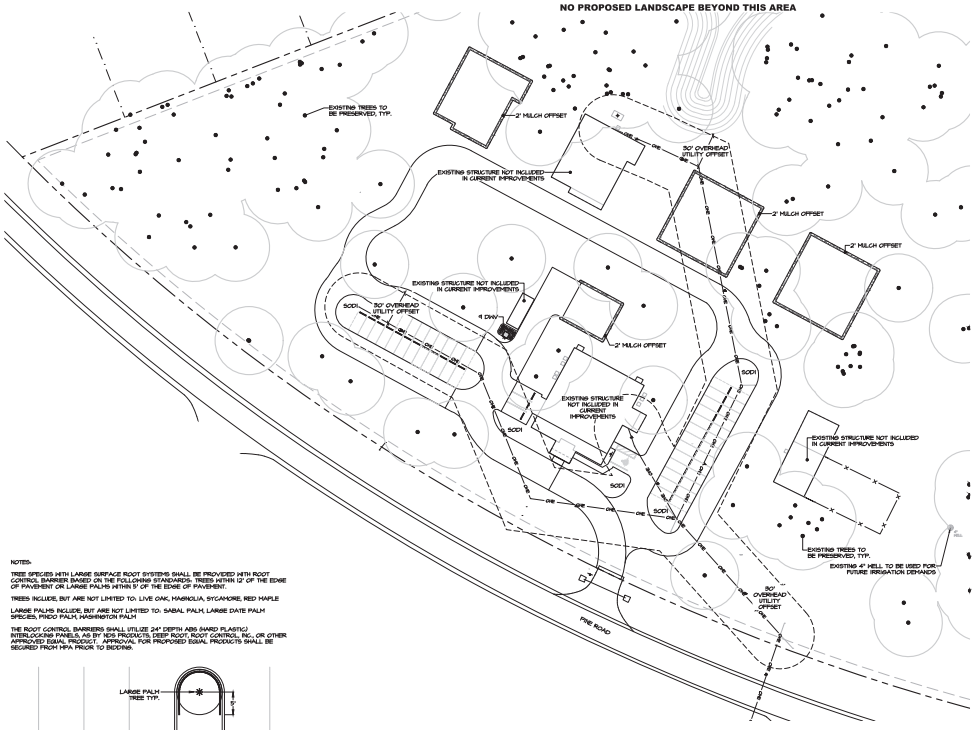
HIS HOUSE FOR HER APARTMENTS
MARION COUNTY, FLORIDA
IRRIGATION PLAN

DATE: 07-08-25
DWN. BY: RAZ
CHKD. BY: SHS

SHEET 1 OF 1

IR-1

P:\HIS HOUSE FOR HER\DESIGN_HARVARD HOUSE FOR HER - IR PRINTING.DWG
1:1



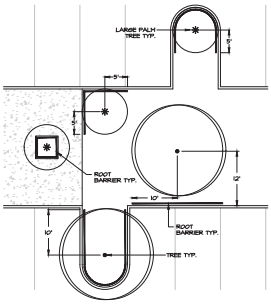
NOTES:

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

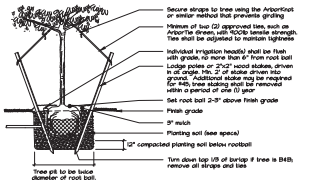
TREES INCLUDE, BUT ARE NOT LIMITED TO: LIVE OAK, MAGNOLIA, SYCAMORE, RED MAPLE

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

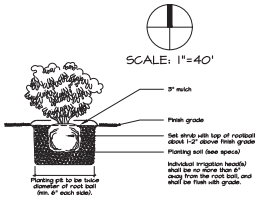
THE ROOT CONTROL BARRIERS SHALL UTILIZE 24" DEPTH ABS (HARD PLASTIC) INTERLOCKING PANELS, AS BY NDS PRODUCTS, DEEP ROOT, ROOT CONTROL, INC., OR OTHER APPROVED EQUAL PRODUCT. APPROVAL FOR PROPOSED EQUAL PRODUCTS SHALL BE SECURED FROM MPA PRIOR TO BIDDING.



ROOT CONTROL BARRIER DETAIL
1" = 10'



TREE INSTALLATION DETAIL
FOR MULTI-TRUNK TREES, TREES LESS THAN 3" CAL., OR CONTAINER TREES UP TO 45 GAL.



SHRUB INSTALLATION DETAIL

LANDSCAPE CALCULATIONS

LAND USE: HIGH RESIDENTIAL

SITE/PROJECT AREA - REFER TO CIVIL PLANS: 12.72 AC± (554,080 SF)

LANDSCAPE AREA: 11.14 AC (485,434 SF) (87%) SEE DIAGRAM SHEET L-1

THIS SITE IS NOT LOCATED WITHIN THE URBAN GROWTH BOUNDARY.
THIS SITE IS LOCATED WITHIN THE PRIMARY SILVER SPRINGS PROTECTION ZONE.

TREE REMOVAL/PRESERVATION

NO TREE MITIGATION REQUIRED - SEE TREE REMOVAL PLAN

SHADE TREE REQUIREMENT

SHADE TREES REQUIRED: 12.72 AC (554,080 SF) / 3,000 SF = 185

EXISTING SHADE TREES TO REMAIN: 275
PROPOSED SHADE TREES: 0 (100% NATIVE)

TOTAL SHADE TREES PROVIDED: 275

OTHER CALCULATIONS

SHRUBS, GRASSES AND GROUNDCOVER PROPOSED: 9
NATIVE = 9 (100%)
FL FRIENDLY* = 9 (100%)

LANDSCAPE BUFFER REQUIREMENTS

NORTH BOUNDARY - NO BUFFER PROPOSED
EAST BOUNDARY - NO BUFFER PROPOSED
WEST BOUNDARY - NO BUFFER PROPOSED
SOUTH BOUNDARY - NO BUFFER PROPOSED

MARION COUNTY LANDSCAPE REQUIREMENTS:

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

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

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

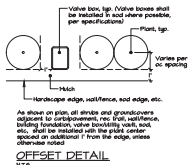
4. An irrigation plan shall be provided prior to issuance of a development order or building permit. All irrigation systems, including temporary, shall comply with the design standards of the Marion County Land Development Code Division 9, Sec 6.9, and all other state and local statutes that apply. Irrigation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

PLANT SCHEDULE

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

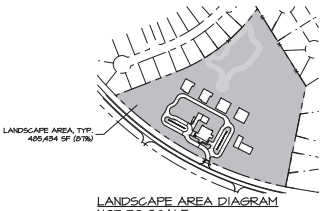
Key	Qty	Plant Name	Size and Spacing	Maintenance
DMV	4	Dwarf Walters Viburnum Viburnum obovatum 'Mrs. Schiller's Delight' - (DMV)	#3, 18"+ ht x 16"+ spr; 3' oc	36" ht x full mass
MULCH		Pine Straw - (MULCH)	3" depth	Refresh annually, or as needed
SOD1		Argentine Bahia Paspalum notatum 'Argentine' - (SOD1)	Pallet	

IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO PROVIDE TEMPORARY IRRIGATION TO UNIRRIGATED BAHIA INSTALLED AS PART OF THIS CONTRACT, UNTIL ESTABLISHMENT OR TURNOVER, WHICHEVER OCCURS EARLIER.



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

OFFSET DETAIL
N.T.S.



LANDSCAPE AREA DIAGRAM
NOT TO SCALE

DATE	BY	REVISIONS

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

HIS HOUSE FOR HER APARTMENTS
MARION COUNTY, FLORIDA

LANDSCAPE PLAN

DATE: 07-08-25
DWN. BY: JRT
CHKD. BY: SMS

SHEET 1 OF 1

L-1

P:\HIS HOUSE FOR HER\SITE_PLAN\HIS HOUSE FOR HER - LS PRINT.DWG

TREE CALCULATIONS

Based on site survey data provided by Clymer Farner Barley

NOTE:
Existing trees have been evaluated by MPA ISA Certified Arborist William Needham FL3846A and Landscape Architect Suzanne Stancil PLA LA6666662 and have been categorized as viable or non-viable. Viable trees are healthy and thriving. Non-viable trees include designated invasive/prohibited species, and trees that are damaged, or in decline, and which require removal for protection of the public health, safety, and welfare. Non-viable trees are not included in replacement calculations.

SITE AREA - REFER TO CIVIL PLANS: 12.72 AC± (554,060 SF)

EXISTING DBH PREDEVELOPMENT = 6,098" (480" PER ACRE)

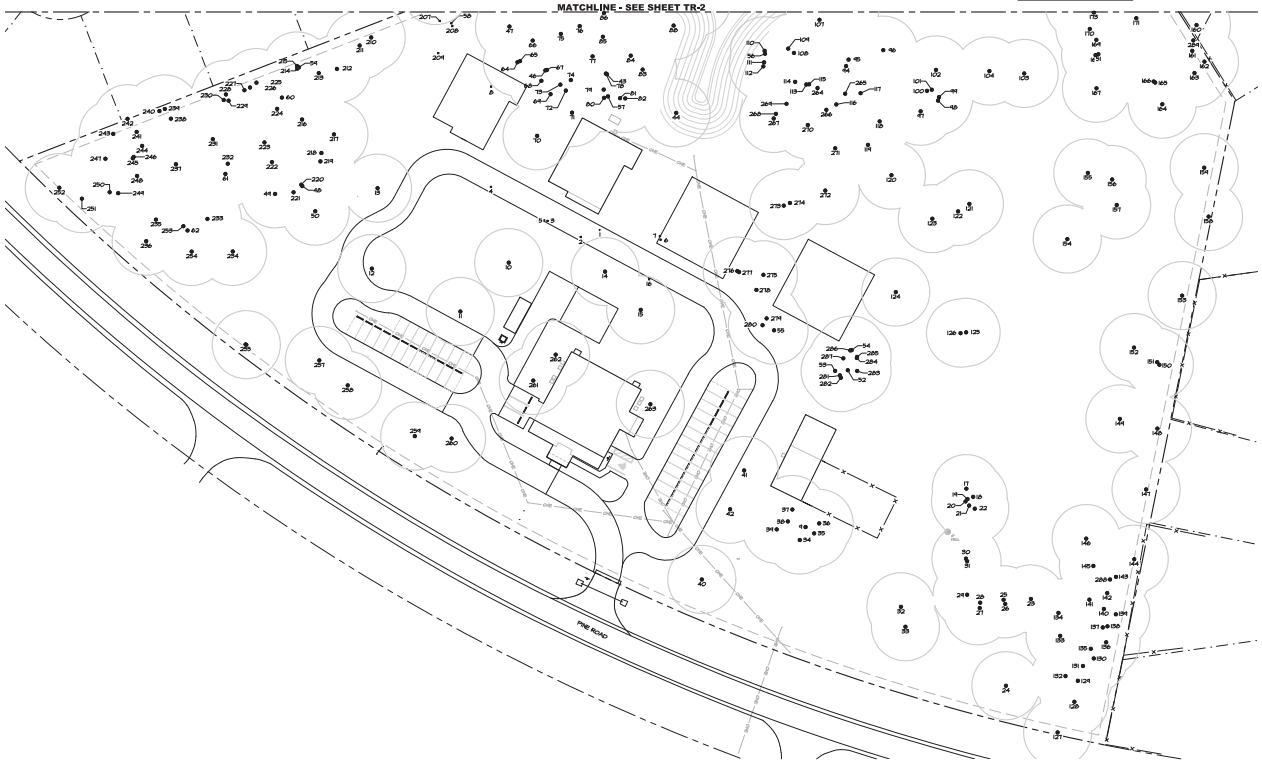
DBH TO BE REMOVED = 273"

DBH TO BE PRESERVED = 5,826" (458" PER ACRE)

NO MITIGATION REQUIRED DUE TO PRESERVATION OF >100" DBH PER ACRE

SEE SHEET TR-2 FOR TREE TABLE

MATCHLINE - SEE SHEET TR-2



SCALE: 1"=40'

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

HIS HOUSE FOR HER APARTMENTS
MARION COUNTY, FLORIDA

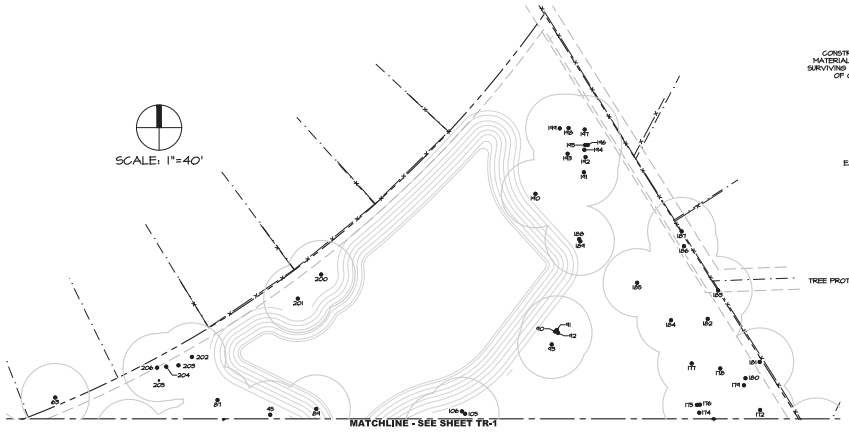
TREE REMOVAL PLAN

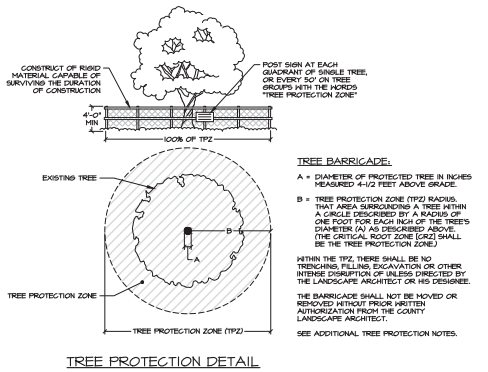
DATE: 07-08-25
DRN. BY: JRT
CHKD. BY: SMS

SHEET 1 OF 2

TR-1

P:\HIS HOUSE FOR HER\DPLANS\HIS HOUSE FOR HER - LS PRINT.DWG





TREE PROTECTION DETAIL

TREE BARRICADE:

A = DIAMETER OF PROTECTED TREE IN INCHES MEASURED 4-1/2 FEET ABOVE GRADE.

B = TREE PROTECTION ZONE (TPZ) RADIUS. THAT AREA SURROUNDING A TREE WITHIN A CIRCLE DESCRIBED BY A RADIUS OF ONE FOOT FOR EACH INCH OF THE TREE'S DIAMETER (A) AS DESCRIBED ABOVE. (THE CRITICAL ROOT ZONE [CRZ] SHALL BE THE TREE PROTECTION ZONE.)

WITHIN THE TPZ, THERE SHALL BE NO TRENCHING, FILLING, EXCAVATION OR OTHER INTENSE DISRUPTION OF UNLESS DIRECTED BY THE LANDSCAPE ARCHITECT OR HIS DESIGNEE.

THE BARRICADE SHALL NOT BE MOVED OR REMOVED WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE COUNTY LANDSCAPE ARCHITECT.

SEE ADDITIONAL TREE PROTECTION NOTES.

Tree Number	Size- Inches	Tree Type	V/N	Preserve/Remove
1	25"	LIVE OAK	V	REMOVE
2	12"	LIVE OAK	V	REMOVE
3	15"	LIVE OAK	V	REMOVE
4	22"	LIVE OAK	V	REMOVE
5	20"	LIVE OAK	V	REMOVE
6	12"	LIVE OAK	V	REMOVE
7	11"	LIVE OAK	V	REMOVE
8	24"	LIVE OAK	V	REMOVE
9	24"	LIVE OAK	V	PRESERVE
10	38"	LIVE OAK	V	PRESERVE
11	44"	LIVE OAK	V	PRESERVE
12	36"	LIVE OAK	V	PRESERVE
13	38"	LIVE OAK	V	PRESERVE
14	18"	LIVE OAK	V	PRESERVE
15	12"	LIVE OAK	V	PRESERVE
16	42"	LIVE OAK	V	REMOVE
17	22"	LIVE OAK	V	PRESERVE
18	20"	LIVE OAK	V	PRESERVE
19	12"	LIVE OAK	V	PRESERVE
20	24"	LIVE OAK	V	PRESERVE
21	12"	LIVE OAK	V	PRESERVE
22	15"	LIVE OAK	V	PRESERVE
23	30"	LIVE OAK	V	PRESERVE
24	20"	PINE	V	PRESERVE
25	13"	LIVE OAK	V	PRESERVE
26	12"	LIVE OAK	V	PRESERVE
27	11"	LIVE OAK	V	PRESERVE
28	20"	LIVE OAK	V	PRESERVE
29	24"	LIVE OAK	V	PRESERVE
30	12"	LIVE OAK	V	PRESERVE
31	24"	LIVE OAK	V	PRESERVE
32	22"	CHERRY	V	PRESERVE
33	22"	LIVE OAK	V	PRESERVE
34	12"	LIVE OAK	V	PRESERVE
35	12"	LIVE OAK	V	PRESERVE
36	10"	LIVE OAK	V	PRESERVE
37	15"	LIVE OAK	V	PRESERVE
38	26"	PINE	V	PRESERVE
39	15"	LIVE OAK	V	PRESERVE
40	24"	LIVE OAK	V	PRESERVE
41	30"	LIVE OAK	V	PRESERVE
42	20"	LIVE OAK	V	PRESERVE
43	15"	LIVE OAK	V	PRESERVE
44	13"	LIVE OAK	V	PRESERVE
45	15"	LIVE OAK	V	PRESERVE
46	24"	LIVE OAK	V	PRESERVE
47	24"	LIVE OAK	V	PRESERVE

Tree Number	Size- Inches	Tree Type	V/N	Preserve/Remove
48	36"	LIVE OAK	V	PRESERVE
49	36"	LIVE OAK	V	PRESERVE
50	36"	LIVE OAK	V	PRESERVE
51	21"	LIVE OAK	V	PRESERVE
52	10"	LIVE OAK	V	PRESERVE
53	14"	LIVE OAK	V	PRESERVE
54	12"	LIVE OAK	V	PRESERVE
55	34"	LIVE OAK	V	PRESERVE
56	10"	LIVE OAK	V	PRESERVE
57	13"	LIVE OAK	V	PRESERVE
58	12"	LIVE OAK	V	REMOVE
59	16"	LIVE OAK	V	PRESERVE
60	12"	LIVE OAK	V	PRESERVE
61	14"	PINE	V	PRESERVE
62	12"	LIVE OAK	V	PRESERVE
63	13"	LIVE OAK	V	PRESERVE
64	12"	LIVE OAK	V	PRESERVE
65	24"	LIVE OAK	V	PRESERVE
66	15"	LIVE OAK	V	PRESERVE
67	28"	LIVE OAK	V	PRESERVE
68	20"	LIVE OAK	V	PRESERVE
69	10"	LIVE OAK	V	PRESERVE
70	24"	LIVE OAK	V	PRESERVE
71	28"	LIVE OAK	V	PRESERVE
72	10"	LIVE OAK	V	PRESERVE
73	15"	LIVE OAK	V	PRESERVE
74	16"	LIVE OAK	V	PRESERVE
75	28"	LIVE OAK	V	PRESERVE
76	22"	LIVE OAK	V	PRESERVE
77	21"	PINE	V	PRESERVE
78	18"	LIVE OAK	V	PRESERVE
79	14"	LIVE OAK	V	PRESERVE
80	13"	LIVE OAK	V	PRESERVE
81	24"	LIVE OAK	V	PRESERVE
82	12"	LIVE OAK	V	PRESERVE
83	20"	LIVE OAK	V	PRESERVE
84	20"	LIVE OAK	V	PRESERVE
85	15"	LIVE OAK	V	PRESERVE
86	16"	LIVE OAK	V	PRESERVE
87	12"	LIVE OAK	V	PRESERVE
88	25"	LIVE OAK	V	PRESERVE
89	18"	LIVE OAK	V	PRESERVE
90	34"	LIVE OAK	V	PRESERVE
91	24"	LIVE OAK	V	PRESERVE
92	20"	LIVE OAK	V	PRESERVE
93	48"	LIVE OAK	V	PRESERVE
94	35"	LIVE OAK	V	PRESERVE

Tree Number	Size- Inches	Tree Type	V/N	Preserve/Remove
95	18"	LIVE OAK	V	PRESERVE
96	16"	LIVE OAK	V	PRESERVE
97	16"	LIVE OAK	V	PRESERVE
98	22"	LIVE OAK	V	PRESERVE
99	12"	LIVE OAK	V	PRESERVE
100	10"	LIVE OAK	V	PRESERVE
101	23"	LIVE OAK	V	PRESERVE
102	18"	LIVE OAK	V	PRESERVE
103	24"	LIVE OAK	V	PRESERVE
104	19"	LIVE OAK	V	PRESERVE
105	22"	LIVE OAK	V	PRESERVE
106	16"	LIVE OAK	V	PRESERVE
107	32"	LIVE OAK	V	PRESERVE
108	16"	LIVE OAK	V	PRESERVE
109	10"	LIVE OAK	V	PRESERVE
110	22"	LIVE OAK	V	PRESERVE
111	10"	LIVE OAK	V	PRESERVE
112	14"	LIVE OAK	V	PRESERVE
113	10"	LIVE OAK	V	PRESERVE
114	10"	LIVE OAK	V	PRESERVE
115	10"	LIVE OAK	V	PRESERVE
116	11"	LIVE OAK	V	PRESERVE
117	15"	LIVE OAK	V	PRESERVE
118	20"	LIVE OAK	V	PRESERVE
119	21"	LIVE OAK	V	PRESERVE
120	20"	LIVE OAK	V	PRESERVE
121	32"	LIVE OAK	V	PRESERVE
122	20"	LIVE OAK	V	PRESERVE
123	42"	LIVE OAK	V	PRESERVE
124	22"	LIVE OAK	V	PRESERVE
125	17"	LIVE OAK	V	PRESERVE
126	18"	LIVE OAK	V	PRESERVE
127	30"	LIVE OAK	V	PRESERVE
128	30"	LIVE OAK	V	PRESERVE
129	44"	LIVE OAK	V	PRESERVE
130	12"	LIVE OAK	V	PRESERVE
131	14"	LIVE OAK	V	PRESERVE
132	21"	LIVE OAK	V	PRESERVE
133	22"	LIVE OAK	V	PRESERVE
134	12"	LIVE OAK	V	PRESERVE
135	16"	LIVE OAK	V	PRESERVE
136	18"	PALM	V	PRESERVE
137	10"	LIVE OAK	V	PRESERVE
138	11"	LIVE OAK	V	PRESERVE
139	15"	LIVE OAK	V	PRESERVE
140	15"	LIVE OAK	V	PRESERVE
141	30"	LIVE OAK	V	PRESERVE

Tree Number	Size- Inches	Tree Type	V/N	Preserve/Remove
142	15"	LIVE OAK	V	PRESERVE
143	11"	LIVE OAK	V	PRESERVE
144	44"	LIVE OAK	V	PRESERVE
145	20"	LIVE OAK	V	PRESERVE
146	15"	LIVE OAK	V	PRESERVE
147	30"	LIVE OAK	V	PRESERVE
148	18"	PINE	V	PRESERVE
149	31"	LIVE OAK	V	PRESERVE
150	16"	LIVE OAK	V	PRESERVE
151	12"	LIVE OAK	V	PRESERVE
152	36"	LIVE OAK	V	PRESERVE
153	12"	LIVE OAK	V	PRESERVE
154	54"	LIVE OAK	V	PRESERVE
155	38"	LIVE OAK	V	PRESERVE
156	40"	LIVE OAK	V	PRESERVE
157	35"	LIVE OAK	V	PRESERVE
158	22"	LIVE OAK	V	PRESERVE
159	15"	LIVE OAK	V	PRESERVE
160	24"	LIVE OAK	V	PRESERVE
161	17"	LIVE OAK	V	PRESERVE
162	35"	LIVE OAK	V	PRESERVE
163	48"	LIVE OAK	V	PRESERVE
164	17"	LIVE OAK	V	PRESERVE
165	15"	LIVE OAK	V	PRESERVE
166	15"	LIVE OAK	V	PRESERVE
167	18"	LIVE OAK	V	PRESERVE
168	15"	LIVE OAK	V	PRESERVE
169	48"	LIVE OAK	V	PRESERVE
170	10"	LIVE OAK	V	PRESERVE
171	15"	LIVE OAK	V	PRESERVE
172	38"	LIVE OAK	V	PRESERVE
173	26"	LIVE OAK	V	PRESERVE
174	13"	LIVE OAK	V	PRESERVE
175	13"	LIVE OAK	V	PRESERVE
176	18"	LIVE OAK	V	PRESERVE
177	18"	LIVE OAK	V	PRESERVE
178	10"	LIVE OAK	V	PRESERVE
179	29"	LIVE OAK	V	PRESERVE
180	35"	LIVE OAK	V	PRESERVE
181	24"	LIVE OAK	V	PRESERVE
182	17"	PINE	V	PRESERVE
183	10"	PINE	V	PRESERVE
184	56"	LIVE OAK	V	PRESERVE
185	14"	LIVE OAK	V	PRESERVE
186	30"	PINE	V	PRESERVE
187	17"	PINE	V	PRESERVE
188	18"	LIVE OAK	V	PRESERVE

Tree Number	Size- Inches	Tree Type	V/N	Preserve/Remove
189	24"	LIVE OAK	V	PRESERVE
190	36"	LIVE OAK	V	PRESERVE
191	15"	LIVE OAK	V	PRESERVE
192	18"	LIVE OAK	V	PRESERVE
193	44"	LIVE OAK	V	PRESERVE
194	14"	LIVE OAK	V	PRESERVE
195	14"	LIVE OAK	V	PRESERVE
196	17"	LIVE OAK	V	PRESERVE
197	20"	LIVE OAK	V	PRESERVE
198	10"	LIVE OAK	V	PRESERVE
199	17"	LIVE OAK	V	PRESERVE
200	11"	WATER OAK	V	PRESERVE
201	26"	LIVE OAK	V	PRESERVE
202	18"	LIVE OAK	V	PRESERVE
203	27"	LIVE OAK	V	PRESERVE
204	10"	LIVE OAK	V	PRESERVE
205	17"	LIVE OAK	V	REMOVE
206	23"	PINE	V	PRESERVE
207	28"	LIVE OAK	V	REMOVE
208	19"	LIVE OAK	V	REMOVE
209	10"	LIVE OAK	V	REMOVE
210	16"	LIVE OAK	V	PRESERVE
211	21"	LIVE OAK	V	PRESERVE
212	22"	LIVE OAK	V	PRESERVE
213	28"	LIVE OAK	V	PRESERVE
214	18"	LIVE OAK	V	PRESERVE
215	14"	LIVE OAK	V	PRESERVE
216	20"	LIVE OAK	V	PRESERVE
217	24"	LIVE OAK	V	PRESERVE
218	23"	LIVE OAK	V	PRESERVE
219	24"	LIVE OAK	V	PRESERVE
220	46"	LIVE OAK	V	PRESERVE
221	11"	LIVE OAK	V	PRESERVE
222	20"	LIVE OAK	V	PRESERVE
223	25"	LIVE OAK	V	PRESERVE
224	18"	LIVE OAK	V	PRESERVE
225	13"	LIVE OAK	V	PRESERVE
226	20"	LIVE OAK	V	PRESERVE
227	15"	LIVE OAK	V	PRESERVE
228	10"	LIVE OAK	V	PRESERVE
229	15"	LIVE OAK	V	PRESERVE
230	10"	LIVE OAK	V	PRESERVE
231	23"	LIVE OAK	V	PRESERVE
232	15"	LIVE OAK	V	PRESERVE
233	27"	LIVE OAK	V	PRESERVE
234	12"	LIVE OAK	V	PRESERVE
235	16"	LIVE OAK	V	PRESERVE

Tree Number	Size- Inches	Tree Type	V/N	Preserve/Remove
236	22"	LIVE OAK	V	PRESERVE
237	38"	LIVE OAK	V	PRESERVE
238	10"	LIVE OAK	V	PRESERVE
239	17"	LIVE OAK	V	PRESERVE
240	14"	LIVE OAK	V	PRESERVE
241	20"	LIVE OAK	V	PRESERVE
242	30"	LIVE OAK	V	PRESERVE
243	12"	LIVE OAK	V	PRESERVE
244	18"	LIVE OAK	V	PRESERVE
245	10"	LIVE OAK	V	PRESERVE
246	10"	LIVE OAK	V	PRESERVE
247	14"	LIVE OAK	V	PRESERVE
248	25"	LIVE OAK	V	PRESERVE
249	15"	LIVE OAK	V	PRESERVE
250	36"	LIVE OAK	V	PRESERVE
251	14"	LIVE OAK	V	PRESERVE
252	30"	LIVE OAK	V	PRESERVE
253	17"	LIVE OAK	V	PRESERVE
254	28"	LIVE OAK	V	PRESERVE
255	15"	LIVE OAK	V	PRESERVE
256	32"	LIVE OAK	V	PRESERVE
257	29"	LIVE OAK	V	PRESERVE
258	24"	LIVE OAK	V	PRESERVE
259	17"	LIVE OAK	V	PRESERVE
260	48"	LIVE OAK	V	PRESERVE
261	18"	LIVE OAK	V	PRESERVE
262	20"	LIVE OAK	V	PRESERVE
263	14"	LIVE OAK	V	PRESERVE
264	13"	LIVE OAK	V	PRESERVE
265	15"	LIVE OAK	V	PRESERVE
266	28"	PINE	V	PRESERVE
267	14"	LIVE OAK	V	PRESERVE
268	14"	LIVE OAK	V	PRESERVE
269	26"	LIVE OAK	V	PRESERVE
270	24"	LIVE OAK	V	PRESERVE
271	26"	LIVE OAK	V	PRESERVE
272	29"	LIVE OAK	V	PRESERVE
273	12"	CHERRY	V	PRESERVE
274	12"	CHERRY	V	PRESERVE
275	20"	WATER OAK	V	PRESERVE
276	12"	WATER OAK	V	PRESERVE
277	10"	WATER OAK	V	PRESERVE
278	38"	LIVE OAK	V	PRESERVE
279	30"	LIVE OAK	V	PRESERVE
280	12"	LIVE OAK	V	PRESERVE
281	10"	LIVE OAK	V	PRESERVE
282	24"	LIVE OAK	V	PRESERVE
283	16"	LIVE OAK	V	PRESERVE
284	11"	LIVE OAK	V	PRESERVE
285	13"	LIVE OAK	V	PRESERVE
286	14"	LIVE OAK	V	PRESERVE
287	11"	LIVE OAK	V	PRESERVE
288	11"	LIVE OAK	V	PRESERVE
289	17"	LIVE OAK	V	PRESERVE

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

HIS HOUSE FOR HER APARTMENTS
MARION COUNTY, FLORIDA

TREE REMOVAL PLAN

DATE 07-08-25
DRN. BY JRT
CHKD. BY SHS

SHEET 2 OF 2

TR-2

P:\HIS HOUSE FOR HER\SITE_PLANS\HIS HOUSE FOR HER - LS PRINT.DWG

Marion County

Development Review Committee

Agenda Item

File No.: 2025-20072 **Agenda Date:** 8/4/2025 **Agenda No.:** 6.5.

SUBJECT:
Marion Oaks Townhomes - Waiver Request to a Major Site Plan
Marion Oaks Townhomes
Project #2024110024 #32203 Parcel #8004-0433-19
Clymer Farner Barley, Inc.

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 Request - We are requesting a fee-in-lieu-of waiver.

July 29, 2025
PROJECT NAME: MARION OAKS TOWNHOMES
PROJECT NUMBER: 2024110024
APPLICATION: MAJOR SITE PLAN #32203

1 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(8) - Calculation & Plan Consistency
STATUS OF REVIEW: INFO
REMARKS: Several pages in both the separately uploaded files as well as the drainage report are displaying as blank pages.

2 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.10.B - Copy of NPDES Permit or NOI
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the NPDES permit or NOI prior to construction.

3 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Copy of District Permit (County Interest)
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the District permit prior to construction.

4 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Additional Stormwater comments
STATUS OF REVIEW: INFO
REMARKS: If you have questions or would like to discuss the stormwater review comments, please contact Alexander Turnipseed at (352) 671-8376 or at alexander.turnipseed@marionfl.org.

5 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, their conditions, and the date of approval
STATUS OF REVIEW: INFO
REMARKS: 11/22/24-add waivers if requested in future

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

7 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.5.D - Hydraulic Analysis
STATUS OF REVIEW: INFO
REMARKS: 4/22/25 – MCU has no concerns. Ultimately, it is the responsibility of the Engineer of Record (EOR) to ensure the safety and functionality of the lift station. MCU is not responsible for any future changes

in system pressure that could impact the lift station. Previous Comment: Lift Station Book (documents) Show the modeling of the existing force main

8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.15.6.E - Meter Easements
STATUS OF REVIEW: INFO
REMARKS: 4.22.25 PG08 - PWS/ Irrigation Meters need to be in ROW or granted an easement that is called out on the plans.

9 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities
STATUS OF REVIEW: INFO
REMARKS: 4.22.25 Re-submittal plan review $130.00 Previous comment: $130 - to pay by phone call 352-671-8686 & reference Utility Review fee for AR 32203

10 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Additional Utilities comments
STATUS OF REVIEW: INFO
REMARKS: 4.22.25 Acknowledged. 6.14.5.C - DEP permits will not be signed out by MCU until this Major Site Plan is approved by DRC. When approved, you can email the EoR-signed DEP permits to Carrie.Hyde@MarionFL.org for processing. No utility construction may commence until the DEP permits are issued, and the engineer and contractor have conducted the pre-construction meeting with MCU.

11 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Additional Utilities comments
STATUS OF REVIEW: INFO
REMARKS: 4.22.25 - PG08 No vegetation can be planted within three feet of meter boxes. Needs to be called out on PG08 and IR Permit Plan.

12 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Additional Utilities comments
STATUS OF REVIEW: INFO
REMARKS: The lift station is located in an area where it may be impacted by vehicles parking outside of driveways. Please evaluate and consider protective measures or relocation to prevent potential access or maintenance issues.

13 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Additional Utilities comments
STATUS OF REVIEW: INFO
REMARKS: For any questions regarding this review, please contact Heather Proctor, Utilities Development Review Officer, at Heather.Proctor@marionfl.org or by phone at (352) 438-2896.

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

15 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 6.18.5 - Access Control Box
STATUS OF REVIEW: INFO
REMARKS: Any commercial building which contains a fire sprinkler system and or fire alarm system must install an access control box. The access control box must be ordered on a specific form signed by MCFR to

ensure the correct box is ordered for the jurisdiction. Please contact our office to obtain the form 352-291-8000.

16 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(2,3, & 5)/6.3.1C(15)(g) - DRI/FQD Compliance Note?
STATUS OF REVIEW: INFO
REMARKS: Will be a requirement on cover of final plat.

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

18 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.12.12 - [Sidewalks Internal/External Provided?]
STATUS OF REVIEW: INFO
REMARKS: Staff will support a waiver to pay 'fee-in-lieu-of' for sidewalk requirement.

19 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Verified with Sunbiz and project list. HR 12/17/24
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]."

20 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.13/14/15 - General Exhibits
STATUS OF REVIEW: NO
REMARKS: Please provide a FEMA flood map

21 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.A(12)/6.12.5 - Stormwater Details, Cross Sections, References
STATUS OF REVIEW: NO
REMARKS: Please provide a copy of the structural detail for inlet D-MO-01

22 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 7.1.3 - Drainage Construction Specifications
STATUS OF REVIEW: NO
REMARKS: The material for the pipe connected to Manhole #D-MO-04 has not been updated to RCP per the RAI comment.

23 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis.
STATUS OF REVIEW: NO
REMARKS: After all stormwater comments are resolved, please upload a scanned copy of the digitally signed and sealed certification page of the stormwater report to ePlans. 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.

24 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.12 - Sidewalks
STATUS OF REVIEW: NO
REMARKS: 5/1/25 - Staff supports fee in-lieu-of waiver for sidewalks along Marion Oaks Blvd which must be approved by DRC. If approved, fee comes out to $4,400.00 and must be paid prior to final approval.
11/27/24 - Sidewalks are required along Marion Oaks Blvd and must provide on-site connectivity.

25 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A - Water Connection Requirements
STATUS OF REVIEW: NO
REMARKS: 4.22.25 PG08 - 8"x4" connections needs to be a tapping sleeve. Prev. (2) 1" Gate Valve needs to be 3/4" curb stop on both meter banks. (3) What material are you using for cross, reducer, tee, bend, etc. Comment. Sheets 08, 09 - see changemarks

26 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A - Sewer Connection Requirements
STATUS OF REVIEW: NO
REMARKS: 4.22.25 PG08 - ARV must be on top of the pipe or offset to the inside. Prev. Comment. Sheets 08, 09 - see changemarks

27 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.5.A(1) - Submittal Requirements - Existing on-site & off-site mains and service connections
STATUS OF REVIEW: NO
REMARKS: 4.22.25 PG08 - The 6.50' measurement from FM to PWS. MUST be measured from center of pipe. Not the exterior walls.

28 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.5.A(2) - Submittal Requirements - Proposed on-site & off-site mains and service connections
STATUS OF REVIEW: NO
REMARKS: 4.22.25 PG08 - End if County maintenance needs to be called out on plan sheet for both water and sewer. Water - ends at meters. Sewer - ends at plug 2" plug valve.

29 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.5.B - Construction Notes - UT DETAILS - current LDC version
STATUS OF REVIEW: NO
REMARKS: 4.22.25 PG11 Missing UT316 (2) UT208 not needed if Fire Protection is not required. Please defer fire requirements to MCFR. (3) UT305 - manholes are to be private, MCU covers not necessary. Previous comment: Sheet 11 - find .pdf & .dwg UT details (rev 4/13/23) here -> https://utilities.marionfl.org/i-want-to/find-construction-related-forms

30 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.15.6.B - Irrigation Water Metering - size
STATUS OF REVIEW: NO
REMARKS: 4.22.25 PG08 - Change gate valve to 3/4" curbstop.

31 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.15.7 - Cross Connection Control and Backflow Prevention
STATUS OF REVIEW: NO
REMARKS: 4.22.25 PG08 (1) Backflow preventer needed for irrigation meter. (2) Backflow preventers not required for residential units. MCU will install Dual Check valves after meters.

32 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.16.5.A & B - Private Wastewater Pump Stations
STATUS OF REVIEW: NO
REMARKS: 4.22.25 - (1) Will HOA be formed to maintain responsibility of lift station? (2) What water will be used for maintenance of lift station. Prev. Comment - Addressed and listed: Sheet 13 - call out lift station is private ownership (or identify where this is stated)

33 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 6.18.2.D - Fire Department Connections
STATUS OF REVIEW: NO
REMARKS: If the proposed project contains a fire sprinkler system. The fire department connection must be out of the collapse zone which is defined as a minimum of 1 and ½ times the height of the highest portion of

the building. A fire hydrant is required to be within 100 feet of a fire department connection (Per NFPA 14 Chapter 6.4.5.4.1).

34 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: Additional Fire comments
STATUS OF REVIEW: NO
REMARKS: Although the proposed units may be considered townhomes under Florida Building Code, Marion County Fire Prevention has adopted the Florida Fire Prevention Code for the minimum building requirements for fire review and inspections by the State of Florida. Based on the information provided the residential units will not be individually parceled and sold as a town homes. Per the Florida Fire Prevention Code NFPA 101 Chapter 6.1.8.1.5 An Apartment Building is defined as a building or portion thereof containing three or more dwelling units with independent cooking and bathroom facilities. The buildings as proposed are apartments and will be required to have additional fire protection systems.

35 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 2.12.4.F.(2) - Surveyor and Mapper certification
STATUS OF REVIEW: NO
REMARKS: Please provide the following: 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.

36 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 2.12.32 - Provide site analysis map depicting the existing (100-year) flood plain
STATUS OF REVIEW: NO
REMARKS: Please provide.

37 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.24 - Landscape requirements/6.8.6 - Buffering
STATUS OF REVIEW: NO
REMARKS: Buffering along ROW not shown.

5/2 - Staff acknowledges that the buffers are shown on LS Permit Plan SS; however, the Type C buffer area must be shown (type/label and dimensions) on the 06 Site Plan sheet. Please ensure the setback area and buffer area are shown as distinct from each other. Revise site plan as needed.

Feel free to contact us at (352) 671-8686 or DevelopmentReview@marionfl.org with questions.

Sincerely,

Your Development Review Team
Office of the County Engineer

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

32203

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date:_____ Parcel Number(s): 8004-0433-19 Permit Number: 32203 - CURRENT

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Marion County Townhomes Project Commercial ☐ Residential ☑
Subdivision Name (if applicable): Marion Oaks
Unit 4 Block 433 Lot 19 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): Juan Ortega
Signature:
Mailing Address: 755 Crandon Blvd City: Key Biscayne
State: FL Zip Code: 331494 Phone # (321) 888-2686
Email address: Jortega@unityknows.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): Clymer Farner Barley, Inc Contact Name: Tyler Counts
Mailing Address: 7413 Alford Ave City: Middleton
State: FL Zip Code: 34762 Phone # 352-748-3126
Email address: tcounts@cfb-inc.com

D. WAIVER INFORMATION:
Section & Title of Code (be specific): 6.12.12 - Sidewalks
Reason/Justification for Request (be specific): We are requesting a fee-in-lieu-of waiver.

DEVELOPMENT REVIEW USE:
Received By: email 7/28/25 Date Processed: 7/29/25 Project # 2024110024 AR # 32203

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):_____

AGENCY	PERMIT #	SUBMITTED	STATUS
MARION COUNTY			
FDEP 10/2 GENERAL			
FDEP WASTEWATER			

DATE	REVISIONS	BY

TRAFFIC IMPACT SUMMARY

TIME PERIOD	ITE TRIP GENERATION RATE	PROJECT TRIPS
WEEKDAY DAILY	6.74 TRIPS / DU	94
WEEKDAY AM PEAK HOUR	0.47 TRIPS / DU	7
WEEKDAY PM PEAK HOUR	0.57 TRIPS / DU	8

MAJOR SITE PLAN
OF
MARION OAKS TOWNHOMES

PROJECT TEAM

OWNER/DEVELOPER
MOLUNITY HOMES LLC
755 CRANDON BLVD
KEY BISCAYNE, FL 33149
JUAN D ORTEGA
(321) 430-1331

CIVIL ENGINEER
CLYMER FARNER BARLEY, INC.
7413 ALFORD AVENUE
MIDDLETON, FL 34762
TYLER D. COUNTS, PE
FL. LIC. NO. 99025
(352) 748-3126

SURVEYOR
CLYMER FARNER BARLEY SURVEYING, LLC
7413 ALFORD AVENUE
MIDDLETON, FL 34762
JAMES H. BLAIR, PSM
FL. REG. NO. 6917

UTILITY CONTACTS

WATER AND WASTE WATER UTILITIES
MARION COUNTY UTILITIES
11800 SE U.S. HIGHWAY 441
BELLEVIEW, FL 34420
(352) 307-6000

ELECTRICAL POWER UTILITIES
SUMTER ELECTRIC
COOPERATIVE, INC. (SECO)
P.O. BOX 301
SUMTERVILLE, FL 33585
(352) 793-3801; EXT. 1330

SOLID WASTE COLLECTION
MARION COUNTY APPROVED FRANCHISE

VICINITY MAP

1" = 1000'

SUBJECT LIES WITHIN THE SECONDARY SPRINGS PROTECTION ZONE
SECTION 23; TOWNSHIP 17 SOUTH; RANGE 21 EAST
MARION COUNTY, FLORIDA
VERTICAL DATUM - NAVD 1988
PARCEL ID: 8004-0433-19
FLU: HIGH RESIDENTIAL

SHEET LIST TABLE

Sheet Number	Sheet Title
01	COVER
02	GENERAL NOTES
03	PRE-DEVELOPMENT BASIN MAP
04	POST-DEVELOPMENT BASIN MAP
05	MASTER PLAN
06	SITE PLAN
07	GRADING & DRAINAGE PLAN
08	UTILITY PLAN
09	FORCE MAIN EXTENSION P&P
10	DETAILS
11	UTILITY DETAILS
12	ADS STORMTECH DETAILS
13	LIFT STATION DETAILS
EC-1	EROSION CONTROL PLAN

NOTE:
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.

AREAS FOR TOTAL SITE (BASED ON FOOTPRINT, NOT INTERIOR SQ. FOOTAGE)

PROPOSED BUILDINGS	= 13,251 SQ. FT. (0.30 AC.)	33.0%
PROPOSED CONCRETE	= 5,108 SQ. FT. (0.12 AC.)	12.8%
PROPOSED ASPHALT	= 4,201 SQ. FT. (0.09 AC.)	10.5%
TOTAL IMPERVIOUS AREA	= 22,560 SQ. FT. (0.51 AC.)	56.3%
EXISTING OPEN AREA	= 40,000 SQ. FT. (0.92 AC.)	100.0%
OPEN AREA	= 17,440 SQ. FT. (0.41 AC.)	43.7%
PROJECT AREA	= 40,000 SQ. FT. (0.92 AC.)	100.0%

LICENSED DESIGN PROFESSIONAL CERTIFICATION:

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

X_____

OWNERS CERTIFICATION:

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

X_____

CLYMER FARNER BARLEY, Inc.
7413 ALFORD AVE, MIDDLETON, FL 34762
(352) 748-3126

MARION OAKS TOWNHOMES

I:\MARION OAKS_LA_JACKS_2021\PROJECTS\MARION OAKS TOWNHOMES\CIVIL\CONSTRUCTION\10-26 (BW-BAC).DWG [DATE: 10/26/2021 13:26 (BW-BAC)] DATE: 10/26/2021 13:26 (BW-BAC) | XREF'D BY: MWARBERRY

GENERAL NOTES:

1. THESE GENERAL NOTES APPLY TO ALL WORK IN THIS SET OF DRAWINGS

2. THE APPLICANT (MOLUNITY HOMES LLC) WILL OWN AND MAINTAIN THE IMPROVEMENTS ON SAID PARCEL PER LEGAL DESCRIPTION

3. THE STANDARD DETAILS FOR THIS PROJECT SHALL BE FOUND IN:
   - MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) (LATEST EDITION)
   - FDOT STANDARD PLANS FOR ROAD CONSTRUCTION
   - MARION COUNTY STANDARD WATER AND SEWER DETAILS
   - MARION COUNTY LAND DEVELOPMENT REGULATIONS
   - MARION COUNTY STANDARD SPECIFICATIONS

5. ALL SIGNAGE, PAVEMENT MARKING, AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH FHWA "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" AND LOCAL

6. REGULATORY SIGNS (STOP, ETC.) SHALL BE IN PLACE PRIOR TO FINAL INSPECTION OF PAVING IMPROVEMENTS.

7. CONTRACTOR SHALL REVIEW ALL PERMITS PRIOR TO CONSTRUCTION FOR ANY CHANGES TO THE DESIGN INCLUDED THERRIN. NOTIFY ENGINEER/OWNER OF ANY REQUIRED CHANGES PRIOR TO CONSTRUCTION.

8. THE CONTRACTOR(S) SHALL ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL ABIDE BY ALL CONDITIONS CONTAINED THEREIN. PERMITS INCLUDED (BUT NOT NECESSARILY LIMITED TO) ARE:
   - COUNTY
   - CITY
   - WATER MANAGEMENT DISTRICT ENVIRONMENTAL RESOURCE PERMIT (ERP)
   - FDEP WATER AND SEWER
   - LOCAL UNDERGROUND UTILITIES
   - FDEP NPDES STORMWATER

9. ALL MATERIALS, MACHINERY, AND VEHICLES SHALL BE STORED ON-SITE IN AN ORDERLY ORGANIZED FASHION.

10. CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES OF PROPOSED START OF WORK IN ACCORDANCE WITH THEIR STANDARD REQUIREMENTS; INCLUDING BUT NOT LIMITED TO WATER, SEWER, POWER, TELEPHONE, GAS AND CABLE TV COMPANIES.

11. PRIOR TO COMMENCEMENT, CONTRACTOR SHALL PROVIDE THE OWNER AND THE ENGINEER WITH CONSTRUCTION SCHEDULE FOR VARIOUS SITE WORK ELEMENTS.

12. CONTRACTOR SHALL FURNISH THE ENGINEER/OWNER WITH ACCURATE SURVEY RECORD DRAWINGS SHOWING AS-CONSTRUCTED HORIZONTAL AND VERTICAL DIMENSIONING OF THE WORK. ALL INFORMATION WHICH IS UNCHANGED AND CURRENT SHALL BE NOTED BY CHECKING OFF OR CIRCLING. ALL REVISED INFORMATION SHALL BE CROSSED THROUGH AND NEW DATA ADDED.

13. AT THE BEGINNING OF CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES CRITICAL TO COMPLETING THE PROJECT (INCLUDING WATER, SEWER, POWER, TELEPHONE, GAS, AND CABLE TV) AND SHALL EVALUATE POTENTIAL CONFLICTS. ALL SUCH CONFLICTS SHALL BE REPORTED TO ENGINEER/OWNER IMMEDIATELY UPON DISCOVERY.

14. THE LOCATIONS OF EXISTING UTILITIES AND STORM DRAINAGE SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. ENGINEER ASSUMES NO RESPONSIBILITY FOR INACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS FOR FIELD LOCATIONS AND FOR ANY RELOCATIONS OF THE VARIOUS EXISTING UTILITIES WITH THE UTILITY OWNERS, WHICH SHALL BE DONE IN A TIMELY FASHION TO MINIMIZE THE IMPACT ON THE CONSTRUCTION SCHEDULE. ANY DELAY OR INCONVENIENCE CAUSED BY THE RELOCATION OF THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.

15. ANY DIFFERING SITE CONDITION FROM THAT WHICH IS REPRESENTED HEREIN, WHETHER ABOVE, ON, OR BELOW THE SURFACE OF THE GROUND, SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND OWNER IN WRITING PRIOR TO CONSTRUCTION IN THE AREA IMPACTED BY THE CONFLICT. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO DIFFERING SITE CONDITIONS WILL BE ALLOWED IF THE CONTRACTOR FAILS TO PROVIDE THE REQUIRED WRITTEN NOTIFICATION OF SUCH CONDITIONS FOR REVIEW BY THE ENGINEER AND OWNER.

16. ALL RECOMMENDATIONS AND REQUIREMENTS OF INSPECTION PERSONNEL OTHER THAN OWNER'S SHALL BE REPORTED TO ENGINEER/OWNER PRIOR TO IMPLEMENTATION. COMPENSATION WILL NOT BE ALLOWED FOR WORK WHICH IS NOT AUTHORIZED BY ENGINEER/OWNER.

17. ALL WORK SHALL BE OPEN TO AND SUBJECT TO INSPECTION BY AUTHORIZED PERSONNEL OF THE LOCAL JURISDICTION, OWNER, INVOLVED UTILITY COMPANIES, PROJECT ENGINEER AND REGULATORY AGENCIES.

18. CONTRACTOR SHALL STAKE ALL IMPROVEMENTS USING THE INFORMATION PROVIDED IN THESE PLANS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO COMPLETELY STAKE AND CHECK ALL IMPROVEMENTS TO ENSURE ADEQUATE POSITIONING, BOTH HORIZONTAL AND VERTICAL, PRIOR TO THE INSTALLATION OF ANY IMPROVEMENT.

19. CONTRACTOR SHALL CONFIRM COMPATIBILITY OF PIPE SLOPES AND INVERTS DURING SHOP DRAWING AND MATERIALS ORDERING PHASE OF PROJECT AND ADVISE ENGINEER OF ANY DISCREPANCIES.

20. NO EXISTING MATERIAL SHALL BE USED IN NEW CONSTRUCTION UNLESS APPROVED DURING THE SHOP DRAWING APPROVAL PROCESS.

21. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ENGINEER APPROVAL PRIOR TO PROCUREMENT OF MATERIALS.

22. CONTRACTOR TO SUBMIT COPIES OF ALL TESTING REPORTS TO THE OWNER AND ENGINEER FOR ACCEPTANCE AND CERTIFICATIONS.

23. CONTRACTOR TO PRESERVE ALL MONITORING WELLS IDENTIFIED ONSITE.

24. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING PROPER TRAFFIC MAINTENANCE AND CONTROLS IN ACCORDANCE WITH REGULATORY STANDARDS. WHERE A TRAFFIC MAINTENANCE PLAN REQUIRED IT SHALL BE PREPARED BY AN FDOT CERTIFIED DESIGNER AND SUBMITTED BY CONTRACTOR FOR APPROVAL BY OWNER, ENGINEER, AND CITY OR COUNTY.

25. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE PROJECT SITE DURING CONSTRUCTION. TO PREVENT TRESPASSING OF UNAUTHORIZED PEDESTRIANS AND/OR VEHICLES IN ALL WORK AREAS. THE CONTRACTOR SHALL POST SIGNS, CONSTRUCT BARRIERS, OR IMPLEMENT OTHER METHODS NECESSARY TO CONTROL ACCESS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR TRESPASSING ON THE CONSTRUCTION SITE OR DAMAGES TO ANY WORK RELATED THERETO.

26. CONTRACTOR SHALL PROTECT ALL ADJACENT WETLANDS, WATERBODIES, AND PROPERTIES FROM DAMAGE BY SEDIMENTATION OR OTHER POTENTIAL CONSTRUCTION RELATED CAUSES.

27. CONTRACTOR SHALL BE EXTREMELY CAUTIOUS WHEN WORKING NEAR TREES WHICH ARE TO BE SAVED, WHETHER SHOWN IN THE PLANS OR DESIGNATED IN THE FIELD. CONTRACTOR SHALL BECOME FAMILIAR WITH AND CONFORM WITH ALL TREE PROTECTION/PRESERVATION PROVISIONS OF THE CONTRACT DOCUMENTS AND LOCAL GOVERNMENT.

28. ALL FDOT DESIGN INDICES ARE HEREBY INCORPORATED AS PLAN REFERENCES HEREIN. CONTRACTOR IS RESPONSIBLE FOR OBTAINING COMPLETE COPIES OF ALL APPLICABLE INDEX DRAWINGS AND CONSTRUCTING ALL WORKS IN CONFORMANCE WITH THE FDOT DESIGN STANDARDS, LATEST EDITION.

29. CONTRACTOR SHALL APPLY FOR A RIGHT-OF-WAY UTILIZATION PERMIT, AT LEAST FIVE (5) BUSINESS DAYS PRIOR TO THE SCHEDULED START DATE, FOR ANY WORK TO BE DONE WITHIN THE CITY'S RIGHT-OF-WAY.

30. NO VERTI-PACK COMPACTORS PROPOSED.

31. NO ROLL OFF COMPACTORS PROPOSED.

32. NO FREESTANDING COMMERCIAL SIGN PROPOSED.

PAVING, GRADING & DRAINAGE NOTES:

30. SITE PAVING AND DRAINAGE MATERIALS AND CONSTRUCTION SHALL CONFORM TO FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITIONS, INSOFAR AS THEY APPLY TO THESE DESIGNS HEREIN, AND THE LOCAL JURISDICTION REGULATIONS AND SPECIFICATIONS. WHERE SUCH SPECIFICATIONS DIFFER, THE MORE STRINGENT SHALL APPLY, SUBJECT TO DETERMINATION OF THE ENGINEER.

31. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SURVEY MONUMENTATION. DISTURBED MONUMENTATION SHALL BE RESTORED BY A FLORIDA-LICENSED LAND SURVEYOR SELECTED BY THE OWNER AT CONTRACTOR'S EXPENSE.

32. DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO ENSURE AGAINST POLLUTING, SILTING, OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING ONSITE AND OFFSITE DRAINAGE SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL PERMIT REQUIREMENTS RELATED TO SUCH MEASURES. ANY MEASURES SHOWN OR DETAILED IN THESE DRAWINGS SHALL BE CONSIDERED MINIMUMS AND SHALL NOT ALLEVIATE CONTRACTOR FROM THE RESPONSIBILITY TO IMPLEMENT ANY MEASURES NECESSARY TO PROVIDE PROTECTION.

33. THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY HAS AUTHORIZED THE STATE OF FLORIDA TO ADMINISTER THE NATIONAL POLLUTANTS DISCHARGE ELIMINATION SYSTEM (NPDES). CONTRACTOR IS ADVISED THAT OPERATORS ARE REQUIRED TO FILE WITH FDEP, A NOTICE OF INTENT TO USE THE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES THAT DISTURB ONE OR MORE ACRES OF LAND. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SUBMIT THE NOTICE OF INTENT (NOI) TO FDEP WITH A COPY TO THE OWNER AND THE ENGINEER AT LEAST 48 HOURS BEFORE INITIATING CONSTRUCTION.

34. CONTRACTOR SHALL PROVIDE ACCURATE AS-BUILT DIMENSIONS AND ELEVATIONS OF THE STORMWATER MANAGEMENT AREAS AFTER FINAL GRADING AND PRIOR TO GRASSING THE SLOPES. CONTRACTOR MUST OBTAIN ENGINEER'S APPROVAL PRIOR TO GRASSING. IF ANY MODIFICATIONS ARE NEEDED, ADDITIONAL AS-BUILTS MUST BE FURNISHED.

35. GEOTECHNICAL SERVICES HAVE BEEN PROVIDED DIRECTLY TO THE OWNER. GEOTECHNICAL RECOMMENDATIONS ARE NOT THE RESPONSIBILITY OF CLYMER FARNER BARLEY, INC. (CFB). CFB ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS, COMPLETENESS, OR ACCURACY OF GEOTECHNICAL INFORMATION.

36. ELEVATIONS OF GRASSED AREAS ARE GIVEN AT FINISHED GRADE (TOP OF SOD OR SEEDED SURFACE).

37. ALL DIMENSIONS SHOWN ARE TO EDGE OF PAVEMENT UNLESS INDICATED OTHERWISE.

38. PIPE LENGTHS SHOWN REPRESENT DISTANCES BETWEEN CENTERLINES OF DRAINAGE STRUCTURE AND FROM INVERTS OF ENDWALLS AND/OR PIPE ENDS. BIDDERS SHALL ADJUST FOR PIPE LENGTHS WHEN BIDDING PIPE ENDS.

39. ALL OFF-SITE DISTURBED AREAS SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITION, OR BETTER.

40. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND DISPOSING OF ALL WASTE MATERIALS CONSISTENT WITH ALL RULES AND REGULATIONS APPLICABLE TO THE SPECIFIC MATERIAL FOUND.

41. CONTRACTOR SHALL INSTRUCT THE GEOTECHNICAL TESTING LABORATORY PERFORMING CONSTRUCTION TESTING TO PROVIDE CFB WITH COPIES OF ALL SITE-WORK TEST REPORTS AS THEY ARE GENERATED. RECEIPT OF COPIES OF GEOTECHNICAL REPORTS BY CFB IN NO WAY OBLIGATES CFB TO ANY REVIEW, COMMENTS OR ACTIONS REGARDING THE WORK.

42. DURING CONSTRUCTION, THE GEOTECHNICAL ENGINEER PERFORMING TESTING SHALL MONITOR GROUNDWATER CONDITIONS AND PROVIDE RECOMMENDATIONS FOR ADDITIONAL ROADWAY UNDERDRAINS AS NEEDED. ENGINEER SHALL BE NOTIFIED OF ANY SUCH RECOMMENDATIONS.

43. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD STAKE AND PROTECT CONSERVATION AREA LIMITS. OWNER RESERVES THE RIGHT TO CHECK THE STAKING AND PROTECTIONS AND REQUIRE IT TO BE RELOCATED IF NECESSARY. PROTECTIONS SHALL REMAIN IN PLACE UNTIL ADJACENT CONSTRUCTION IS COMPLETE.

44. NO WATER VALVE BOXES, METERS, PORTIONS OF MANHOLES, OR OTHER APPURTENANCES RELATING TO ANY UNDERGROUND UTILITIES SHALL BE LOCATED IN ANY PORTION OF ANY TYPE OF CURB. ADVISE ENGINEER IMMEDIATELY UPON DISCOVERY OF A POTENTIAL CONFLICT.

45. CONTRACTOR IS RESPONSIBLE FOR GRADING ALL PAVEMENTS TO DRAIN POSITIVELY. INTERSECTIONS SHALL BE TRANSITIONED TO PROVIDE A SMOOTH DRIVING SURFACE WHILE MAINTAINING POSITIVE DRAINAGE. SHOULD AREAS OF POOR DRAINAGE BE OBSERVED, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PLACEMENT OF CURBS OR PAVEMENT, SO THAT RECOMMENDATIONS FOR CORRECTION MAY BE MADE.

46. CONTRACTOR SHALL COORDINATE WITH ENGINEER FOR PRE-POUR INSPECTION PRIOR TO ANY SIDEWALK AND/OR RAMP CONCRETE POURS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL RAMP TEXTURED SURFACES AND SIDEWALK LONGITUDINAL AND CROSS SLOPES ARE IN CONFORMANCE WITH LOCAL, STATE AND FEDERAL A.D.A. STANDARDS.

47. ALL DISTURBED PUBLIC AND PRIVATE RIGHTS OF WAY SHALL BE RESTORED. SOD SHALL BE REPLACED FROM BACK OF CURB OR EDGE OF PAVEMENT TO RIGHT-OF-WAY AND ALL AREAS SHALL MATCH OR EXCEED PRECONSTRUCTION CONDITIONS.

48. CONTRACTOR SHALL NOT COMPACT, STABILIZE, OR CONSTRUCT BASE COURSE WITHIN LANDSCAPE ISLANDS, TRACTS, OR MEDIANS. WHERE SUCH TREATMENT DOES OCCUR, IT SHALL BE REMOVED AND REPLACED WITH SUITABLE PLANTING SOILS ACCEPTABLE TO OWNER'S LANDSCAPE ARCHITECT.

49. CONTRACTOR SHALL REMOVE ALL UNSUITABLE SOILS IN CONSTRUCTION AREAS AND AREAS TO BE FILLED. REFER TO GEOTECHNICAL REPORT FOR REQUIREMENTS.

50. ENGINEER RESERVES THE RIGHT TO WITHHOLD APPROVALS FOR PAYMENT FOR ANY ROADWORK WHICH HAS NOT BEEN TESTED BY A FLORIDA-REGISTERED GEOTECHNICAL ENGINEER AND REPORTED TO CONFORM TO PROJECT SPECIFICATIONS.

51. SITE CONTRACTOR SHALL GRADE ANY UTILITY EASEMENTS, AS SHOWN OR NOTED ON THE PLAT OR CONSTRUCTION DRAWINGS, ADJACENT TO THE RIGHT-OF-WAY LINE TO FINAL DESIGN GRADE.

52. CONTRACTOR SHALL STABILIZE AND PROTECT ALL END WALL, MITERED END SECTION, FLARED END SECTION, ETC. STRUCTURES THROUGHOUT THE PROJECT UNTIL THE POND SLOPES ARE STABILIZED AND ACCEPTED BY OWNER.

53. CONTRACTOR/BIDDER SHALL OBSERVE OFFSITE ROADWAYS FOR FRICTION COURSE REMOVAL AND RESTORATION REQUIREMENTS AND FOR LEVELING COURSE REQUIREMENTS WHICH SHALL BE INCLUDED IN THE BID AND IN THE WORK.

54. OVER-EXCAVATION OF RETENTION BASINS SHALL NOT BE ALLOWED UNLESS SPECIFICALLY AUTHORIZED BY ENGINEER/OWNER. SHOULD UNAUTHORIZED OVER-EXCAVATION OCCUR, IT SHALL BE BACKFILLED, REGRADED, RESODDED, AND/OR RESEEDED AS REQUIRED BY OWNER AT CONTRACTOR'S EXPENSE TO OWNER'S SPECIFICATIONS.

55. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING A GEOTECHNICAL CONSULTANT TO PROVIDE FIELD PERMEABILITY TESTS TO ENSURE THE STORMWATER PONDS WILL FUNCTION AS DESIGNED AND MEET THE DESIRED INFILTRATION RATES. THE REPORT SHALL BE FORWARDED TO THE OWNER AND THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO THE COMPLETION OF THE POND CONSTRUCTION.

56. SEE GEOTECHNICAL REPORT PROVIDED TO OWNER FOR FOUNDATION UNDERCUTTING AND BACKFILL SPECIFICATIONS IN AND AROUND BUILDING.

PAVING, GRADING & DRAINAGE MATERIAL SPECIFICATIONS:

1. STORM DRAINS SHALL BE CONSTRUCTED WITH FDOT-APPROVED MATERIALS. PIPE JOINTS SHALL BE WRAPPED PER FDOT INDEX 430-001.

2. ALL STORM STRUCTURES SHALL BE IN CONFORMANCE WITH FDOT STANDARD INDEX DRAWINGS. GRATES SHALL BE CAST IRON UNLESS OTHERWISE SPECIFIES OR APPROVED.

3. ALL TYPE "P" STRUCTURE BOTTOMS SHALL BE ROUND UNLESS OTHERWISE SPECIFIED AND SHALL HAVE A 4 FT. DIAMETER.

4. ALL TYPE "J" STRUCTURE BOTTOMS SHALL BE ROUND UNLESS OTHERWISE SPECIFIED AND SHALL HAVE AN 8 FT. DIAMETER

5. ALL CONCRETE WORK SHALL BE 3,000 PSI MINIMUM, UNLESS OTHERWISE SPECIFIED.

6. HDPE PIPE (WHERE SPECIFIED) SHALL BE INSTALLED BY A CERTIFIED HDPE CONTRACTOR,

7. CONTRACTOR SHALL COORDINATE WITH ENGINEER FOR INSPECTION OF STORM SEWERS PRIOR TO PAVING. CONTRACTOR SHALL PROVIDE EQUIPMENT FOR LAMPING INSPECTION BY ENGINEER. FURTHER TESTING WITH MANDRELS OR VIDEO TAPING OF PIPES MAY BE REQUIRED BY ENGINEER.

8. PAVING MATERIALS SHALL CONFORM WITH FDOT STANDARD SPECIFICATIONS LATEST EDITION.

9. UNDERDRAIN SHALL BE HEAVY-DUTY CORRUGATED POLYETHYLENE PIPE WITH FACTORY INSTALLED FABRIC AS MANUFACTURED BY ADVANCE DRAINAGE SYSTEMS (ADS), OR APPROVED EQUAL.

10. UNDERDRAIN DISCHARGE PIPE SHALL BE PVC PER ASTM D3034 SDR 35 WITH ELASTOMERIC JOINTS, NON-PERFORATED.

11. FILL PLACEMENT AND SPECIFICATIONS SHALL CONFORM TO THE RECOMMENDATIONS OF THE PROJECT'S GEOTECHNICAL CONSULTANT.

12. CONTRACTOR SHALL PROVIDE FOR POSITIVE DRAINAGE FROM SUBGRADE THROUGH FINAL LIFT OF ASPHALT. STRUCTURE BASES SHALL BE FABRICATED IN ACCORDANCE WITH FDOT STANDARD INDEX 425-00. TEMPORARY DRAINS FOR SUBGRADE AND BASE, AS NOTED IN THE INDEX, WILL BE CONSIDERED INCIDENTAL TO THE PRICE OF THE STRUCTURE.

13. SOIL TESTING RESULTS SHALL BE PROVIDED FOR THE PAVEMENT CONSTRUCTION. AFTER PLACEMENT AND FIELD COMPACTION, THE WEARING SURFACE SHALL BE CORED TO EVALUATION MATERIAL THICKNESS AND TO PERFORM LABORATORY DENSITIES. THE LOCATION AND NUMBER OF SAMPLE CORES SHALL BE DETERMINED BY THE GEOTECHNICAL CONSULTANT. THE TESTING REPORT SHALL DENOTE THE TEST LOCATIONS.

AMERICANS WITH DISABILITIES ACT NOTES:

THE CONTRACTOR & OWNER WILL BE HELD ACCOUNTABLE DURING THE CONSTRUCTION FOR ALL SITE IMPROVEMENTS. COMPLIANCE WITH SECTION 553.503 FLORIDA STATUTES (FS), AND THE 8TH EDITION (2023 FLORIDA ACCESSIBILITY CODE) FOR BUILDING CONSTRUCTION (FACBC), IS MANDATORY. IF INCORRECT AT FINAL INSPECTION, CONTRACTOR WILL BE REQUIRED TO MODIFY CONSTRUCTION TO COMPLY WITH FS AND FACBC. THE FOLLOWING ITEMS TAKE PRECEDENCE AND SUPERSEDE OTHER SITE DETAILS ON DRAWINGS:

1. ACCESSIBLE PARKING SPACE SHALL BE LOCATED ON AN ACCESSIBLE ROUTE NO LESS THAN 44" WIDE SO THAT USERS WILL NOT BE COMPELLED TO WALK OR WHEEL BEHIND PARKED VEHICLES EXCEPT BEHIND HIS OR HER OWN VEHICLE. §208.1 AND §502.3, FACBC AND FS 553.5041.

2. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SERVING A PARTICULAR BUILDING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE FROM THE ACCESSIBLE (H/C) PARKING TO AN ACCESSIBLE ENTRANCE. §208.3.1, FACBC AND FS 553.5041 (5)(B).

3. ACCESSIBLE PARKING SPACES SHALL BE 12' WIDE, AND OUTLINES WITH BLUE PAINT. §502.2 AND §502.6, FACBC.

4. ACCESS AISLES REQUIRED ADJACENT TO PARKING SPACES SHALL BE 5' WIDE WITH DIAGONAL STRIPING. §502., FACBC

5. PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL (NOT TO EXCEED 1:48) ON A STABLE, FIRM AND SLIP RESISTANT SURFACE. RE: §302.1 AND §502.3, FACBC

6. ACCESSIBLE PARKING SIGNS SHALL BE FDOT APPROVED AND SHALL READ 'PARKING BY DISABLED PERMIT ONLY' AND SHALL INDICATE A $250 FINE FOR ILLEGAL USE. INSTALL SIGNS A MINIMUM 60" (INCHES) FROM THE GROUND TO THE BOTTOM OF THE SIGN(S). RE: §502.6, FACBC AND FS 553.5041.

7. CURB RAMPS SHALL NOT EXCEED 1:12 SLOPE, AND CURB RAMP FLARES SHALL NOT EXCEED 1:10 SLOPE. CURB RAMPS AND FLARED SIDES SHALL NOT ENCROACH UPON PARKING SPACES, ACCESS AISLES, OR VEHICULAR TRAFFIC LANES. THE COUNTER SLOPE OF ADJACENT ROAD SURFACES AND GUTTERS SHALL NOT EXCEED 1:20. RE: §405.2, §406.2 AND §5, FACBC

8. A LANDING WITH A MINIMUM CLEAR LENGTH OF 36" SHALL BE LOCATED AT THE TOP SIDE OF EACH CURB RAMP WITH A CLEAR WIDTH AT LEAST AS WIDE AS THE CURB RAMP. (EXCLUDING FLARED SIDES) LEADING TO IT. EXCEPTION: FOR ALTERATIONS, WHERE THERE IS NO LANDING, CURB RAMP FLARES SHALL BE PROVIDED, AND SHALL NOT BE STEEPER THAN 1:12 SLOPE. RE: §406, FACBC

9. ALL RAMPS WITH A RISE GREATER THAN 6" SHALL PROVIDE EDGE PROTECTION COMPLYING WITH §405.9 FACBC. RAMPS SHALL HAVE A 60" MIN LEVEL LANDINGS AT THE TOP AND BOTTOM. RE: §405.7, FACBC

10. ALL RAMPS WITH A RISE GREATER THAN 6" SHALL HAVE HANDRAILS ON BOTH SIDES WITH 12" HORIZONTAL EXTENSIONS AT THE TOP AND BOTTOM OF THE RAMP. RE: §1010.9 FBC-B (FLORIDA BUILDING CODE - BUILDING) AND §505.10 FACBC

11. ACCESSIBLE ROUTES TO "MAIN ENTRY" FROM AN ACCESSIBLE PARKING SPACE, AND FROM THE "PUBLIC WAY", SHALL NOT EXCEED 1:20 SLOPE (UNLESS RAMPS AND HANDRAILS ARE PROVIDED) WITH CROSS SLOPE NOT IN EXCESS OF 1:48. RE: §206, §402 AND §403., FACBC.

12. CONNECT BUILDINGS WITHIN THE SAME SITE WITH AN ACCESSIBLE ROUTE WHICH SHALL NOT EXCEED 1:20 SLOPES (UNLESS RAMPS AND HANDRAILS ARE PROVIDED) AND A MAXIMUM CROSS SLOPE OF 1:48. RE: §206, FACBC.
    * EXCEPTION: AN ACCESSIBLE ROUTE SHALL NOT BE REQUIRED BETWEEN ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES IF THE ONLY MEANS OF ACCESS BETWEEN THEM IS A VEHICULAR WAY NOT PROVIDING PEDESTRIAN ACCESS. RE: §206.2.2, FACBC

HORIZONTAL/VERTICAL GEOMETRY NOTES:

1. ELEVATIONS SHOWN HEREON ARE PURSUANT TO THE NORTH AMERICAN VERTICAL DATUM OF 1988. THE ORIGINATING BENCHMARK FOR THE ELEVATIONS DEPICTED HEREON IS NATIONAL GEODETIC SURVEY (NGS) BENCHMARK 175 73 A80, SAID POINT HAVING AN ELEVATION OF 81.57 FEET.

2. BEARINGS SHOWN HEREON (NOT DETONED WITH (D)) ARE BASED ON GRID NORTH AS ESTABLISHED BY THE NATIONAL OCEAN SERVICE (NOS) THROUGH ITS PROGRAM OFFICE NATIONAL GEODETIC SURVEY (NGS). AS A REFERENCE FOR THIS SURVEY, THE EASTERLY RIGHT OF WAY LINE OF MARION OAKS BOULEVARD HAS A BEARING OF NORTH 13°15'06" EAST.

3. SURVEY INFORMATION
   SURVEYOR: CLYMER FARNER BARLEY SURVEYING, LLC
   PROJECT NO.: SP2024.01143
   DATED: 06/13/2024

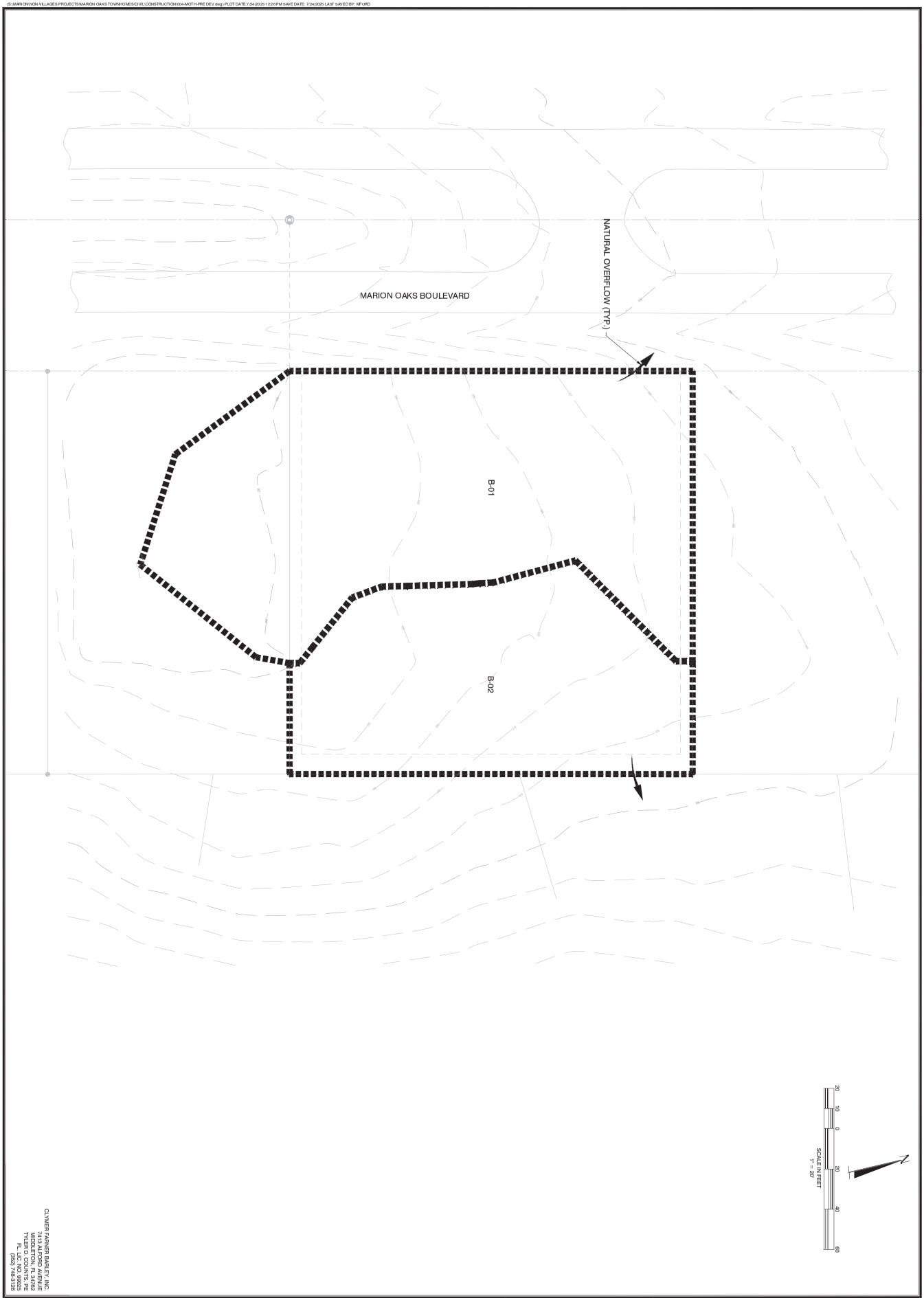
LEGAL DESCRIPTION:

LOT 19, OF BLOCK 433, OF MARION OAKS UNIT FOUR, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 0, PAGES 53 THROUGH 80, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

CLYMER FARNER BARLEY, INC.
7413 ALFORD AVENUE
MIDDLETON, FL 34762
TYLER D. COUNTS, PE
FL. LIC. NO. 99025
(352) 748-3126

(S:\MARION\NON-VILLAGES PROJECTS\MARION OAKS TOWNHOMES\CIVIL\CONSTRUCTION\002-MOTH-NOTES.dwg) PLOT DATE:7/24/2025 12:25 PM SAVE DATE: 5/16/2025 LAST SAVED BY: MFORD

I:\MARION\ON VILLAGES PROJECTS\MARION OAKS TOWNHOMES\CIVIL\CONSTRUCTION\004-MOTH-PRE DEV.dwg | PLOT DATE: 7-24-2025 | 2:26 PM SAVE DATE: 7/24/2025 LAST SAVED BY: MFGRD



CLYMER FARNER BARLEY, INC.
7413 ALFORD AVENUE
MIDDLETON, FL 34762
TYLER D. COUNTS, PE
FL LIC. NO. 86855
(352) 748-3126

SHEET NUMBER 03

SAVE DATE 7/24/2025
DRAWN BY MJP
CHECKED BY TDC
PROJECT # EP2024.01138
FILE NAME

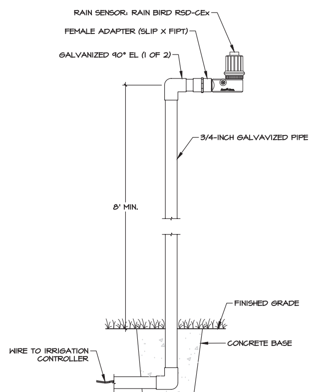
MARION OAKS TOWNHOMES
MAJOR SITE PLAN
MARION COUNTY, FL

PRE-DEVELOPMENT BASIN MAP

CFB CLYMER FARNER BARLEY

CLYMER FARNER BARLEY, Inc.
7413 ALFORD AVE, MIDDLETON, FL 34762
(352)748-3126

DATE	REVISIONS	BY



RAIN SENSOR SHALL BE INSTALLED PER THIS DETAIL IF NO SUITABLE, UNOBSTRUCTED MOUNTING LOCATION IS AVAILABLE AS DETERMINED BY MPA.

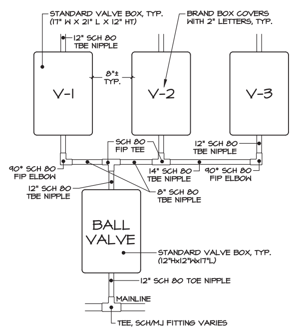
RAIN SENSOR - RSD-CEx

SCALE N.T.S.

NOTES:

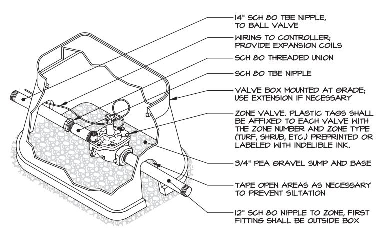
VALVE GROUPINGS SHALL NOT HAVE MORE THAN 3 VALVE BOXES AND 1 BALL VALVE BOX. IF SPACE LIMITATIONS OCCUR, SEE LANDSCAPE ARCHITECT FOR ALTERNATIVE GROUPINGS.

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



VALVE BOX LAYOUT - PLAN VIEW

SCALE: N.T.S.



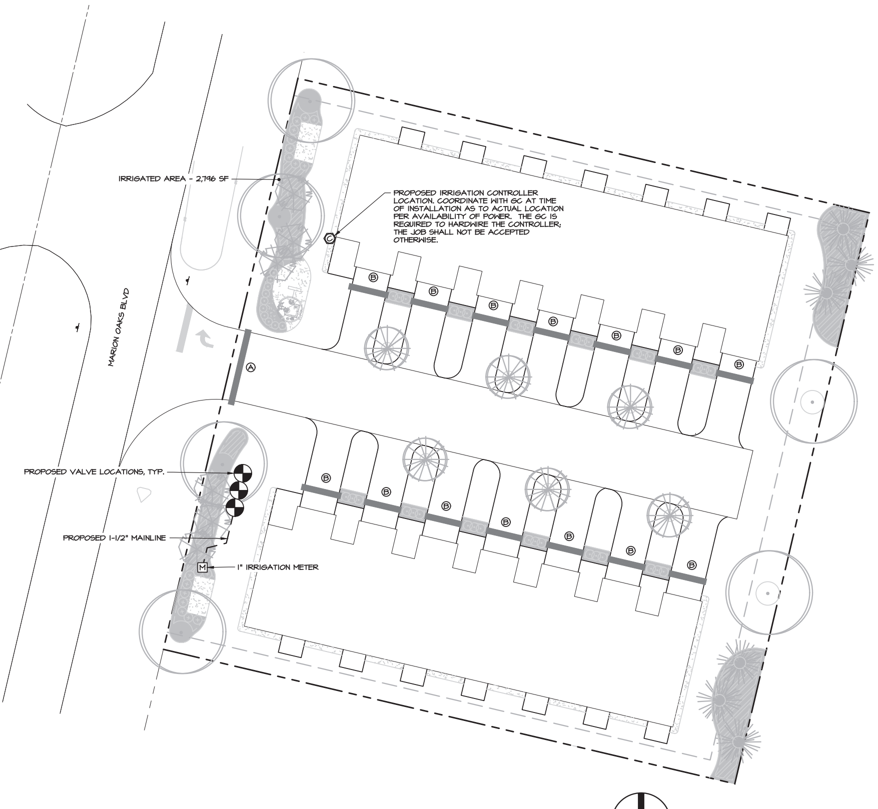
INSTALL TOP OF VALVE A MAXIMUM OF 15" FROM FINISHED GRADE.

INSTALL REDUCERS AND ALL-THREAD AS NECESSARY AT EACH VALVE LOCATION.

INSTALL EACH VALVE TAP IN A VERTICAL ORIENTATION TO ASSURE THE PROPER VALVE DEPTH.

ZONE VALVE

SCALE N.T.S.



SCALE: 1"=20'

IRRIGATION SLEEVING LEGEND

Ⓐ = (1) 6"
(2) 4"

Ⓑ = (1) 4"
(1) 2"

IRRIGATION DEMAND

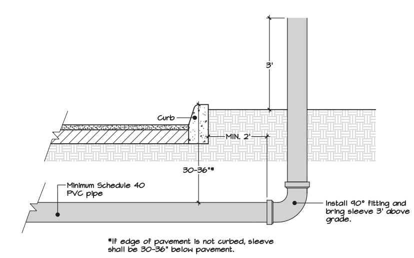
The anticipated irrigation demand for this site shall be 1,877 gallons per week or 939 GPD, based on a 2-day watering schedule. This demand is based on an average of 0.75" of water per week for all irrigated areas, per UF/IFAS and Water Management District general recommendations.

IRRIGATION SPECIFICATIONS

1. The irrigation system shall be design build. The Contractor shall be entirely responsible for proper coverage and operation of the system, including changes from the plan as necessary to adjust for actual site conditions. The Contractor shall be responsible for getting all locates and for any repairs to existing improvements damaged by his work. The contractor shall be responsible for determining and installing the proper irrigation components to complete the job, determining if the water source is or is known to possibly be reclaimed (effluent). All irrigation installation must be in compliance with the latest local, county, and/or state mandated requirements. Fees for all permits, inspections, and impact fees required shall be included as work required.
2. The Contractor shall be responsible for providing all labor, material, and accessories required for a complete and properly operating irrigation system meeting the performance requirements outlined herein; prior to installation, submittals shall be provided for approval by the Landscape Architect, including cutsheets for all pump system and irrigation components.
3. All irrigation components shall be installed in accordance with the manufacturer's specifications.
4. The water source shall be as indicated by the Owner.
5. Coordinate with the Owner regarding any existing irrigation controllers or system components that may be reused for the new system.
6. Performance Standards
   a. All materials, brands, and installation methods shall be per these requirements. Read and follow the specifications.
   b. 100% overlapping head-to-head coverage shall be required in all areas requiring spray and rotor coverage, as reasonably possible, except as noted on the landscape plan.
   c. Separation of zones covering turf areas and bed areas shall be required to the maximum extent possible, even where such areas are spray zones. Where applicable, separate zones shall be provided for annual beds. Zones shall be properly balanced.
   d. Where sprays are in turf, they shall be 6" popups; all popups in groundcover and dwarf shrub masses shall be 12" popups (such plants include Evergreen Giant, Blue Pacific and Parsoni Juniper, Indian Hawthorn, Dwarf or Fashion Azaleas, and other plants generally maintained at 24" ht.). In locations where taller shrub masses or hedges (such as Ligustrum, Podocarpus, Nandina, Pittosporum, or Viburnum) are spaced back 2' or more from the curb in parking areas or where parking does not abut certain curbs, 6" popup sprays shall be used at the back of curb to underspray the plants. Only in unique situations where necessary may risers be used, and then only if approved by the Landscape Architect.
   e. There shall be no or minimal overspray onto walkways, and there shall be no overspray onto buildings, walls, or structures. Adjustable heads shall be used where possible for this purpose.
   f. "Approved equals" for specified items may only be bid if approved by the Landscape Architect, prior to submittal of the bid.
7. All PVC pipe in the system shall be Class 160 IPS Polyvinyl Chloride solvent weld pipe conforming to the ASTM-D2241, Type 1, requirements, NSF approved.
8. All PVC fittings shall be Schedule 40, Type 1, NSF approved conforming to the ASTM-D2466 requirements.
9. Spray heads in groundcover or shrub areas shall be Rain Bird Institutional Spray Series 6" or 12" popup heads, or approved equal. Nozzles shall be Rain Bird as required per conditions.
10. Spray heads for sodded areas shall be Rain Bird Institutional Spray Series 6" popups, or approved equal.
11. Bubblers shall be Rain Bird 1300 A-F adjustable flood bubblers, or approved equal, mounted on funny pipe, staked down on uphill side of rootball, minimally visible above mulch and adjusted to 1 GPM or less. Soil saucers must contain flow from bubblers with no washouts during the set operation time of zones having bubblers.
12. Remote control valves shall be Rain Bird PEB or PESB Filter Sentry Series plastic electric valves (where applicable), or approved equal, with Accu-Set pressure regulating module. All valves shall be installed in a rectangular Ametek-type valve box, amply sized for access. All box covers shall be clearly stenciled in white enamel with 1" letters as to their components (e.g., GV - gate valve; BV - ball valve, etc.) and zone designation (as applicable). The valves shall also be tagged with plastic tags with the zone designation either preprinted or labeled with indelible ink.
13. Ball valves 2 inches and smaller shall meet Federal Specification WW-V-54 Type 1, Class A. Valves shall be threaded, bronze, rough bodied, and have finished trimmings. Ball valves shall be Nibco T-585-70-1C or approved equal.
14. Control wires shall be UF/UL direct burial, sized as necessary, with Spears DS-400 connectors. All wire colors shall be consistent for each run. Splices shall be minimized, and any splices shall be installed in 8" round valve boxes with 8" of gravel for drainage, and 2' min of coiled wire. Two spare controller wires shall be run in such a manner that both would be available for back up use at any valve, if necessary. Any control wires which cannot be installed with the mainline shall be run in conduit, 12" deep min.
15. A #14/1 U.F. locate wire shall be installed in all mainline trenches. This wire shall be taped to the mainline at no more than 10' intervals, using fiber-reinforced strapping tape. This wire shall be installed from valve to valve, including gate valves, and looped generously within the valve box.
16. All PVC piping shall be installed in the trenches with a minimum of 12" of cover. Where necessary because of landscaping, cover shall be as deep as required. Trenches shall be fully compacted to allow no settling. Trenching shall be done with utmost care to avoid damage to any existing above or below ground improvements. The Contractor shall be entirely responsible for locating all utilities to avoid conflict with his operations, and to record the locations of piping crossing over said utilities. Trenching shall not be done within 10' of any existing tree unless otherwise impossible to route the line, and in any event, only upon prior notification to the Landscape Architect.
17. All lines shall be visually inspected for leaks by conducting an operation test prior to backfilling of trenches.
18. Where piping must pass under existing concrete or pavement, it shall be jacked or jetted where possible. Only if impossible to get in place without cutting pavement, permission will be given by the Owner to cut paving.
19. Where a part of this work, sleeves shall be buried at a minimum depth of two feet. Ends of the piping shall extend a minimum of 24" beyond the edges of pavement.
20. The controller shall be a Rain Bird PRO-C mounted as directed by the Owner. All electrical work shall be in accordance with the applicable portions of the National Electric Code and all local codes.
21. A rain sensor, Rain Bird RSD, or approved equal, shall be installed in an unobstructed, unobtrusive location.
22. The programming of this system shall be coordinated with the Owner; the controller shall have a laminated zone schedule permanently located within the controller box. A blank zone schedule shall be provided within the project manual.
23. The Contractor shall be responsible for adjusting and balancing the system for proper operation and coverage, including moving heads, changing head size, riser, or nozzle, etc. The Landscape Architect shall have the right to inspect the work and have the contractor re-adjust the system , if necessary, to insure that the system conforms with the plan and specifications, as a condition for final payment to the Contractor.
24. Warranty: The Contractor shall warrant the installation workmanship for a period of one year from date of completion and acceptance of the job. The Contractor shall further see to the fulfillment of all manufacturer's warranties and shall provide manufacturer warranty and operational information to the Owner. Reproducible as-builts copied from the original plan showing dimensioned locations of all system components shall be required for final payment.

NOTES:

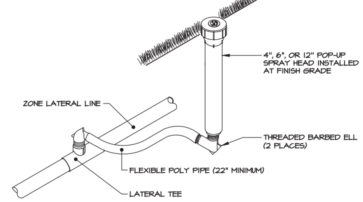
Any damage to any existing landscaping or irrigation on adjacent sites caused by any aspect of the construction of this project shall be restored immediately to acceptable conditions, as determined by MPA.



*If edge of pavement is not curbed, sleeve shall be 30-36" below pavement.

IRRIGATION SLEEVE INSTALLATION DETAIL

N.T.S.



SPRAY HEAD INSTALLATION

SCALE: N.T.S.

REVISIONS

DATE	BY	

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

REGISTERED LANDSCAPE ARCHITECT SUZANNE M. STANCIL LA 6666862 STATE OF FLORIDA

This item has been electronically signed and sealed by Suzanne M. Stancil on 03/06/25 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.

MARION OAKS TOWNHOMES
MARION COUNTY, FLORIDA

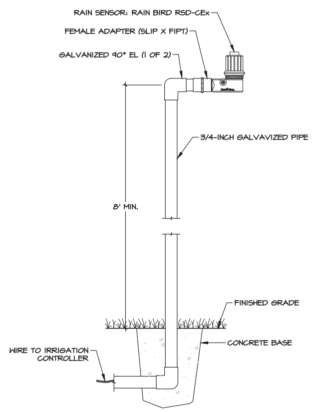
IRRIGATION PLAN

DATE 03-06-25
DWN. BY RAZ
CHKD. BY SMS

SHEET 1 OF 1

IR-1

F:\MARION OAKS TOWNHOMES\BIDPLANS\MOT LTG IRR PERMIT PLAN.DWG



RAIN SENSOR SHALL BE INSTALLED PER THIS DETAIL IF NO SUITABLE, UNOBSTRUCTED MOUNTING LOCATION IS AVAILABLE AS DETERMINED BY MPA.

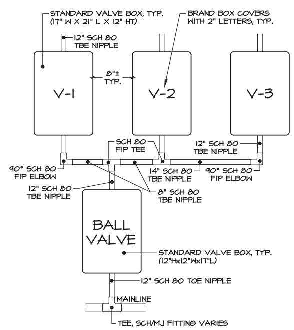
RAIN SENSOR - RSD-CEx

SCALE N.T.S.

NOTES:

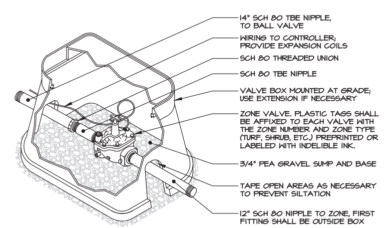
VALVE GROUPINGS SHALL NOT HAVE MORE THAN 3 VALVE BOXES AND 1 BALL VALVE BOX. IF SPACE LIMITATIONS OCCUR, SEE LANDSCAPE ARCHITECT FOR ALTERNATIVE GROUPINGS.

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



VALVE BOX LAYOUT - PLAN VIEW

SCALE: N.T.S.



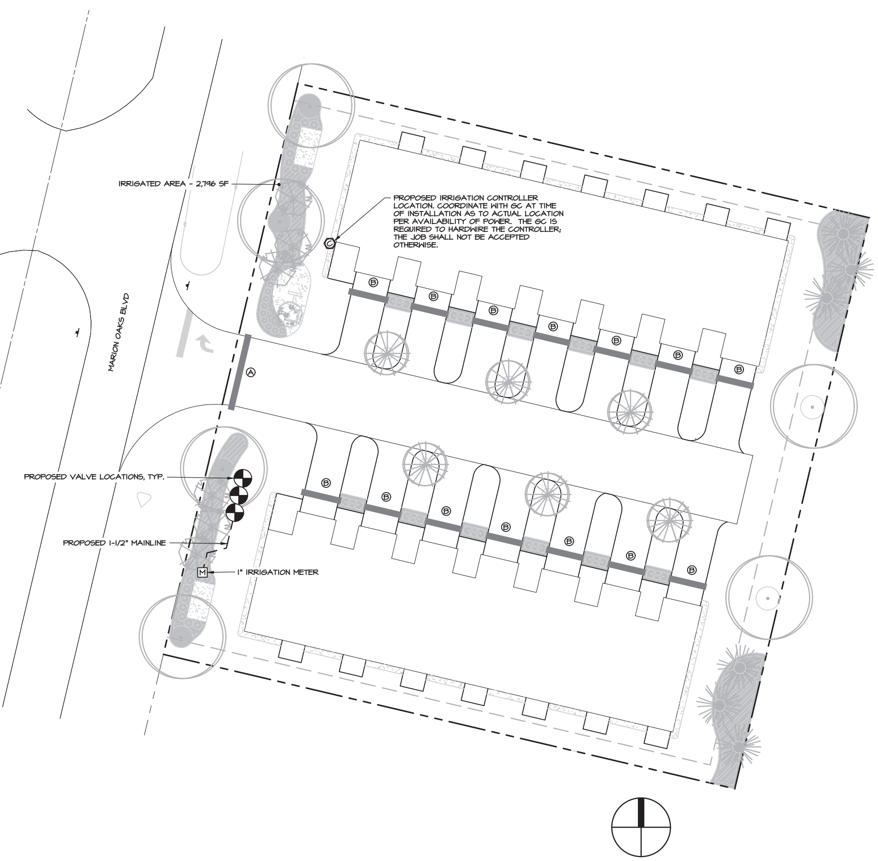
INSTALL TOP OF VALVE A MAXIMUM OF 15" FROM FINISHED GRADE.

INSTALL REDUCERS AND ALL-THREAD AS NECESSARY AT EACH VALVE LOCATION.

INSTALL EACH VALVE TAP IN A VERTICAL ORIENTATION TO ASSURE THE PROPER VALVE DEPTH.

ZONE VALVE

SCALE N.T.S.



SCALE: 1"=20'

IRRIGATION SLEEVING LEGEND

Ⓐ = (1) 6"
(2) 4"

Ⓑ = (1) 4"
(1) 2"

IRRIGATION DEMAND

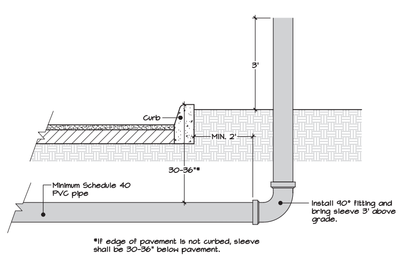
The anticipated irrigation demand for this site shall be 1,877 gallons per week or 939 GPD, based on a 2-day watering schedule. This demand is based on an average of 0.75" of water per week for all irrigated areas, per UF/IFAS and Water Management District general recommendations.

IRRIGATION SPECIFICATIONS

1. The irrigation system shall be design build. The Contractor shall be entirely responsible for proper coverage and operation of the system, including changes from the plan as necessary to adjust for actual site conditions. The Contractor shall be responsible for getting all locates and for any repairs to existing improvements damaged by his work. The contractor shall be responsible for determining and installing the proper irrigation components to complete the job, determining if the water source is or is known to possibly be reclaimed (effluent). All irrigation installation must be in compliance with the latest local, county, and/or state mandated requirements. Fees for all permits, inspections, and impact fees required shall be included as work required.
2. The Contractor shall be responsible for providing all labor, material, and accessories required for a complete and properly operating irrigation system meeting the performance requirements outlined herein; prior to installation, submittals shall be provided for approval by the Landscape Architect, including cutsheets for all pump system and irrigation components.
3. All irrigation components shall be installed in accordance with the manufacturer's specifications.
4. The water source shall be as indicated by the Owner.
5. Coordinate with the Owner regarding any existing irrigation controllers or system components that may be reused for the new system.
6. Performance Standards
   a. All materials, brands, and installation methods shall be per these requirements. Read and follow the specifications.
   b. 100% overlapping head-to-head coverage shall be required in all areas requiring spray and rotor coverage, as reasonably possible, except as noted on the landscape plan.
   c. Separation of zones covering turf areas and bed areas shall be required to the maximum extent possible, even where such areas are spray zones. Where applicable, separate zones shall be provided for annual beds. Zones shall be properly balanced.
   d. Where sprays are in turf, they shall be 6" popups; all popups in groundcover and dwarf shrub masses shall be 12" popups (such plants include Evergreen Giant, Blue Pacific and Parsoni Juniper, Indian Hawthorn, Dwarf or Fashion Azaleas, and other plants generally maintained at 24" ht.). In locations where taller shrub masses or hedges (such as Ligustrum, Podocarpus, Nandina, Pittosporum, or Viburnum) are spaced back 2' or more from the curb in parking areas or where parking does not abut certain curbs, 6" popup sprays shall be used at the back of curb to underspray the plants. Only in unique situations where necessary may risers be used, and then only if approved by the Landscape Architect.
   e. There shall be no or minimal overspray onto walkways, and there shall be no overspray onto buildings, walls, or structures. Adjustable heads shall be used where possible for this purpose.
   f. "Approved equals" for specified items may only be bid if approved by the Landscape Architect, prior to submittal of the bid.
7. All PVC pipe in the system shall be Class 160 IPS Polyvinyl Chloride solvent weld pipe conforming to the ASTM-D2241, Type 1, requirements, NSF approved.
8. All PVC fittings shall be Schedule 40, Type 1, NSF approved conforming to the ASTM-D2466 requirements.
9. Spray heads in groundcover or shrub areas shall be Rain Bird Institutional Spray Series 6" or 12" popup heads, or approved equal. Nozzles shall be Rain Bird as required per conditions.
10. Spray heads for sodded areas shall be Rain Bird Institutional Spray Series 6" popups, or approved equal.
11. Bubblers shall be Rain Bird 1300 A-F adjustable flood bubblers, or approved equal, mounted on funny pipe, staked down on uphill side of rootball, minimally visible above mulch and adjusted to 1 GPM or less. Soil saucers must contain flow from bubblers with no washouts during the set operation time of zones having bubblers.
12. Remote control valves shall be Rain Bird PEB or PESB Filter Sentry Series plastic electric valves (where applicable), or approved equal, with Accu-Set pressure regulating module. All valves shall be installed in a rectangular Ametek-type valve box, amply sized for access. All box covers shall be clearly stenciled in white enamel with 1" letters as to their components (e.g., GV - gate valve; BV - ball valve, etc.) and zone designation (as applicable). The valves shall also be tagged with plastic tags with the zone designation either preprinted or labeled with indelible ink.
13. Ball valves 2 inches and smaller shall meet Federal Specification WW-V-54 Type 1, Class A. Valves shall be threaded, bronze, rough bodied, and have finished trimmings. Ball valves shall be Nibco T-585-70-1C or approved equal.
14. Control wires shall be UF/UL direct burial, sized as necessary, with Spears DS-400 connectors. All wire colors shall be consistent for each run. Splices shall be minimized, and any splices shall be installed in 8" round valve boxes with 8" of gravel for drainage, and 2' min of coiled wire. Two spare controller wires shall be run in such a manner that both would be available for back up use at any valve, if necessary. Any control wires which cannot be installed with the mainline shall be run in conduit, 12" deep min.
15. A #14/1 U.F. locate wire shall be installed in all mainline trenches. This wire shall be taped to the mainline at no more than 10' intervals, using fiber-reinforced strapping tape. This wire shall be installed from valve to valve, including gate valves, and looped generously within the valve box.
16. All PVC piping shall be installed in the trenches with a minimum of 12" of cover. Where necessary because of landscaping, cover shall be as deep as required. Trenches shall be fully compacted to allow no settling. Trenching shall be done with utmost care to avoid damage to any existing above or below ground improvements. The Contractor shall be entirely responsible for locating all utilities to avoid conflict with his operations, and to record the locations of piping crossing over said utilities. Trenching shall not be done within 10' of any existing tree unless otherwise impossible to route the line, and in any event, only upon prior notification to the Landscape Architect.
17. All lines shall be visually inspected for leaks by conducting an operation test prior to backfilling of trenches.
18. Where piping must pass under existing concrete or pavement, it shall be jacked or jetted where possible. Only if impossible to get in place without cutting pavement, permission will be given by the Owner to cut paving.
19. Where a part of this work, sleeves shall be buried at a minimum depth of two feet. Ends of the piping shall extend a minimum of 24" beyond the edges of pavement.
20. The controller shall be a Rain Bird PRO-C mounted as directed by the Owner. All electrical work shall be in accordance with the applicable portions of the National Electric Code and all local codes.
21. A rain sensor, Rain Bird RSD, or approved equal, shall be installed in an unobstructed, unobtrusive location.
22. The programming of this system shall be coordinated with the Owner; the controller shall have a laminated zone schedule permanently located within the controller box. A blank zone schedule shall be provided within the project manual.
23. The Contractor shall be responsible for adjusting and balancing the system for proper operation and coverage, including moving heads, changing head size, riser, or nozzle, etc. The Landscape Architect shall have the right to inspect the work and have the contractor re-adjust the system , if necessary, to insure that the system conforms with the plan and specifications, as a condition for final payment to the Contractor.
24. Warranty: The Contractor shall warrant the installation workmanship for a period of one year from date of completion and acceptance of the job. The Contractor shall further see to the fulfillment of all manufacturer's warranties and shall provide manufacturer warranty and operational information to the Owner. Reproducible as-builts copied from the original plan showing dimensioned locations of all system components shall be required for final payment.

NOTES:

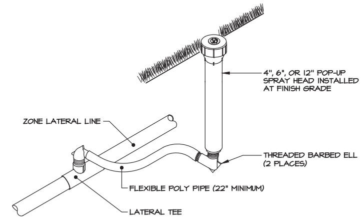
Any damage to any existing landscaping or irrigation on adjacent sites caused by any aspect of the construction of this project shall be restored immediately to acceptable conditions, as determined by MPA.



*If edge of pavement is not curbed, sleeve shall be 30-36" below pavement.

IRRIGATION SLEEVE INSTALLATION DETAIL

N.T.S.



SPRAY HEAD INSTALLATION

SCALE: N.T.S.

REVISIONS

DATE	BY

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

This item has been electronically signed and sealed by Suzanne M. Stancil on 03/06/25 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.

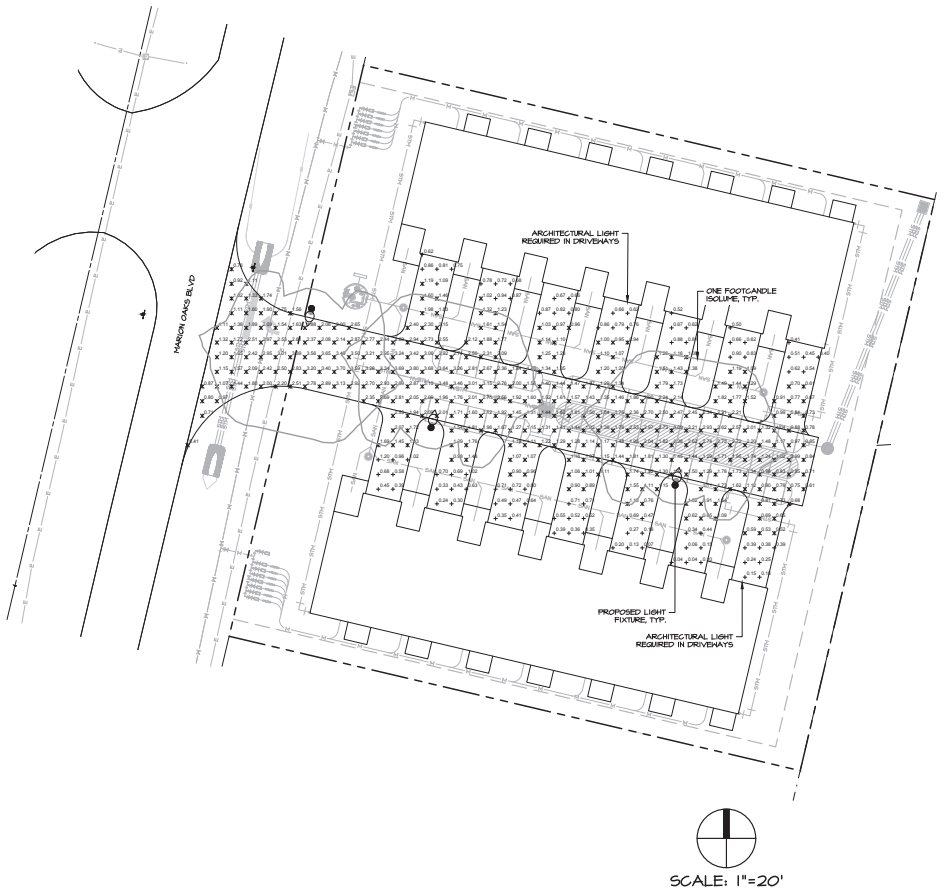
MARION OAKS TOWNHOMES
MARION COUNTY, FLORIDA
IRRIGATION PLAN

DATE 03-06-25
DWN. BY RAZ
CHKD. BY SMS

SHEET 1 OF 1

IR-1

F:\MARION OAKS TOWNHOMES\BIDPLANS\MOT LTG IRR PERMIT PLAN.DWG



LIGHTING LEGEND

SHOEBOX LIGHT: CURRENT SINGLE EVOLVE EALS SERIES LED, EALS-03-O-F4-AH-T-30-N-A-CI-BLCK-L-T-V141, 3000K, T4 DISTRIBUTION, 20' MOUNTING HT, ROUND, BLACK, TAPERED, MEDIUM DUTY, STRESSCRETE POLE.

ROTATE OPTICS AS SHOWN ON LIGHT SYMBOL

SECO HAS LEASABLE OPTIONS IF NEEDED

CONFIRM SPECIFICATIONS WITH SUBMITTAL OF CUTSHEETS AND FULL PRODUCT CODE NUMBERS TO OWNER.

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

Notes:

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

Statistics
Site Average: 1.78 fc
Min: 0.41 fc (paved surfaces)
Max: 3.80 fc (paved surfaces)
Light Loss Factor: 0.7
*Statistics have driveways removed

DATE	BY	REVISIONS

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

REGISTERED LANDSCAPE ARCHITECT LICENSE NO. LA 6666862 STATE OF FLORIDA

This item has been electronically signed and sealed by Suzanne M. Sandoval on 03/06/25 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.

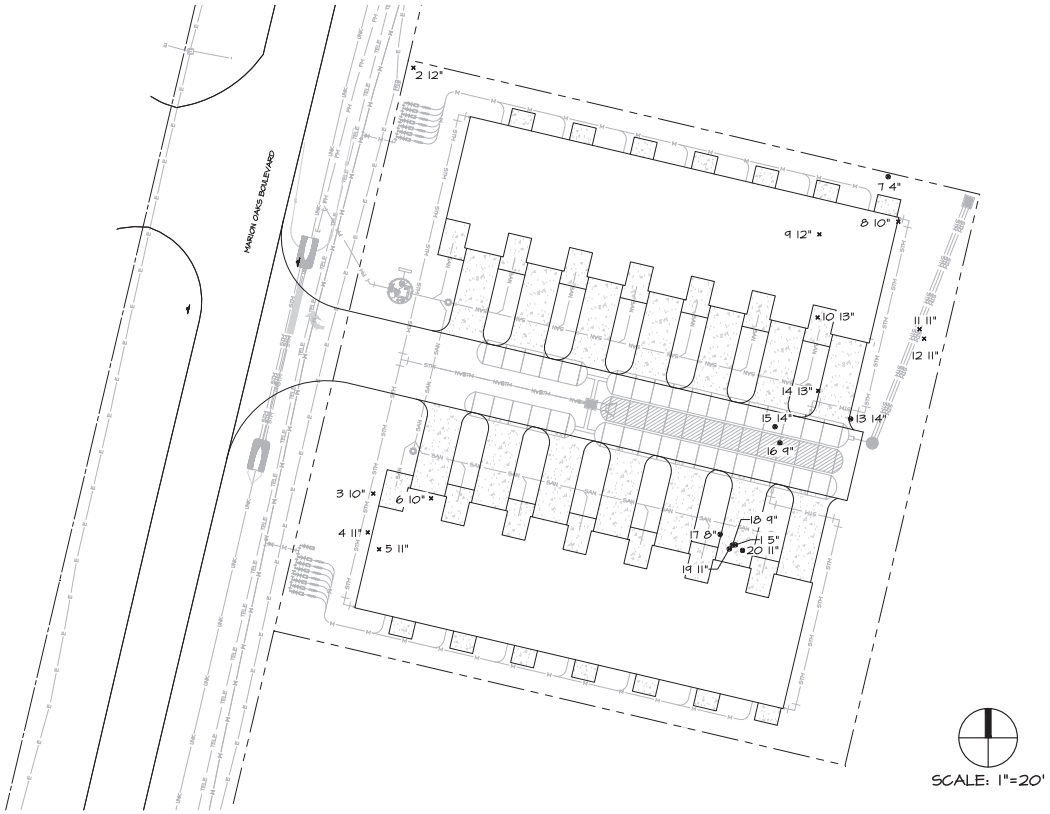
MARION OAKS TOWNHOMES
MARION COUNTY, FLORIDA
PHOTOMETRIC PLAN

DATE 03-06-25
DWN. BY RAZ
CHKD. BY SMS

SHEET 1 OF 1

LTG-1

F:\MARION OAKS TOWNHOMES\BIDPLANS\MOT LTG IRR PERMIT PLAN.DWG



SCALE: 1"=20'

KEY

5 11"	TREE TO BE REMOVED - VIABLE
13 14"	TREE TO BE REMOVED - NON-VIABLE

SITE DATA

Site Area: 0.92 AC±. (40,000 sf)

Tree Removal and Replacement

(Tree survey provided by Clymer Farner Barley)

Existing trees have been evaluated by MPA ISA Certified Arborist William Needham FL5846A and Landscape Architect Suzanne Stancil PLA LA6666862 and have been categorized as viable or non-viable. Viable trees are healthy and thriving. Non-viable trees include designated invasive/prohibited species, and trees that are damaged, or in decline, and which require removal for protection of the public health, safety, and welfare. Non-viable trees are not included in replacement calculations.

Tree Number	Type	DBH	VIABLE/NON-VIABLE
1	PINE	5"	NON-VIABLE
2	LIVE OAK	12"	VIABLE
3	PINE	10"	VIABLE
4	PINE	11"	VIABLE
5	PINE	11"	VIABLE
6	PINE	10"	VIABLE
7	WATER OAK	4"	NON-VIABLE
8	PINE	10"	VIABLE
9	PINE	12"	VIABLE
10	PINE	13"	VIABLE
11	PINE	11"	VIABLE
12	PINE	11"	VIABLE
13	PINE	14"	NON-VIABLE
14	PINE	13"	VIABLE
15	PINE	14"	NON-VIABLE
16	PINE	9"	NON-VIABLE
17	PINE	8"	NON-VIABLE
18	PINE	9"	NON-VIABLE
19	PINE	11"	NON-VIABLE
20	PINE	11"	NON-VIABLE

*Grey shading indicates non-viable trees.

Tree Mitigation Calculations

Total existing DBH pre-development: 124" (135" per acre)

Total DBH to be removed: 124"
Total DBH to be preserved: 0"

Required Mitigation

Existing Trees 10-19" = 11 trees (124") = 62" Mitigation
(1" Replacement for 2" Removed)

Total mitigation required: 62" (18 shade trees at 3-1/2" cal)

Provided Mitigation

6 Little Gem Magnolias @ 3-1/2" each = 21"
6 Live Oaks @ 3-1/2" each = 21"
6 Slash Pines @ 3-1/2" each = 21"

Total Mitigation Provided = 63"

DATE	BY	REVISIONS

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

SUZANNE M. STANCIL LANDSCAPE ARCHITECT LA 6666862 STATE OF FLORIDA

This item has been electronically signed and sealed by Suzanne M. Stancil on 03/06/25 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.

MARION OAKS TOWNHOMES
MARION COUNTY, FLORIDA
TREE REMOVAL PLAN

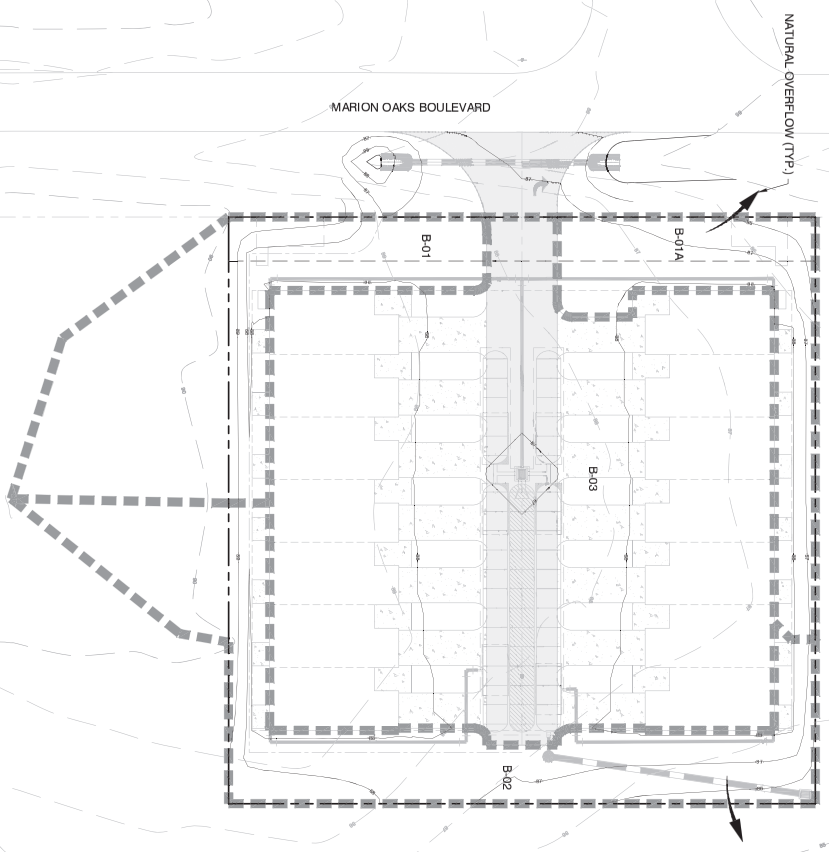
DATE 03-06-25
DWN. BY JRT
CHKD. BY SMS

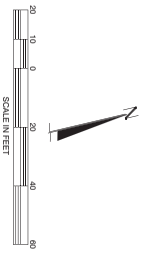
SHEET 1 OF 1

TR-1

F:\MARION OAKS TOWNHOMES\BCP\PLANS\MARION OAKS TOWNHOMES - LS PERMIT PLANS.DWG

(S:\MARION\ON VILLAGES PROJECTS\MARION OAKS TOWNHOMES\CIVIL\CONSTRUCTION\005-MOTH-POST DEV.dwg) PLOT DATE:7-24-2025 12:27 PM SAVE DATE: 7/24/2025 LAST SAVED BY: MFORD





CLYMER FARNER BARLEY, INC.
7413 ALFORD AVENUE
MIDDLETON, FL 34762
TYLER D. COUNTS, PE
FL. LIC. NO. 86855
(352) 748-3126

SHEET NUMBER 04

FILE NAME
PROJECT # BP2024.01138
CHECKED BY TDC
DRAWN BY MJF
SAVE DATE 7/24/2025

MARION OAKS TOWNHOMES
MAJOR SITE PLAN
MARION COUNTY, FL

POST-DEVELOPMENT BASIN MAP

CLYMER FARNER BARLEY, Inc.
7413 ALFORD AVE, MIDDLETON, FL 34762
(352)748-3126

DATE	REVISIONS	BY

BY	DATE	REVISIONS

CFB | CLYMER FARNER BARLEY
CLYMER FARNER BARLEY, Inc.
7413 ALFORD AVE, MIDDLETON, FL 34762
(352)748-3126

MARION OAKS TOWNHOMES
MAJOR SITE PLAN
MARION COUNTY, FL

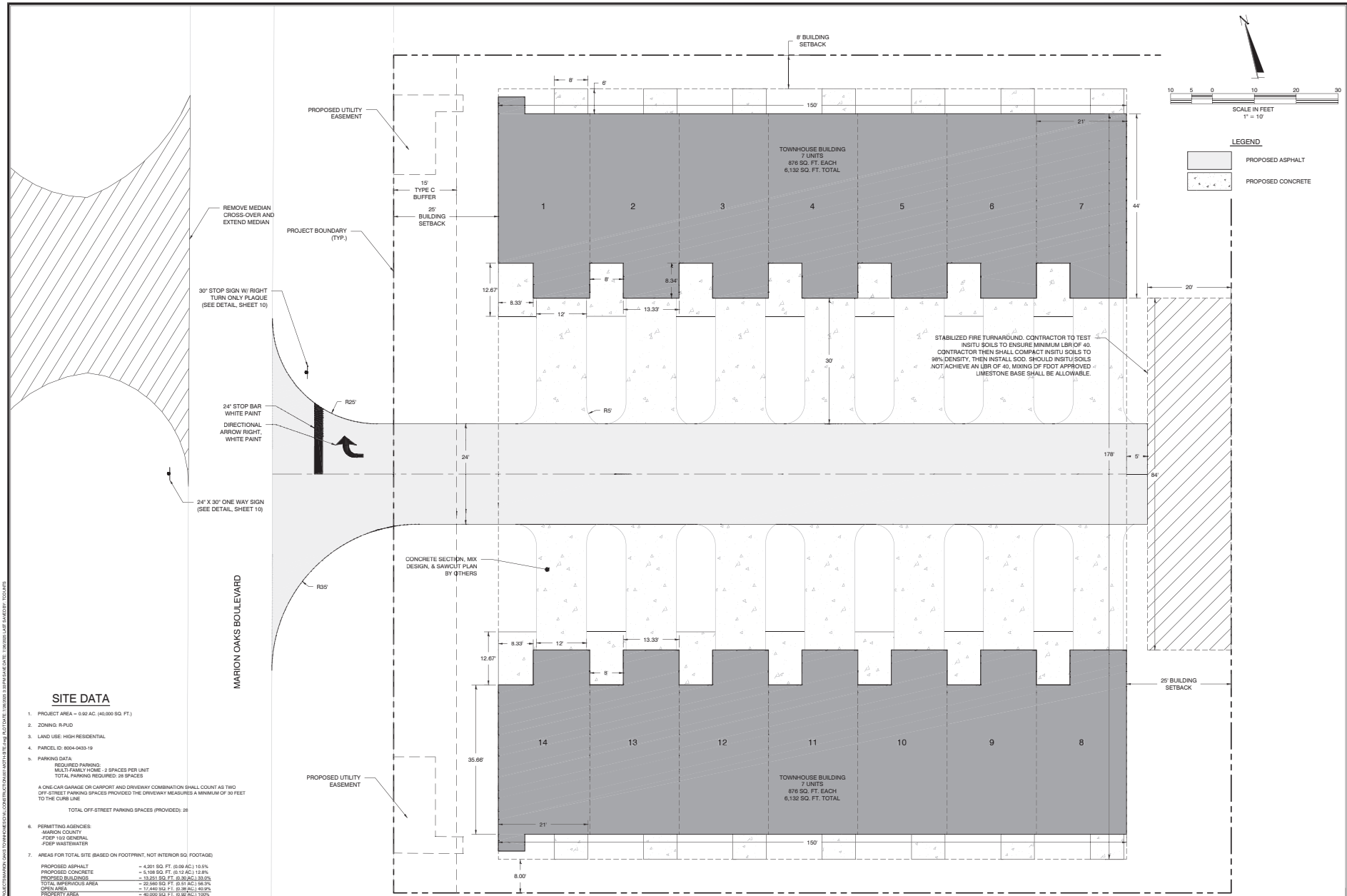
MASTER PLAN

SAVE DATE	7/24/2025
DRAWN BY	MJF
CHECKED BY	TDC
PROJECT #	EP2024.01138
FILE NAME	006-MOTH-MP

SHEET NUMBER 05

CLYMER FARNER BARLEY, INC.
7413 ALFORD AVENUE
MIDDLETON, FL 34762
TYLER D. COUNTS, PE
FL. LIC. NO. 99025
(352) 748-3126

J:\MARION OAKS VILLAGES\PROJECTS\MARION OAKS TOWNHOMES\CIVIL\CONSTRUCTION\006-MOTH-MP.dwg, 8.5" x 11", 7/24/2025 1:22 PM, MJF, 1:60, J:\24-2025\LAST SAVED BY: MJF



SITE DATA

1. PROJECT AREA = 0.92 AC. (40,000 SQ. FT.)
2. ZONING: R-PUD
3. LAND USE: HIGH RESIDENTIAL
4. PARCEL ID: 8004-0433-19
5. PARKING DATA:
   REQUIRED PARKING:
   MULTI-FAMILY HOME - 2 SPACES PER UNIT
   TOTAL PARKING REQUIRED: 28 SPACES

   A ONE-CAR GARAGE OR CARPORT AND DRIVEWAY COMBINATION SHALL COUNT AS TWO OFF-STREET PARKING SPACES PROVIDED THE DRIVEWAY MEASURES A MINIMUM OF 30 FEET TO THE CURB LINE

   TOTAL OFF-STREET PARKING SPACES (PROVIDED): 28
6. PERMITTING AGENCIES:
   -MARION COUNTY
   -FDEP 10/2 GENERAL
   -FDEP WASTEWATER
7. AREAS FOR TOTAL SITE (BASED ON FOOTPRINT, NOT INTERIOR SQ. FOOTAGE)

PROPOSED ASPHALT	= 4,201 SQ. FT. (0.09 AC.) 10.5%
PROPOSED CONCRETE	= 5,108 SQ. FT. (0.12 AC.) 12.8%
PROPOSED BUILDINGS	= 13,251 SQ. FT. (0.30 AC.) 33.0%
TOTAL IMPERVIOUS AREA	= 22,560 SQ. FT. (0.51 AC.) 56.3%
OPEN AREA	= 17,440 SQ. FT. (0.38 AC.) 40.9%
PROPERTY AREA	= 40,000 SQ. FT. (0.92 AC.) 100%

8. PER FIRM MAP 12083C0860D, DATED 08-27-2008, THIS SITE IS CONSIDERED TO BE IN ZONE "X"
9. ALL PROPOSED DEVELOPMENT WILL BE COMPLETED IN A SINGLE PHASE.
10. FIRE FLOW REQUIRED FOR PROJECT IS 1500 GPM FOR 2 HOURS AND IS BASED ON TYPE II (222) CONSTRUCTION FOR 13,251 SQ. FT. OF BUILDING.

CLYMER FARNER BARLEY, INC.
7413 ALFORD AVENUE
MIDDLETON, FL 34762
TYLER D. COUNTS, PE
FL. LIC. NO. 99025
(352) 748-3126

DATE	REVISIONS	BY

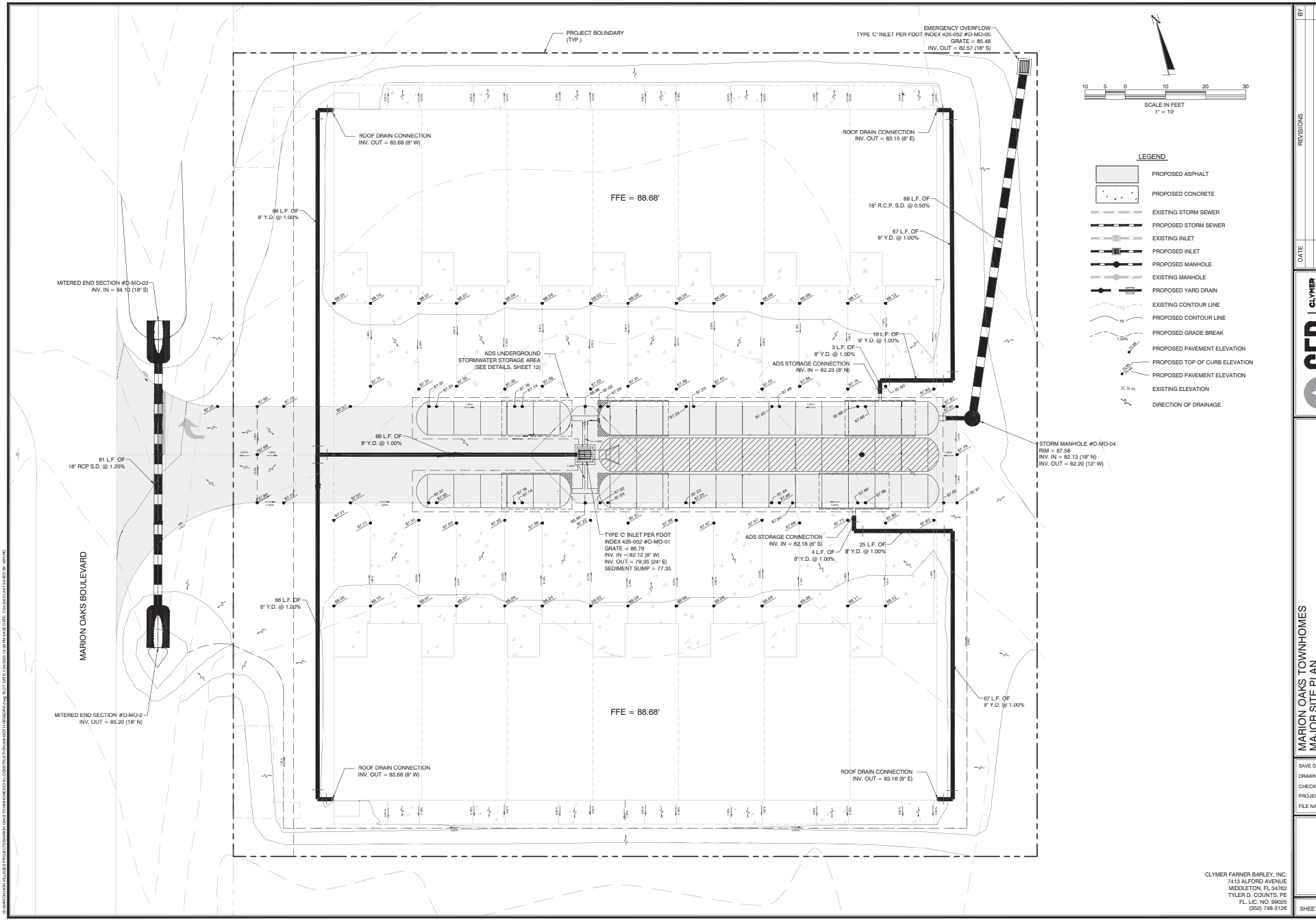
CFB CLYMER FARNER BARLEY
CLYMER FARNER BARLEY, Inc.
7413 ALFORD AVE, MIDDLETON, FL 34762
(352)748-3126

MARION OAKS TOWNHOMES
MAJOR SITE PLAN
MARION COUNTY, FL

SITE PLAN

SAVE DATE	7/26/2025
DRAWN BY	MJF
CHECKED BY	TDC
PROJECT #	EP2024.01138
FILE NAME	007-MOTH-SITE

SHEET NUMBER 06



BY
REVISIONS
DATE

CLYMER FARNER BARLEY
CFB
CLYMER FARNER BARLEY, Inc.
7413 ALFORD AVE, MIDDLETON, FL 34762
(352)748-3126

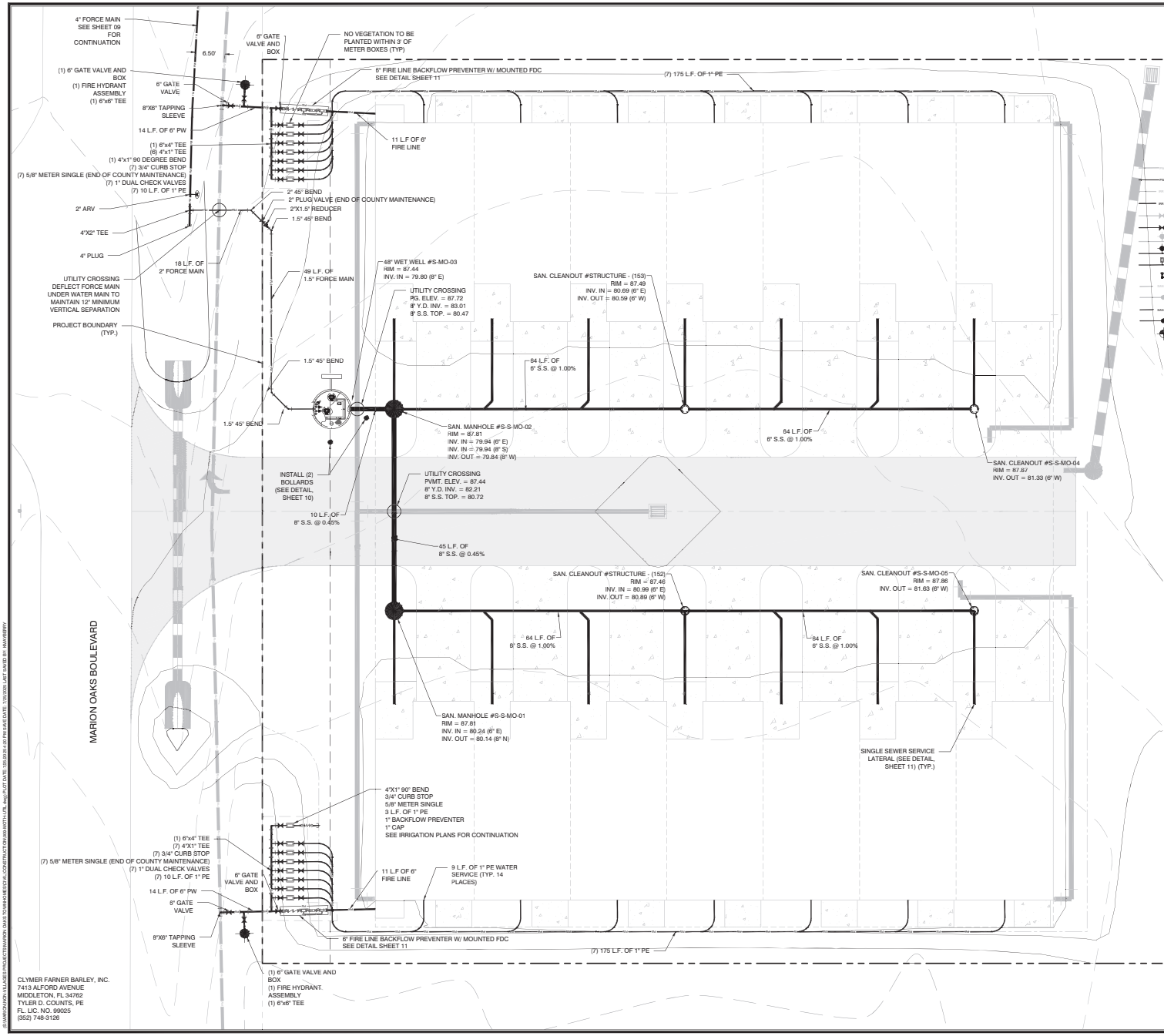
MARION OAKS TOWNHOMES
MAJOR SITE PLAN
MARION COUNTY, FL
GRADING & DRAINAGE PLAN

SAVE DATE	7/24/2025
DRAWN BY	MJF
CHECKED BY	TDC
PROJECT #	EP2024.01138
FILE NAME	038 SOUTH GRADING

SHEET NUMBER 07

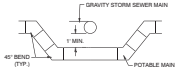
CLYMER FARNER BARLEY, INC.
7413 ALFORD AVENUE
MIDDLETON, FL 34762
TYLER D. COUNTS, PE
FL. LIC. NO. 99025
(352) 748-3126

G:\MARION OAKS\VILLAGES\PROJECTS\MARION OAKS TOWNHOMES\CIVIL\CONSTRUCTION\038 SOUTH_GRADING.dwg, 7/24/2025 12:29:39 PM, MJF, DWG: 7/24/2025 LAST SAVED BY: MFOR



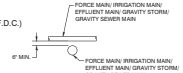
LEGEND

- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING IRRIGATION MAIN
- PROPOSED IRRIGATION MAIN
- EXISTING VALVE
- PROPOSED VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER SERVICE
- FIRE DEPARTMENT CONNECTION (F.D.C.)
- EXISTING SANITARY SEWER
- EXISTING MANHOLE
- PROPOSED SANITARY SEWER
- PROPOSED MANHOLE
- SAMPLE POINT



POTABLE & STORM SEWER MAIN CROSSING

NOTE: CONTRACTOR SHALL USE PIPE DEFLECTION AND/OR FITTINGS TO ENSURE CLEARANCE REQUIREMENTS



NON-POTABLE PRESSURE MAIN CROSSING DETAIL

UTILITY CROSSINGS
NOT TO SCALE

NOTES:

1. IT IS THE RESPONSIBILITY OF THE SITE CONTRACTOR TO CONSTRUCT ALL WATER SERVICES, WATER AND FIRE MAINS, AND SANITARY SEWER TRUNKS AND LATERAL SERVICES AS SHOWN ON THESE PLANS TO WITHIN 5 FT OF THE EXTERIOR WALL OF THE BUILDING.
2. ALL WATER AND / OR SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MARION COUNTY UTILITIES (MCU) STANDARD SPECIFICATIONS FOR WATER AND SANITARY SEWER CONSTRUCTION.
3. CONTRACTOR SHALL COORDINATE ALL UTILITY INSTALLATIONS WITH THE MARION COUNTY UTILITIES DEPARTMENT.
4. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE UTILITY DEPARTMENT TWO (2) WEEKS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO ANY MATERIALS BEING DELIVERED ON-SITE.
5. ALL ON-SITE UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED.
6. MARION COUNTY WILL NOT OWN ANY UTILITY LINES PAST THE RIGHT-OF-WAY.
7. ANY NEWLY INSTALLED FIRE HYDRANT IS TO BE FACTORY PAINTED YELLOW. APPROPRIATELY COLORED CAPS AND BONNET WILL BE REQUIRED PRIOR TO C.O.
8. ALL EXISTING OR PROPOSED WATER, SEWER, OR REUSE APPURTANCES, AFFECTED BY DEVELOPMENT OF THIS SITE ARE TO BE RAISED TO THE FINAL GRADE PRIOR TO ISSUANCE OF THE C.O.
9. ASBUILT, MEETING THE MCU WATER AND SEWER CONSTRUCTION MANUAL REQUIREMENTS ARE TO BE SUPPLIED TO THE CITY PRIOR TO ISSUANCE OF C.O.
10. BACKFLOW PREVENTER TO BE INSTALLED ON DOWNSTREAM THE METER BOX (BETWEEN BUILDING AND METER BOX) AT A MINIMUM OF 18" FROM FINAL GRADE TO BOTTOM OF BACKFLOW IS TO BE PROVIDED.
11. MCU PERSONNEL ARE TO INSPECT ANY WORK PERFORMED ON OR AROUND EXISTING MCU INFRASTRUCTURE A PRE-CONSTRUCTION MEETING IS REQUIRED TO BE HELP A MINIMUM OF 48 HOURS PRIOR TO START OF ANY CONSTRUCTION. IF THE PRE CONSTRUCTION MEETING IS NOT COMPLETED, ANY WORK MAY BE HALTED. TO SCHEDULE, CONTACT MCU'S CONSTRUCTION OFFICER AT (352) 307-6163.
12. SURVEYOR SHALL DELIVER THROUGH EOR .PDF AND .DWG AS-BUILTS INCLUDING NAD 83 W COORDINATES FOR ALL FEATURES PER CODE DEFINED IN SEC 6.14.8A. AS-BUILTS SHALL BE SUBMITTED TO MCU A MINIMUM OF TWO WEEKS PRIOR TO ANY FDEP CLEARANCE REQUEST. THIS WILL ALLOW FOR ADEQUATE TIME TO REVIEW AHEAD OF THE BILL OF SALE AND CLEARANCE REQUEST AND AVOID DELAY. DELAYED/EXPIRED BACTS AS A RESULT OF INSUFFICIENT TIME SHALL BE THE OWNER/DEVELOPER'S SOLE EXPENSE.

CLEARANCE REQUIREMENTS FOR POTABLE WATER/SANITARY, STORM SEWER, RECLAIMED WATER, AND NON-POTABLE IRRIGATION PIPING

THE MINIMUM VERTICAL AND HORIZONTAL SEPARATION BETWEEN POTABLE WATER AND SANITARY SEWER MAINS TO COMPLY WITH RULES 62-604.400(2)(G) - (I), F.A.C. AND 62-604.400 (3), F.A.C. ARE AS NOTED BELOW.

1. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER. NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE; HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE. 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 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE; HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

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

CLYMER FARNER BARLEY, INC.
7413 ALFORD AVENUE
MIDDLETON, FL 34762
TYLER D. COUNTS, PE
FL. LIC. NO. 99025
(352) 748-3126

BY	REVISIONS	DATE

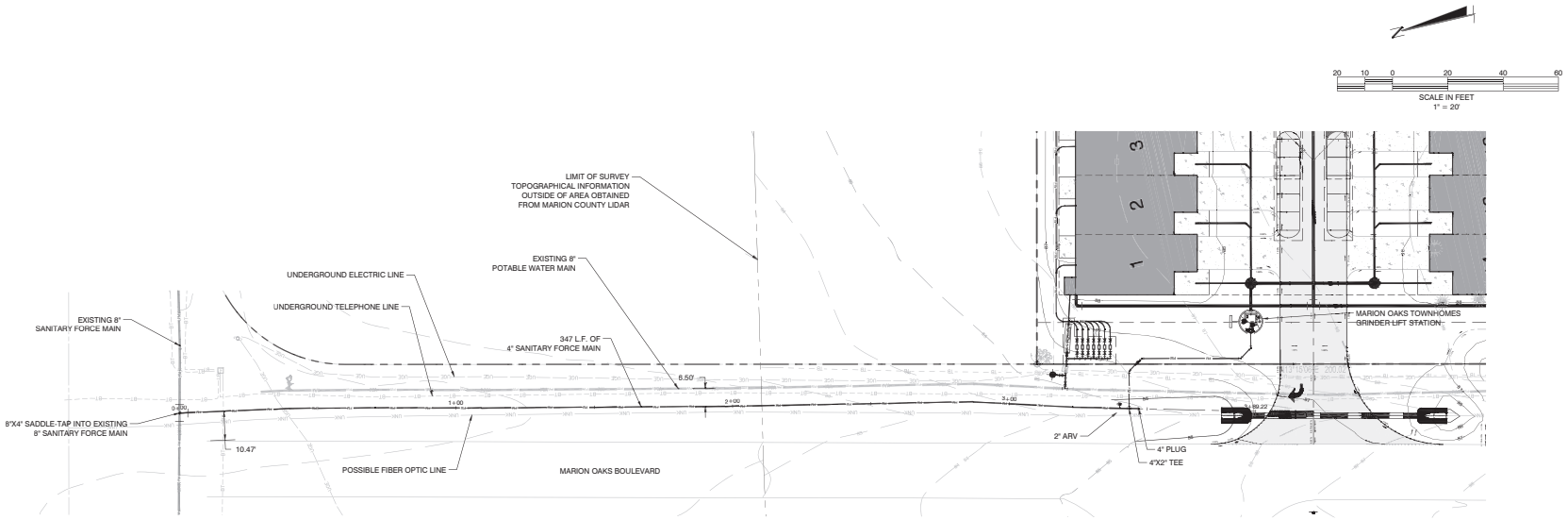
CLYMER FARNER BARLEY, Inc.
7413 ALFORD AVE, MIDDLETON, FL 34762
(352)748-3126

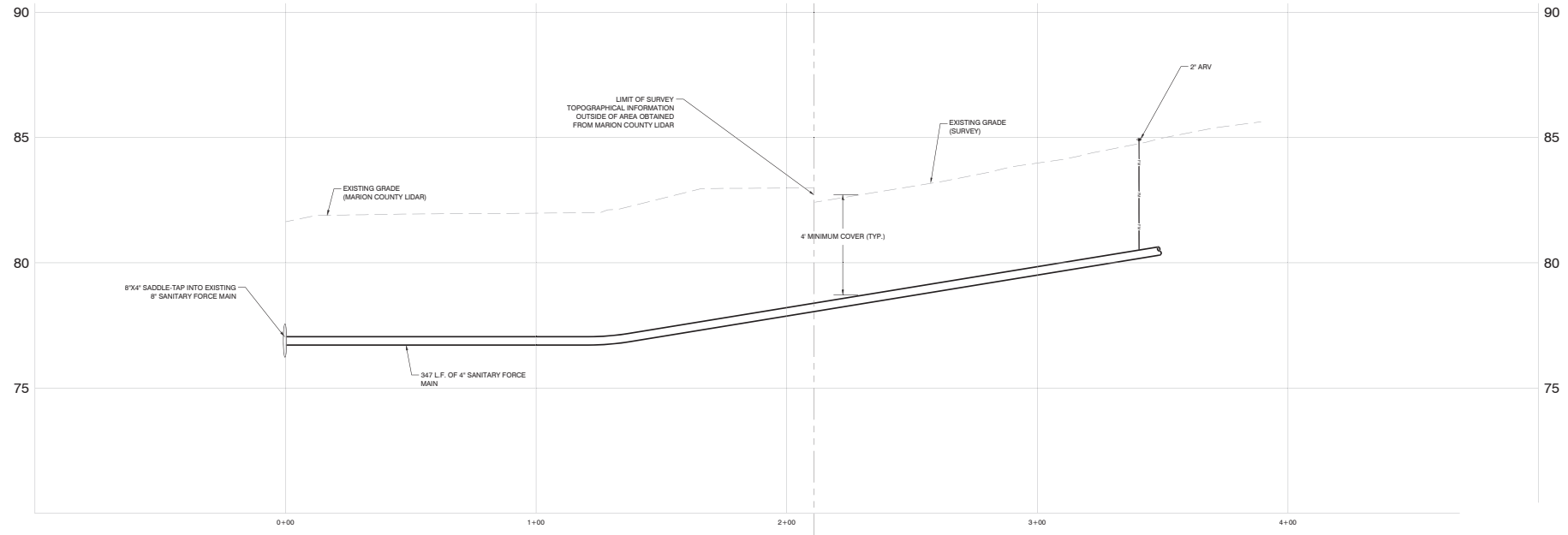
MARION OAKS TOWNHOMES
MAJOR SITE PLAN
MARION COUNTY, FL

UTILITY PLAN

SAVE DATE	7/25/2025
DRAWN BY	MJF
CHECKED BY	TDC
PROJECT #	EP2024.01138
FILE NAME	000-MOTH-UTIL

SHEET NUMBER 08





BY	DATE	REVISIONS

CLYMER FARNER BARLEY
CFB
CLYMER FARNER BARLEY, Inc.
7413 ALFORD AVE, MIDDLETON, FL 34762
(352)-465-3195

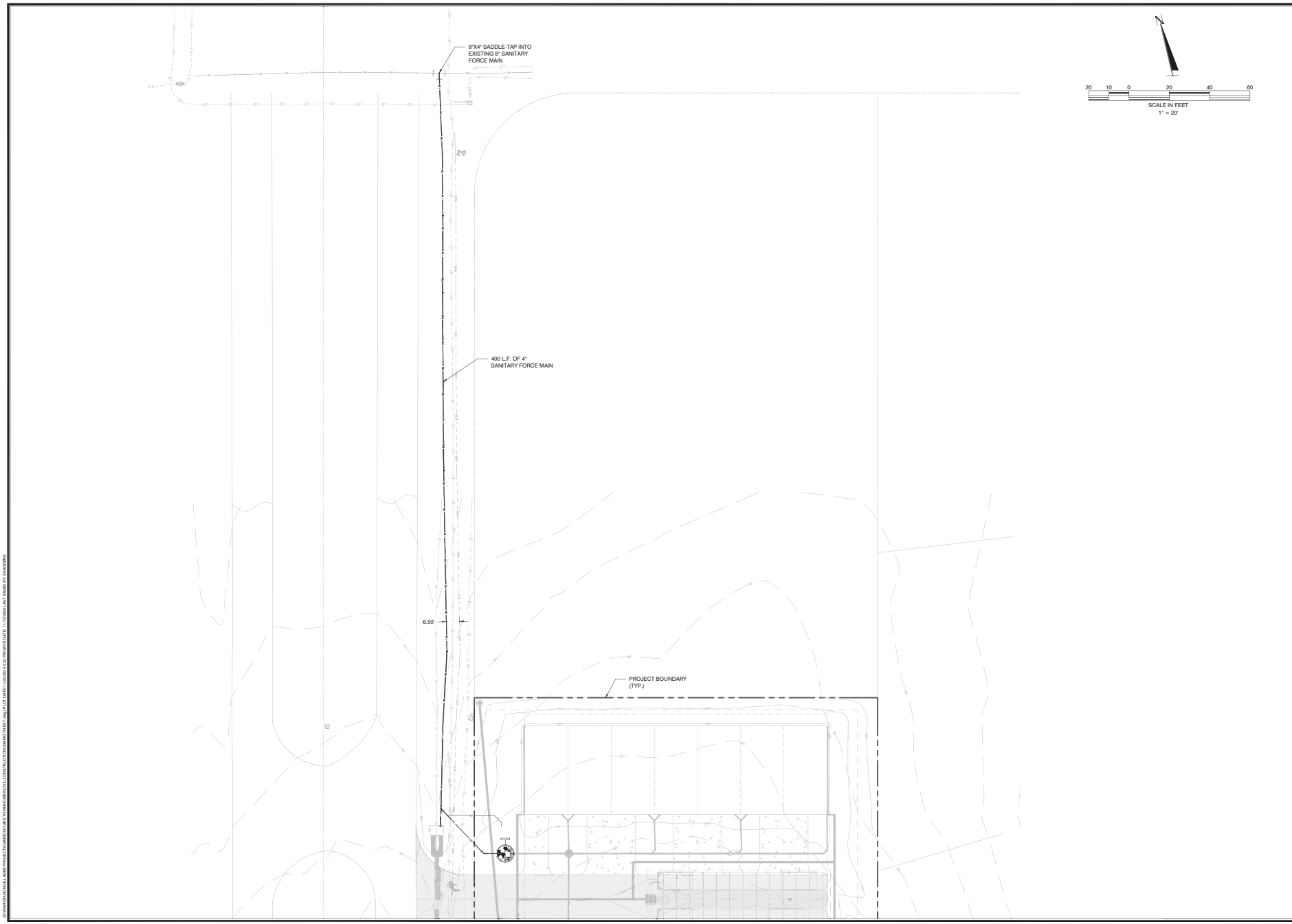
MARION OAKS TOWNHOMES
MAJOR SITE PLAN

FORCE MAIN EXTENSION P&P

SAVE DATE	7/24/2025
DRAWN BY	MJF
CHECKED BY	TDC
PROJECT #	EP2024.01138
FILE NAME	MOTH FM PROFILE

SHEET NUMBER 09

J:\MARION OAKS\PLANS\PROJECTS\MARION OAKS TOWNHOMES\CIVIL\CONSTRUCTION\MAJOR\FORCE MAIN FM.dwg PLOT DATE: 7/24/2025 3:19:37 PM MJF PLOT STYLE: FDOT.ctb LAST SAVED BY: MFOYD



DATE	REVISIONS	BY

CFB | CLYMER FARNER BARLEY

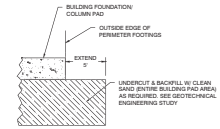
CLYMER FARNER BARLEY, Inc.
4450 NE 83RD RD, WILDWOOD, FL 34785
(352)748-3126

MARION OAKS
TOWNHOMES

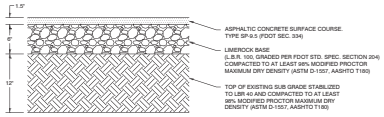
FORCE MAIN EXTENSION

SAVE DATE	11/13/2024
DRAWN BY	SCS
CHECKED BY	TDC
PROJECT #	EP2024.01138
FILE NAME	009-MOTH-EXT

SHEET NUMBER 09

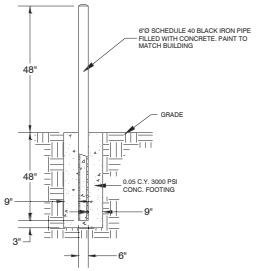


BUILDING PAD SECTION
NOT TO SCALE

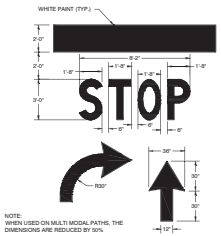


NOTES:
1. DETAIL IS BASED ON THE GEOTECHNICAL ENGINEERING REPORT, WHICH SHALL GOVERN PAVEMENT AND UNDERLYING SOIL DESIGN.
2. BASE MATERIAL SHALL BE EXTENDED A MINIMUM OF 1 FOOT BEYOND THE BACK OF CURB AND SUB-BASE SHALL BE EXTENDED 1 FOOT MIN. BEYOND THE BASE.
3. A MINIMUM SEPARATION OF 18 INCHES BETWEEN THE BOTTOM OF CRUSHED CONCRETE BASE MATERIAL AND THE ESTIMATED NORMAL SEASONAL HIGH GROUNDWATER TABLE IS RECOMMENDED. A MINIMUM SEPARATION OF 24 INCHES BETWEEN THE BOTTOM OF LIMEROCK BASE AND ESTIMATED NORMAL SEASONAL HIGH GROUNDWATER TABLE IS RECOMMENDED.

STANDARD DUTY ASPHALT PAVING
NOT TO SCALE

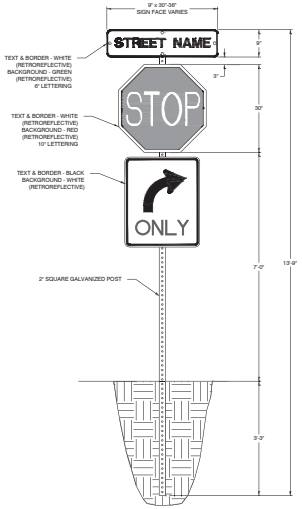


PIPE BOLLARD DETAIL
NOT TO SCALE

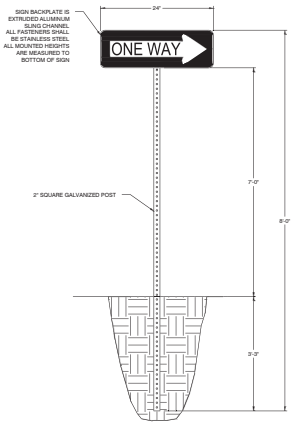


NOTE:
WHEN USED ON MULTI MODAL PATHS, THE DIMENSIONS ARE REDUCED BY 50%.

PAVEMENT MARKINGS
NOT TO SCALE



STOP SIGN W/ STREET SIGN AND ONE WAY PLAQUE
D3-1, R1-1, R3-5R
NOT TO SCALE



ONE WAY RIGHT SIGN
R6-1R
NOT TO SCALE

CLYMER FARNER BARLEY, INC.
7413 ALFORD AVENUE
MIDDLETON, FL 34762
TYLER D. COUNTS, PE
FL. LIC. NO. 99025
(352) 748-3126

REVISIONS | BY | DATE

CFB | CLYMER FARNER BARLEY
CLYMER FARNER BARLEY, Inc.
7413 ALFORD AVE, MIDDLETON, FL 34762
(352)748-3126

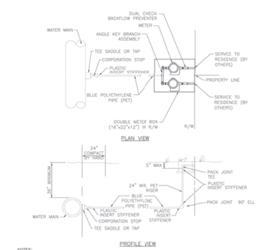
MARION OAKS TOWNHOMES
MAJOR SITE PLAN
MARION COUNTY, FL

DETAILS

SAVE DATE	7/24/2025
DRAWN BY	MJF
CHECKED BY	TDC
PROJECT #	EP2024.01138
FILE NAME	011-MOTH-DETAILS

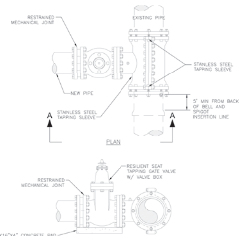
SHEET NUMBER 10

J:\MARION OAKS\01 MAJOR\PROJECT\MARION OAKS TOWNHOMES\CIVIL\CONSTRUCTION\011-MOTH-DETAILS.dwg | PLOT DATE: 7/24/2025 | 8:29:59 AM | SAVE DATE: 7/24/2025 | LAST SAVED BY: MFORD



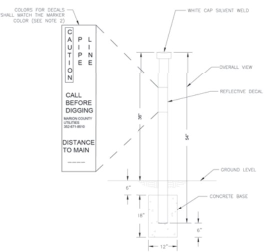
NOTES:
1. ALL RESIDENTIAL SERVICES SHALL HAVE A MINIMUM SIZE OF 1".
2. CURB STOP SHALL BE INSTALLED ON STREET SIDE OF THE SIDEWALK BETWEEN SIDEWALK AND CURB.
3. SCHEDULE 40 PVC CASING TO BE USED UNDER PAVEMENT, EXTENDING A MINIMUM OF 5' ON EITHER SIDE OF THE PAVEMENT WHERE POSSIBLE. THE INSIDE DIAMETER OF THE CASING PIPE SHALL BE A MINIMUM OF ONE INCH LARGER THAN THE OUTSIDE DIAMETER OF THE SERVICE PIPE.
4. CORP STOPS SHALL BE HORIZONTAL TO WATER MAINS.
5. LOCATE WIRE SHALL 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 PERMANENTLY 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 FROM ANY BELL AND/OR FITTING.

Marion County Florida Utilities | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | WATER AND RECLAIMED WATER SERVICES (TYPICAL) | 7.3.2 UT 107



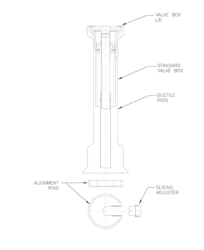
NOTES:
1. PRIOR TO BEGINNING THE TAPPING OPERATION, THE SLEEVE AND VALVE SHALL BE PRESSURE TESTED AT 150 PSI FOR A MINIMUM OF 30 MINUTES TO ENSURE THAT NO LEAKAGE WILL OCCUR.
2. CONTRACTOR SHALL PROVIDE MCU PROOF OF PRESSURE TEST IN THE FORM OF A TAPPING TEST LOG WITH THE CONTRACTOR'S SIGNATURE.
3. CONTRACTOR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

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



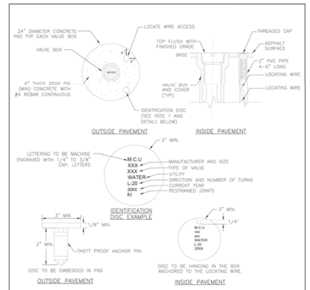
NOTES:
1. MARKERS ARE REQUIRED WHEN UTILITY MAIN S LOCATED OVER 30 FEET FROM EDGE OF PAVEMENT OR IN AN EASEMENT NOT ADJACENT TO THE RIGHT-OF-WAY.
2. MARKERS SHALL BE 4" DIAMETER SCH80 OR DR18 PVC: BLUE FOR WATER; GREEN FOR WASTEWATER; AND PANTONE PURPLE 522C FOR RECLAIMED WATER.
3. MARKERS SHALL BE PLACED AT ALL VALVES THAT MEET NOTE 1 EXCEPT WATER VALVES NEAR FIRE HYDRANTS.
4. ADDITIONAL MARKERS SHALL BE INSTALLED AS NEEDED SO THAT THE DISTANCE BETWEEN MARKERS DOES NOT EXCEED 1,000 FEET.

Marion County Florida Utilities | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | UTILITY MAIN MARKER | 7.3.2 UT 109



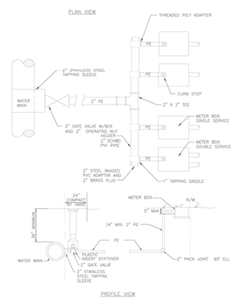
NOTES:
1. FOR ALL MAINS 6.0' DEEP OR GREATER, PVC PIPE EXTENSIONS SHALL BE USED ON VALVE BOX INSTALLATION.

Marion County Florida Utilities | MCBCC EFFECTIVE 04/13/2023 | REVISION # 1 | SEALED VALVE BOX, ADJUSTABLE | 7.3.2 UT 111



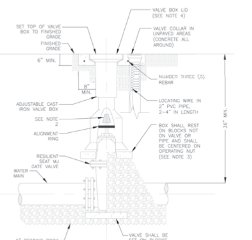
NOTES:
1. BRONZE (OR STAINLESS STEEL) IDENTIFICATION DSC SHALL BE REQUIRED FOR ALL VALVES, EXCEPT HYDRANT VALVES.
2. LOCATING WIRE SHALL TERMINATE AT EACH VALVE BOX AND BE CAPABLE OF EXTENDING 12" ABOVE TOP OF BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION.

Marion County Florida Utilities | MCBCC EFFECTIVE 04/13/2023 | REVISION # 1 | VALVE BOX PAD | 7.3.2 UT 112



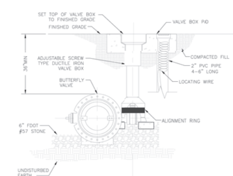
NOTES:
1. MAXIMUM OF 5 5/8" METERS
2. METER BOXES SHALL NOT BE LOCATED WITHIN DRIVING SURFACE. METER BOXES MUST BE LOCATED IN RIGHT-OF-WAY OR PRIVATE PROPERTY WITH A UTILITY EASEMENT.
3. NO MALE ADAPTERS ALLOWED AT VALVE; SHALL BE A BRASS NIPPLE WITH 2" SCH80 FEMALE STEEL BANDED ADAPTER.
4. ALL TAPS MUST BE LOCATED A MINIMUM OF 24" AWAY FROM ANY BELL AND/OR FITTING.

Marion County Florida Utilities | MCBCC EFFECTIVE 04/13/2023 | REVISION # 1 | METER BANK 2" SUPPLY | 7.3.2 UT 202



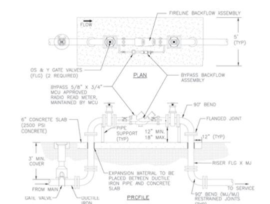
NOTES:
1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION (SEE UT111).
2. THE ACTUATING NUT FOR VALVES DEEPER THAN SIX (6) FEET SHALL BE EXTENDED TO COME UP TO 3 FOOT DEPTH BELOW FINISHED GRADE.
3. VALVE BOX SHALL BE SET ON FIVE (5) SOLID COMMON BLOCKS.
4. VALVE BOX LID TO BE LETTERED WITH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

Marion County Florida Utilities | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | GATE VALVE WATER AND RECLAIMED MAINS | 7.3.2 UT 204



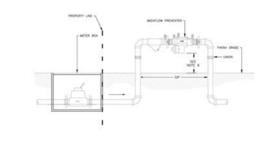
NOTES:
1. PVC PIPE EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION (SEE UT 111).
2. THE VALVE ACTUATING NUT SHALL BE EXTENDED TO BE WITHIN 3' OF FINISHED GRADE.
3. PROVIDE A PLASTIC DEBRIS SHIELD / ALIGNMENT RING WHICH INSTALLS BELOW THE VALVE ACTUATING NUT. THIS SHIELD SHALL CENTER THE RISER 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.
6. INSTALL BRASS ID TAG IN CONCRETE.
7. VALVE BOX LID TO BE LETTERED WITH THE WORDS "WATER" OR "RECLAIMED".
8. BUTTERFLY VALVES SHALL ONLY BE USED UNDER MCU DISCRETION.

Marion County Florida Utilities | MCBCC EFFECTIVE 04/13/2023 | REVISION # 1 | BUTTERFLY VALVE AND BOX WATER AND RECLAIMED MAINS | 7.3.2 UT 205



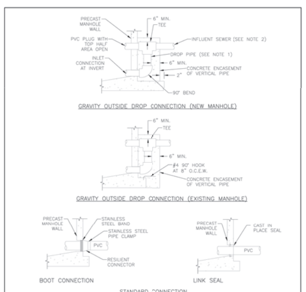
NOTES:
1. REQUIRED FOR SITES WITH SEPARATE DOMESTIC AND FIRE SYSTEM SUPPLY PIPING.
2. BACKFLOW ASSEMBLY SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
3. MCU SHALL OWN AND MAINTAIN THE METER.
4. UTILITY EASEMENT REQUIRED FOR BY-PASS METER READING. MINIMUM EASEMENT SIZE IS 10' BY 15'.
5. DETAIL 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" 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. FREEZE PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE FIRE MARSHALL.

Marion County Florida Utilities | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | FIRE LINE DOUBLE DETECTOR CHECK VALVE ASSEMBLY | 7.3.2 UT 208



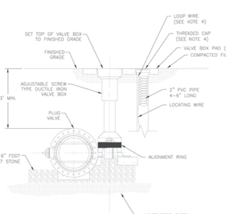
NOTES:
1. BACKFLOW PREVENTION ASSEMBLY SHALL BE INSTALLED AND MAINTAINED AS PER MARION COUNTY CROSS CONNECTION CONTROL ORDINANCE AND/OR PLUMBING CODE.
2. BACKFLOW PREVENTION ASSEMBLY TO BE INSTALLED LEVEL AND PLUMB.
3. MINIMUM CLEARANCE OF 24" TO BE MAINTAINED AROUND ASSEMBLY FOR TESTING.
4. ASSEMBLY 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 | REVISION # 1 | 2" AND SMALLER REDUCED PRESSURE AND/OR DOUBLE CHECK BACKFLOW ASSEMBLY | 7.3.2 UT 209



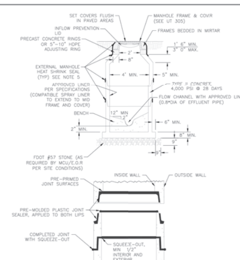
NOTES:
1. DROP PIPE AND FITTINGS SHALL BE OF EQUAL SIZE AND MATERIAL AS THE INFLUENT SEWER.
2. AN OUTSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT LINES WHICH HAVE AN INVERT 2' OR MORE ABOVE THE MANHOLE INVERT. ALL MANHOLES WITH DROP CONNECTIONS MUST BE LINED AND HAVE COMPOSITE RING AND COVER.
3. CONTRACTOR TO COORDINATE THE PRESENCE OF MCU INSPECTOR DURING CORING AND CONNECTIONS TO EXISTING MANHOLES.
4. POUR NEW BENCH FOR CONNECTION PER UT 302.

Marion County Florida Utilities | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | GRAVITY MANHOLE CONNECTION | 7.3.2 UT 303



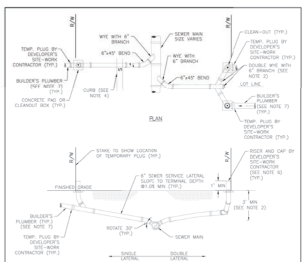
NOTES:
1. VALVE BOX INSTALLATION SHALL COMPLY WITH UT 111.
2. THE VALVE ACTUATING NUT SHALL BE EXTENDED UP TO BE WITHIN 3' OF FINISHED GRADE.
3. PROVIDE A PLASTIC DEBRIS SHIELD / ALIGNMENT RING WHICH INSTALLS BELOW THE VALVE ACTUATING NUT. THIS SHIELD SHALL CENTER THE RISER PIPE BOX OVER THE ACTUATING 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.
6. VALVE BOX SHALL BE SET ON SOLID COMMON BLOCKS

Marion County Florida Utilities | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | PLUG VALVE AND BOX | 7.3.2 UT 304



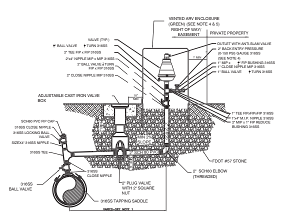
NOTES:
1. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE GRAVITY MANHOLE CONNECTION DETAIL UT 303.
2. ECCENTRIC CONE DESIGN MAY ONLY BE USED FOR CONFLICT RESOLUTION WITH MCU APPROVAL. ALL MANHOLES REQUIRING DROP CONNECTIONS SHALL COMPLY WITH UT 303.
3. A FLOW CHANNEL SHALL BE CONSTRUCTED INSIDE MANHOLE TO DIRECT INFLUENT INTO FLOW STREAM.
4. LIFT HOLES THROUGH STRUCTURE ARE NOT PERMITTED.
5. USE EXTERNAL WRAP TO TIGHTLY WRAP MANHOLE AROUND CASTING JOINTS AND APPLY HIGH INTENSITY PROPANE TORCH TO EFFECTIVELY SEAL THEM FROM GROUND WATER INFILTRATION. ALL EXTERNAL HEAT SHRINK WRAPS SHALL BE INSPECTED IN PERSON, OR THROUGH A MCU APPROVED METHOD, BY A MCU CONSTRUCTION REPRESENTATIVE.
6. INFLOW PREVENTION LIDS SHALL BE REQUIRED FOR ALL MANHOLES.
7. PRECAST CONCRETE RINGS MAY BE SUBSTITUTED FOR HDPE RINGS.
8. SECTION HEIGHTS VARY AS REQUIRED, AND AS AVAILABLE.
9. IN LIEU OF SHRINK WRAPPING, MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH ASTM C1244 OR HYDROSTATIC TESTED IN ACCORDANCE WITH ASTM C969 AS REQUIRED BY MCU.
10. FLOW CHANNEL DEPTH AND WIDTH CANNOT BE LESS THAN 80% OF OUTFLOW PIPE.

Marion County Florida Utilities | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | PRECAST CONCRETE MANHOLE | 7.3.2 UT 306



NOTES:
1. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
2. WYE TO BE NO SHALLOWER THAN 3' AND NO DEEPER THAN 5'.
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. CLEANOUT CAP SHALL BE SET A MINIMUM OF 2" ABOVE THE FINISHED GRADE. CLEANOUTS IN RV PARKS SHALL BE SET 6" ABOVE FINISHED GRADE WITH A CONCRETE COLLAR.
6. DURING CONSTRUCTION, SERVICE LATERAL AND CLEANOUTS SHALL BE STUBBED OUT A MINIMUM OF 1' ABOVE FINISHED GRADE AND SHALL BE CAPPED BY DEVELOPER'S SITE-WORK CONTRACTOR UNTIL PROPERTY IS DEVELOPED AND CONNECTION TO CENTRAL SEWER IS MADE BY PLUMBER.
7. BUILDER'S PLUMBER SHALL CUT RISER, INSTALL CLEANOUT CAP, REMOVE TEMPORARY PLUG, CONNECT SERVICE LATERAL TO HOUSE PLUMBING AND GROUT VOID BETWEEN CLEANOUT AND PAD.
8. ALL DEVELOPMENT SHALL BE DESIGNED AND BUILT IN A MANNER WHERE THE LOWEST WASTEWATER SERVICE LATERAL DOES NOT DROP BELOW THE GRAVITY SEWER GRADE LINE.

Marion County Florida Utilities | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | SEWER SERVICE LATERAL | 7.3.2 UT 312



NOTES:
1. OFFSET DISTANCE TO BE FIELD DETERMINED AND AS CLOSE TO THE RIGHT OF WAY AS POSSIBLE AND CLEAR OF PEDESTRIAN WALKWAYS. IF PIPE IS AT RIGHT OF WAY LINE, NO OFFSET IS REQUIRED.
2. ABOVE DETAIL APPLIES TO A 2" ARV. FOR LARGER ARVS, PIPE DIAMETER AND VALVES SHALL BE EQUAL TO THE SIZE OF THE ARV. VALVE SIZES TO BE DETERMINED BY THE ENGINEER AND APPROVED BY MCU PRIOR TO INSTALLATION. ENGINEER SHALL PROVIDE ARV SIZING CALCULATIONS.
3. ALL PIPING, VALVES AND APPURTENANCES TO BE 316SS EXCEPT WHERE SPECIFIED OTHERWISE.
4. THE ENCLOSURE VENTS MUST BE CAPABLE OF ALLOWING AT LEAST THE SAME AMOUNT OF AIRFLOW AS THE VALVE AND SHALL BE SIZED PER THE ENGINEER.
5. PROVIDE ODOR CONTROL ENCLOSURE AS REQUIRED BY MCU.
6. ARV INLET AND OUTLET SHALL BE SAME SIZE.
7. FOR FORCEMAINS 10" AND LARGER, A 4" TAPPING SADDLE AND PLUG VALVE SHALL BE USED.

Marion County Florida Utilities | MCBCC EFFECTIVE 04/13/2023 | REVISION # NA | ABOVE GROUND AIR OR COMBINATION AIR RELEASE VALVE AND ENCLOSURE ASSEMBLY | 7.3.2 UT 316

REVISIONS	DATE	BY

CFB | CLYMER FARNER BARLEY
CLYMER FARNER BARLEY, Inc.
7413 ALFORD AVE, MIDDLETON, FL 34762
(352)748-3126

MARION OAKS TOWNHOMES
MAJOR SITE PLAN
MARION COUNTY, FL

UTILITY DETAILS

SAVE DATE	7/24/2025
DRAWN BY	MJF
CHECKED BY	TDC
PROJECT #	EP2024.01138
FILE NAME	012-MOTH-UTIL DETAILS

CLYMER FARNER BARLEY, INC.
7413 ALFORD AVENUE
MIDDLETON, FL 34762
TYLER D. COUNTS, PE
FL. LIC. NO. 99025
(352) 748-3126

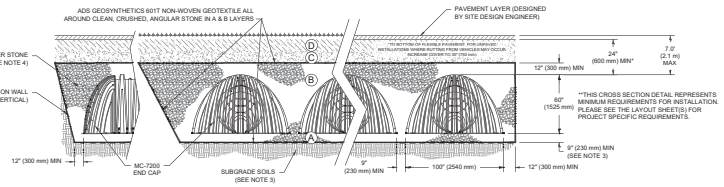
SHEET NUMBER 11

(S:\MARION\NON-VILLAGES PROJECTS\MARION OAKS TOWNHOMES\CIVIL\CONSTRUCTION\012-MOTH-UTIL DETAILS.dwg) PLOT DATE:7/24/2025 12:38 PM SAVE DATE: 7/24/2025 LAST SAVED BY: MFORD

ACCEPTABLE FILL MATERIALS: STORMTECH MC-7200 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[3]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[3]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".

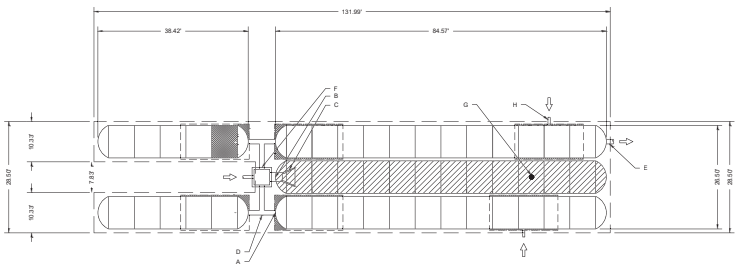


NOTES:
1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x101
2. MC-7200 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/FT/% . THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

PROPOSED LAYOUT		PROPOSED ELEVATIONS	
46	STORMTECH MC-7200 CHAMBERS	81.16	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED)
10	STORMTECH MC-7200 END CAPS	86.66	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC)
12	STONE ABOVE (in)	86.16	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC)
9	STONE BELOW (in)	86.16	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT)
40	% STONE VOID	86.16	MINIMUM ALLOWABLE GRADE (TOP OF RIGID PAVEMENT)
14,379	**INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED)**	85.16	TOP OF STONE
		84.16	TOP OF MC-7200 CHAMBER
3,439	SYSTEM AREA (ft²)	82.13	12" TOP MANIFOLD/CONNECTION INVERT
403	SYSTEM PERIMETER (ft)	79.83	INSERTA TEE SIDE INLET CONNECTION INVERT
		79.35	24" ISOLATOR ROW PLUS CONNECTION INVERT
		79.16	BOTTOM OF MC-7200 CHAMBER
		78.41	BOTTOM OF STONE

*INVERT ABOVE BASE OF CHAMBER

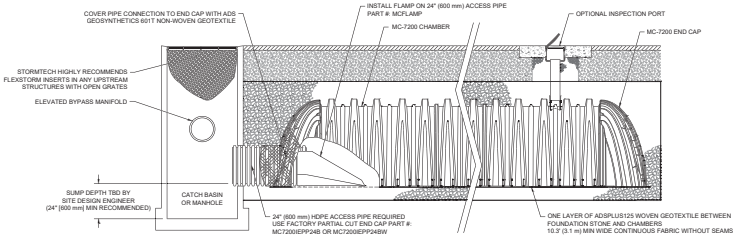
PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED END CAP	A	12" TOP PARTIAL CUT END CAP, PART#: MC7200IEPP12T (TYP OF ALL 12" TOP CONNECTIONS	35.69"	
PREFABRICATED END CAP	B	24" BOTTOM PARTIAL CUT END CAP, PART#: MC7200IEPP24B (TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	2.26"	
FLAMP	C	INSTALL FLAMP ON 24" ACCESS PIPE (PART#: MCFLAMP		
MANIFOLD	D	12" x 12" TOP MANIFOLD, ADS N-12 (TYP 2 PLACES)	35.69"	
MANIFOLD	E	12" TOP CONNECTION, ADS N-12	35.69"	2.0 CFS OUT
CONCRETE STRUCTURE	F	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		9.9 CFS IN
INSPECTION PORT	G	4" SEE DETAIL		
INSERTA TEE	H	6" - DIAMETER (DESIGN BY ENGINEER / TYP. 2 PLACES)		



ISOLATOR ROW PLUS (SEE DETAIL)

PLACE MINIMUM 17.50' OF ADSPLUS125 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

BED LIMITS



MC-7200 ISOLATOR ROW PLUS DETAIL
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

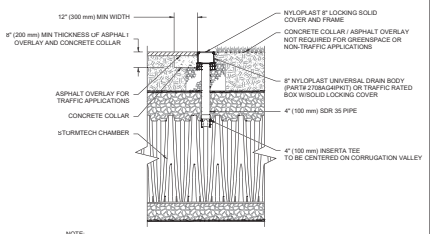
STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

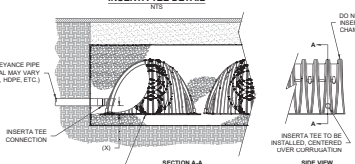
1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



NOTE:
INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION VALLEY.

4" PVC INSPECTION PORT DETAIL (MC SERIES CHAMBER)
NTS

INSERTA TEE DETAIL
NTS

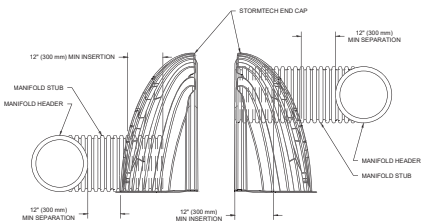


CHAMBER	MAX DIAMETER OF INSERTA TEE	HEIGHT FROM BASE OF CHAMBER (X)
SC-310	6" (150 mm)	4" (100 mm)
SC-740	10" (250 mm)	4" (100 mm)
SC-800	10" (250 mm)	4" (100 mm)
DC-780	10" (250 mm)	4" (100 mm)
MC-3500	12" (300 mm)	6" (150 mm)
MC-4500	12" (300 mm)	8" (200 mm)
MC-7200	12" (300 mm)	8" (200 mm)

INSERTA TEE FITTINGS AVAILABLE FOR SDR 26, SDR 35, SCH 40 IPS GASKETED & SOLVENT WELD, N-12, HP STORM, C-900 OR DUCTILE IRON

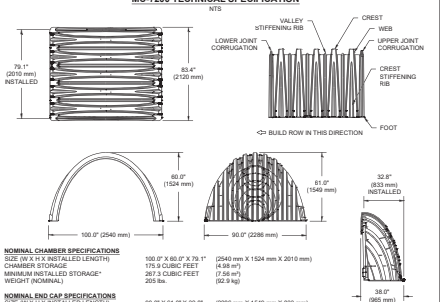
NOTES:
- PART NUMBERS WILL VARY BASED ON INLET PIPE MATERIALS. CONTACT STORMTECH FOR MORE INFORMATION.
- CONTACT ADS ENGINEERING SERVICES IF INSERTA TEE INLET MUST BE RAISED AS NOT ALL INVERTS ARE POSSIBLE.

MC-SERIES END CAP INSERTION DETAIL
NTS



NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

MC-7200 TECHNICAL SPECIFICATION
NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	100.0" X 60.0" X 79.1"	(2540 mm X 1524 mm X 2010 mm)
CHAMBER STORAGE	175.9 CUBIC FEET	(4.98 m³)
MINIMUM INSTALLED STORAGE*	267.3 CUBIC FEET	(7.56 m³)
WEIGHT (NOMINAL)	205 lbs.	(92.9 kg)

NOMINAL END CAP SPECIFICATIONS

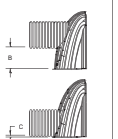
SIZE (W X H X INSTALLED LENGTH)	90.0" X 61.0" X 32.8"	(2286 mm X 1549 mm X 833 mm)
END CAP sTORAGE:	39.5 CUBIC FEET	(1.12 m³)
MINIMUM INSTALLED STORAGE*	115.3 CUBIC FEET	(3.26 m³)
WEIGHT (NOMINAL)	90 lbs.	(40.8 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION AND BETWEEN CHAMBERS. 12" (305 mm) sTONE PERIMETER IN FRUNT OF END CAPs AND 40% sTONE PORUsITY.

PARTIAL CUT HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PARTIAL CUT HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

PART #	STUB	B	C
MC7200IEPP06T	6" (150 mm)	42.54" (1081 mm)	---
MC7200IEPP06B		---	0.88" (22 mm)
MC7200IEPP08T	8" (200 mm)	40.50" (1029 mm)	---
MC7200IEPP08B		---	1.01" (26 mm)
MC7200IEPP10T	10" (250 mm)	38.37" (975 mm)	---
MC7200IEPP10B		---	1.33" (34 mm)
MC7200IEPP12T	12" (300 mm)	35.69" (907 mm)	---
MC7200IEPP12B		---	1.55" (39 mm)
MC7200IEPP15T	15" (375 mm)	32.72" (831 mm)	---
MC7200IEPP15B		---	1.70" (43 mm)
MC7200IEPP18T	18" (450 mm)	29.36" (746 mm)	---
MC7200IEPP18TW			
MC7200IEPP18B		---	1.97" (50 mm)
MC7200IEPP18BW			
MC7200IEPP24T	24" (600 mm)	23.05" (585 mm)	---
MC7200IEPP24TW			
MC7200IEPP24B		---	2.26" (57 mm)
MC7200IEPP24BW			
MC7200IEPP30BW	30" (750 mm)	---	2.95" (75 mm)
MC7200IEPP36BW	36" (900 mm)	---	3.25" (83 mm)
MC7200IEPP42BW	42" (1050 mm)	---	3.55" (90 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL.



CUSTOM PREFABRICATED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-7200 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

CLYMER FARNER BARLEY, INC.
7413 ALFORD AVENUE
MIDDLETON, FL 34762
TYLER D. COUNTS, PE
FL. LIC. NO. 99025
(352) 748-3126

BY	DATE	REVISIONS

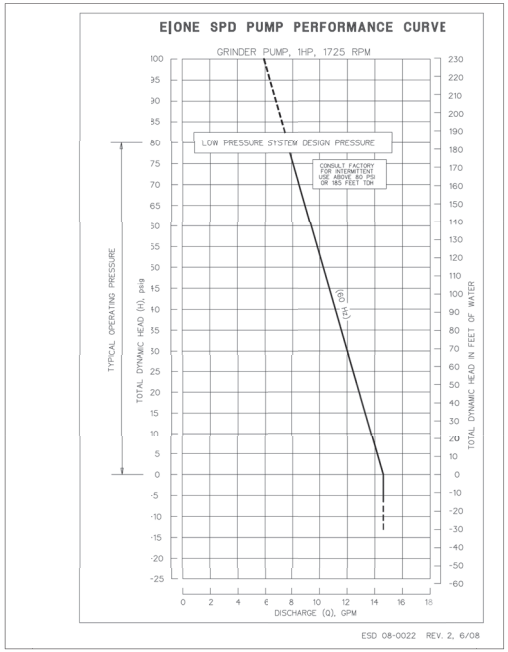
CLYMER FARNER BARLEY
CFB
CLYMER FARNER BARLEY, INC.
7413 ALFORD AVE, MIDDLETON, FL 34762
(352)748-3126

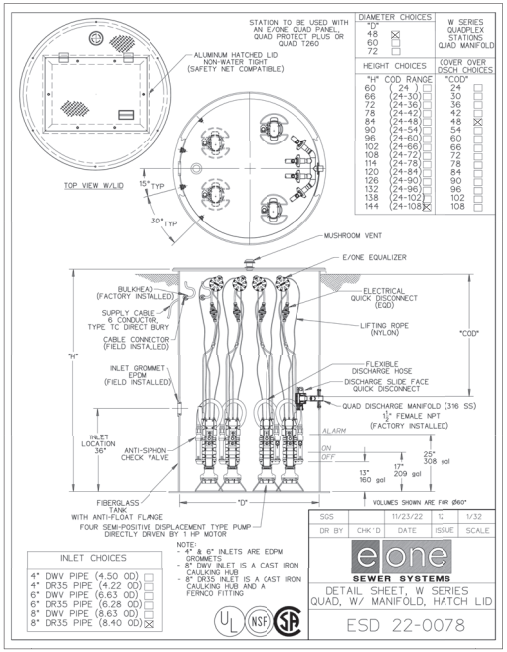
MARION OAKS TOWNHOMES
MAJOR SITE PLAN
MARION COUNTY, FL

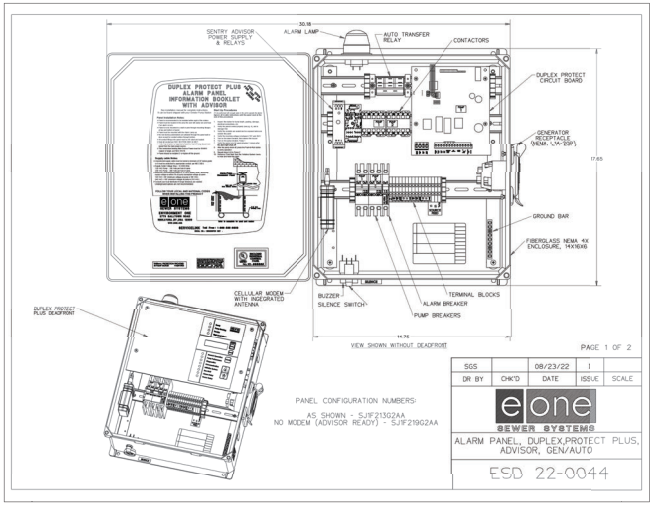
ADS STORMTECH DETAILS

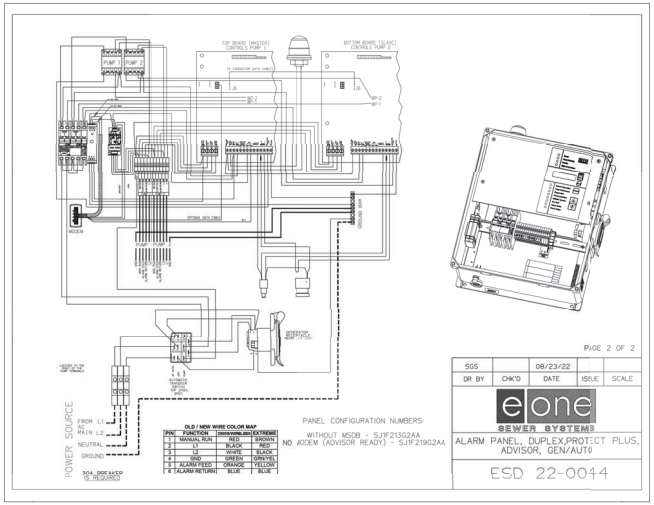
SAVE DATE	7/24/2025
DRAWN BY	MJF
CHECKED BY	TDC
PROJECT #	EP2024.01138
FILE NAME	413-MOTH-ADS DETAILS

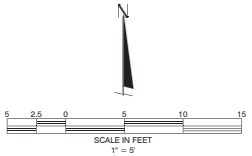
SHEET NUMBER 12

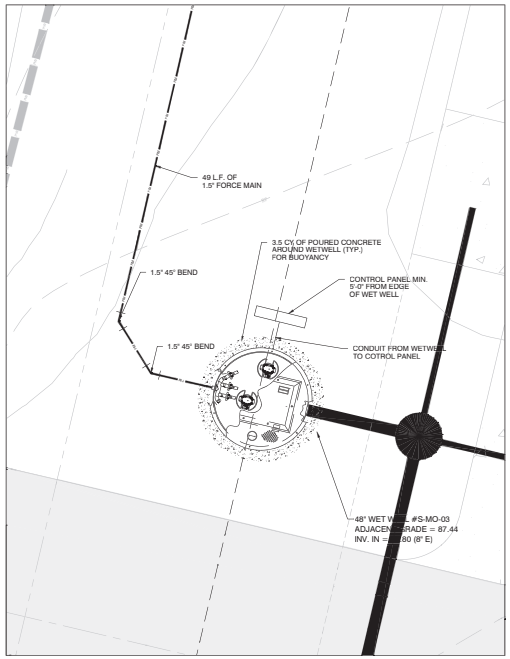












LIFT STATION SITE PLAN

SUMMARY OF PUMP DATA	
OPERATING CONDITION	13 GPM @ 33 FT, TDH
VELOCITY	2.26 FPS
PUMP MANUFACTURER	E|ONE
PUMP MODEL	E|ONE SPD PUMP
SPEED	1,725 RPM
PHASE (ϕ) & VOLTAGE (V)	1ϕ, 240V
HORSEPOWER (HP)	1.00 HP

ESTIMATED FLOW TO THE STATION		
MINIMUM	1,120	GPD
AVERAGE	2,240	GPD
MAXIMUM	9,632	GPD

NOTES:
- STRUCTURAL DESIGN BY OTHERS
- LIFT STATION SHALL BE PRIVATELY MAINTAINED

CLYMER FARNER BARLEY, INC.
7413 ALFORD AVENUE
MIDDLETON, FL 34762
TYLER D. COUNTS, PE
FL. LIC. NO. 99025
(352) 748-3126

REVISIONS | BY | DATE

CLYMER FARNER BARLEY
CFB
CLYMER FARNER BARLEY, Inc.
7413 ALFORD AVE, MIDDLETON, FL 34762
(352)748-3126

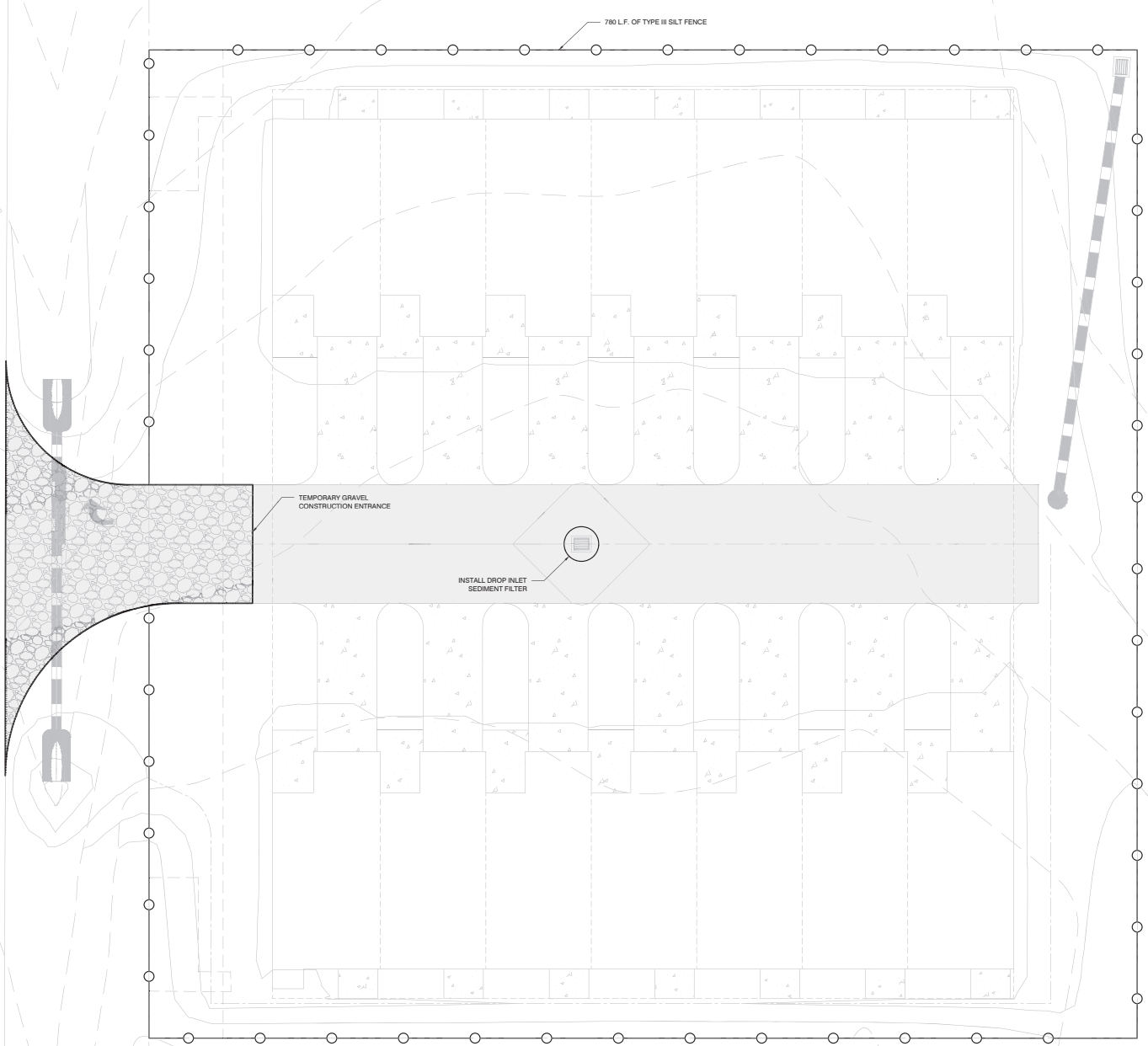
MARION OAKS TOWNHOMES
MAJOR SITE PLAN
MARION COUNTY, FL

LIFT STATION DETAILS

SAVE DATE	7/24/2025
DRAWN BY	MJF
CHECKED BY	TDC
PROJECT #	EP2024.01138
FILE NAME	014-MOTH-LS

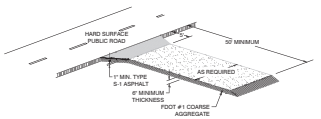
SHEET NUMBER 13

J:\MARION\OAKS\LA\JOBS\PROJECTS\MAJOR\OAKS TOWNHOMES\CAD\LLCONSTRUCTION\14-MOTH-LS.dwg PLOT DATE: 7/24/2025 PLOT BY: MJF

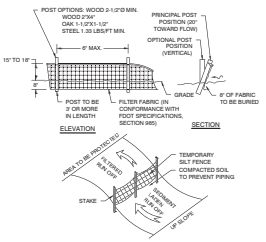


10 5 0 10 20 30

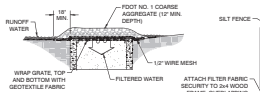
SCALE IN FEET
1" = 10'

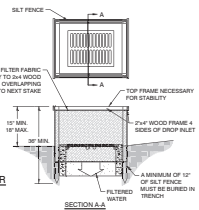


GRAVEL CONSTRUCTION ENTRANCE
NOT TO SCALE



FLORIDA DOT TYPE III SILT FENCE AND EROSION CONTROL
NOT TO SCALE





NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL LEVEL DRAINAGE AREAS. (LESS THAN 5%).
2. USE 2"x4" WOOD FRAME TO INSURE STABILITY.
3. SEE EROSION CONTROL PLAN FOR LOCATIONS AND APPLICABILITY.

DROP INLET SEDIMENT FILTER
NOT TO SCALE

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. SILT FENCE TO REMAIN IN PLACE UNTIL FINISH GRADING FOR THE LANDSCAPING IS UNDER WAY.
12. 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 SUCCESSFUL EROSION CONTROL PLAN.

CLYMER FARNER BARLEY, INC.
7413 ALFORD AVENUE
MIDDLETON, FL 34762
TYLER D. COUNTS, PE
FL. LIC. NO. 99025
(352) 748-3126

BY	DATE	REVISIONS

CFB | CLYMER FARNER BARLEY
CLYMER FARNER BARLEY, Inc.
7413 ALFORD AVE, MIDDLETON, FL 34762
(352)748-3126

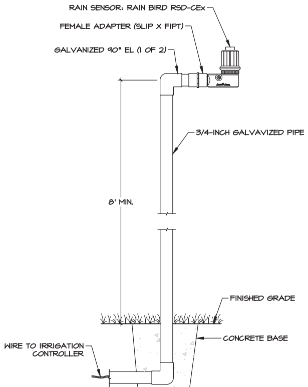
MARION OAKS TOWNHOMES
MAJOR SITE PLAN
MARION COUNTY, FL

EROSION CONTROL PLAN

SAVE DATE	7/24/2025
DRAWN BY	MJF
CHECKED BY	TDC
PROJECT #	EP2024.01138
FILE NAME	014-MOTH-EC

SHEET NUMBER EC-1

J:\MARION OAKS VILLAGES\PROJECTS\MARION OAKS TOWNHOMES\CIVIL\CONSTRUCTION PLANS\TYLER\ - Copy (4).DWT, 7/24/2025 1:48:47 PM, SAVED ON: 7/24/2025 1:48:47 PM BY: MJF



RAIN SENSOR SHALL BE INSTALLED PER THIS DETAIL IF NO SUITABLE, UNOBSTRUCTED MOUNTING LOCATION IS AVAILABLE AS DETERMINED BY MPA.

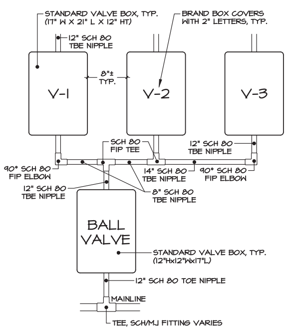
RAIN SENSOR - RSD-CEx

SCALE N.T.S.

NOTES:

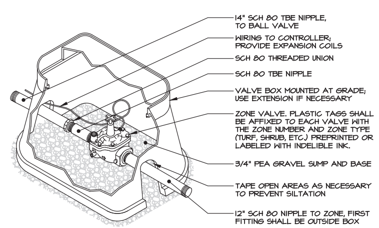
VALVE GROUPINGS SHALL NOT HAVE MORE THAN 3 VALVE BOXES AND 1 BALL VALVE BOX. IF SPACE LIMITATIONS OCCUR, SEE LANDSCAPE ARCHITECT FOR ALTERNATIVE GROUPINGS.

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



VALVE BOX LAYOUT - PLAN VIEW

SCALE: N.T.S.



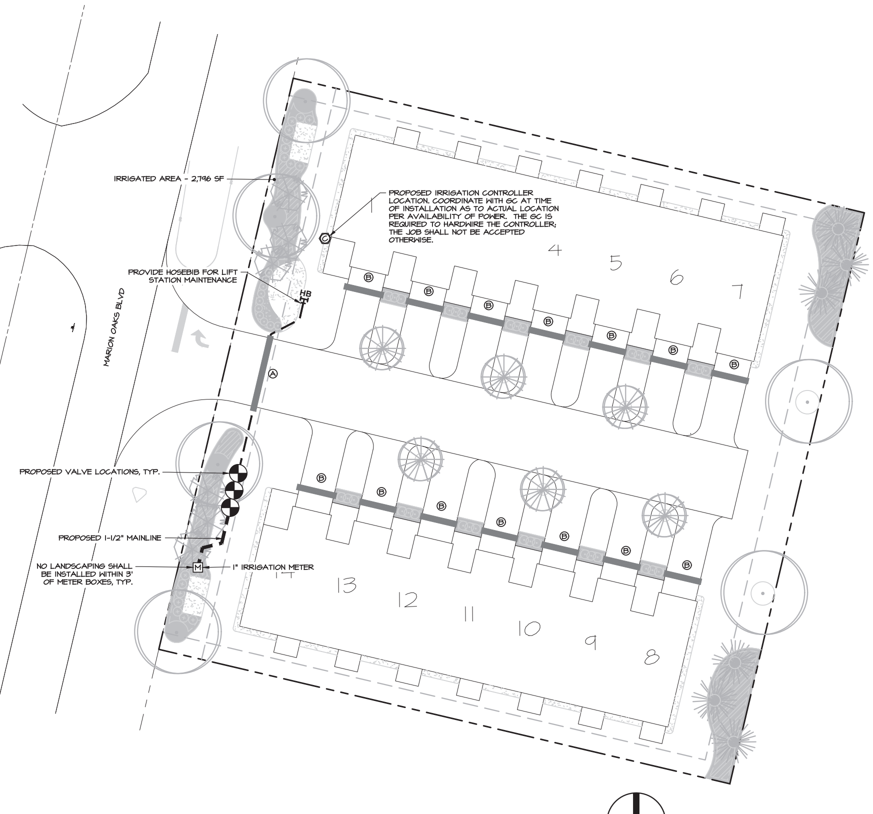
INSTALL TOP OF VALVE A MAXIMUM OF 15" FROM FINISHED GRADE.

INSTALL REDUCERS AND ALL-THREAD AS NECESSARY AT EACH VALVE LOCATION.

INSTALL EACH VALVE TAP IN A VERTICAL ORIENTATION TO ASSURE THE PROPER VALVE DEPTH.

ZONE VALVE

SCALE N.T.S.



SCALE: 1"=20'

IRRIGATION SLEEVING LEGEND

Ⓐ = (1) 6"
(2) 4"

Ⓑ = (1) 4"
(1) 2"

IRRIGATION DEMAND

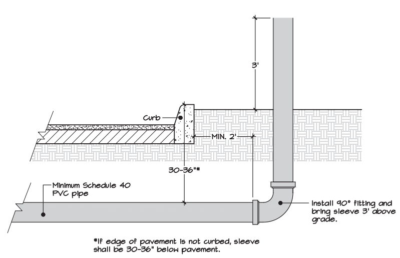
The anticipated irrigation demand for this site shall be 1,877 gallons per week or 939 GPD, based on a 2-day watering schedule. This demand is based on an average of 0.75" of water per week for all irrigated areas, per UF/IFAS and Water Management District general recommendations.

IRRIGATION SPECIFICATIONS

1. The irrigation system shall be design build. The Contractor shall be entirely responsible for proper coverage and operation of the system, including changes from the plan as necessary to adjust for actual site conditions. The Contractor shall be responsible for getting all locates and for any repairs to existing improvements damaged by his work. The contractor shall be responsible for determining and installing the proper irrigation components to complete the job, determining if the water source is or is known to possibly be reclaimed (effluent). All irrigation installation must be in compliance with the latest local, county, and/or state mandated requirements. Fees for all permits, inspections, and impact fees required shall be included as work required.
2. The Contractor shall be responsible for providing all labor, material, and accessories required for a complete and properly operating irrigation system meeting the performance requirements outlined herein; prior to installation, submittals shall be provided for approval by the Landscape Architect, including cutsheets for all pump system and irrigation components.
3. All irrigation components shall be installed in accordance with the manufacturer's specifications.
4. The water source shall be as indicated by the Owner.
5. Coordinate with the Owner regarding any existing irrigation controllers or system components that may be reused for the new system.
6. Performance Standards
   a. All materials, brands, and installation methods shall be per these requirements. Read and follow the specifications.
   b. 100% overlapping head-to-head coverage shall be required in all areas requiring spray and rotor coverage, as reasonably possible, except as noted on the landscape plan.
   c. Separation of zones covering turf areas and bed areas shall be required to the maximum extent possible, even where such areas are spray zones. Where applicable, separate zones shall be provided for annual beds. Zones shall be properly balanced.
   d. Where sprays are in turf, they shall be 6" popups; all popups in groundcover and dwarf shrub masses shall be 12" popups (such plants include Evergreen Giant, Blue Pacific and Parsoni Juniper, Indian Hawthorn, Dwarf or Fashion Azaleas, and other plants generally maintained at 24" ht.). In locations where taller shrub masses or hedges (such as Ligustrum, Podocarpus, Nandina, Pittosporum, or Viburnum) are spaced back 2' or more from the curb in parking areas or where parking does not abut certain curbs, 6" popup sprays shall be used at the back of curb to underspray the plants. Only in unique situations where necessary may risers be used, and then only if approved by the Landscape Architect.
   e. There shall be no or minimal overspray onto walkways, and there shall be no overspray onto buildings, walls, or structures. Adjustable heads shall be used where possible for this purpose.
   f. "Approved equals" for specified items may only be bid if approved by the Landscape Architect, prior to submittal of the bid.
7. All PVC pipe in the system shall be Class 160 IPS Polyvinyl Chloride solvent weld pipe conforming to the ASTM-D2241, Type 1, requirements, NSF approved.
8. All PVC fittings shall be Schedule 40, Type 1, NSF approved conforming to the ASTM-D2466 requirements.
9. Spray heads in groundcover or shrub areas shall be Rain Bird Institutional Spray Series 6" or 12" popup heads, or approved equal. Nozzles shall be Rain Bird as required per conditions.
10. Spray heads for sodded areas shall be Rain Bird Institutional Spray Series 6" popups, or approved equal.
11. Bubblers shall be Rain Bird 1300 A-F adjustable flood bubblers, or approved equal, mounted on funny pipe, staked down on uphill side of rootball, minimally visible above mulch and adjusted to 1 GPM or less. Soil saucers must contain flow from bubblers with no washouts during the set operation time of zones having bubblers.
12. Remote control valves shall be Rain Bird PEB or PESB Filter Sentry Series plastic electric valves (where applicable), or approved equal, with Accu-Set pressure regulating module. All valves shall be installed in a rectangular Ametek-type valve box, amply sized for access. All box covers shall be clearly stenciled in white enamel with 1" letters as to their components (e.g., GV - gate valve; BV - ball valve, etc.) and zone designation (as applicable). The valves shall also be tagged with plastic tags with the zone designation either preprinted or labeled with indelible ink.
13. Ball valves 2 inches and smaller shall meet Federal Specification WW-V-54 Type 1, Class A. Valves shall be threaded, bronze, rough bodied, and have finished trimmings. Ball valves shall be Nibco T-585-70-1C or approved equal.
14. Control wires shall be UF/UL direct burial, sized as necessary, with Spears DS-400 connectors. All wire colors shall be consistent for each run. Splices shall be minimized, and any splices shall be installed in 8" round valve boxes with 8" of gravel for drainage, and 2' min of coiled wire. Two spare controller wires shall be run in such a manner that both would be available for back up use at any valve, if necessary. Any control wires which cannot be installed with the mainline shall be run in conduit, 12" deep min.
15. A #14/1 U.F. locate wire shall be installed in all mainline trenches. This wire shall be taped to the mainline at no more than 10' intervals, using fiber-reinforced strapping tape. This wire shall be installed from valve to valve, including gate valves, and looped generously within the valve box.
16. All PVC piping shall be installed in the trenches with a minimum of 12" of cover. Where necessary because of landscaping, cover shall be as deep as required. Trenches shall be fully compacted to allow no settling. Trenching shall be done with utmost care to avoid damage to any existing above or below ground improvements. The Contractor shall be entirely responsible for locating all utilities to avoid conflict with his operations, and to record the locations of piping crossing over said utilities. Trenching shall not be done within 10' of any existing tree unless otherwise impossible to route the line, and in any event, only upon prior notification to the Landscape Architect.
17. All lines shall be visually inspected for leaks by conducting an operation test prior to backfilling of trenches.
18. Where piping must pass under existing concrete or pavement, it shall be jacked or jetted where possible. Only if impossible to get in place without cutting pavement, permission will be given by the Owner to cut paving.
19. Where a part of this work, sleeves shall be buried at a minimum depth of two feet. Ends of the piping shall extend a minimum of 24" beyond the edges of pavement.
20. The controller shall be a Rain Bird PRO-C mounted as directed by the Owner. All electrical work shall be in accordance with the applicable portions of the National Electric Code and all local codes.
21. A rain sensor, Rain Bird RSD, or approved equal, shall be installed in an unobstructed, unobtrusive location.
22. The programming of this system shall be coordinated with the Owner; the controller shall have a laminated zone schedule permanently located within the controller box. A blank zone schedule shall be provided within the project manual.
23. The Contractor shall be responsible for adjusting and balancing the system for proper operation and coverage, including moving heads, changing head size, riser, or nozzle, etc. The Landscape Architect shall have the right to inspect the work and have the contractor re-adjust the system, if necessary, to insure that the system conforms with the plan and specifications, as a condition for final payment to the Contractor.
24. Warranty: The Contractor shall warrant the installation workmanship for a period of one year from date of completion and acceptance of the job. The Contractor shall further see to the fulfillment of all manufacturer's warranties and shall provide manufacturer warranty and operational information to the Owner. Reproducible as-builts copied from the original plan showing dimensioned locations of all system components shall be required for final payment.

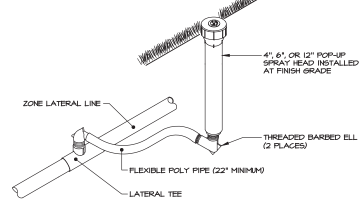
NOTES:

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



IRRIGATION SLEEVE INSTALLATION DETAIL

N.T.S.



SPRAY HEAD INSTALLATION

SCALE: N.T.S.

REVISIONS		
DATE	BY	

MPA Michael Pape & Associates, PA

LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE

2351 SE 17th Street, Ocala, FL • 352.351.3500 • www.MPA-LA.com

This item has been electronically signed and sealed by Suzanne M. Stancil on 05/21/25 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.

MARION OAKS TOWNHOMES
MARION COUNTY, FLORIDA

IRRIGATION PLAN

DATE 05-21-25

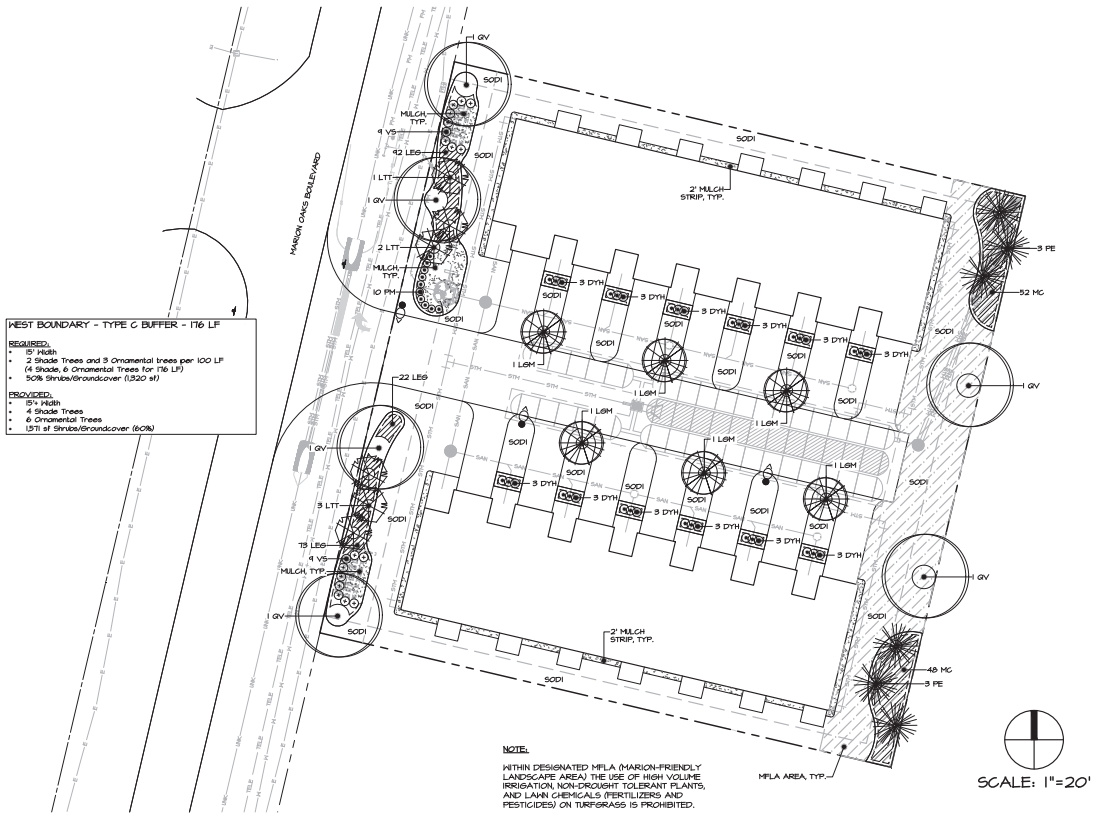
DWN. BY RAZ

CHKD. BY SMS

SHEET 1 OF 1

IR-1

F:\MARION OAKS TOWNHOMES\BIDPLANS\MOT LTG IRR PERMIT PLAN.DWG



NOTE:

WITHIN DESIGNATED MFLA (MARION-FRIENDLY LANDSCAPE AREA) TIE USE OF HIGH VOLUME IRRIGATION, NON-DROUGHT TOLERANT PLANTS, AND LAWN CHEMICALS (FERTILIZERS AND PESTICIDES) ON TURFGRASS IS PROHIBITED.

SCALE: 1"=20'

LANDSCAPE CALCULATIONS

LAND USE: HIGH RESIDENTIAL

SITE/PROJECT AREA - REFER TO CIVIL PLANS: 0.92 AC± (40,000 SF)

LANDSCAPE AREA: 0.37 AC (16,065 SF) (40%) SEE DIAGRAM SHEET L-1

THIS SITE IS NOT LOCATED WITHIN THE URBAN GROWTH BOUNDARY.
THIS SITE IS LOCATED WITHIN THE SECONDARY SILVER SPRINGS PROTECTION ZONE.

TREE REMOVAL/PRESERVATION

SEE TR-1 FOR TREE MITIGATION CALCULATIONS

SHADE TREE REQUIREMENT

SHADE TREES REQUIRED: 0.92 AC (40,000 SF) / 3,000 SF = 13

EXISTING SHADE TREES TO REMAIN: 0
PROPOSED SHADE TREES: 18 (100% NATIVE)

TOTAL SHADE TREES PROVIDED: 18

OTHER CALCULATIONS

MFLA: REQUIRED: 2,410 SF (15%)
PROVIDED: 4,816 SF (31%)

PROPOSED UNDERSTORY/ORNAMENTAL TREES: 6

SHRUBS, GRASSES AND GROUNDCOVER PROPOSED: 351
NATIVE = 136 (39%)
FL FRIENDLY = 351 (100%)
TOTAL NATIVE PERCENTAGE (ALL TREES AND PLANTS): 154 (41%)

BUILDING LANDSCAPING
REQUIRED: 60% OF 1716' PUBLIC FACADE (WEST SIDE) 106 LF
PROVIDED: 100% (1716 LF)

LANDSCAPE BUFFER REQUIREMENTS

NORTH BOUNDARY - NO BUFFER REQUIRED

EAST BOUNDARY - NO BUFFER REQUIRED

WEST BOUNDARY - 15' TYPE C BUFFER - ADJACENT TO MARION OAKS BLVD ROW

SOUTH BOUNDARY - NO BUFFER REQUIRED

SEE PLAN FOR BUFFER DETAILS

MARION COUNTY LANDSCAPE REQUIREMENTS:

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

2. Landscape maintenance shall be in accordance with Section 6.8.13 of LDRs:
   - A. All landscape areas shall be maintained in accordance with the Florida-Friendly Best Management Practices for Protection of Water Resources by the Green Industries, UF/IFAS and FDEP.
   - B. Trees or palms shall not be severely pruned or shaped. The natural growth habit of a tree or palm shall be considered during the design phase to avoid maintenance conflicts.
   - C. Trees or palms which are guyed or braced shall have such guying or bracing removed once sufficient root growth has enabled the tree or palm to support itself. Damaging trees with guying devices shall be considered a violation of this Code. Damaged trees shall be replaced at the expense of the owner.
   - D. The alteration of any required and approved landscape area without obtaining prior written approval from the County is prohibited. The expansion of drought tolerant landscaping, excluding the replacement of planted areas with turfgrass, or replacing dying or diseased plants with similar plant material is excluded.
   - E. Buffers and screening plantings shall provide healthy appearance year round and be maintained at the required minimum heights.

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

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

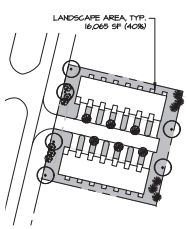
PLANT SCHEDULE

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

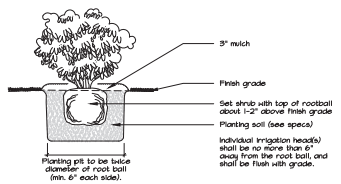
	Key	Qty	Plant Name	Size and Spacing	Maintenance
NATIVE	DYH	36	Dwarf Yaupon Holly Ilex vomitoria 'Stokes Dwarf' - (DYH)	Cont; 18" ht min x 14-18" spr; 3' oc	3' ht x 3' full hedge; may be sheared
	LEG	187	Emerald Goddess Liriope Liriope muscari 'Emerald Goddess' - (LEG)	#1, full; 5-7 ppp min; 18" oc	18" ht x full mass
NATIVE	LGM	6	Little Gem Magnolia Magnolia grandiflora 'Little Gem' - (LGMS)	Cont/B&B; 12-14'+ ht x 5-6'+ spr; 3-1/2" cal	Allow natural growth; prune only for form or dead wood
	LTT	6	Ligustrum, tree-type Ligustrum japonicum - (LTT)	B&B; 6'+ ht x 6'+ spr; multi-trunk; 2" min dpen below	Allow natural growth; 6-8' open below; prune informally do not shear
NATIVE	MC	100	Muhly Grass Muhlenbergia capillaris - (MC)	#3; full; 3' oc	Allow natural growth; remove weeds; cut back after last frost annually
	PM	10	Japanese Yew, Columnar Podocarpus macrophyllus - (PM1)	#15; 5'+ ht x 2-3' spr; turgid, full and vigorous; 30" oc	6' ht x 3'; full hedge; may be sheared
NATIVE	PE	6	Slash Pine Pinus elliottii - (PE3)	Cont/B&B; 12-14'+ ht x 6'+ spr; 3-1/2" cal min	Allow natural growth; prune dead wood
NATIVE	QV	6	Live Oak Quercus virginiana - (QV5)	B&B; 13-15' ht x 6-8' spr; 3-1/2" cal min	Allow natural growth; prune only for form or dead wood
	VS	18	Sandankwa Viburnum Viburnum suspensum - (VS)	#7; 3'+ ht x 3' spr; 3' oc	3' ht x 3'; full hedge
	MULCH		Pine Straw - (MULCH)	3" depth	Refresh annually, or as needed
	SODI		Argentine Bahia Paspalum notatum 'Argentine' - (SODI)	Pallet	

UNIRRIGATED BAHIA:

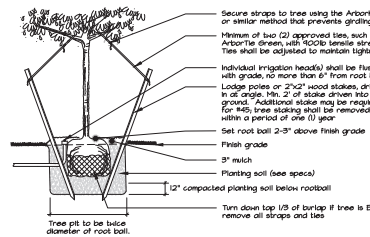
IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO PROVIDE TEMPORARY IRRIGATION TO UNIRRIGATED BAHIA INSTALLED AS PART OF THIS CONTRACT, UNTIL ESTABLISHMENT OR TURNOVER, WHICHEVER OCCURS EARLIER.



LANDSCAPE AREA DIAGRAM
NOT TO SCALE



SHRUB INSTALLATION DETAIL



TREE INSTALLATION DETAIL

FOR MULTI-TRUNK TREES, TREES LESS THAN 3" CAL., OR CONTAINER TREES UP TO 45 GAL.

DATE	BY	REVISIONS

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

REGISTERED LANDSCAPE ARCHITECT
LISA M. STANCIL
LA 6666662
STATE OF FLORIDA

This item has been electronically signed and sealed by Suzanne M. Stancil on 05/21/25 using a digital signature. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

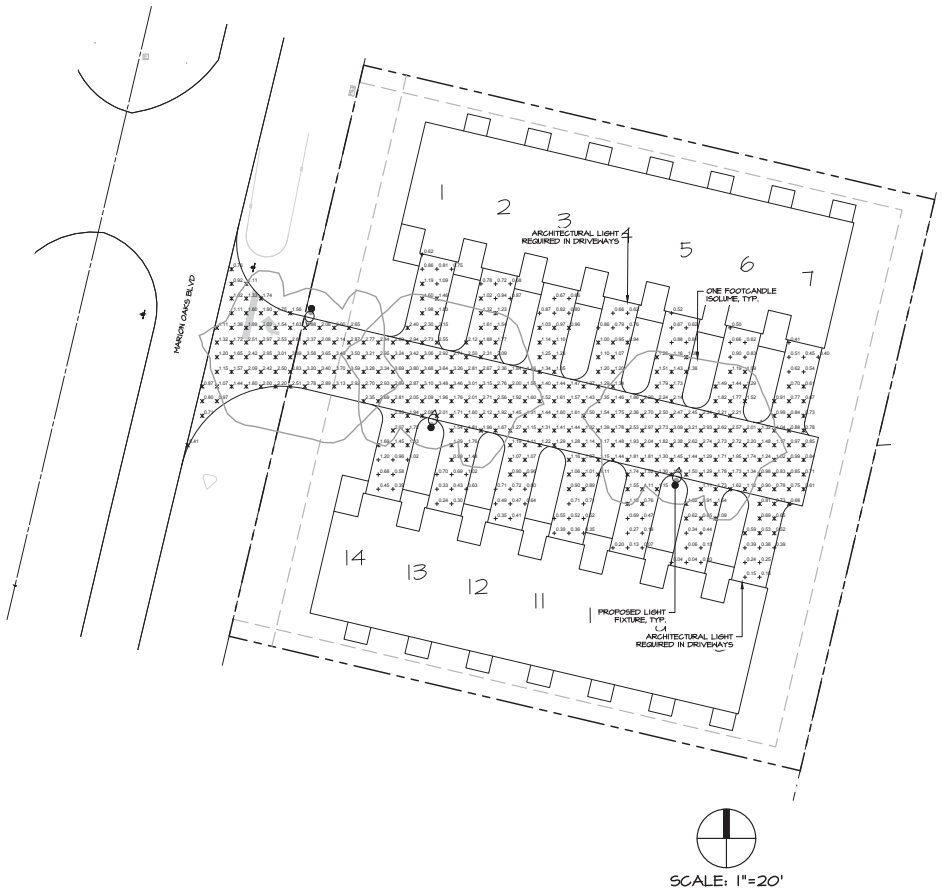
MARION OAKS TOWNHOMES
MARION COUNTY, FLORIDA
LANDSCAPE PLAN

DATE 05-21-25
DWN. BY JRT
CHKD. BY SMS

SHEET 1 OF 1

L-1

F:\MARION OAKS TOWNHOMES\BCPLANS\MARION OAKS TOWNHOMES - LS PERMIT PLANS.DWG



SCALE: 1"=20'

LIGHTING LEGEND

SHOEBOX LIGHT, CURRENT SINGLE EVOLVE EALS SERIES LED, EALS-03-0-F4-AH-T-30-N-A-CI-BLGK-L-T-V141, 3000K, T4 DISTRIBUTION, 20' MOUNTING HT, ROUND, BLACK, TAPERED, MEDIUM DUTY, STRESSCRETE POLE.

ROTATE OPTICS AS SHOWN ON LIGHT SYMBOL

SECO HAS LEASABLE OPTIONS IF NEEDED

CONFIRM SPECIFICATIONS WITH SUBMITTAL OF CUTSHEETS AND FULL PRODUCT CODE NUMBERS TO OWNER.

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

Notes.

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

Statistics
Site Average: 1.78 fc
Min: 0.41 fc (paved surfaces)
Max:3.80 fc (paved surfaces)
Light Loss Factor: 0.7
*Statistics have driveways removed

DATE	BY	REVISIONS

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

LICENSED LANDSCAPE ARCHITECT SUSANNE M. STANCIL LA 6666662 STATE OF FLORIDA

This item has been electronically signed and sealed by Susanne M. Stancil on 05/21/25 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.

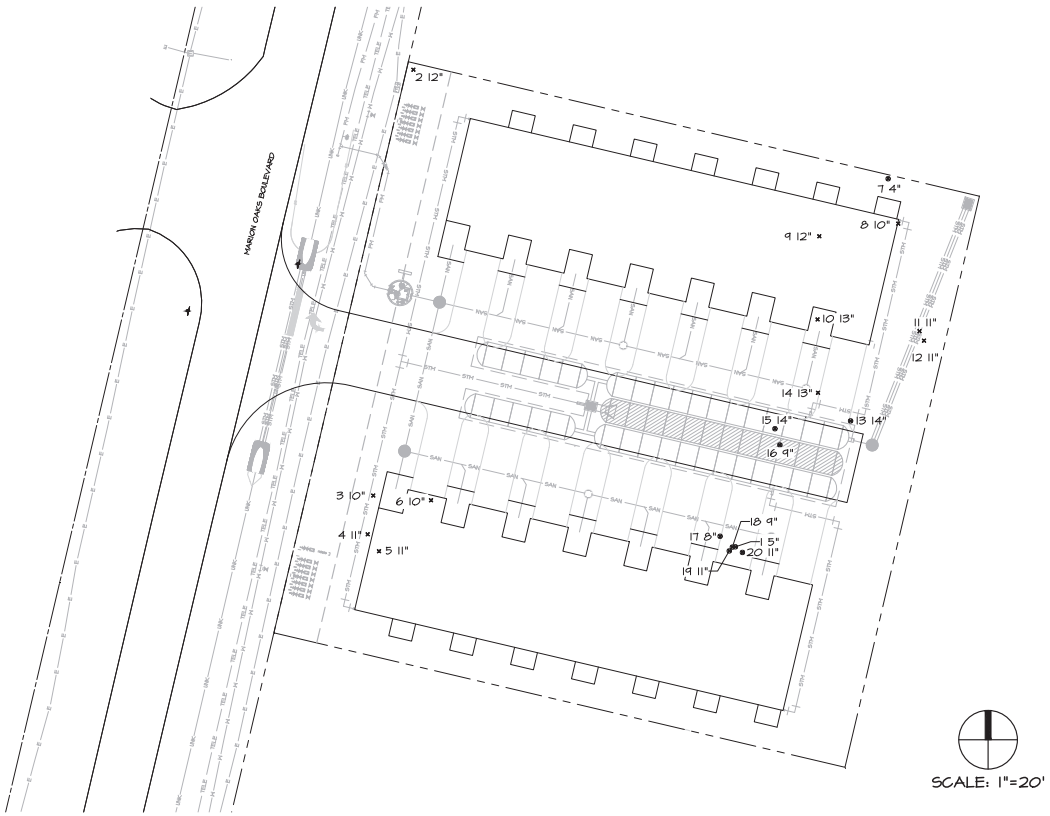
MARION OAKS TOWNHOMES
MARION COUNTY, FLORIDA
PHOTOMETRIC PLAN

DATE 05-21-25
DWN. BY RAZ
CHKD. BY SMS

SHEET 1 OF 1

LTG-1

F:\MARION OAKS TOWNHOMES\BCPLANS\NOT L176 IRR PERMIT PLANS.DWG



SCALE: 1"=20'

KEY

5 11"	TREE TO BE REMOVED - VIABLE
13 14"	TREE TO BE REMOVED - NON-VIABLE

SITE DATA

Site Area: 0.92 AC±. (40,000 sf)

Tree Removal and Replacement

(Tree survey provided by Clymer Farner Barley)

Existing trees have been evaluated by MPA ISA Certified Arborist William Needham FL5846A and Landscape Architect Suzanne Stancil PLA LA6666862 and have been categorized as viable or non-viable. Viable trees are healthy and thriving. Non-viable trees include designated invasive/prohibited species, and trees that are damaged, or in decline, and which require removal for protection of the public health, safety, and welfare. Non-viable trees are not included in replacement calculations.

Tree Number	Type	DBH	VIABLE/NON-VIABLE
1	PINE	5"	NON-VIABLE
2	LIVE OAK	12"	VIABLE
3	PINE	10"	VIABLE
4	PINE	11"	VIABLE
5	PINE	11"	VIABLE
6	PINE	10"	VIABLE
7	WATER OAK	4"	NON-VIABLE
8	PINE	10"	VIABLE
9	PINE	12"	VIABLE
10	PINE	13"	VIABLE
11	PINE	11"	VIABLE
12	PINE	11"	VIABLE
13	PINE	14"	NON-VIABLE
14	PINE	13"	VIABLE
15	PINE	14"	NON-VIABLE
16	PINE	9"	NON-VIABLE
17	PINE	8"	NON-VIABLE
18	PINE	9"	NON-VIABLE
19	PINE	11"	NON-VIABLE
20	PINE	11"	NON-VIABLE

*Grey shading indicates non-viable trees.

Tree Mitigation Calculations

Total existing DBH pre-development: 124" (135" per acre)

Total DBH to be removed: 124"
Total DBH to be preserved: 0"

Required Mitigation

Existing Trees 10-19" = 11 trees (124") = 62" Mitigation
(1" Replacement for 2" Removed)

Total mitigation required: 62" (18 shade trees at 3-1/2" cal)

Provided Mitigation

6 Little Gem Magnolias @ 3-1/2" each = 21"
6 Live Oaks @ 3-1/2" each = 21"
6 Slash Pines @ 3-1/2" each = 21"

Total Mitigation Provided = 63"

DATE	BY	REVISIONS

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

REGISTERED LANDSCAPE ARCHITECT
SUZANNE M. STANCIL
LA 6666862
STATE OF FLORIDA

This item has been electronically signed and sealed by Suzanne M. Stancil on 05/21/25 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.

MARION OAKS TOWNHOMES
MARION COUNTY, FLORIDA

TREE REMOVAL PLAN

DATE 05-21-25
DWN. BY JRT
CHKD. BY SMS

SHEET 1 OF 1

TR-1

F:\MARION OAKS TOWNHOMES\BCPLANS\MARION OAKS TOWNHOMES - LS PERMIT PLANS.DWG

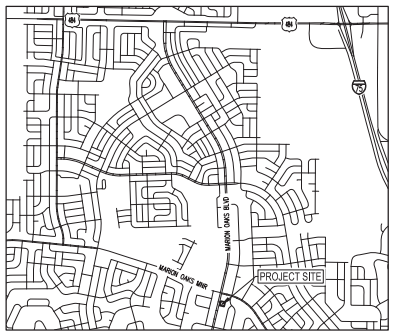
BOUNDARY & TOPOGRAPHIC SURVEY

-FOR-

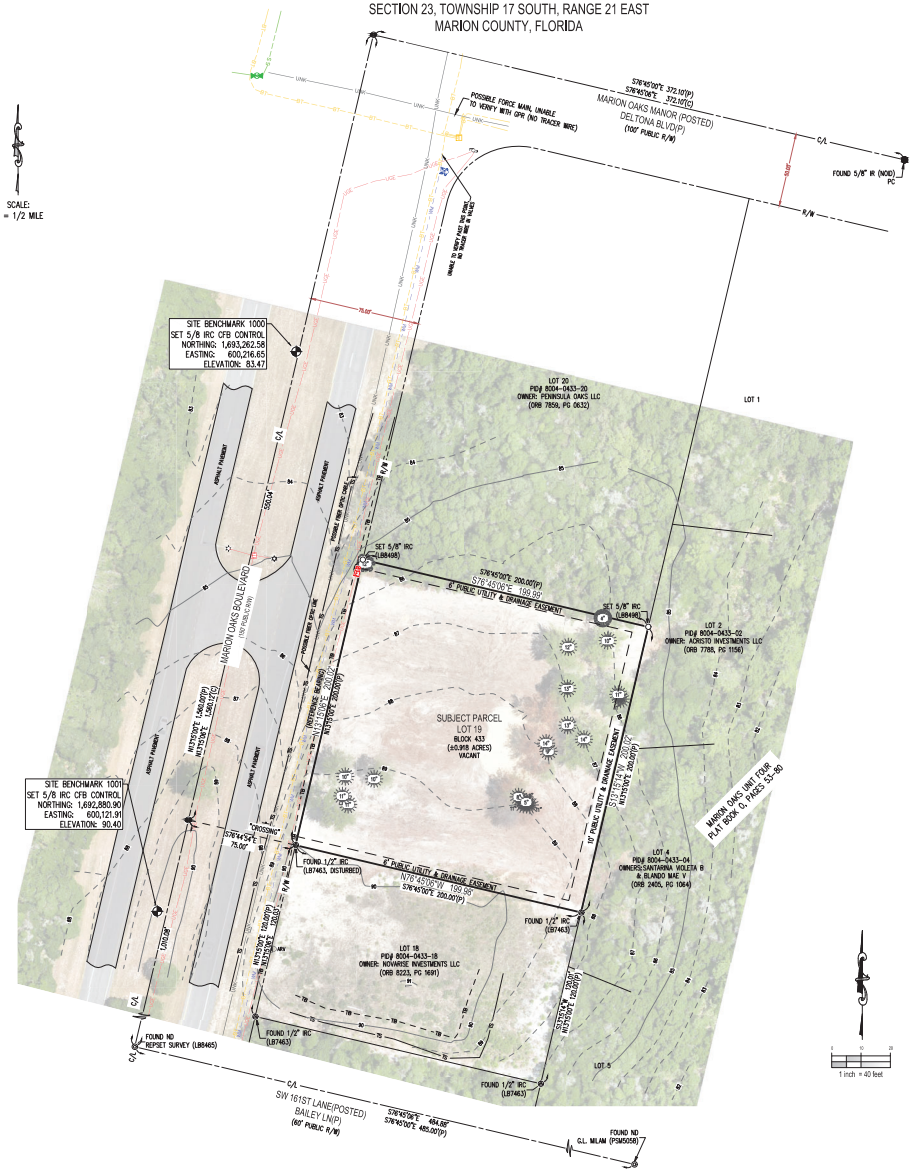
CLYMER FARNER BARLEY, INC.

PID# 8004-0433-19
LOT 19 , BLOCK 433
MARION OAKS UNIT FOUR
PLAT BOOK 0, PAGES 53-80
SECTION 23, TOWNSHIP 17 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

VICINITY MAP



SCALE:
1" = 1/2 MILE



1 inch = 40 feet

TREE LEGEND

- LIVE OAK
- PINE
- WATER OAK

LEGEND

±	MORE OR LESS
LB	LICENSED BUSINESS
ORB	OFFICIAL RECORDS BOOK
PID#	TAX PARCEL IDENTIFICATION NUMBER
PG	PAGE
(C)	CALCULATED MEASUREMENT
(P)	PLAT MEASUREMENT
C/L	CENTERLINE
R/W	RIGHT-OF-WAY
PC	POINT OF CURVATURE
IRC	IRON ROD AND CAP
ND	NAIL & DISK
NLY, ELY, SLY, & WLY	GENERAL CARDINAL DIRECTION (NORTHERLY, ETC)
	SEWER VALVE
	THEORETICAL POINT
	FOUND IRON ROD (AS NOTED)
	FOUND NAIL & DISK (AS NOTED)
	FOUND 5/8" IRON ROD & CAP (AS NOTED)
	SET 5/8" IRON ROD AND CAP (LB 8498)
	WATER VALVE
	FIRE HYDRANT
	WOOD UTILITY POLE
	LIGHT POLE
	SIGN
	ELECTRIC RISER
	PULLBOX (ELECTRIC)
	AIR RELEASE VALVE
	TELEVISION RISER
	FENCE
OH	OVERHEAD UTILITY LINE
CATV	UNDERGROUND CABLE TELEVISION
UGE	UNDERGROUND ELECTRIC
UT	UNDERGROUND TELEPHONE LINE
UNK	UNDERGROUND UNKNOWN
WM	UNDERGROUND WATER LINE
TB	TOP OF BANK
TS	TOE OF SLOPE
	EXISTING CONTOUR
	ASPHALT AREA
	LINE BREAK

LEGAL DESCRIPTION:

LOT 19, OF BLOCK 433, OF MARION OAKS UNIT FOUR, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 0, PAGES 53 THROUGH 80, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

SURVEY NOTES:

1. THIS IS A BOUNDARY & TOPOGRAPHIC SURVEY AS DEFINED IN CHAPTER 5J-17.050 (11) FLORIDA ADMINISTRATIVE CODE.
2. BEARINGS SHOWN HEREON NOT DENOTED WITH (P) OR (C) ARE BASED ON GRID NORTH AS ESTABLISHED BY THE NATIONAL OCEAN SERVICE (NOS) THROUGH ITS PROGRAM OFFICE NATIONAL GEODETIC SURVEY (NGS). AS A REFERENCE FOR THIS SURVEY, THE EASTERLY RIGHT OF WAY LINE OF MARION OAKS BOULEVARD HAS A BEARING OF NORTH 13°15'06" EAST.
3. COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT.
4. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12083C0860D, MARION COUNTY, FLORIDA, EFFECTIVE DATE OF AUGUST 28, 2008, THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONE "X".
5. THE DESCRIPTION OF THE LAND CONTAINED IN THIS BOUNDARY SURVEY IS BASED ON THE DESCRIPTION RECORDED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 8330, PAGE 1637 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA. THIS SURVEY DOES NOT HAVE THE BENEFIT OF A CURRENT TITLE COMMITMENT, OPINION, OR ABSTRACT. DURING THE COURSE OF THE SURVEY SOME SEARCHES OF THE PUBLIC RECORDS WERE MADE, BUT THESE SEARCHES WERE NOT EXHAUSTIVE AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR A PROPER TITLE COMMITMENT, OPINION, OR ABSTRACT OBTAINED FORM A TITLE AGENCY OR OTHER TITLE PROFESSIONAL.
6. NORTH–SOUTH AND EAST–WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION, UNLESS ENDING IN "–LY" (NLY, ELY, SLY, WLY) WHICH ARE PERPENDICULAR TIES TO THE BOUNDARY LINE.
7. WETLAND AREAS, IF EXISTING, WERE NOT ADDRESSED AS A PART OF THIS SURVEY.
8. UNDERGROUND UTILITIES WERE DESIGNATED BY PRECISE LOCATING SERVICES, INC. AND LOCATED BY THIS FIRM AS A PART OF THIS SURVEY. NO SOFT DIG EXERCISES WERE PERFORMED TO VERIFY SIZE OR DEPTH OF A UTILITY.
9. THIS SURVEY MAP AND REPORT (IF APPLICABLE) OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (IF A HARD COPY), OR THE ADOBE PDF CONTAINING THE ELECTRONIC SIGNATURE HAS NOT BEEN VALIDATED TO BE THE ORIGINAL SIGNED AND SEALED VERSION (IF AN ELECTRONIC FILE). IF AN ELECTRONIC FILE, PRINTED COPIES OF THE SURVEY MAP ARE NOT CONSIDERED TO BE A VALID SIGNED AND SEALED COPY.
10. RECORDING REFERENCES (SUCH AS OFFICIAL RECORDS BOOK AND PAGE, AND PLAT BOOK AND PAGE) SHOWN HEREON, REFER TO DOCUMENTS RECORDED IN THE OFFICIAL RECORDS OF MARION COUNTY, FLORIDA.
11. ELEVATIONS SHOWN HEREON ARE PURSUANT TO THE NORTH AMERICAN VERTICAL DATUM OF 1988. THE ORIGINATING BENCHMARK FOR THE ELEVATIONS DEPICTED HEREON IS NATIONAL GEODETIC SURVEY BENCHMARK I75 73 A80, SAID POINT HAVING AN ELEVATION OF 81.57 FEET.
12. THE AERIAL IMAGE DEPICTED HEREON IS DATED JUNE 13, 2024 AND WAS OBTAINED BY THIS FIRM.
13. DISTANCES AND ACREAGES SHOWN HEREON ARE MEASURED IN U.S. SURVEY FEET AND DECIMALS THEREOF. MEASUREMENTS DEPICTED HEREON ARE FIELD DERIVED UNLESS OTHERWISE NOTED.
14. SUBJECT PARCEL CONTAINS: ±0.918 ACRES

JAMES H. BLAIR, FLORIDA LICENSED SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6917

CFB SURVEYING

REVISIONS	DATE

CLIENT: CLYMER FARNER BARLEY, INC.
PROJECT NO.: 24-0433
DRAWING DATE: 06/14/2024
DRAWN BY: MRB
FIELD BOOK: 424-5, PAGES: 67 & 68
DATE OF SURVEY: 06/13/2024
CHECKED BY: DMS

PID# 8004-0433-19
SECTION 23,
TOWNSHIP 17 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY
FOR
CLYMER FARNER BARLEY, INC.

SHEET 01 OF 01

Marion County

Development Review Committee

Agenda Item

File No.: 2025-20073 **Agenda Date:** 8/4/2025 **Agenda No.:** 6.6.

SUBJECT:
Miller Residence - Waiver Request to a Major Site Plan
Oak Wood Estates Subdivision
Project #2002110001 #33126 Parcel #15812-004-00
Yandles Splash Time Pools

LDC Code 2.21.1.A(1) Major Site Plan
CODE states A Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds: (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet.
APPLICANT request - property allows 3,915 sq ft impervious coverage; the pool area is 1,442 sq ft adding to the current 3,792 sq ft will put it over. The HOA approves the additional area for runoff.

July 29, 2025

PROJECT NAME: MILLER RESIDENCE
PROJECT NUMBER: 2002110001
APPLICATION: DRC WAIVER REQUEST #33126

1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: LDC Code 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Approved

2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: LDC Code 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Defer to Stormwater.

3 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: LDC Code 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Defer to Stormwater.

4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC Code 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Parcel 15810-000-13 is located within the FGUA utility service area. Marion County Utilities has no comments regarding the waiver request. However, FGUA should be notified of the proposed construction, as the pool may impact system flows and they may have specific regulations concerning runoff or discharge water.
The parcel is located within the Urban Growth Boundary and falls within the Primary Springs Protection Zone.

5 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: LDC Code 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: CONDITIONAL APPROVAL subject to working with Stormwater staff under the following conditions: 1) The applicant must provide stormwater control of the additional runoff from the impervious coverage at the 100-year, 24-hour storm from the total impervious overage on the property. 2) A permit/inspection hold will be in effect until a sketch of the proposed stormwater controls is provided to Stormwater and approved. 3) A Final Hold will be in effect until: a) Stormwater staff conducts a final inspection. Please note that stormwater controls and all disturbed areas must have vegetative cover established at time of final inspection. b) The applicant must provide a final sketch, noting the horizontal extents and volume capacity of the stormwater controls. 4) The HOA provides a letter stating that they are accepting the additional runoff into their stormwater management system
The applicant owns a 0.5-acre parcel (PID 15810-000-13) and according to the MCPA, there is approximately 3,792 sf existing impervious area on-site. The applicant is proposing to add 1442 sf for a pool+ deck. The total existing and proposed impervious area is 5,234 sf. The site will be approximately 1,319 sf over the allowed 3,915 sf per the Oakwood Estates Subdivision. There are no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. The POA is still active, and must provide a letter of no-objection

to the project. Staff recommends approval with conditions.

Feel free to contact us at (352) 671-8686 or DevelopmentReview@marionfl.org with questions.

Sincerely,

Your Development Review Team
Office of the County Engineer

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

33126

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 07/09/2025 Parcel Number(s): 15810-000-13 Permit Number: 2025063071

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: MILLER RESIDENCE Commercial ☐ or Residential ☒
Subdivision Name (if applicable): OAKWOOD ESTATES
Unit _____ Block _____ Lot 13 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): ERIN MILLER
Signature: Erin Miller
Mailing Address: 3931 NE 15TH COURT ROAD City: OCALA
State: FL Zip Code: 34479 Phone # 352-239-4384
Email address: N/A

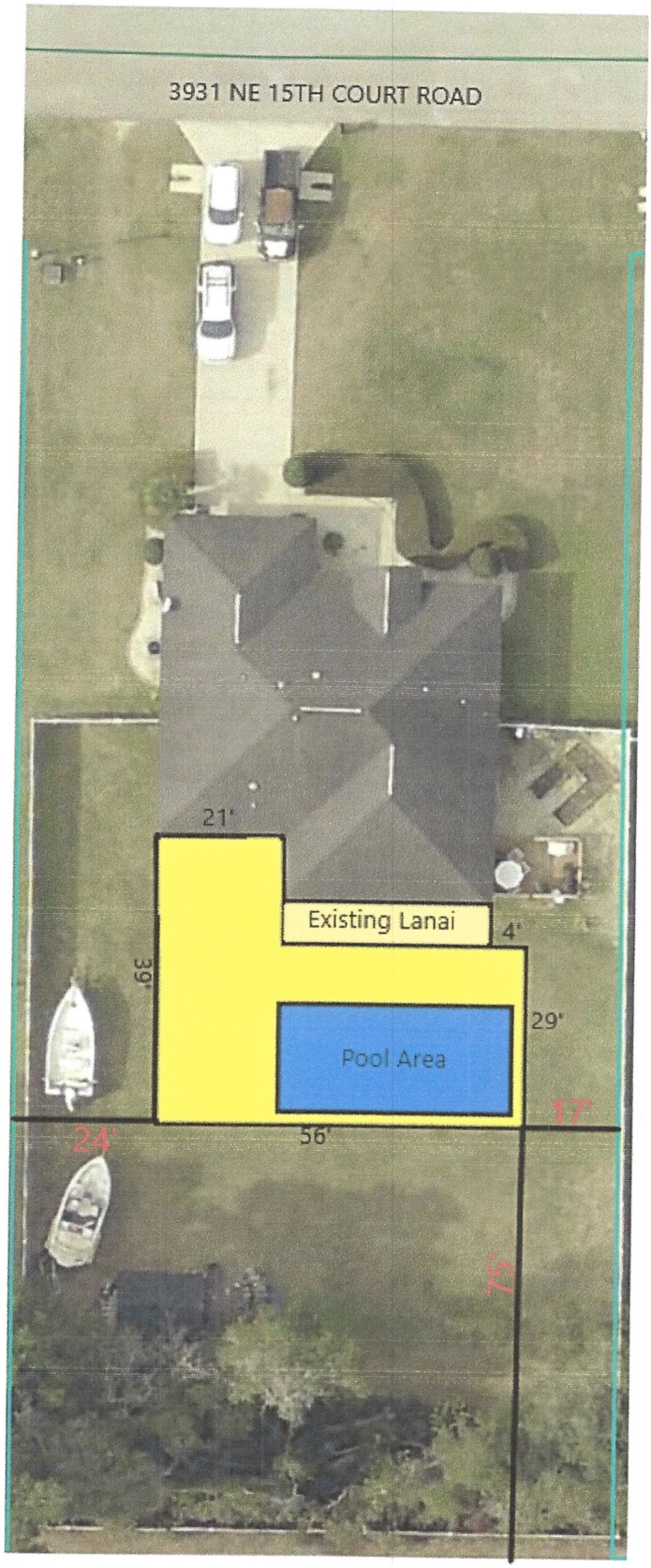
C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process and will receive all correspondence.

Firm Name (if applicable): YANDLES SPLASH TIME POOLS Contact Name: ASHLEY BROWNING
Mailing Address: 7282 ASPEN AVE City: OCALA
State: FL Zip Code: 34480 Phone # 352-694-5900
Email address: Splashtime0614@aol.com

D. WAIVER INFORMATION:
Section & Title of Code (be specific): **2.21.1.A – Major Site Plan**
Reason/Justification for Request (be specific): PROPERTY ALLOWS 3915 IMPERVIOUS COVERAGE THE POOL AREA IS 1442 ADDING TO THE CURRENT 3792 WILL PUT IT OVER. THE HOA APPROVES THE ADDITIONAL AREA FOR RUN OFF

DEVELOPMENT REVIEW USE:
Received By: Email Date Processed: 7/21/25 Project # 200211001 AR # 33126

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): _____


3931 NE 15TH COURT ROAD
21'
Existing Lanai
4'
39'
29'
Pool Area
17'
24'
56'
75'

Marion County RECV'D: TUE 06/24/25@ 2:20 PM
Board of County Commissioners
Building Safety

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400

☐ EMERGENCY PERMIT
"Requires Building Official's Approval"

PERMIT # 2025-06-3071

Date 06/25/25 Code FBC 8TH EDITION
ARN 280351 Rep MR

☑ Residential ☐ Commercial

Parcel ID 15810-000-13 Project # / Related Permit / Code Case

Project Address 3931 NE 15TH COURT ROAD OCALA FL 34479

Lot	Blk	Unit	Sec	Twp	Rge	Subdivision / MH Park
13	N/A	N/A	33	14	22	OAKWOOD ESTATES

Property Owner ERIN MILLER

Address 3931 NE 15TH COURT ROAD OCALA FL 34479

Phone 352-239-4384 E-mail: N/A

- ☐ Accessory Structure
- ☐ Aluminum
- ☐ Above Ground Pool
- ☐ Commercial (New)
- ☐ Commercial (Add. / Alt.)
- ☐ Concrete
- ☐ Demolition
- ☐ DCA - Modular Building
- ☐ Electric
- ☐ Fence / Wall
- ☐ Exterior Door / Window
- ☐ Fire
- ☐ Mechanical / Gas / HVAC
- ☐ Mobile Home
- ☐ Plumbing
- ☐ Residential (New)
- ☐ Residential (Add. / Alt.)
- ☐ Re- Roof
- ☐ Solar
- ☑ Swimming Pool / Spa
- ☐ Tent / Temp Use
- ☐ Waterfront Structure
- ☐ Window /Exterior Door
- ☐ Other:

Description of Work CONSTRUCTION OF INGROUND SWIMMING POOL

Cost of Construction $ 73,600.00

Product Approval Numbers

Was This Building Damaged by Fire, Flood, or Other? ☐Yes ☐No Damage Assessment Report #

BUILDING: New sqft N/A Added sqft 1442 Alteration/Renovation sqft N/A Temp Power Pole? ☐Yes ☐No

Stories N/A Bedrooms N/A Bathrooms N/A Under A/C N/A sqft No A/C N/A sqft

Water: ☐Existing Well ☐New Well ☐Replacement Well ☐Central Water Irrigation: ☐Yes ☐No ☐Existing

CONTRACTOR'S Business Name YANDLES SPLASH TIME POOLS

Contractor's Name MARK YANDLE State Lic CPC1456732 County Cert 3533

Address 7282 ASPEN AVE OCALA FL 34480

Contact Phone 352-694-5900 E-mail SPLASHTIME0614@AOL.COM

SUBCONTRACTORS: Qualifier Name		County Cert #	State License #	E-mail
MECHANICAL				
ELECTRIC	KEITH BRAMLETT	12475	EC13006501	KEITH@BRAMLETTELECTRIC.COM
PLUMBING				
GAS				
ROOFING				
IRRIGATION				
OTHER				

PLEASE SIGN BELOW

Application is hereby made to obtain a permit to do the work and installations as indicated. All work will be performed in accordance with the standards of all laws and ordinances regulating construction in Marion County, Florida, whether specified herein or not. I understand that subcontractors may be required to perform certain work under this permit. I further certify that I have read and examined this application and know the same to be correct, that all work shall be in compliance with all applicable laws regulating construction and zoning, and that the building permit may be revoked in the case of a false statement or misrepresentation in the application and/or plans on which the permit was approved.

It shall also be agreed that the owner has been advised of and understands the applicability of the Construction Lien Law (FSS 713.135) and that Impact Fees shall be determined with the application for a building permit and shall be due before Final Inspection. Permit Fees shall be payable at issuance of a building permit.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION.

IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Owner's Signature Erin Miller

Print Name ERIN MILLER

Date: 6-13-25

STATE OF FLORIDA, COUNTY OF MARION

Sworn to (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization,

this 13 day of June 20 25

By ERIN MILLER

☑ Personally Known or ☐ Produced Identification

ID: _____

Notary Signature: _____

Notary Stamp: ASHLEY RENEE' BROWNING NOTARY PUBLIC MY COMMISSION EXPIRES 3-5-2027 STATE OF FLORIDA COMMISSION NUMBER HH 330032

Contractor's Signature _____

Print Name MARK YANDLE

OR

Authorized Agent's Signature _____

Print Name _____

Date: _____

STATE OF FLORIDA, COUNTY OF MARION

Sworn to (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization, this 13 day of June 20 25

By MARK YANDLE

☑ Personally Known or ☐ Produced Identification

ID: _____

Notary Signature: _____

Notary Stamp: ASHLEY RENEE' BROWNING NOTARY PUBLIC MY COMMISSION EXPIRES 3-5-2027 STATE OF FLORIDA COMMISSION NUMBER HH 330032

Pursuant to Florida Statute 713.135(7) all signatures must be notarized

Marion County
Board of County Commissioners
Building Safety
2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400

RESIDENTIAL SWIMMING POOL, SPA AND HOT TUB SAFETY ACT REQUIREMENTS

Permit Number PARCEL: 15810-000-13

Location 3931 NE 15TH COURT ROAD OCALA FL 34479

I MARK YANDLE, License # CPC1456732

Hereby affirm that (2) two of the following methods will be used to meet the requirements of Chapter 515 of the Florida Statutes as well as FBC 454 and FBCR Ch.45.

X The Pool will be isolated from access to the home by enclosures that meet the barrier requirements of Florida Statute 515.29, FBC 454 and FBCR Ch. 45;

____ The pool will be equipped with an approved cover that complies with ASTM F1346-91(Standard Performance Specifications for Safety covers for Swimming Pools Spas and Hot Tubs);
Note: Safety covers do NOT meet barrier requirements for Commercial Pools, Spas and Hot tubs Per FBC 454.1.3.1.9

X All doors and windows providing direct access from the house to the pool will be equipped with an exit alarm that has a delay for no more than 15 seconds and meets the sound pressure of 85 decibels at 10 feet;

____ All doors providing direct access from the home to the pool or surrounding area to pool will be equipped with a self-closing, self-latching device with a release mechanism placed no lower than 54" above the floor or deck;

I understand that not having one of the above installed at the time of final inspection will constitute a violation of Chapter 515 of the Florida Statute as well as FBC 454 and FBCR Ch. 45 And will be considered as committing a misdemeanor of the Second Degree, Punishable as provided in SECTION 775.082 or SECTION 775.083 of the Florida Statute.

Contractor Signature

Owner's Signature

Contractors Name (Please Print)

Erin Miller
Owner's Name (Please Print)

Marion County
Board of County Commissioners
Building Safety
2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400

Construction Lien Law Affidavit

I/We will make all necessary attempts to provide a copy of the Construction Lien Law, Florida Statute Chapter 713, to the property owners(s) of the real property to which improvements are to be constructed.

Parcel ID: 15810-000-13

Project Address 3931 NE 15TH COURT ROAD OCALA FL 34479

Lot	Blk	Unit	Sec	Twp	Rge	Subdivision / MH Park
13	N/A	N/A	33	14	22	OAKWOOD ESTATES

Property Owner ERIN MILLER

Form shall be signed by only ONE of the following individuals:

Owner's Signature: Erin Miller

Print Name: Erin Miller

DATE: 6-13-25

Contractor's Signature: _____

Print Name: _____

DATE: _____

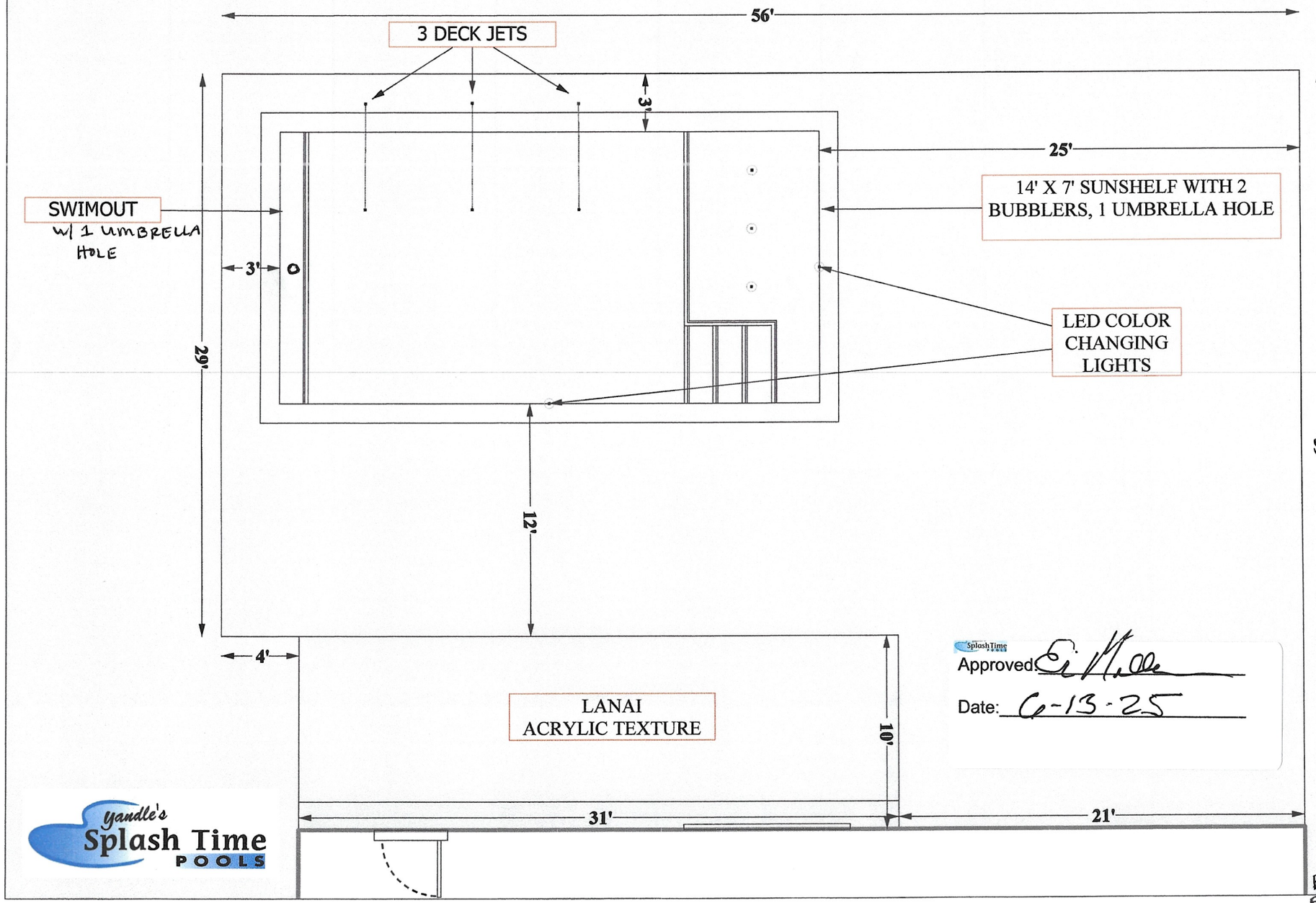
or

Authorized Agent's Signature: _____

Print Name: _____

DATE: _____

MILLER 3931 NE 15TH COURT ROAD, OCALA, FL 34479 352-239-4388



Approved: Eric Miller

Date: 6-13-25

yandle's Splash Time POOLS

POOL SPECIFICATIONS

TYPE CONSTRUCTION: SHOTCRETE
MODEL/SHAPE: RECTANGLE
LENGTH: 28'
WIDTH: 14'
Depth: 3' 6" - 6"*
TILE WATERLINE: CLD - BLUE
TILE DECO:
TILE TRIM: SAPPHIRE SMOOTH

DECK: 3000 PSI CONCRETE

1442 SQ FT
CANTILEVER: YES
BRICK COPING: NO
TOPPING: ACRYLIC
TOPPING S.F.: 1752 SQ FT
COLOR: CARIBBEAN CREAM
BORDER: OYSTER
EQUIPMENT:
PUMP/HP: STA RITE VARIABLE SPEED
FILTER: STA RITE CARTRIDGE
LIGHT: PENTAIR MICROBRITE (2)
CHLORINATOR: INTELLICHLOR
AUTOMATIC CLEANER: PENTAIR DORADO
HANDRAIL: YES - BEIGE
SWIMOUT: YES
INTERIOR FINISH: SUPER BLUE
SCREEN ENCLOSURE: N/A
ROOF LINE:
COLOR:
DOORS:
WALL HEIGHT:
MISC: 3 DECK JETS
14' X 7' SUNSHELF WITH 2 BUBBLERS, 1 UMBRELLA HOLE, AND 6" WATER DEPTH

*HANDRAIL PLACEMENT ON SITE W/ HOMEOWNER

POOL EQUIP (EXACT LOCATION TBD W/ HOMEOWNER)

Scale: 5/32" = 1 ft

SW-1

Applicant Name (Owner): Erin Miller

Parcel ID (lot): 15810-000-13

Site Address: 3931 NE 15th Court Rd

Subdivision: Oakwood Estates

Marion County Building Permit Application No. (if available): 2025063071

Waiver Application Request No. (if available): TBD

ACKNOWLEDGEMENT AND ACCEPTANCE OF ADDITIONAL STORMWATER / LETTER OF NO OBJECTION

The above referenced project is within the Oakwood Estates subdivision, which has a privately-maintained stormwater management system. This stormwater management system is operated and maintained by the OAKWOOD ESTATES PROPERTY OWNERS ASSOCIATION INC (name of maintenance entity). The subdivision Improvement Plans (AR# 25428) on file at the County show the stormwater facilities to be sufficient to accommodate the stormwater runoff from the 100 year-24 hour storm based on 3,915 square feet impervious coverage per lot. The above referenced lot currently has 3,792 square feet impervious coverage and the proposed project will add 1,442 square feet impervious coverage.

Erin Miller — Owner Name (Print)

Erin Miller 7/10/2025 — Owner Signature / Date

MASTER PERMITEE: PLEASE SELECT ONE OPTION FROM BELOW AND SIGN TO INDICATE YOUR APPROVAL

☒ **By signing below, I affirm that the above referenced project has been duly reviewed and** HOA **accept the additional stormwater runoff indicated to the permitted stormwater management system. agrees to**

☐ **By signing below, I affirm that the above referenced project has been duly reviewed by the** HOA **and the** HOA **does not accept the additional stormwater runoff indicated to the permitted stormwater management system. Construction may proceed with NO OBJECTION and it is understood that the Owner will need to construct stormwater controls on-site to address the excess impervious coverage.**

HOA — FRED BENNETT — Representative (Print)

HOA — Representative Signature — 07/10/2025 — Date

HOA/ POA/ DEVELOPER Contact Information:

HOA/ POA/ DEVELOPER Name: OAKWOOD ESTATES.

Address: 3950 NE 15TH CT RD OCALA FLA 34479.

Phone: 954-579-0037.

Email: thecatscut1@gmail.com.

Marion County

Development Review Committee

Agenda Item

File No.: 2025-20074 **Agenda Date:** 8/4/2025 **Agenda No.:** 6.7.

SUBJECT:
Silver Springs Shores Medical Office Building - Waiver Request to a Major Site Plan
Project #2025020071 #32542 Parcel #37491-003-10
Klima Weeks Civil Engineering, Inc.

LDC 6.13.8.b(7) - Stormwater conveyance criteria
CODE states Sizes. Stormwater conveyance pipes and cross culverts shall be a minimum of 18 inches diameter or equivalent. Driveway culverts shall be a minimum of 15 inches diameter or equivalent for residential use and a minimum of 18 inches diameter or equivalent for commercial use. Roof drains, prior to connection to the overall stormwater system, are exempt from minimum diameter requirements.
APPLICANT request - This project proposes the use of storm pipes less than 18 inches in diameter. A hydraulic analysis has been included to ensure adequate capacity for proposed storm pipes.

July 28, 2025

PROJECT NAME: SILVER SPRINGS SHORES MEDICAL OFFICE BUILDING
PROJECT NUMBER: 2025020071
APPLICATION: MAJOR SITE PLAN #32542

1 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.20 - Stormwater Infrastructure Supports Phasing
STATUS OF REVIEW: INFO
REMARKS: Stormwater improvements must be in place to support each phase of development at time of phase construction. Engineer has indicated that the expanded DRA volume required to support this development has not been constructed. Construction on this site should not commence until DRA has been constructed to the size necessary to support the design storm runoff from this site.

2 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(8) - Calculation & Plan Consistency
STATUS OF REVIEW: INFO
REMARKS: This criteria to be reviewed with resubmittal.

3 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.10.B - Copy of NPDES Permit or NOI
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the NPDES permit or NOI prior to construction.

4 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Copy of District Permit (County Interest)
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the District permit prior to construction.

5 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Additional Stormwater comments
STATUS OF REVIEW: INFO
REMARKS: If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.

6 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.5 - Driveway access
STATUS OF REVIEW: INFO
REMARKS: 3/19/25 - Driveway entitlement does not exist when cross-access is available. Proposed driveway location appears optimal - driveway deviation (to authorize without entitlement) is under review by the Office of the County Engineer.

7 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, their conditions, and the date of approval
STATUS OF REVIEW: INFO
REMARKS: 3/11/25-add waivers if requested in future

8 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO
REMARKS: After approval, plans will be electronically stamped by the County. The applicant will receive

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

9 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.C - Industrial Pretreatment
STATUS OF REVIEW: INFO
REMARKS: 3.18.25 - EOR to confirm use the lack of need for Pre-Treatment: Most medical facilities are required to implement wastewater pre-treatment to prevent harmful contaminants, such as pharmaceuticals, chemicals, and biological waste, from entering the public sewer system. Pre-treatment helps protect municipal wastewater treatment plants, ensures compliance with environmental regulations, and reduces the risk of pollution that could impact public health and water quality.

10 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.3.B - Springs Protection Zone
STATUS OF REVIEW: INFO
REMARKS: Located within the Statewide BMAP. Not located within the Springs Protection Zones within Marion County.

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

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

13 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.5.A(8) - Submittal Requirements - Connection to existing water system
STATUS OF REVIEW: INFO
REMARKS: Marion County Utilities to confirm water connections and services to this parcel. Current GIS does match as-builts. Plans are showing a connection to a 2" water service, which does not display in current GIS.

14 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.5.A(8) - Submittal Requirements - Connection to existing sanitary system
STATUS OF REVIEW: INFO
REMARKS: Marion County Utilities to confirm water connections and services to this parcel. Current GIS does match as-builts. Plans are showing a connection to a gravity sewer lateral, which does not display in current GIS.

15 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.7 - Construction Inspection - PLAN NOTE:
STATUS OF REVIEW: INFO
REMARKS: MCU personnel are to inspect any work performed on or around existing MCU infrastructure. A pre-construction meeting is required to be held a minimum of 48 hours prior to start of any construction. If the pre-construction meeting is not completed, any work may be halted. To schedule, contact MCU's Construction Officer.

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

17 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.15.6.E - Meter Easements
STATUS OF REVIEW: INFO
REMARKS: Utility easement is called out on plans.

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

19 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Additional Utilities comments
STATUS OF REVIEW: INFO
REMARKS: 3.18.25 C500 - Contractor will need to use UT107 to connect water with a Tee.

20 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Operating Permit Required
STATUS OF REVIEW: INFO
REMARKS: If biomedical waste will be generated a BMW permit will be required through the Department of Health in Marion County

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

22 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(3) - All applicable Developer's Agreements listed?
STATUS OF REVIEW: INFO
REMARKS: Please identify any Developer's Agreements.

23 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available?

STATUS OF REVIEW: INFO
REMARKS: A traffic analysis is required for the proposed use.

24 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.10 - General planting requirements (specifications)
STATUS OF REVIEW: INFO
REMARKS: All non biodegradeable material, including burlap, to be removed from trees at planting

25 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.6 - Location of water and sewer. Does this need a special use permit?
STATUS OF REVIEW: INFO
REMARKS: Defer to utilities

26 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Verified owner with Sunbiz and check project list. 3/10/25 HR
IF APPLICABLE:
Sec. 2.18.1.I - Show connections to other phases.
Sec.2.19.2.H – Legal Documents
Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.
Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)
For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."
Sec. 6.3.1.B.2 – Required Right of Way Dedication
For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."
Sec. 6.3.1.D.3 - Cross Access Easements
For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."
Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)
"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."
Sec. 6.3.1.C.2 – Utility Easements
"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."
Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:
1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."
2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."
3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec.6.3.1.D(f) –
If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."

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

28 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.13/14/15 - General Exhibits
STATUS OF REVIEW: NO
REMARKS: 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.

29 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.38 - Stormwater Maintenance Entity
STATUS OF REVIEW: NO
REMARKS: Please add Owner's Certification to cover sheet to state "I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan ". Please add the name of the individual who will sign the Owner's Certification to the signature line. The individual signing the certification needs to be an agent or member of the entity that will own and maintain the stormwater system, or an authorized signatory of that entity. If signatory is not an agent or member, a letter authorizing a different individual needs to be submitted with the signed documents. The authorization letter must be signed by and agent/officer of owner. Sunbiz will be used to verify agents and/or officers.

30 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.A(8) - Finish Floor Elevation Criteria
STATUS OF REVIEW: NO
REMARKS: Minimum finished floor elevation is required to be a minimum of one foot higher than the one percent (100-year) flood elevation (or corresponding stage in the DRA). Engineer to confirm that this criteria is met.

31 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.8 - Stormwater Conveyance Criteria
STATUS OF REVIEW: NO
REMARKS: See comment under "6.13.2.B(5) - Hydraulic Analysis"

32 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(5) - Hydraulic Analysis
STATUS OF REVIEW: NO
REMARKS: (1) Please provide conveyance systems calculations for the proposed inlets and pipe, and the yard drain system. The onsite infrastructure is connecting to two separate systems that will both need to be analyzed. Contact reviewer to discuss requirements. LDC requires utilizing the rainfall intensity for 25-year curve on the FDOT zone 7 IDF curves. In the IDF curve, use the duration equal to the Tc when determining the intensity to use. It looks to be about 8.3 in/hr for the 25-year storm using a Tc of 10 minutes. LDC also requires the use of a tailwater condition for the hydraulic calculations. Please see section 6.13.8 for tailwater requirements. (2) Proposed parking area on the southern access road will drain to the existing storm

conveyance system. Please provide calculations demonstrating that the conveyance system has the capacity for this drainage.

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

34 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.A(7) - Existing/Proposed Stormwater Swales
STATUS OF REVIEW: NO
REMARKS: Please provide a swale construction detail meeting the requirements of LDC section 6.13.2.A(7).

35 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 7.1.3 - Drainage Construction Specifications
STATUS OF REVIEW: NO
REMARKS: Please add the following note to the cover page: "No change to the work as shown on the approved plans shall be made without notification to and approval by the office of the County Engineer."

36 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.12 - Operation and Maintenance
STATUS OF REVIEW: NO
REMARKS: Please provide an O&M manual detailing the steps for operating and maintaining the proposed onsite conveyance system (inlets, pipes, etc.). 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. 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.

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

38 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.3 - Traffic Impact Analysis
STATUS OF REVIEW: NO
REMARKS: 3/19/25 - Traffic statement required.

39 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.4.B - Cross access
STATUS OF REVIEW: NO
REMARKS: 3/19/25 - Cross access easement from driveway entrance (if approved) to Lot 10 property

boundary required - specify easement on plans. Provide the executed cross access easement to the Right-of-way Office for recording just prior to final plan approval. The template for the required easement can be obtained by contacting the Office of the County Engineer Right-of-Way Office.

40 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.9.B - Traffic signs
STATUS OF REVIEW: NO
REMARKS: 3/19/25 - Stop sign required. Specify type and design of sign located near stop bar at driveway exit on sheet C100.

41 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.9.C - Pavement marking
STATUS OF REVIEW: NO
REMARKS: 3/19/25 - Stop bar required. Specify pavement marking design details for stop bar and crosswalk on sheet C100. Crosswalk design shown is inconsistent with others within the development.

42 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.3 - Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions
STATUS OF REVIEW: NO
REMARKS:

43 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.A - Type of application on front page
STATUS OF REVIEW: NO
REMARKS:

44 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.D - Owner's certification on front sheet: I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan
STATUS OF REVIEW: NO
REMARKS: 3/11/25-Owner's certification:
I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan

45 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.F(1) - Licensed Design Professional Certification: I hereby certify that these plans and calculations were completed in accordance with all applicable requirements of the Marion County Land Development Code, except as waived.
STATUS OF REVIEW: NO
REMARKS: 3/11/25-Licensed Design Professional Certification: I hereby certify that these plans and calculations were completed in accordance with all applicable requirements of the Marion County Land Development Code, except as waived.

46 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Marion County Utilities Contact Information
STATUS OF REVIEW: NO
REMARKS: 3.18.25, Cover sheet: (Contact information) Add Marion County Utilities, Customer Service 24/7/365, Address: 11800 US-441, Belleview, FL 34420, Phone: (352) 307-6000.

47 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A - Water Connection Requirements
STATUS OF REVIEW: NO
REMARKS: 3.18.25, C500: Call out End of County Maintenance. MCU requires a delineation of county and private for future maintenance.

48 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A - Sewer Connection Requirements
STATUS OF REVIEW: NO
REMARKS: 3.18.25, C500: Add "Traffic Rated" to the clean out(s) that are shown in pavement. (2) Call out End of County Maintenance. MCU requires a delineation of county and private for future maintenance. (3) Show sewer lateral for connection.

49 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.5.B - Construction Notes - UT DETAILS - current LDC version
STATUS OF REVIEW: NO
REMARKS: 3.18.25 - Remove UT203 detail. Not needed.

50 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.15.3 - Fire Protection/Fire Flow Capacity
STATUS OF REVIEW: NO
REMARKS: 3.18.25, C500 - Remove hydrant on the 2" service line, due to insufficient flow. The Engineer of Record (EOR) has confirmed that the surrounding hydrants comply with the Marion County Fire Prevention Code regarding required coverage and spacing.
Defer to Marion County Fire Rescue. Marion County Utilities will provide water.

51 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.15.7 - Cross Connection Control and Backflow Prevention
STATUS OF REVIEW: NO
REMARKS: 3.18.25, C500: Confirm Backflows are in easement, not private property.

52 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities
STATUS OF REVIEW: NO
REMARKS: Utilities Plan Review Fee: $130.00 Fee can be paid by calling 352-671-8686 or visiting the Development Review Office at 412 SE 25th Ave, Ocala, FL 34471. Reference AR# 32542

53 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.16/6.5 - [EALS or EALS-ER provided?]
STATUS OF REVIEW: NO
REMARKS: A full environmental assessment is not necessary but an inspection and clearance of the site by a certified biologist or environmental scientist is required.

54 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?
STATUS OF REVIEW: NO
REMARKS: A full environmental assessment is not necessary but an inspection and clearance of the site by a certified biologist or environmental scientist is required.

55 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.7.B(2) - Horizontal control points shall be monumented and referenced to the Florida

State Plane Coordinate System
STATUS OF REVIEW: NO
REMARKS: Please reference horizontal control to the Florida State Plane Coordinate System.

56 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.7.B(4) - Provide a statement or table detailing horizontal datum, adjustment, and coordinate values
STATUS OF REVIEW: NO
REMARKS: Please provide.

57 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 2.12.4.F.(2) - Surveyor and Mapper certification
STATUS OF REVIEW: NO
REMARKS: Please provide the following: 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.

58 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 2.12.11 - Provide an aerial map of the site with a layout of the development
STATUS OF REVIEW: NO
REMARKS: Please overlay the site plan onto an aerial.

59 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 2.12.32 - Provide site analysis map depicting the existing (100-year) flood plain
STATUS OF REVIEW: NO
REMARKS: Please provide.

60 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.7.4 - Shade tree requirements
STATUS OF REVIEW: NO
REMARKS: Crape myrtle is not considered a shade tree, and will not count toward shade tree requirements

61 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.4 - Landscape area requirements for non-residential development
STATUS OF REVIEW: NO
REMARKS: Provide landscape area calculations - 20% of site to be landscaped

62 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.6 - Buffers
STATUS OF REVIEW: NO
REMARKS: 1. NE buffer does not comply with Type C requirements - Ornamentals and groundcover are missing

63 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.7 - Parking areas and vehicular use areas
STATUS OF REVIEW: NO
REMARKS: For paved parking areas within a Primary SPZ, including those with permeable or porous surfaces, parking lot islands shall be completely planted with shrubs or groundcovers; the use of turfgrass is prohibited.

64 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.12 - Landscape completion inspection requirements

STATUS OF REVIEW: NO
REMARKS: Provide note from this section of code

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

66 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.19.3 - Outdoor lighting plan requirements
STATUS OF REVIEW: NO
REMARKS: What is mounting height of lights on poles?

67 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.32 - Modified Environmental Assessment for Listed Species (LDC 6.5.4) -OR- EALS Exemption Application (LDC 6.5.3) submitted (including habitat assessment as necessary per LDC 6.6.4)
STATUS OF REVIEW: NO
REMARKS: Provide per 2.12.32 of the LDC a Modified Environmental Assessment for Listed Species (LDC 6.5.4) -OR- EALS Exemption Application (LDC 6.5.3) (including habitat assessment as necessary per LDC 6.6.4)

68 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain
STATUS OF REVIEW: NO
REMARKS: 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain. This parcel is within the Primary Springs Protection Zone.

Feel free to contact us at (352) 671-8686 or DevelopmentReview@marionfl.org with questions.

Sincerely,

Your Development Review Team
Office of the County Engineer

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

32542

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 7/14/2025 Parcel Number(s): 37491-003-10 | Prime Key: 3918771 Permit Number: App. #: 32542

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Silver Springs Shores Medical Office Building Commercial ☑ Residential ☐
Subdivision Name (if applicable): Maricamp Market Centre Replat
Unit_____ Block_____ Lot 10B 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): Maricamp Land, LLC
Signature:
Mailing Address: 2441 NE 3rd Street, Suite 201 City: Ocala
State: FL Zip Code: 34470 Phone # 352-239-6101
Email address: John@IpsOcala.com

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

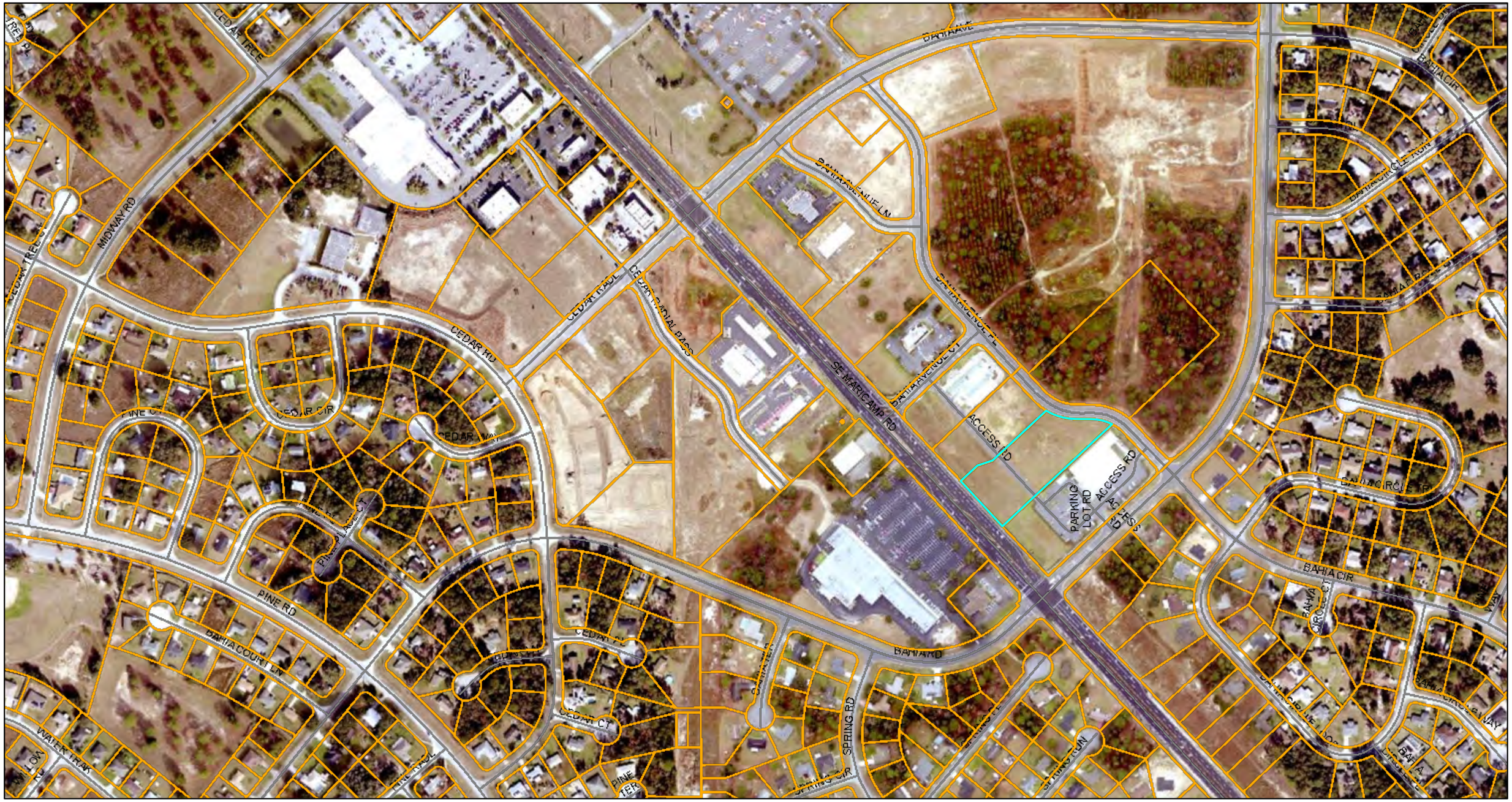
Firm Name (if applicable): Klima Weeks Civil Engineering, Inc. Contact Name: Selby G. Weeks, P.E.
Mailing Address: 385 Douglas Avenue, Suite 2100 City: Altamonte Springs
State: FL Zip Code: 32714 Phone # 407-478-8750
Email address: kklima@klimaweeks.com

D. WAIVER INFORMATION:
Section & Title of Code (be specific): Stormwater conveyance criteria - Sec. 6.13.8.B(7)
Reason/Justification for Request (be specific): This project proposes the use of storm pipes less than 18" in diameter. A hydraulic analysis has been included to ensure adequate capacity for proposed storm pipes.

DEVELOPMENT REVIEW USE:
Received By: email 7/23/25 Date Processed: 7/29/2025 SS Project # 2025020071 AR # 32542

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

MCBCC Interactive Map - Internal



7/28/2025, 4:09:15 PM

Parcels
Marion County
Streets
Aerial 2024
Red: Band_1
Green: Band_2
Blue: Band_3

1:4,514

0 0.05 0.1 0.2 mi
0 0.07 0.15 0.3 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Marion County BOCC

FOR INTERNAL COUNTY USE ONLY: MAY CONTAIN CONFIDENTIAL INFORMATION. IMPROPER DISCLOSURE MAY RESULT IN CRIMINAL PENALTIES (F.S.119.10).

MASTROSERIO

ENGINEERING, INC

CONSULTING CIVIL & ENVIRONMENTAL ENGINEERS

SPECIALIZING IN SITE & SUBDIVISION DEVELOPMENT

170 SE 32ND PLACE, Ocala, FL 34471

PH: (352).840-9909

paolo@mastroserioeng.com

MARICAMP MARKET CENTER

WATERSHED 2

RATIONAL CALCULATIONS

JULY 21, 2025

MASTROSERIO ENGINEERING, INC.
170 SE 32ND PLACE
OCALA, FL 34471
CA# 26159

PAOLO MASTROSERIO LICENSE No. 58691 STATE OF FLORIDA PROFESSIONAL ENGINEER

_____

PAOLO MASTROSERIO, P.E. 58691

DATE:_____

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PAOLO MASTROSERIO, PE, ON THE DATE ADJACENT TO THE SEAL. THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Project Description

File Name	PIPE CALCS 7-18-25.SPF

Project Options

Flow Units	CFS
Elevation Type	Elevation
Hydrology Method	Rational
Time of Concentration (TOC) Method	User-Defined
Link Routing Method	Hydrodynamic
Enable Overflow Ponding at Nodes	YES
Skip Steady State Analysis Time Periods	NO

Analysis Options

Start Analysis On	00:00:00	0:00:00
End Analysis On	00:00:00	0:00:00
Start Reporting On	00:00:00	0:00:00
Antecedent Dry Days	0	days
Runoff (Dry Weather) Time Step	0 01:00:00	days hh:mm:ss
Runoff (Wet Weather) Time Step	0 00:05:00	days hh:mm:ss
Reporting Time Step	0 00:05:00	days hh:mm:ss
Routing Time Step	30	seconds

Number of Elements

	Qty
Rain Gages	0
Subbasins	33
Nodes	35
Junctions	6
Outfalls	2
Flow Diversions	0
Inlets	27
Storage Nodes	0
Links	36
Channels	3
Pipes	33
Pumps	0
Orifices	0
Weirs	0
Outlets	0
Pollutants	0
Land Uses	0

Rainfall Details

Rainfall Intensity	8.3 in/hr

Subbasin Summary

SN	Subbasin ID	Area (ac)	Weighted Runoff Coefficient	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ac-in)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1	2B.10	0.59	0.7000	1.38	0.97	0.57	3.43	0 00:10:00
2	2B.11	0.10	0.9000	1.38	1.25	0.12	0.74	0 00:10:00
3	2B.12	0.10	0.9000	1.38	1.25	0.13	0.77	0 00:10:00
4	2B.13	0.36	0.7000	1.38	0.97	0.34	2.07	0 00:10:00
5	2B.14	2.14	0.7000	1.38	0.97	2.08	12.46	0 00:10:00
6	2B.15	0.16	0.7000	1.38	0.97	0.16	0.94	0 00:10:00
7	2B.16(OFFSITE)	5.06	0.2000	2.77	0.55	2.80	8.40	0 00:20:00
8	2B.17	0.20	0.2000	1.38	0.28	0.06	0.34	0 00:10:00
9	2B.2	0.27	0.7000	1.38	0.97	0.26	1.55	0 00:10:00
10	2B.3	0.22	0.7000	1.38	0.97	0.21	1.27	0 00:10:00
11	2B.4	0.16	0.7000	1.38	0.97	0.15	0.92	0 00:10:00
12	2B.5	0.32	0.9000	1.38	1.25	0.40	2.40	0 00:10:00
13	2B.6	0.40	0.7000	1.38	0.97	0.39	2.35	0 00:10:00
14	2B.7(D-03)	0.19	0.9000	1.38	1.25	0.23	1.39	0 00:10:00
15	2B.9	0.97	0.7000	1.38	0.97	0.94	5.62	0 00:10:00
16	DB2.1	0.05	0.9000	1.38	1.25	0.07	0.40	0 00:10:00
17	DB2.10	0.45	0.9000	1.38	1.25	0.56	3.37	0 00:10:00
18	DB-2.11	0.02	0.3000	1.38	0.42	0.01	0.05	0 00:10:00
19	DB2.12	0.56	0.9000	1.38	1.25	0.70	4.20	0 00:10:00
20	DB2.13	0.62	0.9000	1.38	1.25	0.78	4.66	0 00:10:00
21	DB2.14	0.22	0.9000	1.38	1.25	0.28	1.66	0 00:10:00
22	DB2.15	0.07	0.9000	1.38	1.25	0.09	0.54	0 00:10:00
23	DB2.2	0.23	0.9000	1.38	1.25	0.28	1.70	0 00:10:00
24	DB2.2A	0.22	0.9000	1.38	1.25	0.27	1.63	0 00:10:00
25	DB2.3	0.28	0.9000	1.38	1.25	0.35	2.11	0 00:10:00
26	DB2.4	0.10	0.9000	1.38	1.25	0.13	0.75	0 00:10:00
27	DB2.5	0.45	0.3000	1.38	0.42	0.19	1.13	0 00:10:00
28	DB2.7	0.07	0.3000	1.38	0.42	0.03	0.18	0 00:10:00
29	DB2.8	0.09	0.3000	1.38	0.42	0.04	0.23	0 00:10:00
30	Sub-D-01	0.15	0.6900	1.38	0.95	0.14	0.86	0 00:10:00
31	Sub-D-02	0.19	0.6900	1.38	0.95	0.18	1.09	0 00:10:00
32	Sub-YD01	0.02	0.1300	1.38	0.18	0.00	0.02	0 00:10:00
33	Sub-YD02	0.02	0.1300	1.38	0.18	0.00	0.02	0 00:10:00

Node Summary

SN	Element ID	Element Type	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Initial Water Elevation (ft)	Surcharge Elevation (ft)	Ponded Area (ft^2)	Peak Inflow (cfs)	Max HGL Elevation Attained (ft)	Max Surcharge Depth Attained (ft)	Min Freeboard Attained (ft)	Time of Peak Flooding Occurrence (days hh:mm)	Total Flooded Volume (ac-in)	Total Time Flooded (min)
1	D-03	Junction	81.77	89.47	81.77	89.50	10.00	4.64	84.26	0.00	5.21	0 00:00	0.00	0.00
2	DS-2B.6(ALDI)	Junction	85.88	91.85	85.88	0.00	0.00	6.48	86.81	0.00	5.04	0 00:00	0.00	0.00
3	DS-2B.7(ALDI)	Junction	84.29	92.00	84.29	0.00	0.00	6.43	85.37	0.00	6.63	0 00:00	0.00	0.00
4	DS-2B.9	Junction	81.52	89.00	81.52	89.00	0.00	9.75	84.13	0.00	5.59	0 00:00	0.00	0.00
5	DS-6	Junction	75.57	82.35	75.80	82.35	0.00	48.60	77.73	0.00	4.62	0 00:00	0.00	0.00
6	DS-9	Junction	77.39	86.70	77.39	86.70	0.00	42.85	80.46	0.00	6.24	0 00:00	0.00	0.00
7	DS-OF-1	Outfall	75.00					7.71	76.08					
8	DS-OF-2	Outfall	75.00					48.60	76.55					

Link Summary

SN	Element ID	Element Type	From (Inlet) Node	To (Outlet) Node	Length	Inlet Invert Elevation	Outlet Invert Elevation	Average Slope	Diameter or Height	Manning's Roughness	Peak Flow	Design Flow Capacity	Peak Flow/ Design Flow Ratio	Peak Flow Velocity	Peak Flow Depth	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged	Reported Condition
					(ft)	(ft)	(ft)	(%)	(in)		(cfs)	(cfs)		(ft/sec)	(ft)		(min)	
1	D-01	Pipe	D-02	D-03	72.20	82.83	82.61	0.3000	15.000	0.0130	3.26	3.57	0.92	3.49	1.25	1.00	3.00	SURCHARGED
2	D-02	Pipe	D-01	D-02	60.32	84.55	84.37	0.3000	15.000	0.0130	2.37	3.53	0.67	3.24	0.72	0.58	0.00	Calculated
3	DP-1	Pipe	DS-1	DS-OF-1	100.95	75.65	75.00	0.6400	18.000	0.0130	7.71	8.43	0.91	4.93	1.24	0.83	0.00	Calculated
4	DP-10	Pipe	DS-10	DS-9	19.04	77.68	77.49	1.0000	36.000	0.0130	39.18	66.63	0.59	5.55	2.98	0.99	0.00	Calculated
5	DP-11	Pipe	DS-11	DS-10	99.40	78.24	77.78	0.4600	36.000	0.0130	36.31	45.37	0.80	5.14	3.00	1.00	4.00	SURCHARGED
6	DP-12	Pipe	DS-12	DS-9	83.02	79.79	78.89	1.0800	18.000	0.0130	6.90	10.94	0.63	6.54	1.14	0.76	0.00	Calculated
7	DP-13	Pipe	DS-13	DS-7	19.06	78.92	78.42	2.6200	18.000	0.0130	4.65	17.01	0.27	6.39	0.64	0.43	0.00	Calculated
8	DP-14	Pipe	DS-14	DS-8	18.90	79.65	79.15	2.6500	18.000	0.0130	1.66	17.09	0.10	5.13	0.36	0.24	0.00	Calculated
9	DP-15	Pipe	DS-15	DS-4	126.47	80.97	79.71	1.0000	18.000	0.0130	0.53	10.48	0.05	1.79	0.34	0.23	0.00	Calculated
10	DP-2	Pipe	DS-2	DS-1	140.42	76.72	75.75	0.6900	18.000	0.0130	7.42	8.73	0.85	4.61	1.30	0.87	0.00	Calculated
11	DP-2A	Pipe	DS-2A	DS-2	112.93	77.65	76.82	0.7300	18.000	0.0130	5.92	9.01	0.66	4.22	1.12	0.75	0.00	Calculated
12	DP-2B.10	Pipe	DS-2B.10	DS-2B.9	61.76	82.42	82.10	0.5200	18.000	0.0130	5.65	7.60	0.74	4.25	1.50	1.00	3.00	SURCHARGED
13	DP-2B.11	Pipe	DS-2B.11	DS-2B.10	46.98	83.69	83.50	0.4000	18.000	0.0130	1.18	6.68	0.18	2.68	0.83	0.55	0.00	Calculated
14	DP-2B.14	Pipe	DS-2B.14	DS-2B.6	188.92	83.13	82.84	0.1500	18.000	0.0130	5.93	4.70	1.26	3.36	1.50	1.00	12.00	SURCHARGED
15	DP-2B.15	Pipe	DS-2B.15	DS-2B.14	79.60	84.00	83.23	0.9700	18.000	0.0130	3.83	10.33	0.37	2.57	1.50	1.00	8.00	SURCHARGED
16	DP-2B.3	Pipe	DS-2B.3	DS-11	143.44	80.24	78.24	1.3900	30.000	0.0130	36.27	48.43	0.75	7.39	2.50	1.00	6.00	SURCHARGED
17	DP-2B.4	Pipe	DS-2B.4	DS-2B.3	66.87	80.61	80.34	0.4000	30.000	0.0130	26.23	26.06	1.01	5.60	2.50	1.00	5.00	SURCHARGED
18	DP-2B.5	Pipe	DS-2B.5	DS-2B.4	22.50	80.99	80.71	1.2400	30.000	0.0130	25.21	45.76	0.55	5.14	2.50	1.00	6.00	SURCHARGED
19	DP-2B.6	Pipe	DS-2B.6	DS-2B.5	351.85	82.84	81.49	0.3800	24.000	0.0130	20.59	14.01	1.47	6.55	2.00	1.00	7.00	SURCHARGED
20	DP-2B.7(2)	Pipe	DS-2B.6(ALDI)	DS-2B.7(ALDI)	148.74	85.88	84.29	1.0700	18.000	0.0130	6.43	10.86	0.59	5.13	1.00	0.67	0.00	Calculated
21	DP-2B.8	Pipe	DS-2B.8	DS-2B.6(ALDI)	54.04	86.50	85.98	0.9600	18.000	0.0130	0.95	10.30	0.09	1.58	0.58	0.39	0.00	Calculated
22	DP-2B.9	Pipe	DS-2B.9	DS-2B.3	183.33	81.52	80.84	0.3700	24.000	0.0130	9.40	13.80	0.68	4.22	2.00	1.00	4.00	SURCHARGED
23	DP-2B7(1)	Pipe	DS-2B.7(ALDI)	DS-2B.5	31.03	84.29	83.96	1.0600	18.000	0.0130	6.39	10.83	0.59	5.39	0.99	0.66	0.00	Calculated
24	DP-3	Pipe	DS-3	DS-2A	68.08	78.83	77.75	1.5900	18.000	0.0130	4.38	13.23	0.33	4.42	0.82	0.55	0.00	Calculated
25	DP-4	Pipe	DS-4	DS-3	67.88	79.61	78.93	1.0000	18.000	0.0130	2.36	10.51	0.22	3.83	0.57	0.38	0.00	Calculated
26	DP-5	Pipe	DS-5	DS-4	80.98	80.52	79.71	1.0000	18.000	0.0130	1.13	10.51	0.11	3.00	0.40	0.27	0.00	Calculated
27	DP-6	Pipe	DS-6	DS-OF-2	50.19	75.57	75.00	1.1400	48.000	0.0130	48.60	153.08	0.32	8.51	1.86	0.46	0.00	Calculated
28	DP-7	Pipe	DS-7	DS-6	50.74	75.92	75.67	0.4900	48.000	0.0130	48.60	100.83	0.48	6.30	2.36	0.59	0.00	Calculated
29	DP-8	Pipe	DS-8	DS-7	126.02	76.65	76.02	0.5000	48.000	0.0130	44.47	101.56	0.44	5.23	2.57	0.64	0.00	Calculated
30	DP-9	Pipe	DS-9	DS-8	127.14	77.39	76.75	0.5000	36.000	0.0130	42.84	47.32	0.91	6.33	2.74	0.91	0.00	Calculated
31	EX.18in_D-03	Pipe	D-03	DS-2B.9	23.13	81.77	81.52	1.0800	18.000	0.0130	4.31	10.92	0.39	4.00	1.50	1.00	5.00	SURCHARGED
32	YD-01	Pipe	YD-01	YD-02	62.12	87.15	86.46	1.1100	8.000	0.0090	0.91	1.84	0.50	4.92	0.40	0.60	0.00	Calculated
33	YD-02	Pipe	YD-02	D-01	98.87	86.46	85.44	1.0300	10.000	0.0090	1.30	3.21	0.41	5.10	0.40	0.47	0.00	Calculated
34	Gutter-3to11	Channel	DS-2B.3	DS-2B.11	187.71	90.46	88.15	1.2300	8.640	0.0130	0.26	5.43	0.05	50.00	0.16	0.21	0.00	
35	Gutter-4to10	Channel	DS-2B.4	DS-2B.10	263.98	91.11	88.15	1.1200	8.640	0.0130	0.15	5.18	0.03	50.00	0.19	0.26	0.00	
36	Gutter-9to10	Channel	DS-2B.9	DS-2B.10	61.76	89.00	88.15	1.3800	8.640	0.0130	0.00	5.74	0.00	0.00	0.00	0.00	0.00	

Inlet Summary

SN	Element ID	Inlet Manufacturer	Manufacturer Part Number	Inlet Location	Number of Inlets	Catchbasin Invert Elevation (ft)	Max (Rim) Elevation (ft)	Initial Water Elevation (ft)	Ponded Area (ft^2)	Peak Flow (cfs)	Peak Flow Intercepted by Inlet (cfs)	Peak Flow Bypassing Inlet (cfs)	Inlet Efficiency during Peak Flow (%)	Allowable Spread (ft)	Max Gutter Spread during Peak Flow (ft)	Max Gutter Water Elev. during Peak Flow (ft)
1	D-01	FDOT	DBI - Type C	On Sag	1	84.55	89.26	84.55	10.00	1.09	N/A	N/A	N/A	7.00	3.69	89.58
2	D-02	FDOT	DBI - Type C	On Sag	1	82.83	89.48	82.83	10.00	0.86	N/A	N/A	N/A	7.00	2.71	89.75
3	DS-1	FDOT	DBI - Type F	On Sag	1	75.65	88.08	75.80	10.00	0.40	N/A	N/A	N/A	7.00	1.21	88.20
4	DS-10	FDOT	DBI - Type F	On Sag	1	77.68	86.35	77.68	0.00	3.37	N/A	N/A	N/A	7.00	12.29	86.85
5	DS-11	FDOT	DBI - Type F	On Sag	1	78.24	88.11	78.24	0.00	0.05	N/A	N/A	N/A	7.00	0.14	88.12
6	DS-12	FDOT	DBI - Type F	On Sag	1	79.79	86.81	82.81	10.00	4.19	N/A	N/A	N/A	7.00	14.31	87.35
7	DS-13	FDOT	DBI - Type F	On Sag	1	78.92	85.01	77.80	10.00	4.66	N/A	N/A	N/A	7.00	15.38	85.57
8	DS-14	FDOT	DBI - Type F	On Sag	1	79.65	86.39	78.03	10.00	1.66	N/A	N/A	N/A	7.00	6.69	86.77
9	DS-15	FDOT	DBI - Type F	On Sag	1	80.97	89.03	80.97	10.00	0.54	N/A	N/A	N/A	7.00	1.63	89.20
10	DS-2	FDOT	DBI - Type F	On Sag	1	76.72	85.97	76.72	10.00	1.70	N/A	N/A	N/A	7.00	6.89	86.36
11	DS-2A	FDOT	DBI - Type F	On Sag	1	77.65	87.63	77.65	10.00	1.63	N/A	N/A	N/A	7.00	6.49	88.01
12	DS-2B.10	FDOT	Curb Inlet - Type 4	On Sag	1	82.42	88.15	82.42	0.00	4.75	N/A	N/A	N/A	7.00	2.37	88.50
13	DS-2B.11	FDOT	Curb Inlet - Type 4	On Sag	1	83.69	88.15	82.69	0.00	0.92	N/A	N/A	N/A	7.00	0.70	88.43
14	DS-2B.14	FDOT	DBI - Type F	On Sag	1	83.13	88.80	83.13	10.00	3.58	N/A	N/A	N/A	7.00	12.39	89.31
15	DS-2B.15	FDOT	DBI - Type F	On Sag	1	84.00	88.00	84.00	10.00	3.43	N/A	N/A	N/A	7.00	12.03	88.50
16	DS-2B.3	FDOT	Curb Inlet - Type 3	On Grade	1	80.24	90.46	80.24	N/A	1.54	1.29	0.26	83.34	7.00	6.74	90.68
17	DS-2B.4	FDOT	Curb Inlet - Type 3	On Grade	1	80.61	91.11	80.61	N/A	1.27	1.11	0.15	88.01	7.00	6.03	91.32
18	DS-2B.5	FDOT	DBI - Type F	On Sag	1	80.99	89.00	80.99	0.00	0.34	N/A	N/A	N/A	7.00	1.02	89.10
19	DS-2B.6	FDOT	DBI - Type F	On Sag	1	82.84	89.00	82.84	0.00	16.66	N/A	N/A	N/A	7.00	36.61	89.98
20	DS-2B.8	FDOT	DBI - Type F	On Sag	1	86.50	94.00	86.50	0.00	0.94	N/A	N/A	N/A	7.00	2.84	94.29
21	DS-3	FDOT	DBI - Type F	On Sag	1	78.83	87.55	78.83	10.00	2.11	N/A	N/A	N/A	7.00	8.87	87.98
22	DS-4	FDOT	DBI - Type F	On Sag	1	79.61	89.35	79.61	10.00	0.75	N/A	N/A	N/A	7.00	2.29	89.58
23	DS-5	FDOT	DBI - Type E	On Sag	1	80.52	86.80	80.52	10.00	1.13	N/A	N/A	N/A	7.00	3.93	87.13
24	DS-7	FDOT	DBI - Type F	On Sag	1	75.92	85.36	75.92	0.00	0.18	N/A	N/A	N/A	7.00	0.54	85.41
25	DS-8	FDOT	DBI - Type F	On Sag	1	76.65	86.74	76.65	0.00	0.23	N/A	N/A	N/A	7.00	0.69	86.81
26	YD-01	FHWA HEC-22 GENERIC	N/A	On Sag	1	87.15	90.00	87.15	0.00	0.86	N/A	N/A	N/A	7.00	10.54	90.32
27	YD-02	FHWA HEC-22 GENERIC	N/A	On Sag	1	86.46	90.50	86.46	0.00	0.44	N/A	N/A	N/A	7.00	5.61	90.72

Subbasin Hydrology

Subbasin : 2B.10

Input Data

Area (ac)	0.59
Weighted Runoff Coefficient	0.7

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
-	0.59	-	0.7
Composite Area & Weighted Runoff Coeff.	0.59		0.7

Subbasin Runoff Results

Total Rainfall (in)	1.38
Total Runoff (in)	0.97
Peak Runoff (cfs)	3.43
Rainfall Intensity	8.3
Weighted Runoff Coefficient	0.7
Time of Concentration (days hh:mm:ss)	0 00:10:00

Subbasin : 2B.11

Input Data

Area (ac)	0.1
Weighted Runoff Coefficient	0.9

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
-	0.1	-	0.9
Composite Area & Weighted Runoff Coeff.	0.1		0.9

Subbasin Runoff Results

Total Rainfall (in)	1.38
Total Runoff (in)	1.25
Peak Runoff (cfs)	0.74
Rainfall Intensity	8.3
Weighted Runoff Coefficient	0.9
Time of Concentration (days hh:mm:ss)	0 00:10:00

Subbasin : 2B.12

Input Data

Area (ac)	0.1
Weighted Runoff Coefficient	0.9

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
-	0.1	-	0.9
Composite Area & Weighted Runoff Coeff.	0.1		0.9

Subbasin Runoff Results

Total Rainfall (in)	1.38
Total Runoff (in)	1.25
Peak Runoff (cfs)	0.77
Rainfall Intensity	8.3
Weighted Runoff Coefficient	0.9
Time of Concentration (days hh:mm:ss)	0 00:10:00

Subbasin : 2B.13

Input Data

Area (ac)	0.36
Weighted Runoff Coefficient	0.7

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
-	0.34	-	0.7
Composite Area & Weighted Runoff Coeff.	0.34		0.7

Subbasin Runoff Results

Total Rainfall (in)	1.38
Total Runoff (in)	0.97
Peak Runoff (cfs)	2.07
Rainfall Intensity	8.3
Weighted Runoff Coefficient	0.7
Time of Concentration (days hh:mm:ss)	0 00:10:00

Subbasin : 2B.14

Input Data

Area (ac)	2.14
Weighted Runoff Coefficient	0.7

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
-	2.14	-	0.7
Composite Area & Weighted Runoff Coeff.	2.14		0.7

Subbasin Runoff Results

Total Rainfall (in)	1.38
Total Runoff (in)	0.97
Peak Runoff (cfs)	12.46
Rainfall Intensity	8.3
Weighted Runoff Coefficient	0.7
Time of Concentration (days hh:mm:ss)	0 00:10:00

Subbasin : 2B.15

Input Data

Area (ac)	0.16
Weighted Runoff Coefficient	0.7

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
-	0.16	-	0.7
Composite Area & Weighted Runoff Coeff.	0.16		0.7

Subbasin Runoff Results

Total Rainfall (in)	1.38
Total Runoff (in)	0.97
Peak Runoff (cfs)	0.94
Rainfall Intensity	8.3
Weighted Runoff Coefficient	0.7
Time of Concentration (days hh:mm:ss)	0 00:10:00

Subbasin : 2B.16(OFFSITE)

Input Data

Area (ac)	5.06
Weighted Runoff Coefficient	0.2

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
-	5.06	-	0.2
Composite Area & Weighted Runoff Coeff.	5.06		0.2

Subbasin Runoff Results

Total Rainfall (in)	2.77
Total Runoff (in)	0.55
Peak Runoff (cfs)	8.4
Rainfall Intensity	8.3
Weighted Runoff Coefficient	0.2
Time of Concentration (days hh:mm:ss)	0 00:20:00

Subbasin : 2B.17

Input Data

Area (ac)	0.2
Weighted Runoff Coefficient	0.2

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
-	0.2	-	0.2
Composite Area & Weighted Runoff Coeff.	0.2		0.2

Subbasin Runoff Results

Total Rainfall (in)	1.38
Total Runoff (in)	0.28
Peak Runoff (cfs)	0.34
Rainfall Intensity	8.3
Weighted Runoff Coefficient	0.2
Time of Concentration (days hh:mm:ss)	0 00:10:00

Subbasin : 2B.2

Input Data

Area (ac)	0.27
Weighted Runoff Coefficient	0.7

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
-	0.27	-	0.7
Composite Area & Weighted Runoff Coeff.	0.27		0.7

Subbasin Runoff Results

Total Rainfall (in)	1.38
Total Runoff (in)	0.97
Peak Runoff (cfs)	1.55
Rainfall Intensity	8.3
Weighted Runoff Coefficient	0.7
Time of Concentration (days hh:mm:ss)	0 00:10:00

Subbasin : 2B.3

Input Data

Area (ac)	0.22
Weighted Runoff Coefficient	0.7

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
-	0.22	-	0.7
Composite Area & Weighted Runoff Coeff.	0.22		0.7

Subbasin Runoff Results

Total Rainfall (in)	1.38
Total Runoff (in)	0.97
Peak Runoff (cfs)	1.27
Rainfall Intensity	8.3
Weighted Runoff Coefficient	0.7
Time of Concentration (days hh:mm:ss)	0 00:10:00

Subbasin : 2B.4

Input Data

Area (ac)	0.16
Weighted Runoff Coefficient	0.7

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
-	0.16	-	0.7
Composite Area & Weighted Runoff Coeff.	0.16		0.7

Subbasin Runoff Results

Total Rainfall (in)	1.38
Total Runoff (in)	0.97
Peak Runoff (cfs)	0.92
Rainfall Intensity	8.3
Weighted Runoff Coefficient	0.7
Time of Concentration (days hh:mm:ss)	0 00:10:00

Subbasin : 2B.5

Input Data

Area (ac)	0.32
Weighted Runoff Coefficient	0.9

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
-	0.28	-	0.9
Composite Area & Weighted Runoff Coeff.	0.28		0.9

Subbasin Runoff Results

Total Rainfall (in)	1.38
Total Runoff (in)	1.25
Peak Runoff (cfs)	2.4
Rainfall Intensity	8.3
Weighted Runoff Coefficient	0.9
Time of Concentration (days hh:mm:ss)	0 00:10:00

Subbasin : 2B.6

Input Data

Area (ac)	0.4
Weighted Runoff Coefficient	0.7

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
-	0.4	-	0.7
Composite Area & Weighted Runoff Coeff.	0.4		0.7

Subbasin Runoff Results

Total Rainfall (in)	1.38
Total Runoff (in)	0.97
Peak Runoff (cfs)	2.35
Rainfall Intensity	8.3
Weighted Runoff Coefficient	0.7
Time of Concentration (days hh:mm:ss)	0 00:10:00

Subbasin : 2B.7(D-03)

Input Data

Area (ac)	0.19
Weighted Runoff Coefficient	0.9

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
-	0.19	-	0.9
Composite Area & Weighted Runoff Coeff.	0.19		0.9

Subbasin Runoff Results

Total Rainfall (in)	1.38
Total Runoff (in)	1.25
Peak Runoff (cfs)	1.39
Rainfall Intensity	8.3
Weighted Runoff Coefficient	0.9
Time of Concentration (days hh:mm:ss)	0 00:10:00

Subbasin : 2B.9

Input Data

Area (ac)	0.97
Weighted Runoff Coefficient	0.7

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
-	0.97	-	0.7
Composite Area & Weighted Runoff Coeff.	0.97		0.7

Subbasin Runoff Results

Total Rainfall (in)	1.38
Total Runoff (in)	0.97
Peak Runoff (cfs)	5.62
Rainfall Intensity	8.3
Weighted Runoff Coefficient	0.7
Time of Concentration (days hh:mm:ss)	0 00:10:00

Subbasin : DB2.1

Input Data

Area (ac)	0.05
Weighted Runoff Coefficient	0.9

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
-	0.05	-	0.9
Composite Area & Weighted Runoff Coeff.	0.05		0.9

Subbasin Runoff Results

Total Rainfall (in)	1.38
Total Runoff (in)	1.25
Peak Runoff (cfs)	0.4
Rainfall Intensity	8.3
Weighted Runoff Coefficient	0.9
Time of Concentration (days hh:mm:ss)	0 00:10:00

Subbasin : DB2.10

Input Data

Area (ac)	0.45
Weighted Runoff Coefficient	0.9

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
-	0.45	-	0.9
Composite Area & Weighted Runoff Coeff.	0.45		0.9

Subbasin Runoff Results

Total Rainfall (in)	1.38
Total Runoff (in)	1.25
Peak Runoff (cfs)	3.37
Rainfall Intensity	8.3
Weighted Runoff Coefficient	0.9
Time of Concentration (days hh:mm:ss)	0 00:10:00

Subbasin : DB-2.11

Input Data

Area (ac)	0.02
Weighted Runoff Coefficient	0.3

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
-	0.02	-	0.3
Composite Area & Weighted Runoff Coeff.	0.02		0.3

Subbasin Runoff Results

Total Rainfall (in)	1.38
Total Runoff (in)	0.42
Peak Runoff (cfs)	0.05
Rainfall Intensity	8.3
Weighted Runoff Coefficient	0.3
Time of Concentration (days hh:mm:ss)	0 00:10:00

Subbasin : DB2.12

Input Data

Area (ac)	0.56
Weighted Runoff Coefficient	0.9

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
-	0.56	-	0.9
Composite Area & Weighted Runoff Coeff.	0.56		0.9

Subbasin Runoff Results

Total Rainfall (in)	1.38
Total Runoff (in)	1.25
Peak Runoff (cfs)	4.2
Rainfall Intensity	8.3
Weighted Runoff Coefficient	0.9
Time of Concentration (days hh:mm:ss)	0 00:10:00

Subbasin : DB2.13

Input Data

Area (ac)	0.62
Weighted Runoff Coefficient	0.9

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
-	0.62	-	0.9
Composite Area & Weighted Runoff Coeff.	0.62		0.9

Subbasin Runoff Results

Total Rainfall (in)	1.38
Total Runoff (in)	1.25
Peak Runoff (cfs)	4.66
Rainfall Intensity	8.3
Weighted Runoff Coefficient	0.9
Time of Concentration (days hh:mm:ss)	0 00:10:00

Subbasin : DB2.14

Input Data

Area (ac)	0.22
Weighted Runoff Coefficient	0.9

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
-	0.22	-	0.9
Composite Area & Weighted Runoff Coeff.	0.22		0.9

Subbasin Runoff Results

Total Rainfall (in)	1.38
Total Runoff (in)	1.25
Peak Runoff (cfs)	1.66
Rainfall Intensity	8.3
Weighted Runoff Coefficient	0.9
Time of Concentration (days hh:mm:ss)	0 00:10:00

Subbasin : DB2.15

Input Data

Area (ac)	0.07
Weighted Runoff Coefficient	0.9

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
-	0.07	-	0.9
Composite Area & Weighted Runoff Coeff.	0.07		0.9

Subbasin Runoff Results

Total Rainfall (in)	1.38
Total Runoff (in)	1.25
Peak Runoff (cfs)	0.54
Rainfall Intensity	8.3
Weighted Runoff Coefficient	0.9
Time of Concentration (days hh:mm:ss)	0 00:10:00

Subbasin : DB2.2

Input Data

Area (ac)	0.23
Weighted Runoff Coefficient	0.9

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
-	0.23	-	0.9
Composite Area & Weighted Runoff Coeff.	0.23		0.9

Subbasin Runoff Results

Total Rainfall (in)	1.38
Total Runoff (in)	1.25
Peak Runoff (cfs)	1.7
Rainfall Intensity	8.3
Weighted Runoff Coefficient	0.9
Time of Concentration (days hh:mm:ss)	0 00:10:00

Subbasin : DB2.2A

Input Data

Area (ac)	0.22
Weighted Runoff Coefficient	0.9

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
-	0.22	-	0.9
Composite Area & Weighted Runoff Coeff.	0.22		0.9

Subbasin Runoff Results

Total Rainfall (in)	1.38
Total Runoff (in)	1.25
Peak Runoff (cfs)	1.63
Rainfall Intensity	8.3
Weighted Runoff Coefficient	0.9
Time of Concentration (days hh:mm:ss)	0 00:10:00

Subbasin : DB2.3

Input Data

Area (ac)	0.28
Weighted Runoff Coefficient	0.9

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
-	0.28	-	0.9
Composite Area & Weighted Runoff Coeff.	0.28		0.9

Subbasin Runoff Results

Total Rainfall (in)	1.38
Total Runoff (in)	1.25
Peak Runoff (cfs)	2.11
Rainfall Intensity	8.3
Weighted Runoff Coefficient	0.9
Time of Concentration (days hh:mm:ss)	0 00:10:00

Subbasin : DB2.4

Input Data

Area (ac)	0.1
Weighted Runoff Coefficient	0.9

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
-	0.1	-	0.9
Composite Area & Weighted Runoff Coeff.	0.1		0.9

Subbasin Runoff Results

Total Rainfall (in)	1.38
Total Runoff (in)	1.25
Peak Runoff (cfs)	0.75
Rainfall Intensity	8.3
Weighted Runoff Coefficient	0.9
Time of Concentration (days hh:mm:ss)	0 00:10:00

Subbasin : DB2.5

Input Data

Area (ac)	0.45
Weighted Runoff Coefficient	0.3

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
-	0.45	-	0.3
Composite Area & Weighted Runoff Coeff.	0.45		0.3

Subbasin Runoff Results

Total Rainfall (in)	1.38
Total Runoff (in)	0.42
Peak Runoff (cfs)	1.13
Rainfall Intensity	8.3
Weighted Runoff Coefficient	0.3
Time of Concentration (days hh:mm:ss)	0 00:10:00

Subbasin : DB2.7

Input Data

Area (ac)	0.07
Weighted Runoff Coefficient	0.3

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
-	0.07	-	0.3
Composite Area & Weighted Runoff Coeff.	0.07		0.3

Subbasin Runoff Results

Total Rainfall (in)	1.38
Total Runoff (in)	0.42
Peak Runoff (cfs)	0.18
Rainfall Intensity	8.3
Weighted Runoff Coefficient	0.3
Time of Concentration (days hh:mm:ss)	0 00:10:00

Subbasin : DB2.8

Input Data

Area (ac)	0.09
Weighted Runoff Coefficient	0.3

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
-	0.09	-	0.3
Composite Area & Weighted Runoff Coeff.	0.09		0.3

Subbasin Runoff Results

Total Rainfall (in)	1.38
Total Runoff (in)	0.42
Peak Runoff (cfs)	0.23
Rainfall Intensity	8.3
Weighted Runoff Coefficient	0.3
Time of Concentration (days hh:mm:ss)	0 00:10:00

Subbasin : Sub-D-01

Input Data

Area (ac)	0.15
Weighted Runoff Coefficient	0.69

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
-	0.15	-	0.69
Composite Area & Weighted Runoff Coeff.	0.15		0.69

Subbasin Runoff Results

Total Rainfall (in)	1.38
Total Runoff (in)	0.95
Peak Runoff (cfs)	0.86
Rainfall Intensity	8.3
Weighted Runoff Coefficient	0.69
Time of Concentration (days hh:mm:ss)	0 00:10:00

Subbasin : Sub-D-02

Input Data

Area (ac)	0.19
Weighted Runoff Coefficient	0.69

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
-	0.19	-	0.69
Composite Area & Weighted Runoff Coeff.	0.19		0.69

Subbasin Runoff Results

Total Rainfall (in)	1.38
Total Runoff (in)	0.95
Peak Runoff (cfs)	1.09
Rainfall Intensity	8.3
Weighted Runoff Coefficient	0.69
Time of Concentration (days hh:mm:ss)	0 00:10:00

Subbasin : Sub-YD01

Input Data

Area (ac)	0.02
Weighted Runoff Coefficient	0.13

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
-	0.02	-	0.13
Composite Area & Weighted Runoff Coeff.	0.02		0.13

Subbasin Runoff Results

Total Rainfall (in)	1.38
Total Runoff (in)	0.18
Peak Runoff (cfs)	0.02
Rainfall Intensity	8.3
Weighted Runoff Coefficient	0.13
Time of Concentration (days hh:mm:ss)	0 00:10:00

Subbasin : Sub-YD02

Input Data

Area (ac)	0.02
Weighted Runoff Coefficient	0.13

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
-	0.02	-	0.13
Composite Area & Weighted Runoff Coeff.	0.02		0.13

Subbasin Runoff Results

Total Rainfall (in)	1.38
Total Runoff (in)	0.18
Peak Runoff (cfs)	0.02
Rainfall Intensity	8.3
Weighted Runoff Coefficient	0.13
Time of Concentration (days hh:mm:ss)	0 00:10:00

Junction Input

SN	Element ID	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Ground/Rim (Max) Offset (ft)	Initial Water Elevation (ft)	Initial Water Depth (ft)	Surcharge Elevation (ft)	Surcharge Depth (ft)	Ponded Area (ft^2)	Minimum Pipe Cover (in)
1	D-03	81.77	89.47	7.70	81.77	0.00	89.50	0.03	10.00	0.00
2	DS-2B.6(ALDI)	85.88	91.85	5.97	85.88	0.00	0.00	-91.85	0.00	0.00
3	DS-2B.7(ALDI)	84.29	92.00	7.71	84.29	0.00	0.00	-92.00	0.00	0.00
4	DS-2B.9	81.52	89.00	7.48	81.52	0.00	89.00	0.00	0.00	0.00
5	DS-6	75.57	82.35	6.78	75.80	0.23	82.35	0.00	0.00	0.00
6	DS-9	77.39	86.70	9.31	77.39	0.00	86.70	0.00	0.00	0.00

Junction Results

SN	Element ID	Peak Inflow (cfs)	Peak Lateral Inflow (cfs)	Max HGL Elevation Attained (ft)	Max HGL Depth Attained (ft)	Max Surcharge Depth Attained (ft)	Min Freeboard Attained (ft)	Average HGL Elevation Attained (ft)	Average HGL Depth Attained (ft)	Time of Max HGL Occurrence (days hh:mm)	Time of Peak Flooding Occurrence (days hh:mm)	Total Flooded Volume (ac-in)	Total Time Flooded (min)
1	D-03	4.64	1.39	84.26	2.49	0.00	5.21	82.21	0.44	0 00:11	0 00:00	0.00	0.00
2	DS-2B.6(ALDI)	6.48	5.62	86.81	0.93	0.00	5.04	85.89	0.01	0 00:10	0 00:00	0.00	0.00
3	DS-2B.7(ALDI)	6.43	0.00	85.37	1.08	0.00	6.63	84.30	0.01	0 00:10	0 00:00	0.00	0.00
4	DS-2B.9	9.75	0.00	84.13	2.61	0.00	5.59	81.96	0.44	0 00:11	0 00:00	0.00	0.00
5	DS-6	48.60	0.00	77.73	2.16	0.00	4.62	75.85	0.28	0 00:11	0 00:00	0.00	0.00
6	DS-9	42.85	0.00	80.46	3.07	0.00	6.24	77.77	0.38	0 00:11	0 00:00	0.00	0.00

Channel Input

SN	Element ID	Length (ft)	Inlet Invert Elevation (ft)	Inlet Invert Offset (ft)	Outlet Invert Elevation (ft)	Outlet Invert Offset (ft)	Total Drop (ft)	Average Slope (%)	Shape	Height (ft)	Width (ft)	Manning's Roughness	Entrance Losses	Exit/Bend Losses	Additional Losses	Initial Flow (cfs)	Flap Gate
1	Gutter-3to11	187.71	90.46	10.22	88.15	4.46	2.31	1.2300	User-Defined	0.720	25.000	0.0130	0.5000	0.5000	0.0000	0.00	No
2	Gutter-4to10	263.98	91.11	10.50	88.15	5.73	2.96	1.1200	User-Defined	0.720	25.000	0.0130	0.5000	0.5000	0.0000	0.00	No
3	Gutter-9to10	61.76	89.00	7.48	88.15	5.73	0.85	1.3800	User-Defined	0.720	25.000	0.0130	0.5000	0.5000	0.0000	0.00	No

Channel Results

SN	Element ID	Peak Flow (cfs)	Time of Peak Flow Occurrence (days hh:mm)	Design Flow Capacity (cfs)	Peak Flow/ Design Flow Ratio	Peak Flow Velocity (ft/sec)	Travel Time (min)	Peak Flow Depth (ft)	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged (min)	Froude Number	Reported Condition
1	Gutter-3to11	0.26	0 00:10	5.43	0.05	50.00	0.06	0.16	0.21	0.00		
2	Gutter-4to10	0.15	0 00:10	5.18	0.03	50.00	0.09	0.19	0.26	0.00		
3	Gutter-9to10	0.00	0 00:00	5.74	0.00	0.00		0.00	0.00	0.00		

Pipe Input

SN	Element ID	Length (ft)	Inlet Invert Elevation (ft)	Inlet Invert Offset (ft)	Outlet Invert Elevation (ft)	Outlet Invert Offset (ft)	Total Drop (ft)	Average Slope (%)	Pipe Shape	Pipe Diameter or Height (in)	Pipe Width (in)	Manning's Roughness	Entrance Losses	Exit/Bend Losses	Additional Losses	Initial Flow (cfs)	Flap Gate	No. of Barrels
1	D-01	72.20	82.83	0.00	82.61	0.84	0.22	0.3000	CIRCULAR	15.000	15.000	0.0130	0.5000	0.5000	0.0000	0.00	No	1
2	D-02	60.32	84.55	0.00	84.37	1.54	0.18	0.3000	CIRCULAR	15.000	15.000	0.0130	0.5000	0.5000	0.0000	0.00	No	1
3	DP-1	100.95	75.65	0.00	75.00	0.00	0.65	0.6400	CIRCULAR	18.000	18.000	0.0130	0.5000	0.5000	0.0000	0.00	No	1
4	DP-10	19.04	77.68	0.00	77.49	0.10	0.19	1.0000	CIRCULAR	36.000	36.000	0.0130	0.5000	0.5000	0.0000	0.00	No	1
5	DP-11	99.40	78.24	0.00	77.78	0.10	0.46	0.4600	CIRCULAR	36.000	36.000	0.0130	0.5000	0.5000	0.0000	0.00	No	1
6	DP-12	83.02	79.79	0.00	78.89	1.50	0.90	1.0800	CIRCULAR	18.000	18.000	0.0130	0.5000	0.5000	0.0000	0.00	No	1
7	DP-13	19.06	78.92	0.00	78.42	2.50	0.50	2.6200	CIRCULAR	18.000	18.000	0.0130	0.5000	0.5000	0.0000	0.00	No	1
8	DP-14	18.90	79.65	0.00	79.15	2.50	0.50	2.6500	CIRCULAR	18.000	18.000	0.0130	0.5000	0.5000	0.0000	0.00	No	1
9	DP-15	126.47	80.97	0.00	79.71	0.10	1.26	1.0000	CIRCULAR	18.000	18.000	0.0130	0.5000	0.5000	0.0000	0.00	No	1
10	DP-2	140.42	76.72	0.00	75.75	0.10	0.97	0.6900	CIRCULAR	18.000	18.000	0.0130	0.5000	0.5000	0.0000	0.00	No	1
11	DP-2A	112.93	77.65	0.00	76.82	0.10	0.83	0.7300	CIRCULAR	18.000	18.000	0.0130	0.5000	0.5000	0.0000	0.00	No	1
12	DP-2B.10	61.76	82.42	0.00	82.10	0.58	0.32	0.5200	CIRCULAR	18.000	18.000	0.0130	0.5000	0.5000	0.0000	0.00	No	1
13	DP-2B.11	46.98	83.69	0.00	83.50	1.08	0.19	0.4000	CIRCULAR	18.000	18.000	0.0130	0.5000	0.5000	0.0000	0.00	No	1
14	DP-2B.14	188.92	83.13	0.00	82.84	0.00	0.29	0.1500	CIRCULAR	18.000	18.000	0.0130	0.5000	0.5000	0.0000	0.00	No	1
15	DP-2B.15	79.60	84.00	0.00	83.23	0.10	0.77	0.9700	CIRCULAR	18.000	18.000	0.0130	0.5000	0.5000	0.0000	0.00	No	1
16	DP-2B.3	143.44	80.24	0.00	78.24	0.00	2.00	1.3900	CIRCULAR	30.000	30.000	0.0130	0.5000	0.5000	0.0000	0.00	No	1
17	DP-2B.4	66.87	80.61	0.00	80.34	0.10	0.27	0.4000	CIRCULAR	30.000	30.000	0.0130	0.5000	0.5000	0.0000	0.00	No	1
18	DP-2B.5	22.50	80.99	0.00	80.71	0.10	0.28	1.2400	CIRCULAR	30.000	30.000	0.0130	0.5000	0.5000	0.0000	0.00	No	1
19	DP-2B.6	351.85	82.84	0.00	81.49	0.50	1.35	0.3800	CIRCULAR	24.000	24.000	0.0130	0.5000	0.5000	0.0000	0.00	No	1
20	DP-2B.7(2)	148.74	85.88	0.00	84.29	0.00	1.59	1.0700	CIRCULAR	18.000	18.000	0.0130	0.5000	0.5000	0.0000	0.00	No	1
21	DP-2B.8	54.04	86.50	0.00	85.98	0.10	0.52	0.9600	CIRCULAR	18.000	18.000	0.0130	0.5000	0.5000	0.0000	0.00	No	1
22	DP-2B.9	183.33	81.52	0.00	80.84	0.60	0.68	0.3700	CIRCULAR	24.000	24.000	0.0130	0.5000	0.5000	0.0000	0.00	No	1
23	DP-2B7(1)	31.03	84.29	0.00	83.96	2.97	0.33	1.0600	CIRCULAR	18.000	18.000	0.0130	0.5000	0.5000	0.0000	0.00	No	1
24	DP-3	68.08	78.83	0.00	77.75	0.10	1.08	1.5900	CIRCULAR	18.000	18.000	0.0130	0.5000	0.5000	0.0000	0.00	No	1
25	DP-4	67.88	79.61	0.00	78.93	0.10	0.68	1.0000	CIRCULAR	18.000	18.000	0.0130	0.5000	0.5000	0.0000	0.00	No	1
26	DP-5	80.98	80.52	0.00	79.71	0.10	0.81	1.0000	CIRCULAR	18.000	18.000	0.0130	0.5000	0.5000	0.0000	0.00	No	1
27	DP-6	50.19	75.57	0.00	75.00	0.00	0.57	1.1400	CIRCULAR	48.000	48.000	0.0130	0.5000	0.5000	0.0000	0.00	No	1
28	DP-7	50.74	75.92	0.00	75.67	0.10	0.25	0.4900	CIRCULAR	48.000	48.000	0.0130	0.5000	0.5000	0.0000	0.00	No	1
29	DP-8	126.02	76.65	0.00	76.02	0.10	0.63	0.5000	CIRCULAR	48.000	48.000	0.0130	0.5000	0.5000	0.0000	0.00	No	1
30	DP-9	127.14	77.39	0.00	76.75	0.10	0.64	0.5000	CIRCULAR	36.000	36.000	0.0130	0.5000	0.5000	0.0000	0.00	No	1
31	EX.18in_D-03	23.13	81.77	0.00	81.52	0.00	0.25	1.0800	CIRCULAR	18.000	18.000	0.0130	0.5000	0.5000	0.0000	0.00	No	1
32	YD-01	62.12	87.15	0.00	86.46	0.00	0.69	1.1100	CIRCULAR	8.040	8.040	0.0090	0.5000	0.5000	0.0000	0.00	No	1
33	YD-02	98.87	86.46	0.00	85.44	0.89	1.02	1.0300	CIRCULAR	9.960	9.960	0.0090	0.5000	0.5000	0.0000	0.00	No	1

Pipe Results

SN	Element ID	Peak Flow (cfs)	Time of Peak Flow Occurrence (days hh:mm)	Design Flow Capacity (cfs)	Peak Flow/ Design Flow Ratio	Peak Flow Velocity (ft/sec)	Travel Time (min)	Peak Flow Depth (ft)	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged (min)	Froude Number	Reported Condition
1	D-01	3.26	0 00:10	3.57	0.92	3.49	0.34	1.25	1.00	3.00		SURCHARGED
2	D-02	2.37	0 00:10	3.53	0.67	3.24	0.31	0.72	0.58	0.00		Calculated
3	DP-1	7.71	0 00:11	8.43	0.91	4.93	0.34	1.24	0.83	0.00		Calculated
4	DP-10	39.18	0 00:11	66.63	0.59	5.55	0.06	2.98	0.99	0.00		Calculated
5	DP-11	36.31	0 00:11	45.37	0.80	5.14	0.32	3.00	1.00	4.00		SURCHARGED
6	DP-12	6.90	0 00:00	10.94	0.63	6.54	0.21	1.14	0.76	0.00		Calculated
7	DP-13	4.65	0 00:10	17.01	0.27	6.39	0.05	0.64	0.43	0.00		Calculated
8	DP-14	1.66	0 00:10	17.09	0.10	5.13	0.06	0.36	0.24	0.00		Calculated
9	DP-15	0.53	0 00:10	10.48	0.05	1.79	1.18	0.34	0.23	0.00		Calculated
10	DP-2	7.42	0 00:11	8.73	0.85	4.61	0.51	1.30	0.87	0.00		Calculated
11	DP-2A	5.92	0 00:10	9.01	0.66	4.22	0.45	1.12	0.75	0.00		Calculated
12	DP-2B.10	5.65	0 00:09	7.60	0.74	4.25	0.24	1.50	1.00	3.00		SURCHARGED
13	DP-2B.11	1.18	0 00:10	6.68	0.18	2.68	0.29	0.83	0.55	0.00		Calculated
14	DP-2B.14	5.93	0 00:07	4.70	1.26	3.36	0.94	1.50	1.00	12.00		SURCHARGED
15	DP-2B.15	3.83	0 00:07	10.33	0.37	2.57	0.52	1.50	1.00	8.00		SURCHARGED
16	DP-2B.3	36.27	0 00:11	48.43	0.75	7.39	0.32	2.50	1.00	6.00		SURCHARGED
17	DP-2B.4	26.23	0 00:10	26.06	1.01	5.60	0.20	2.50	1.00	5.00		SURCHARGED
18	DP-2B.5	25.21	0 00:09	45.76	0.55	5.14	0.07	2.50	1.00	6.00		SURCHARGED
19	DP-2B.6	20.59	0 00:09	14.01	1.47	6.55	0.90	2.00	1.00	7.00		SURCHARGED
20	DP-2B.7(2)	6.43	0 00:10	10.86	0.59	5.13	0.48	1.00	0.67	0.00		Calculated
21	DP-2B.8	0.95	0 00:10	10.30	0.09	1.58	0.57	0.58	0.39	0.00		Calculated
22	DP-2B.9	9.40	0 00:12	13.80	0.68	4.22	0.72	2.00	1.00	4.00		SURCHARGED
23	DP-2B7(1)	6.39	0 00:10	10.83	0.59	5.39	0.10	0.99	0.66	0.00		Calculated
24	DP-3	4.38	0 00:10	13.23	0.33	4.42	0.26	0.82	0.55	0.00		Calculated
25	DP-4	2.36	0 00:10	10.51	0.22	3.83	0.30	0.57	0.38	0.00		Calculated
26	DP-5	1.13	0 00:10	10.51	0.11	3.00	0.45	0.40	0.27	0.00		Calculated
27	DP-6	48.60	0 00:11	153.08	0.32	8.51	0.10	1.86	0.46	0.00		Calculated
28	DP-7	48.60	0 00:11	100.83	0.48	6.30	0.13	2.36	0.59	0.00		Calculated
29	DP-8	44.47	0 00:11	101.56	0.44	5.23	0.40	2.57	0.64	0.00		Calculated
30	DP-9	42.84	0 00:11	47.32	0.91	6.33	0.33	2.74	0.91	0.00		Calculated
31	EX.18in_D-03	4.31	0 00:11	10.92	0.39	4.00	0.10	1.50	1.00	5.00		SURCHARGED
32	YD-01	0.91	0 00:00	1.84	0.50	4.92	0.21	0.40	0.60	0.00		Calculated
33	YD-02	1.30	0 00:10	3.21	0.41	5.10	0.32	0.40	0.47	0.00		Calculated

Inlet Input

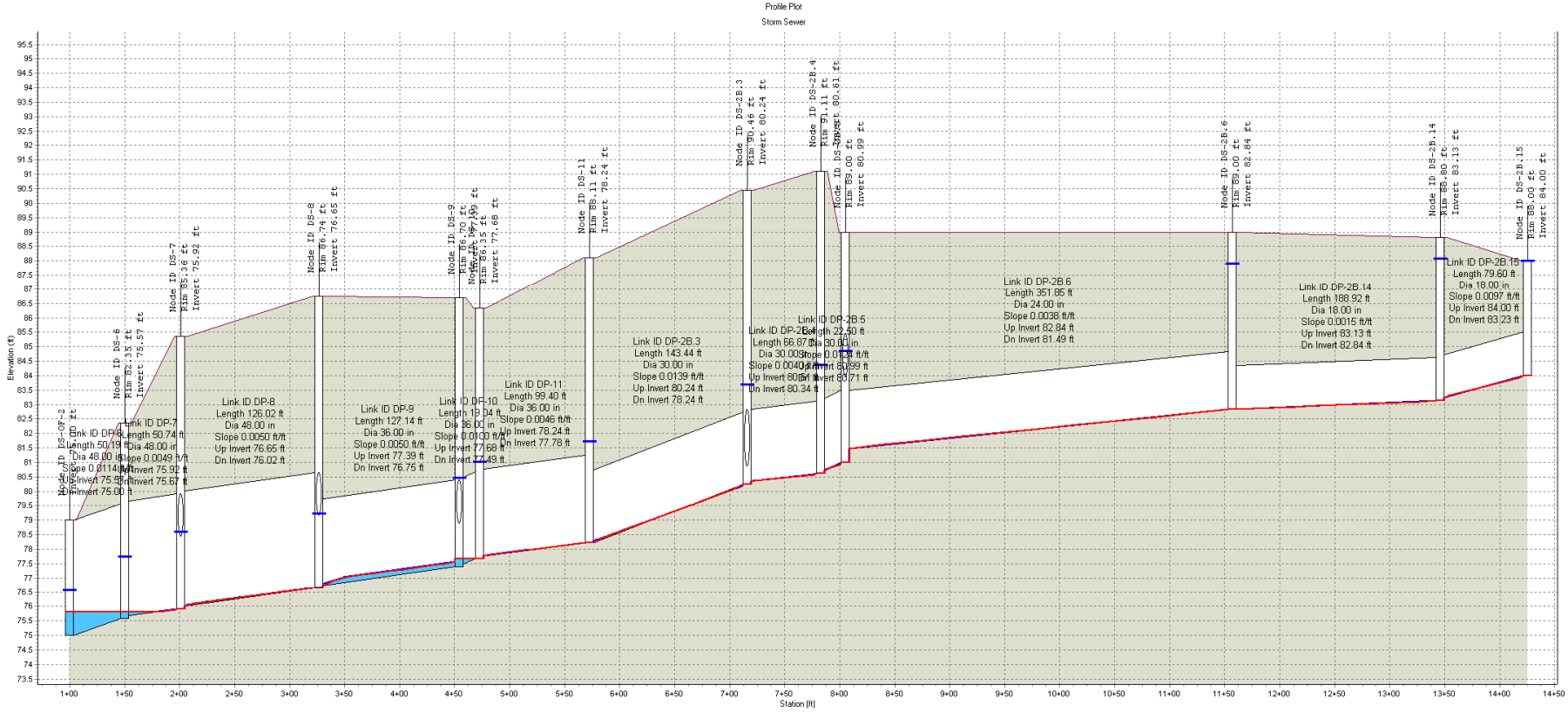
SN	Element ID	Inlet Manufacturer	Manufacturer Part Number	Inlet Location	Number of Inlets	Catchbasin Invert Elevation (ft)	Max (Rim) Elevation (ft)	Inlet Depth (ft)	Initial Water Elevation (ft)	Initial Water Depth (ft)	Ponded Area (ft^2)	Grate Clogging Factor (%)
1	D-01	FDOT	DBI - Type C	On Sag	1	84.55	89.26	4.71	84.55	0.00	10.00	0.00
2	D-02	FDOT	DBI - Type C	On Sag	1	82.83	89.48	6.65	82.83	0.00	10.00	0.00
3	DS-1	FDOT	DBI - Type F	On Sag	1	75.65	88.08	12.43	75.80	0.15	10.00	0.00
4	DS-10	FDOT	DBI - Type F	On Sag	1	77.68	86.35	8.67	77.68	0.00	0.00	0.00
5	DS-11	FDOT	DBI - Type F	On Sag	1	78.24	88.11	9.87	78.24	0.00	0.00	0.00
6	DS-12	FDOT	DBI - Type F	On Sag	1	79.79	86.81	7.02	82.81	3.02	10.00	0.00
7	DS-13	FDOT	DBI - Type F	On Sag	1	78.92	85.01	6.09	77.80	-1.12	10.00	0.00
8	DS-14	FDOT	DBI - Type F	On Sag	1	79.65	86.39	6.74	78.03	-1.62	10.00	0.00
9	DS-15	FDOT	DBI - Type F	On Sag	1	80.97	89.03	8.06	80.97	0.00	10.00	0.00
10	DS-2	FDOT	DBI - Type F	On Sag	1	76.72	85.97	9.25	76.72	0.00	10.00	0.00
11	DS-2A	FDOT	DBI - Type F	On Sag	1	77.65	87.63	9.98	77.65	0.00	10.00	0.00
12	DS-2B.10	FDOT	Curb Inlet - Type 4	On Sag	1	82.42	88.15	5.73	82.42	0.00	0.00	0.00
13	DS-2B.11	FDOT	Curb Inlet - Type 4	On Sag	1	83.69	88.15	4.46	82.69	-1.00	0.00	0.00
14	DS-2B.14	FDOT	DBI - Type F	On Sag	1	83.13	88.80	5.67	83.13	0.00	10.00	0.00
15	DS-2B.15	FDOT	DBI - Type F	On Sag	1	84.00	88.00	4.00	84.00	0.00	10.00	0.00
16	DS-2B.3	FDOT	Curb Inlet - Type 3	On Grade	1	80.24	90.46	10.22	80.24	0.00	N/A	0.00
17	DS-2B.4	FDOT	Curb Inlet - Type 3	On Grade	1	80.61	91.11	10.50	80.61	0.00	N/A	0.00
18	DS-2B.5	FDOT	DBI - Type F	On Sag	1	80.99	89.00	8.01	80.99	0.00	0.00	0.00
19	DS-2B.6	FDOT	DBI - Type F	On Sag	1	82.84	89.00	6.16	82.84	0.00	0.00	0.00
20	DS-2B.8	FDOT	DBI - Type F	On Sag	1	86.50	94.00	7.50	86.50	0.00	0.00	0.00
21	DS-3	FDOT	DBI - Type F	On Sag	1	78.83	87.55	8.72	78.83	0.00	10.00	0.00
22	DS-4	FDOT	DBI - Type F	On Sag	1	79.61	89.35	9.74	79.61	0.00	10.00	0.00
23	DS-5	FDOT	DBI - Type E	On Sag	1	80.52	86.80	6.28	80.52	0.00	10.00	0.00
24	DS-7	FDOT	DBI - Type F	On Sag	1	75.92	85.36	9.44	75.92	0.00	0.00	0.00
25	DS-8	FDOT	DBI - Type F	On Sag	1	76.65	86.74	10.09	76.65	0.00	0.00	0.00
26	YD-01	FHWA HEC-22 GENERIC	N/A	On Sag	1	87.15	90.00	2.85	87.15	0.00	0.00	0.00
27	YD-02	FHWA HEC-22 GENERIC	N/A	On Sag	1	86.46	90.50	4.04	86.46	0.00	0.00	0.00

Roadway & Gutter Input

SN	Element ID	Roadway Longitudinal Slope (ft/ft)	Roadway Cross Slope (ft/ft)	Roadway Manning's Roughness	Gutter Cross Slope (ft/ft)	Gutter Width (ft)	Gutter Depression (in)	Allowable Spread (ft)
1	D-01	N/A	0.0200	0.0160	0.0620	2.00	0.0656	7.00
2	D-02	N/A	0.0200	0.0160	0.0620	2.00	0.0656	7.00
3	DS-1	N/A	0.0200	0.0160	0.0620	2.00	0.0656	7.00
4	DS-10	N/A	0.0200	0.0160	0.0620	2.00	0.0656	7.00
5	DS-11	N/A	0.0200	0.0130	0.0620	2.00	0.0656	7.00
6	DS-12	N/A	0.0200	0.0160	0.0620	2.00	0.0656	7.00
7	DS-13	N/A	0.0200	0.0160	0.0620	2.00	0.0656	7.00
8	DS-14	N/A	0.0200	0.0160	0.0620	2.00	0.0656	7.00
9	DS-15	N/A	0.0200	0.0160	0.0620	2.00	0.0656	7.00
10	DS-2	N/A	0.0200	0.0160	0.0620	2.00	0.0656	7.00
11	DS-2A	N/A	0.0200	0.0160	0.0620	2.00	0.0656	7.00
12	DS-2B.10	N/A	0.0208	0.0130	0.0620	2.00	0.0656	7.00
13	DS-2B.11	N/A	0.0208	0.0130	0.0620	2.00	0.0656	7.00
14	DS-2B.14	N/A	0.0208	0.0130	0.0620	2.00	0.0656	7.00
15	DS-2B.15	N/A	0.0208	0.0130	0.0620	2.00	0.0656	7.00
16	DS-2B.3	0.0100	0.0208	0.0130	0.0620	2.00	0.0656	7.00
17	DS-2B.4	0.0100	0.0208	0.0130	0.0620	2.00	0.0656	7.00
18	DS-2B.5	N/A	0.0200	0.0160	0.0620	2.00	0.0656	7.00
19	DS-2B.6	N/A	0.0200	0.0130	0.0620	2.00	0.0656	7.00
20	DS-2B.8	N/A	0.0200	0.0130	0.0620	2.00	0.0656	7.00
21	DS-3	N/A	0.0200	0.0160	0.0620	2.00	0.0656	7.00
22	DS-4	N/A	0.0200	0.0160	0.0620	2.00	0.0656	7.00
23	DS-5	N/A	0.0200	0.0160	0.0620	2.00	0.0656	7.00
24	DS-7	N/A	0.0200	0.0160	0.0620	2.00	0.0656	7.00
25	DS-8	N/A	0.0200	0.0160	0.0620	2.00	0.0656	7.00
26	YD-01	N/A	0.0200	0.0160	0.0620	2.00	0.0656	7.00
27	YD-02	N/A	0.0200	0.0160	0.0620	2.00	0.0656	7.00

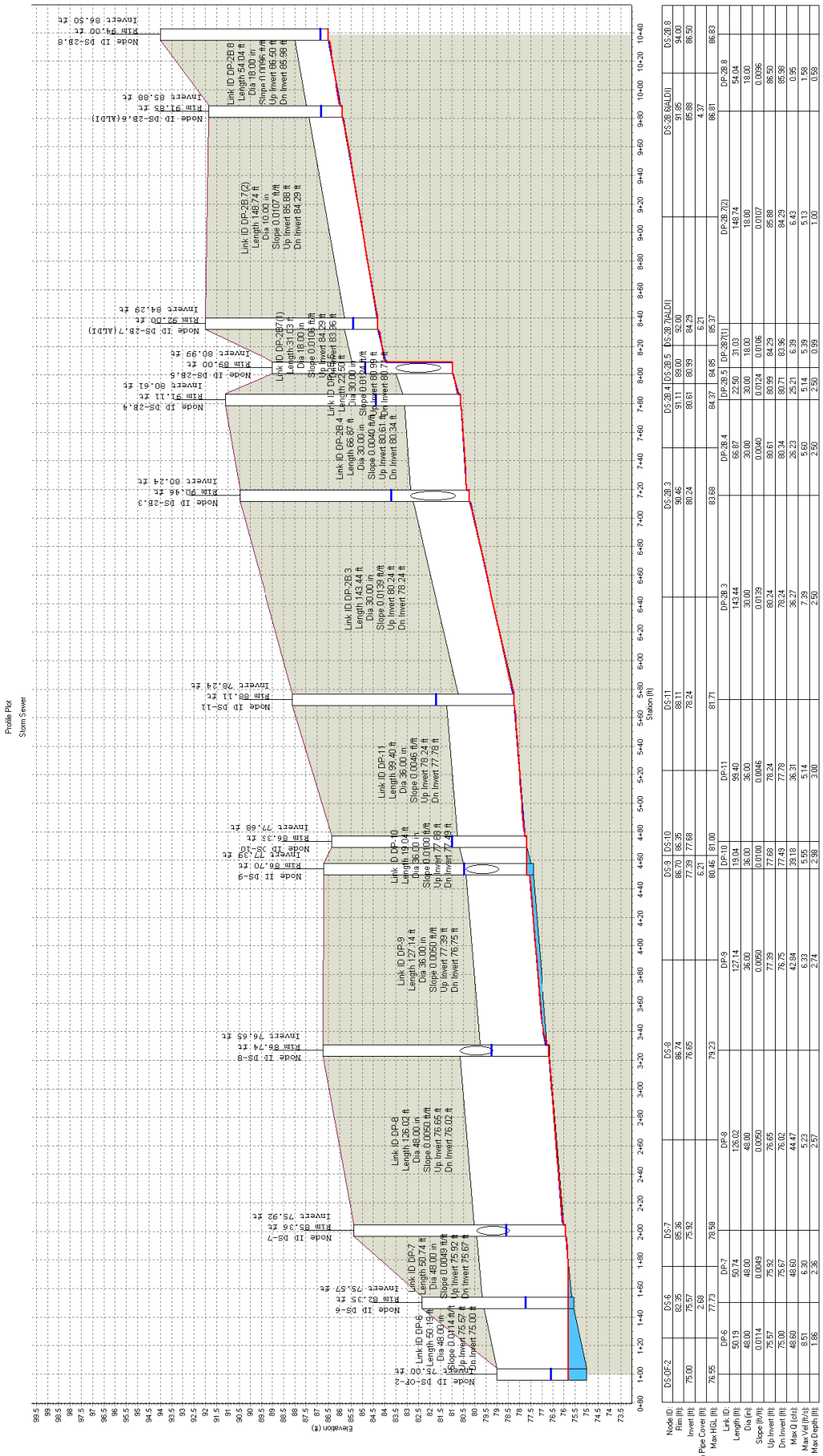
Inlet Results

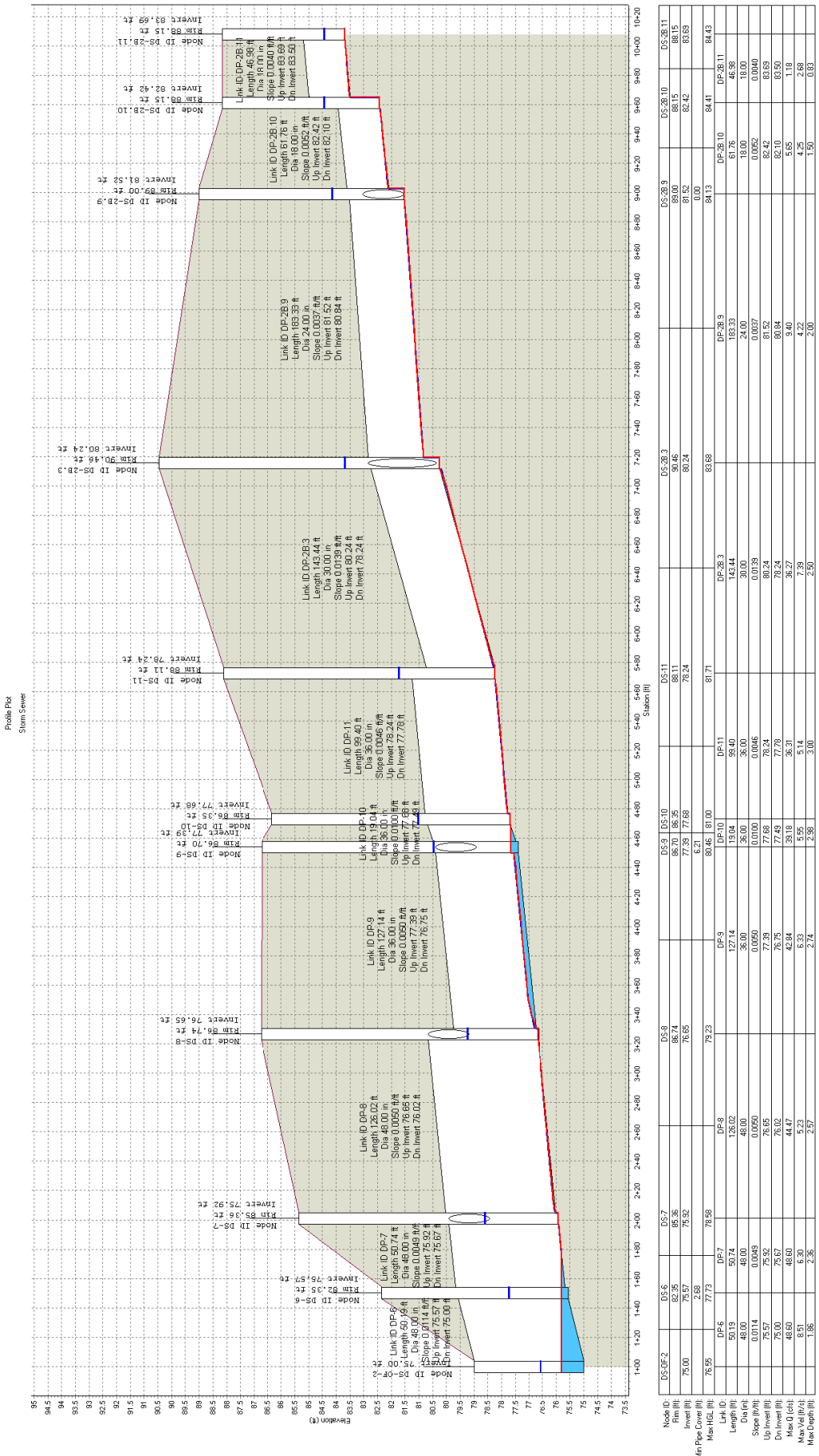
SN	Element ID	Peak Flow (cfs)	Peak Lateral Inflow (cfs)	Peak Flow Intercepted by Inlet (cfs)	Peak Flow Bypassing Inlet (cfs)	Inlet Efficiency during Peak Flow (%)	Max Gutter Spread during Peak Flow (ft)	Max Gutter Water Elev. during Peak Flow (ft)	Max Gutter Water Depth during Peak Flow (ft)	Time of Max Depth Occurrence (days hh:mm)	Total Flooded Volume (ac-in)	Total Time Flooded (min)
1	D-01	1.09	1.09	N/A	N/A	N/A	3.69	89.58	0.32	0 00:10	0.00	0.00
2	D-02	0.86	0.86	N/A	N/A	N/A	2.71	89.75	0.27	0 00:11	0.00	0.00
3	DS-1	0.40	0.40	N/A	N/A	N/A	1.21	88.20	0.12	0 00:11	0.00	0.00
4	DS-10	3.37	3.37	N/A	N/A	N/A	12.29	86.85	0.50	0 00:11	0.00	0.00
5	DS-11	0.05	0.05	N/A	N/A	N/A	0.14	88.12	0.01	0 00:11	0.00	0.00
6	DS-12	4.19	4.19	N/A	N/A	N/A	14.31	87.35	0.54	0 00:00	0.00	0.00
7	DS-13	4.66	4.66	N/A	N/A	N/A	15.38	85.57	0.56	0 00:10	0.00	0.00
8	DS-14	1.66	1.66	N/A	N/A	N/A	6.69	86.77	0.38	0 00:10	0.00	0.00
9	DS-15	0.54	0.54	N/A	N/A	N/A	1.63	89.20	0.17	0 00:10	0.00	0.00
10	DS-2	1.70	1.70	N/A	N/A	N/A	6.89	86.36	0.39	0 00:11	0.00	0.00
11	DS-2A	1.63	1.63	N/A	N/A	N/A	6.49	88.01	0.38	0 00:10	0.00	0.00
12	DS-2B.10	4.75	4.75	N/A	N/A	N/A	2.37	88.50	0.35	0 00:11	0.00	0.00
13	DS-2B.11	0.92	0.92	N/A	N/A	N/A	0.70	88.43	0.28	0 00:11	0.00	0.00
14	DS-2B.14	3.58	3.58	N/A	N/A	N/A	12.39	89.31	0.51	0 00:07	0.00	0.00
15	DS-2B.15	3.43	3.43	N/A	N/A	N/A	12.03	88.50	0.50	0 00:07	0.17	5.00
16	DS-2B.3	1.54	1.54	1.29	0.26	83.34	6.74	90.68	0.22	0 00:11	0.00	0.00
17	DS-2B.4	1.27	1.27	1.11	0.15	88.01	6.03	91.32	0.21	0 00:11	0.00	0.00
18	DS-2B.5	0.34	0.34	N/A	N/A	N/A	1.02	89.10	0.10	0 00:11	0.00	0.00
19	DS-2B.6	16.66	16.66	N/A	N/A	N/A	36.61	89.98	0.98	0 00:07	0.00	0.00
20	DS-2B.8	0.94	0.94	N/A	N/A	N/A	2.84	94.29	0.29	0 00:10	0.00	0.00
21	DS-3	2.11	2.11	N/A	N/A	N/A	8.87	87.98	0.43	0 00:10	0.00	0.00
22	DS-4	0.75	0.75	N/A	N/A	N/A	2.29	89.58	0.23	0 00:10	0.00	0.00
23	DS-5	1.13	1.13	N/A	N/A	N/A	3.93	87.13	0.33	0 00:10	0.00	0.00
24	DS-7	0.18	0.18	N/A	N/A	N/A	0.54	85.41	0.05	0 00:11	0.00	0.00
25	DS-8	0.23	0.23	N/A	N/A	N/A	0.69	86.81	0.07	0 00:11	0.00	0.00
26	YD-01	0.86	0.86	N/A	N/A	N/A	10.54	90.32	0.32	0 00:00	0.00	0.00
27	YD-02	0.44	0.44	N/A	N/A	N/A	5.61	90.72	0.22	0 00:10	0.00	0.00



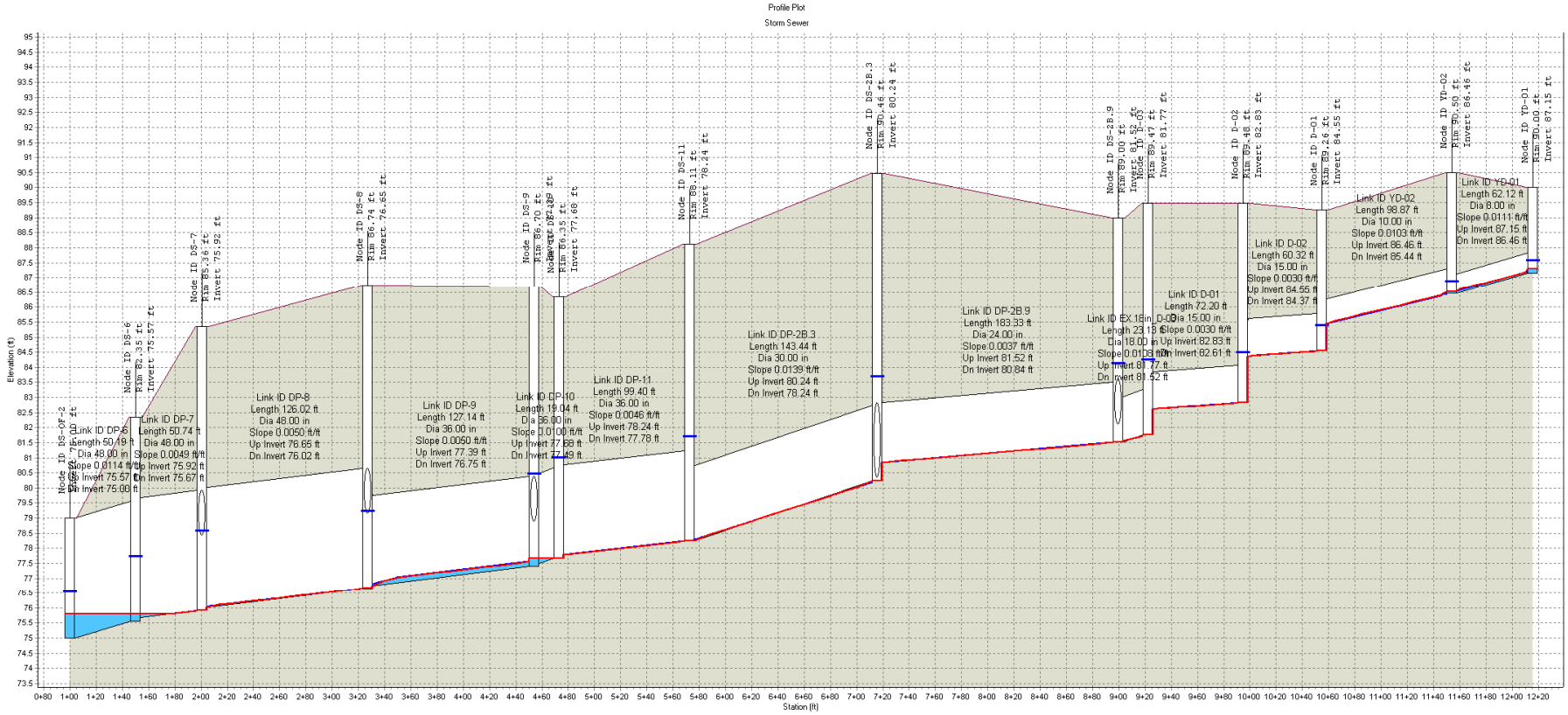
Node ID:	DS-OF-2	DS-6	DS-7	DS-8	DS-9	DS-10	DS-11	DS-2B.3	DS-2B.4	DS-2B.5	DS-2B.6	DS-2B.14	DS-2B.15
Rim (ft):		82.35	85.36	86.74	86.70	86.35	88.11	90.46	91.11	89.00	89.00	88.80	88.00
Invert (ft):	75.00	75.57	75.92	76.65	77.39	77.68	78.24	80.24	80.61	80.99	82.84	83.13	84.00
Min Pipe Cover (ft):		2.68			6.21								
Max HGL (ft):	76.55	77.73	78.58	79.23	80.46	81.00	81.71	83.68	84.37	84.85	87.90	88.06	88.00

Link ID:	DP-6	DP-7	DP-8	DP-9	DP-10	DP-11	DP-2B.3	DP-2B.4	DP-2B.5	DP-2B.6	DP-2B.14	DP-2B.15
Length (ft):	50.19	50.74	126.02	127.14	19.04	99.40	143.44	66.87	22.50	351.85	188.92	79.60
Dia (in):	48.00	48.00	48.00	36.00	36.00	36.00	30.00	30.00	30.00	24.00	18.00	18.00
Slope (ft/ft):	0.0114	0.0049	0.0050	0.0050	0.0100	0.0046	0.0139	0.0040	0.0124	0.0038	0.0015	0.0097
Up Invert (ft):	75.57	75.92	76.65	77.39	77.68	78.24	80.24	80.61	80.99	82.84	83.13	84.00
Dn Invert (ft):	75.00	75.67	76.02	76.75	77.49	77.78	78.24	80.34	80.71	81.49	82.84	83.23
Max Q (cfs):	48.60	48.60	44.47	42.84	39.18	36.31	36.27	26.23	25.21	20.59	5.93	3.83
Max Vel (ft/s):	8.51	6.30	5.23	6.33	5.55	5.14	7.39	5.60	5.14	6.55	3.36	2.57
Max Depth (ft):	1.86	2.36	2.57	2.74	2.98	3.00	2.50	2.50	2.50	2.00	1.50	1.50


Profile Plot
Storm Sewer
Elevation (ft)
Station (ft)
Node ID DS-OF-2
Rim 75.00 ft
Invert 73.00 ft
Link ID DP-6
Length 50.19 ft
Dia 48.00 in
Slope 0.0114 ft/ft
Up Invert 75.57 ft
Dn Invert 75.00 ft
Node ID DS-6
Rim 82.35 ft
Invert 75.57 ft
Link ID DP-7
Length 50.74 ft
Dia 48.00 in
Slope 0.0049 ft/ft
Up Invert 75.92 ft
Dn Invert 75.67 ft
Node ID DS-7
Rim 85.36 ft
Invert 75.92 ft
Link ID DP-8
Length 126.02 ft
Dia 48.00 in
Slope 0.0050 ft/ft
Up Invert 76.65 ft
Dn Invert 76.02 ft
Node ID DS-8
Rim 86.74 ft
Invert 76.65 ft
Link ID DP-9
Length 127.14 ft
Dia 36.00 in
Slope 0.0050 ft/ft
Up Invert 77.39 ft
Dn Invert 76.75 ft
Node ID DS-9
Rim 86.70 ft
Invert 77.39 ft
Link ID DP-10
Length 19.04 ft
Dia 36.00 in
Slope 0.0100 ft/ft
Up Invert 77.68 ft
Dn Invert 77.49 ft
Node ID DS-10
Rim 86.35 ft
Invert 77.68 ft
Link ID DP-11
Length 99.40 ft
Dia 36.00 in
Slope 0.0046 ft/ft
Up Invert 78.24 ft
Dn Invert 77.78 ft
Node ID DS-11
Rim 88.11 ft
Invert 78.24 ft
Link ID DP-2B.3
Length 143.44 ft
Dia 30.00 in
Slope 0.0139 ft/ft
Up Invert 80.24 ft
Dn Invert 78.24 ft
Node ID DS-2B.3
Rim 90.46 ft
Invert 80.24 ft
Link ID DP-2B.4
Length 65.87 ft
Dia 30.00 in
Slope 0.0046 ft/ft
Up Invert 80.34 ft
Dn Invert 80.04 ft
Node ID DS-2B.4
Rim 91.11 ft
Invert 80.34 ft
Link ID DP-2B7(1)
Length 31.03 ft
Dia 18.00 in
Slope 0.0106 ft/ft
Up Invert 84.29 ft
Dn Invert 83.96 ft
Node ID DS-2B.5
Rim 89.00 ft
Invert 80.99 ft
Node ID DS-2B.7(ALDI)
Rim 92.00 ft
Invert 84.29 ft
Link ID DP-2B7(2)
Length 148.74 ft
Dia 10.00 in
Slope 0.0107 ft/ft
Up Invert 85.88 ft
Dn Invert 84.29 ft
Node ID DS-2B.8(ALDI)
Rim 91.85 ft
Invert 85.88 ft
Link ID DP-2B.8
Length 54.04 ft
Dia 18.00 in
Slope 0.0096 ft/ft
Up Invert 86.50 ft
Dn Invert 85.98 ft
Node ID DS-2B.8
Rim 94.00 ft
Invert 86.50 ft
DS-OF-2
DS-6
DS-7
DS-8
DS-9
DS-10
DS-11
DS-2B.3
DS-2B.4
DS-2B.5
DS-2B.7(ALDI)
DS-2B.8(ALDI)
DS-2B.8
Node ID:
Rim (ft):
Invert (ft):
Min Pipe Cover (ft):
Max HGL (ft):
Link ID:
Length (ft):
Dia (in):
Slope (ft/ft):
Up Invert (ft):
Dn Invert (ft):
Max Q (cfs):
Max Vel (ft/s):
Max Depth (ft):
75.00
82.35
75.57
2.68
76.55
DP-6
50.19
48.00
0.0114
75.57
75.00
48.60
8.51
1.86
77.73
75.57
DP-7
50.74
48.00
0.0049
75.92
75.67
48.60
6.30
2.36
78.58
75.92
DP-8
126.02
48.00
0.0050
76.65
76.02
44.47
5.23
2.57
79.23
76.65
DP-9
127.14
36.00
0.0050
77.39
76.75
42.84
6.33
2.74
80.46
77.39
DP-10
19.04
36.00
0.0100
77.68
77.49
39.18
5.55
2.98
81.00
77.68
DP-11
99.40
36.00
0.0046
78.24
77.78
36.31
5.14
3.00
81.71
78.24
DP-2B.3
143.44
30.00
0.0139
80.24
78.24
36.27
7.39
2.50
83.88
80.24
DP-2B.4
66.87
30.00
0.0046
80.34
80.61
25.23
5.60
2.50
84.37
80.34
DP-2B.5
22.50
30.00
0.0124
80.99
80.71
25.21
5.14
2.50
84.85
80.99
DP-2B7(1)
31.03
18.00
0.0106
84.29
83.96
6.39
5.39
0.99
85.37
84.29
DP-2B.7(2)
148.74
18.00
0.0107
85.88
84.29
6.43
5.13
1.00
86.81
85.88
DP-2B.8
54.04
18.00
0.0096
86.50
85.98
0.95
1.58
0.58
86.83
86.50

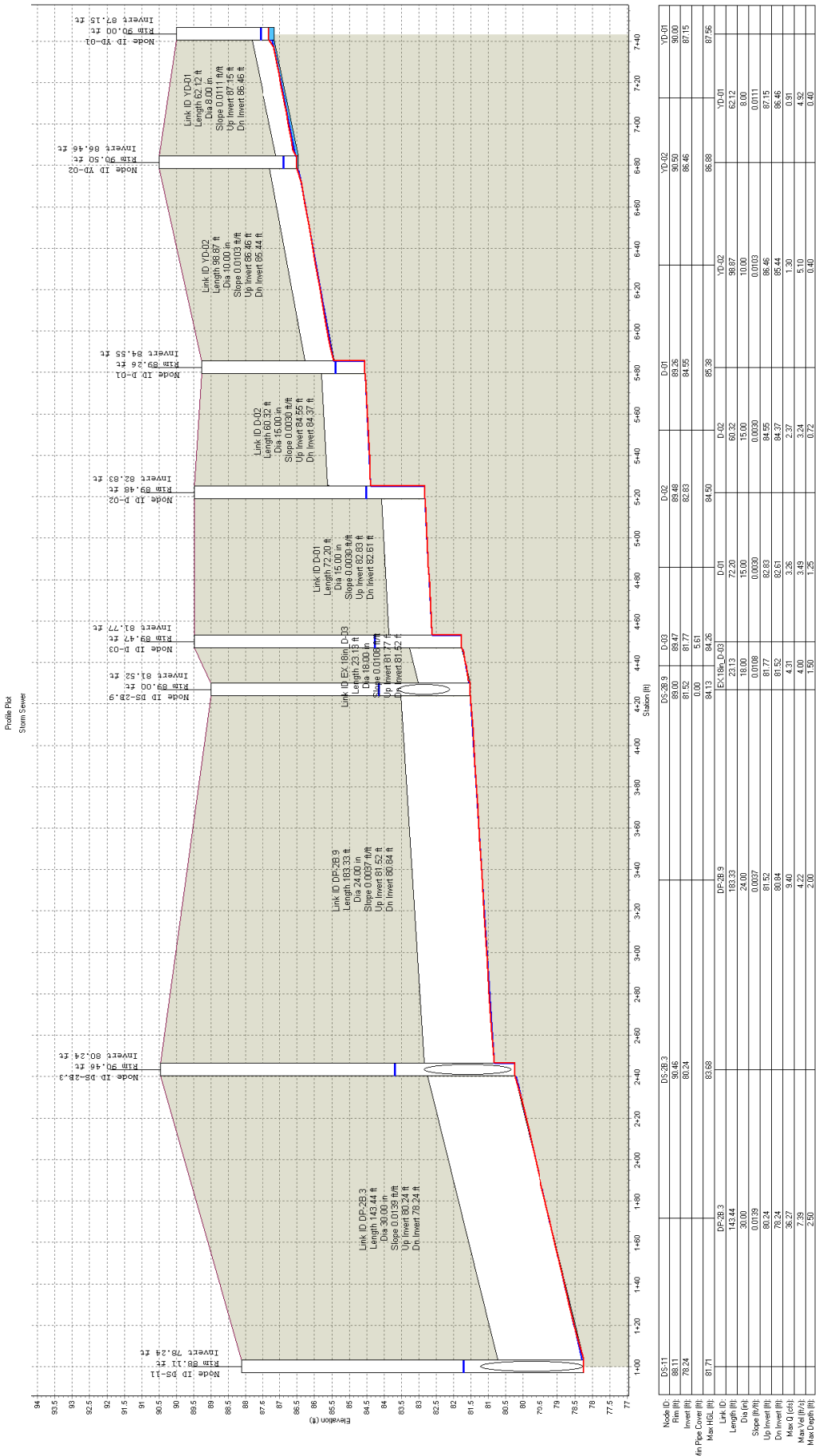


Node ID:	DS-OF-2	DS-6	DS-7	DS-8	DS-9	DS-10	DS-11	DS-2B.3	DS-2B.9	DS-2B.10	DS-2B.11
Rim (ft):		82.35	85.36	86.74	86.70	86.35	88.11	90.46	89.00	88.15	88.15
Invert (ft):	75.00	75.57	75.92	76.65	77.39	77.68	78.24	80.24	81.52	82.42	83.69
Min Pipe Cover (ft):		2.68			6.21				0.00		
Max HGL (ft):	76.55	77.73	78.58	79.23	80.46	81.00	81.71	83.68	84.13	84.41	84.43
Link ID:		DP-6	DP-7	DP-8	DP-9	DP-10	DP-11	DP-2B.3	DP-2B.9	DP-2B.10	DP-2B.11
Length (ft):		50.19	50.74	126.02	127.14	19.04	99.40	143.44	183.33	61.76	46.98
Dia (in):		48.00	48.00	48.00	36.00	36.00	36.00	30.00	24.00	18.00	18.00
Slope (ft/ft):		0.0114	0.0049	0.0050	0.0059	0.0100	0.0046	0.0139	0.0037	0.0052	0.0040
Up Invert (ft):		75.57	75.92	76.65	77.39	77.68	78.24	80.24	81.52	82.42	83.69
Dn Invert (ft):		75.00	75.67	76.02	76.75	77.49	77.78	78.24	80.84	82.10	83.50
Max Q (cfs):		48.60	48.60	44.47	42.84	39.18	36.31	36.27	9.40	5.65	1.18
Max Vel (ft/s):		8.51	6.30	5.23	6.33	5.55	5.14	7.39	4.22	4.25	2.68
Max Depth (ft):		1.86	2.36	2.57	2.74	2.98	3.00	2.50	2.00	1.50	0.83



Node ID:	DS-OF-2	DS-6	DS-7	DS-8	DS-9	DS-10	DS-11	DS-2B.3	DS-2B.9	D-03	D-02	D-01	YD-02	YD-01
Rim (ft):		82.35	85.36	86.74	86.70	86.35	88.11	90.46	89.00	89.47	89.48	89.26	90.50	90.00
Invert (ft):	75.00	75.57	75.92	76.65	77.39	77.68	78.24	80.24	81.52	81.77	82.83	84.55	86.46	87.15
Min Pipe Cover (ft):		2.68			6.21				0.00	5.61				
Max HGL (ft):	76.55	77.73	78.58	79.23	80.46	81.00	81.71	83.68	84.13	84.26	84.50	85.38	86.88	87.56

Link ID:	DP-6	DP-7	DP-8	DP-9	DP-10	DP-11	DP-2B.3	DP-2B.9	EX.18in_D-03	D-01	D-02	YD-02	YD-01
Length (ft):	50.19	50.74	126.02	127.14	19.04	99.40	143.44	183.33	23.13	72.20	60.32	98.87	62.12
Dia (in):	48.00	48.00	48.00	36.00	36.00	36.00	30.00	24.00	18.00	15.00	15.00	10.00	8.00
Slope (ft/ft):	0.0114	0.0049	0.0050	0.0050	0.0100	0.0046	0.0139	0.0037	0.0108	0.0030	0.0030	0.0103	0.0111
Up Invert (ft):	75.57	75.92	76.65	77.39	77.68	78.24	80.24	81.52	81.77	82.83	84.55	86.46	87.15
Dn Invert (ft):	75.00	75.67	76.02	76.75	77.49	77.78	78.24	80.84	81.52	82.61	84.37	85.44	86.46
Max Q (cfs):	48.60	48.60	44.47	42.84	39.18	36.31	36.27	9.40	4.31	3.26	2.37	1.30	0.91
Max Vel (ft/s):	8.51	6.30	5.23	6.33	5.55	5.14	7.39	4.22	4.00	3.49	3.24	5.10	4.92
Max Depth (ft):	1.86	2.36	2.57	2.74	2.98	3.00	2.50	2.00	1.50	1.25	0.72	0.40	0.40



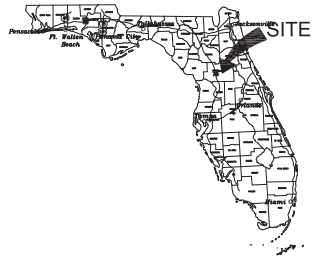
Node ID:	DS-11		DS-28.3		DS-28.9	D-03		D-02		D-01		YD-02		YD-01
Rim (ft):	88.11		90.46		89.00	89.47		89.48		89.26		90.50		90.00
Invert (ft):	78.24		80.24		81.52	81.77		82.83		84.55		86.46		87.15
Min Pipe Cover (ft):					0.00	5.61								
Max HGL (ft):	81.71		83.68		84.13	84.26		84.50		85.38		86.88		87.56
Link ID:		DP-28.3		DP-28.9		EX 18in_D-03	D-01		D-02		YD-02		YD-01	
Length (ft):		143.44		183.33		23.13	72.20		60.32		98.87		62.12	
Dia (in):		30.00		24.00		18.00	15.00		15.00		10.00		8.00	
Slope (ft/ft):		0.0139		0.0037		0.0108	0.0030		0.0030		0.0103		0.0111	
Up Invert (ft):		80.24		81.52		81.77	82.83		84.55		86.46		87.15	
Dn Invert (ft):		78.24		80.84		81.52	82.61		84.37		85.44		86.46	
Max Q (cfs):		36.27		9.40		4.31	3.26		2.37		1.30		0.91	
Max Vel (ft/s):		7.39		4.22		4.00	3.49		3.24		5.10		4.32	
Max Depth (ft):		2.50		2.00		1.50	1.25		0.72		0.40		0.40	

SILVER SPRINGS SHORES MEDICAL OFFICE BUILDING

MARION COUNTY, FLORIDA

CONSTRUCTION PLANS

MARCH 2025



SHEET INDEX

C000	COVER SHEET
1 of 1	BOUNDARY AND TOPOGRAPHIC SURVEY
C100	SITE PLAN
C101	VEHICLE TURNING PLAN
C200	EROSION CONTROL & DEMOLITION PLAN
C300	GEOMETRY, SIGNAGE & STRIPING PLAN
C400	GRADING & DRAINAGE PLAN
C500	UTILITY PLAN
C600	SITE DETAILS
C700	MARION COUNTY DETAILS
C701	MARION COUNTY DETAILS
C800	FDOT MOT DETAILS
L400	LANDSCAPE PLAN
L410	LANDSCAPE DETAILS & NOTES
L500	IRRIGATION PLAN
L510	IRRIGATION NOTES & DETAILS
L511	IRRIGATION NOTES & DETAILS
A401	NOTED EXTERIOR ELEVATIONS
A402	NOTED EXTERIOR ELEVATIONS
A412	COLOR EXTERIOR VIEWS
A801	DUMPSTER ENCLOSURE DETAILS
E201	PHOTOMETRIC PLAN
E202	SITE LIGHTING SPECIFICATIONS

ADDRESS:

(ADDRESS NOT ASSIGNED)

PARCEL ID:

37491-003-10 (A PORTION OF)

CONTACT INFORMATION:

OWNER:
MARICAMP LAND, LLC
JOHN S RUDNIANYN, MANAGER
2441 NE 3RD STREET, SUITE 201
OCALA, FL 34470
TEL: 352-239-6101
E-MAIL: JOHN@LPSOCALA.COM

ARCHITECT:
SMA ARCHITECTURE & INTERIORS
SCOTT MALENOCK, AIA
100 COLONIAL CENTER PKWY, SUITE 230
LAKE MARY, FL 32746
TEL: 407.585.0330
E-MAIL: SCOTTM@SM-ARCH.COM

SURVEYOR:
BENCHMARK SURVEYING & MAPPING, INC.
BILLY JOE JENKINS, JR. P.S.M.
3110 RED FOX RUN
KISSIMMEE, FL 34746
TEL: 407.654.6183
E-MAIL: JOE@BENCHMARKSURVEYINGANDMAPPING.COM

SITE LIGHTING ENGINEER:
CLEAR ENGINEERING, LLC
DARIUS ADAMS, P.E., LEED-AP
13651 CRYSTAL RIVER DRIVE
ORLANDO, FL 32828
TEL: 407-277-3431
E-MAIL: DARIUS@CLEAR-ENGR.COM

CIVIL ENGINEER:
KLIMA WEEKS CIVIL ENGINEERING, INC.
SELBY G. WEEKS, P.E., LEED AP
385 DOUGLAS AVE., STE. 2100
ALTAMONTE SPRINGS, FLORIDA 32714
TEL: 407.478.8750
E-MAIL: SWEEKS@KLIMAWEEKS.COM

LANDSCAPE ARCHITECT:
BONNETT DESIGN GROUP, LLC
TODD W. BONNETT, RLA
400 S. ORLANDO AVE., STE. 201
MAITLAND, FL 32751
TEL: 407.622.1588
E-MAIL: TODD@BONNETTDESIGNGROUP.COM

GEOTECHNICAL ENGINEER:
ARDAMAN & ASSOCIATES, INC.
CHUCK CUNNINGHAM, P.E.
8008 S. ORANGE AVENUE
ORLANDO, FL 32809
TEL: 407.855.3860
E-MAIL: CCUNNINGHAM@ARDAMAN.COM

AERIAL MAP
SCALE: 1" = 150'

LOCATION MAP
SCALE: 1" = 2,000'

PROPERTY DESCRIPTION:

LOT 10B, MARICAMP MARKET CENTRE REPLAT PHASE 2 REPLAT LOTS 9 AND 10, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK __, PAGE __, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

CHARACTER AND INTENDED USE:

CONSTRUCT AN 8,011 SF MEDICAL OFFICE WITH ASSOCIATED PARKING LOT, UTILITIES AND STORMWATER COLLECTION AND CONVEYANCE SYSTEM. CONSTRUCTION IS EXPECTED TO START IN JUNE 2025 AND BE COMPLETED IN JANUARY 2026.

EXISTING USE OF SUBJECT AND ADJACENT PROPERTIES:

SITE:	VACANT/ COMMERCIAL
NORTH:	(BAHIA AVE PLACE), VACANT/ COMMERCIAL
SOUTH:	(SE MARICAMP RD), COMMERCIAL
EAST:	COMMERCIAL
WEST:	VACANT/ COMMERCIAL

EXISTING ZONING OF SUBJECT AND ADJACENT PROPERTIES:

SITE:	B-4 REGIONAL BUSINESS
NORTH:	(BAHIA AVE PLACE), B-4 REGIONAL BUSINESS
SOUTH:	(SE MARICAMP RD), B-2 COMMUNITY BUSINESS
EAST:	B-4 REGIONAL BUSINESS
WEST:	B-4 REGIONAL BUSINESS

FUTURE LAND USE (FLU)

SITE:	COMMERCIAL (DRI)
NORTH:	(BAHIA AVE PLACE), COMMERCIAL (DRI)
SOUTH:	(SE MARICAMP RD), COMMERCIAL (DRI)
EAST:	COMMERCIAL (DRI)
WEST:	COMMERCIAL (DRI)

NO.	REVISION	BY	DATE
1			
2			
3			
4			

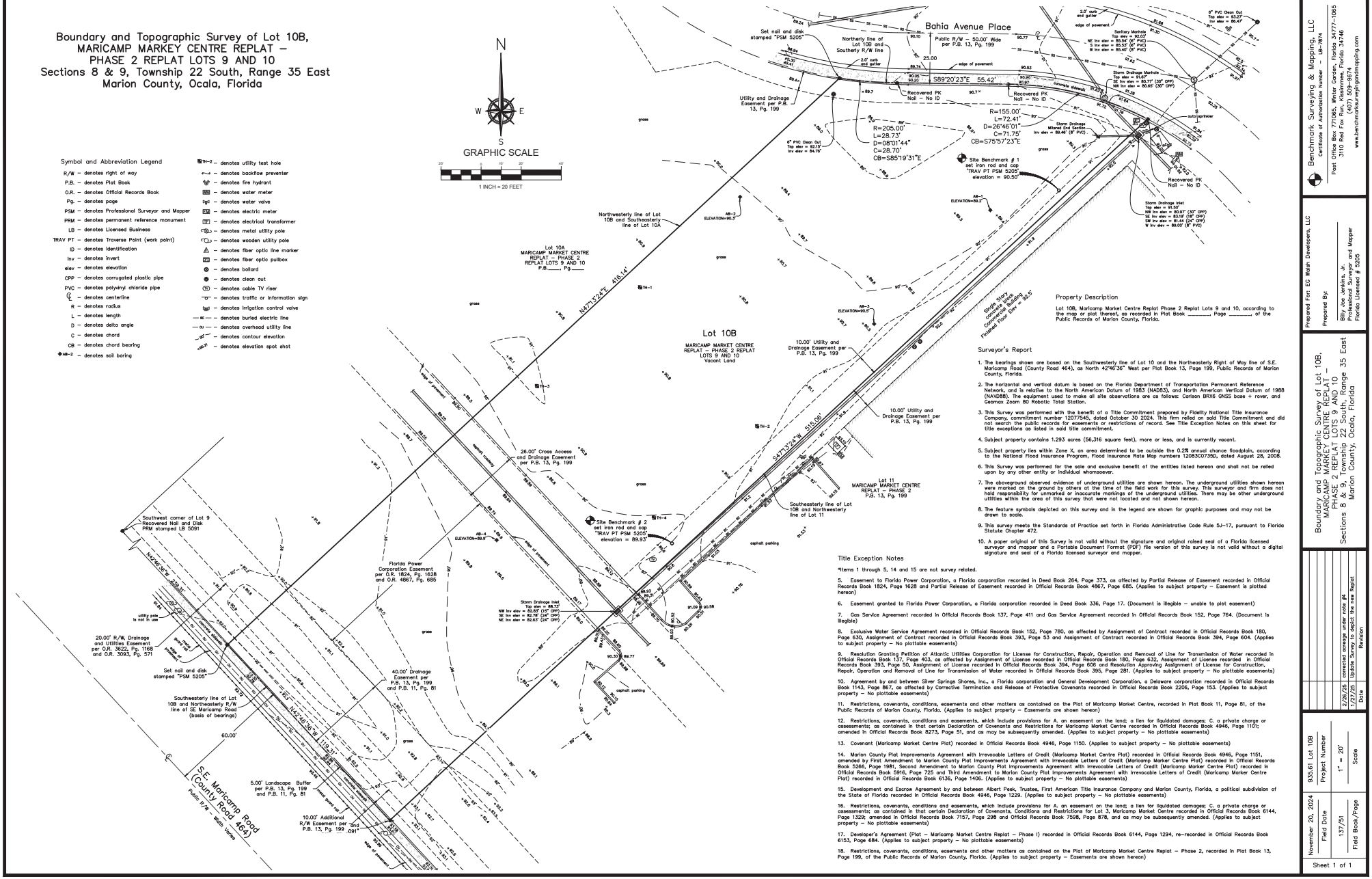
SELBY G. WEEKS LICENSE No. 56991 STATE OF FLORIDA PROFESSIONAL ENGINEER

C 000

File Location : F:\Land Projects 2025\25HEM065 - Silver Springs Shores\DWG\

Filename : C000-COVR-25HEM065.dwg Plot Date : Mar. 04, 2025 11:35am

Boundary and Topographic Survey of Lot 10B, MARICAMP MARKEY CENTRE REPLAT – PHASE 2 REPLAT LOTS 9 AND 10
Sections 8 & 9, Township 22 South, Range 35 East
Marion County, Ocala, Florida



Symbol and Abbreviation Legend

R/W – denotes right of way
P.B. – denotes Plat Book
O.R. – denotes Official Records Book
Pg. – denotes page
PSM – denotes Professional Surveyor and Mapper
PRM – denotes permanent reference monument
LB – denotes Licensed Business
TRAV PT – denotes Traverse Point (work point)
ID – denotes identification
Inv – denotes invert
elev – denotes elevation
CPP – denotes corrugated plastic pipe
PVC – denotes polyvinyl chloride pipe
℄ – denotes centerline
R – denotes radius
L – denotes length
D – denotes delta angle
C – denotes chord
CB – denotes chord bearing
AB-2 – denotes soil boring
TH-2 – denotes utility test hole
– denotes backflow preventer
– denotes fire hydrant
WM – denotes water meter
– denotes water valve
EM – denotes electric meter
ET – denotes electrical transformer
– denotes metal utility pole
– denotes wooden utility pole
– denotes fiber optic line marker
FO – denotes fiber optic pullbox
– denotes bollard
– denotes clean out
TV – denotes cable TV riser
– denotes traffic or information sign
– denotes irrigation control valve
– denotes buried electric line
– denotes overhead utility line
– denotes contour elevation
– denotes elevation spot shot

Property Description

Lot 10B, Maricamp Market Centre Replat Phase 2 Replat Lots 9 and 10, according to the map or plat thereof, as recorded in Plat Book _____ Page _____ of the Public Records of Marion County, Florida.

Surveyor's Report

1. The bearings shown are based on the Southwesterly line of Lot 10 and the Northeasterly Right of Way line of S.E. Maricamp Road (County Road 464), as North 42°46'36" West per Plat Book 13, Page 199, Public Records of Marion County, Florida.
2. The horizontal and vertical datum is based on the Florida Department of Transportation Permanent Reference Network, and is relative to the North American Datum of 1983 (NAD83), and North American Vertical Datum of 1988 (NAVD88). The equipment used to make all site observations are as follows: Carlson BRX6 GNSS base + rover, and Geomax Zoom 80 Robotic Total Station.
3. This Survey was performed with the benefit of a Title Commitment prepared by Fidelity National Title Insurance Company, commitment number 12077545, dated October 30 2024. This firm relied on said Title Commitment and did not search the public records for easements or restrictions of record. See Title Exception Notes on this sheet for title exceptions as listed in said title commitment.
4. Subject property contains 1.293 acres (56,316 square feet), more or less, and is currently vacant.
5. Subject property lies within Zone X, an area determined to be outside the 0.2% annual chance floodplain, according to the National Flood Insurance Program, Flood Insurance Rate Map numbers 12083C0735D, dated August 28, 2008.
6. This Survey was performed for the sole and exclusive benefit of the entities listed hereon and shall not be relied upon by any other entity or individual whomsoever.
7. The aboveground observed evidence of underground utilities are shown hereon. The underground utilities shown hereon were marked on the ground by others at the time of the field work for this survey. This surveyor and firm does not hold responsibility for unmarked or inaccurate markings of the underground utilities. There may be other underground utilities within the area of this survey that were not located and not shown hereon.
8. The feature symbols depicted on this survey and in the legend are shown for graphic purposes and may not be drawn to scale.
9. This survey meets the Standards of Practice set forth in Florida Administrative Code Rule 5J–17, pursuant to Florida Statute Chapter 472.
10. A paper original of this Survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper and a Portable Document Format (PDF) file version of this survey is not valid without a digital signature and seal of a Florida licensed surveyor and mapper.

Title Exception Notes

*Items 1 through 5, 14 and 15 are not survey related.

5. Easement to Florida Power Corporation, a Florida corporation recorded in Deed Book 264, Page 373, as affected by Partial Release of Easement recorded in Official Records Book 1824, Page 1628 and Partial Release of Easement recorded in Official Records Book 4867, Page 685. (Applies to subject property – Easement is plotted hereon)
6. Easement granted to Florida Power Corporation, a Florida corporation recorded in Deed Book 336, Page 17. (Document is illegible – unable to plot easement)
7. Gas Service Agreement recorded in Official Records Book 137, Page 411 and Gas Service Agreement recorded in Official Records Book 152, Page 764. (Document is illegible)
8. Exclusive Water Service Agreement recorded in Official Records Book 152, Page 780, as affected by Assignment of Contract recorded in Official Records Book 180, Page 630, Assignment of Contract recorded in Official Records Book 393, Page 53 and Assignment of Contract recorded in Official Records Book 394, Page 604. (Applies to subject property – No plottable easements)
9. Resolution Granting Petition of Atlantic Utilities Corporation for License for Construction, Repair, Operation and Removal of Line for Transmission of Water recorded in Official Records Book 137, Page 403, as affected by Assignment of License recorded in Official Records Book 180, Page 632, Assignment of License recorded in Official Records Book 393, Page 50, Assignment of License recorded in Official Records Book 394, Page 606 and Resolution Approving Assignment of License for Construction, Repair, Operation and Removal of Line for Transmission of Water recorded in Official Records Book 395, Page 281. (Applies to subject property – No plottable easements)
10. Agreement by and between Silver Springs Shores, Inc., a Florida corporation and General Development Corporation, a Delaware corporation recorded in Official Records Book 1143, Page 867, as affected by Corrective Termination and Release of Protective Covenants recorded in Official Records Book 2206, Page 153. (Applies to subject property – No plottable easements)
11. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Maricamp Market Centre, recorded in Plat Book 11, Page 81, of the Public Records of Marion County, Florida. (Applies to subject property – Easements are shown hereon)
12. Restrictions, covenants, conditions and easements, which include provisions for A. an easement on the land; a lien for liquidated damages; C. a private charge or assessments; as contained in that certain Declaration of Covenants and Restrictions for Maricamp Market Centre recorded in Official Records Book 4946, Page 1101; amended in Official Records Book 8273, Page 51, and as may be subsequently amended. (Applies to subject property – No plottable easements)
13. Covenant (Maricamp Market Centre Plat) recorded in Official Records Book 4946, Page 1150. (Applies to subject property – No plottable easements)
14. Marion County Plat Improvements Agreement with Irrevocable Letters of Credit (Maricamp Market Centre Plat) recorded in Official Records Book 4946, Page 1151, amended by First Amendment to Marion County Plat Improvements Agreement with Irrevocable Letters of Credit (Maricamp Market Centre Plat) recorded in Official Records Book 5266, Page 1981, Second Amendment to Marion County Plat Improvements Agreement with Irrevocable Letters of Credit (Maricamp Market Centre Plat) recorded in Official Records Book 5916, Page 725 and Third Amendment to Marion County Plat Improvements Agreement with Irrevocable Letters of Credit (Maricamp Market Centre Plat) recorded in Official Records Book 6136, Page 1406. (Applies to subject property – No plottable easements)
15. Development and Escrow Agreement by and between Albert Peek, Trustee, First American Title Insurance Company and Marion County, Florida, a political subdivision of the State of Florida recorded in Official Records Book 4946, Page 1229. (Applies to subject property – No plottable easements)
16. Restrictions, covenants, conditions and easements, which include provisions for A. an easement on the land; a lien for liquidated damages; C. a private charge or assessments; as contained in that certain Declaration of Covenants, Conditions and Restrictions for Lot 3, Maricamp Market Centre recorded in Official Records Book 6144, Page 1329; amended in Official Records Book 7157, Page 298 and Official Records Book 7598, Page 878, and as may be subsequently amended. (Applies to subject property – No plottable easements)
17. Developer's Agreement (Plat – Maricamp Market Centre Replat – Phase I) recorded in Official Records Book 6144, Page 1294, re-recorded in Official Records Book 6153, Page 684. (Applies to subject property – No plottable easements)
18. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Maricamp Market Centre Replat – Phase 2, recorded in Plat Book 13, Page 199, of the Public Records of Marion County, Florida. (Applies to subject property – Easements are shown hereon)

Benchmark Surveying & Mapping, LLC
Certificate of Authorization Number – LB–7874
Post Office Box 771065, Winter Garden, Florida 34777–1065
3110 Red Fox Road, Ocoee, Florida 34748
(407) 509–9674
www.benchmarksurveyingandmapping.com

Prepared For: EG Walsh Developers, LLC

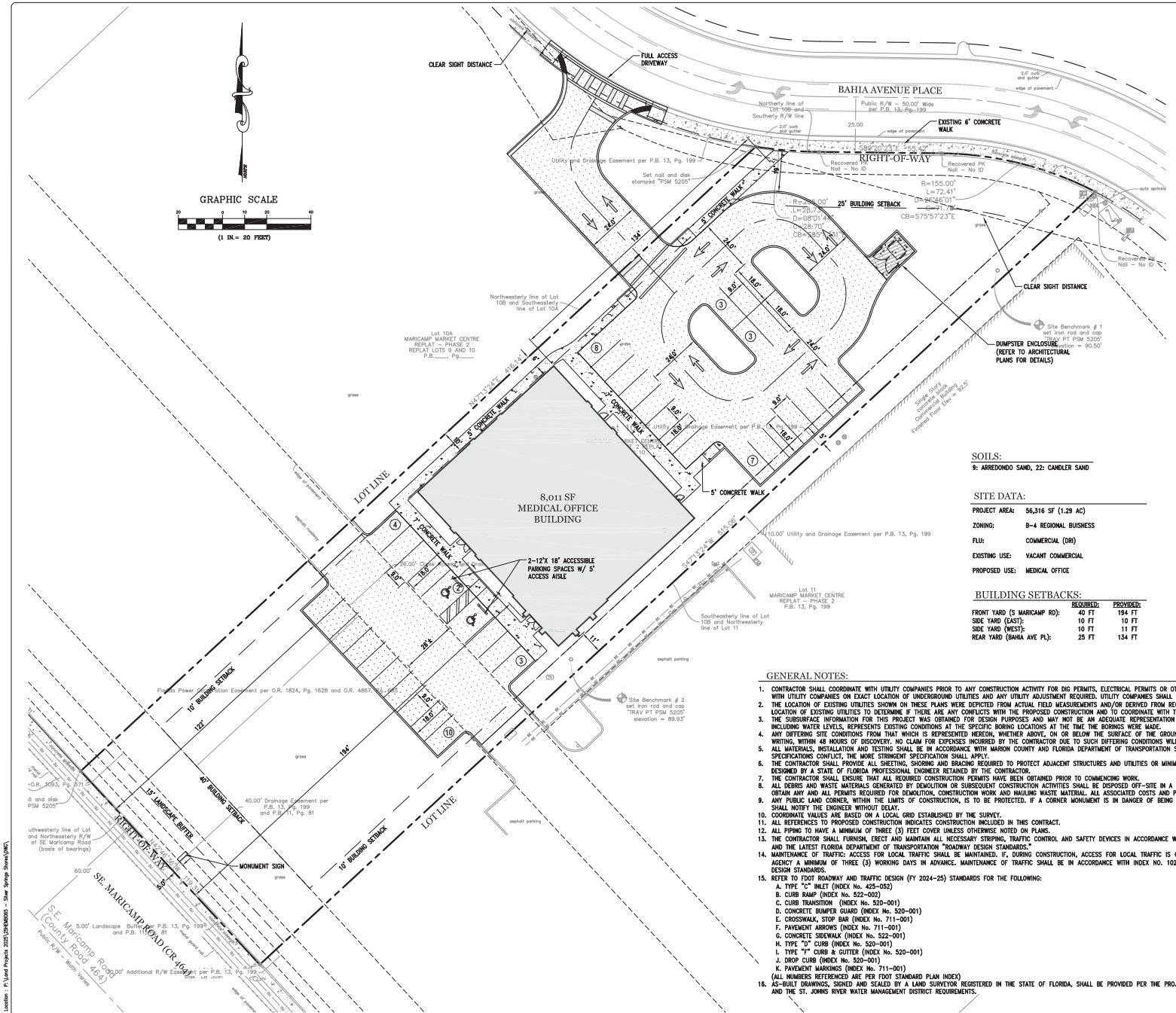
Prepared By:
Billy Joe Jenkins, Jr.
Professional Surveyor and Mapper
Florida Licensed # 5205

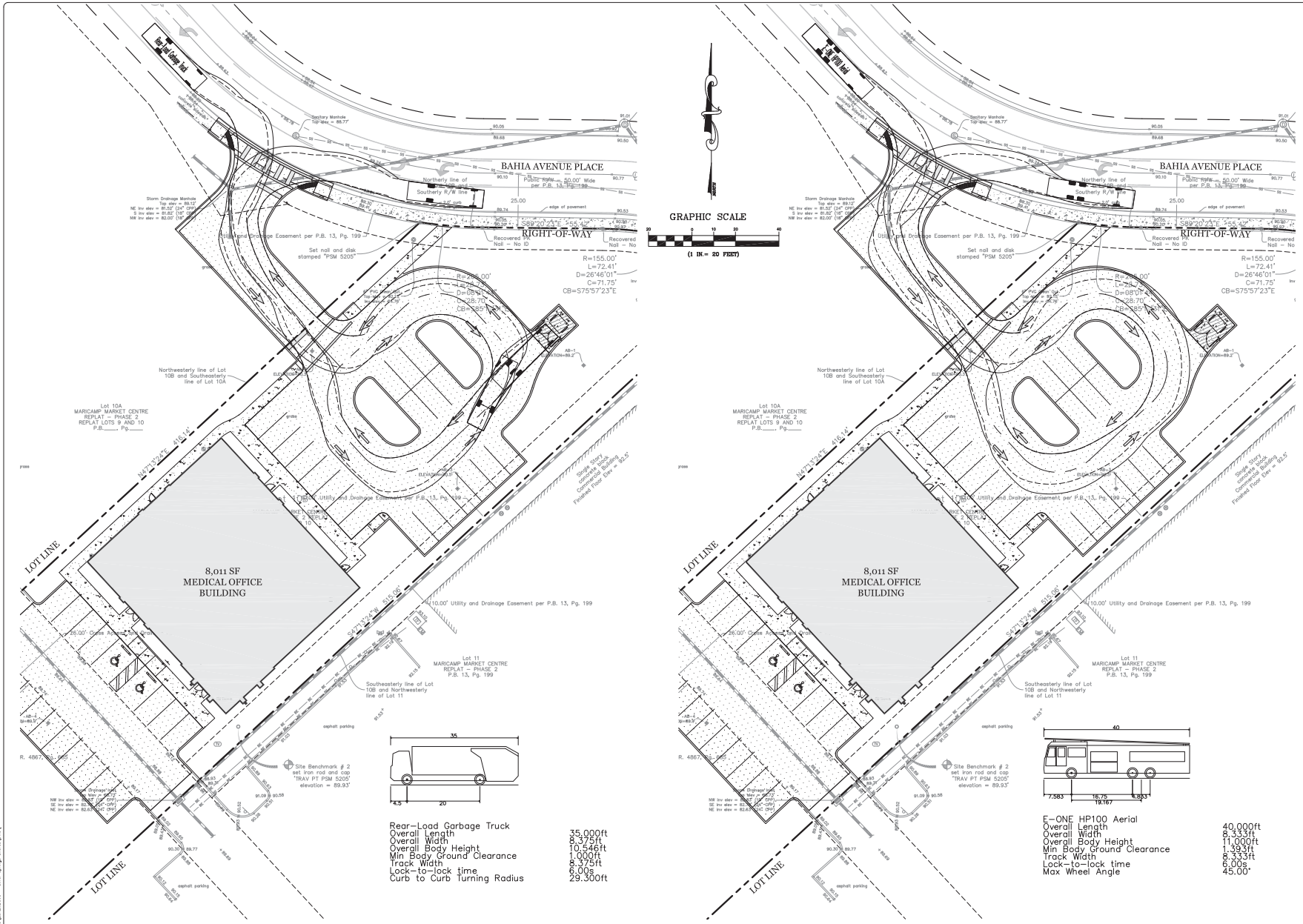
Boundary and Topographic Survey of Lot 10B, MARICAMP MARKEY CENTRE REPLAT – PHASE 2 REPLAT LOTS 9 AND 10
Sections 8 & 9, Township 22 South, Range 35 East
Marion County, Ocala, Florida

Date	Revision
1/27/25	Update Survey to depict the new Replat
2/28/25	corrected acreage under note #4

November 20, 2024 — Field Date
935.61 Lot 10B — Project Number
137/51 — Field Book/Page
1" = 20' — Scale

Sheet 1 of 1


GRAPHIC SCALE
(1 IN.= 20 FEET)
BAHIA AVENUE PLACE
RIGHT-OF-WAY
CLEAR SIGHT DISTANCE
FULL ACCESS DRIVEWAY
EXISTING 6' CONCRETE WALK
25' BUILDING SETBACK
5' CONCRETE WALK
7' CONCRETE WALK
8,011 SF
MEDICAL OFFICE
BUILDING
2-12'X 18' ACCESSIBLE PARKING SPACES W/ 5' ACCESS AISLE
DUMPSTER ENCLOSURE (REFER TO ARCHITECTURAL PLANS FOR DETAILS)
Site Benchmark # 1
set iron rod and cap
"TRAV PT PSM 5205"
elevation = 90.50'
Site Benchmark # 2
set iron rod and cap
"TRAV PT PSM 5205"
elevation = 89.93'
LOT LINE
10' BUILDING SETBACK
40' BUILDING SETBACK
15' LANDSCAPE BUFFER
MONUMENT SIGN
SE. MARICAMP ROAD (CR 464)
S.E. Maricamp Road
(County Road 464)
Public R/W - Width Varies
40.00' Drainage Easement per P.B. 13, Pg. 199 and P.B. 11, Pg. 81
10.00' Utility and Drainage Easement per P.B. 13, Pg. 199
5.00' Landscape Buffer per P.B. 13, Pg. 199 and P.B. 11, Pg. 81
50.00' Additional R/W Easement per P.B. 13, Pg. 199
Florida Power & Light Company Easement per O.R. 1824, Pg. 1628 and O.R. 4867, Pg. 1985
Lot 10A
MARICAMP MARKET CENTRE
REPLAT – PHASE 2
REPLAT LOTS 9 AND 10
P.B. ____, Pg. ____
Lot 11
MARICAMP MARKET CENTRE
REPLAT – PHASE 2
P.B. 13, Pg. 199
Northeasterly line of Lot 10B and Southeasterly line of Lot 10A
Southeasterly line of Lot 10B and Northeasterly line of Lot 11
Northwesterly line of Lot and Northeasterly R/W of SE Maricamp Road (basis of bearings)
Single Story, Concrete Block Commercial Building Finished Floor Elev. = 92.5'
asphalt parking
gross
edge of pavement
auto sprinkler
Set nail and disk stamped "PSM 5205"
Recovered PK Nail – No ID
Recovered Iron Pipe
Recovered Iron Rod
Recovered Iron Rod and Cap
Recovered Iron Rod – No ID
Recovered PK Nail – No ID
Recovered Iron Rod – No ID
Recovered Iron Rod and Cap – No ID
Recovered Iron Rod and Cap "LB 3591"
Recovered Iron Rod and Cap "LB 3591"
Recovered Iron Rod and Cap "LB 3591"



Klima Weeks CIVIL ENGINEERING
385 Douglas Avenue, Ste 2100
Altamonte Springs, FL 32714
Telephone 407.478.8750
Facsimile 407.478.8749
Certificate of Authorization No.: 9230

Selby G. Weeks 56991

SILVER SPRINGS SHORES
MEDICAL OFFICE BUILDING
MARION COUNTY, FL
VEHICLE TURNING PLAN

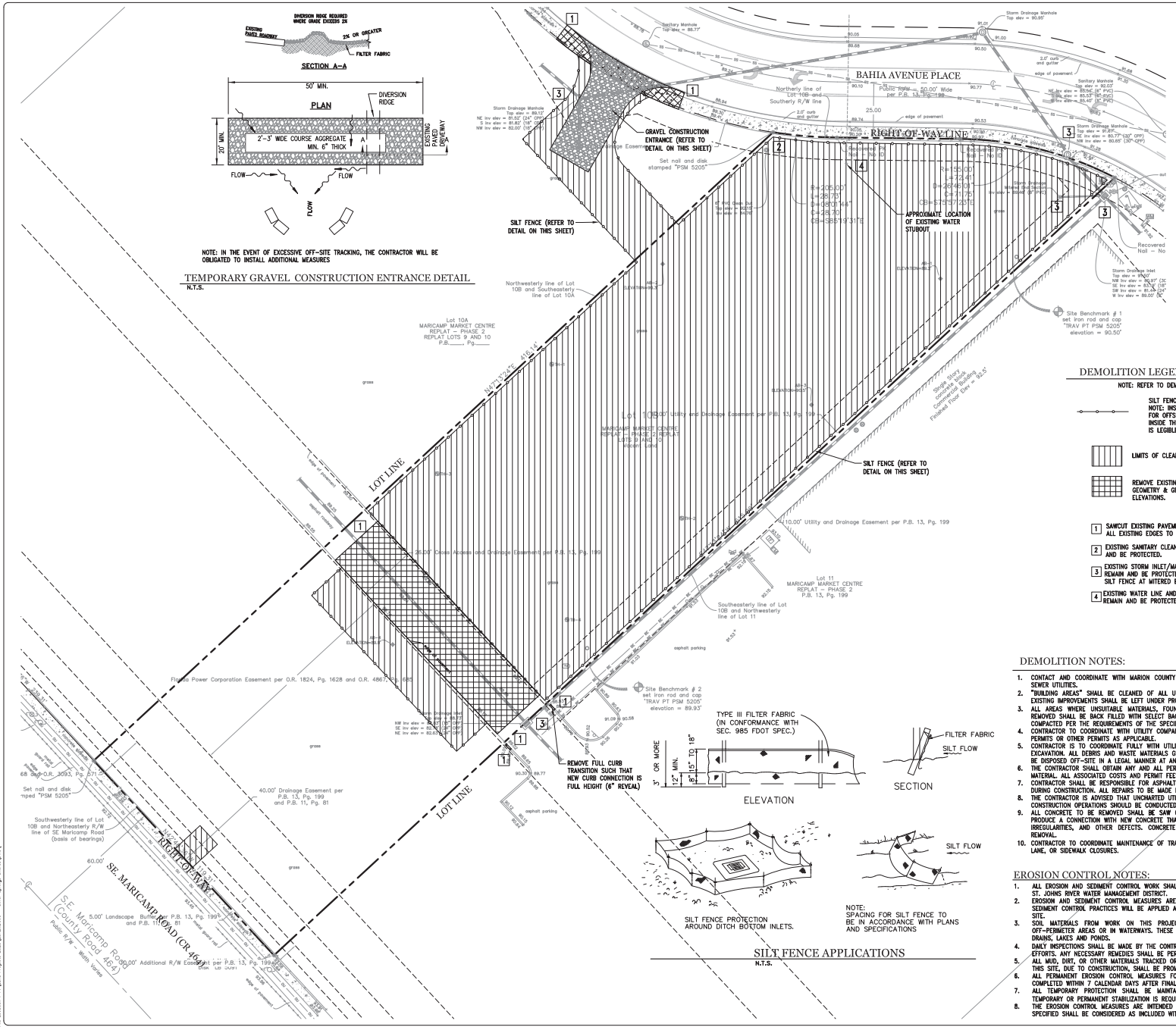
revision	description	date
△		
△		
△		
△		
△		
△		

drawn by: JD
checked by: SGW
date: 02/28/2025
plot scale: AS SHOWN
project number: 25HEMB065
file name: C101-AUTO-25HEMB065.DWG

C101

File Location : P:\Land Projects 2025\25HEMB065 - Silver Springs Shores\DWG\

Filename : C101-AUTO-25HEMB065.dwg Plot Date : Mar. 03, 2025 1:42pm



DEMOLITION LEGEND:

NOTE: REFER TO DEMOLITION NOTES, THIS SHEET, FOR ADDITIONAL DETAILS

SILT FENCE (REFER TO DETAIL ON THIS SHEET)
NOTE: INSTALL SILT FENCE AT LOT LINES EXCEPT FOR OFFSITE WORK. SILT FENCE IS SHOWN INSIDE THE LOT LINES GRAPHICALLY SO THAT IT IS LEGIBLE.

LIMITS OF CLEARING AND GRUBBING

REMOVE EXISTING CONCRETE, CURB, ASPHALT AND BASE. REFER TO GEOMETRY & GRADING PLANS FOR NEW CONSTRUCTION LIMITS AND ELEVATIONS.

1. SAWCUT EXISTING PAVEMENT SECTION/CONCRETE WALKS AMD/OR CURBS AT ALL EXISTING EDGES TO REMAIN. REFER TO SHEET C300 FOR LIMITS.
2. EXISTING SANITARY CLEANOUT AND LATERAL TO REMAIN AND BE PROTECTED.
3. EXISTING STORM INLET/MANHOLE/MITERED END SECTION AND ASSOCIATED PIPING TO REMAIN AND BE PROTECTED. PROVIDE INLET PROTECTION – SILT SACK IN INLETS, SILT FENCE AT MITERED END SECTION OR ACCEPTED EQUIVALENT.
4. EXISTING WATER LINE AND APPURTENANCES TO REMAIN AND BE PROTECTED.

DEMOLITION NOTES:

1. CONTACT AND COORDINATE WITH MARION COUNTY UTILITIES PRIOR TO ANY REMOVAL OR CAPPING OF EXISTING WATER OR SEWER UTILITIES.
2. "BUILDING AREAS" SHALL BE CLEARED OF ALL UNSUITABLE MATERIALS, EXISTING FOUNDATIONS, UTILITIES AND SEWERS. NO EXISTING IMPROVEMENTS SHALL BE LEFT UNDER PROPOSED BUILDING AREAS.
3. ALL AREAS WHERE UNSUITABLE MATERIALS, FOUNDATIONS, UTILITIES, CONDUITS, AND/OR UTILITY STRUCTURES HAVE BEEM REMOVED SHALL BE BACK FILLED WITH SELECT BACK FILL MATERIAL. ALL SELECT BACK FILL MATERIAL SHALL BE PLACED AND COMPACTED PER THE REQUIREMENTS OF THE SPECIFICATIONS AND THE ON-SITE GEOTECHNICAL ENGINEER.
4. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION ACTIVITY FOR DIG PERMITS, ELECTRICAL PERMITS OR OTHER PERMITS AS APPLICABLE.
5. CONTRACTOR IS TO COORDINATE FULLY WITH UTILITY COMPANIES ON EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION. ALL DEBRIS AND WASTE MATERIALS GENERATED BY DEMOLITION OR SUBSEQUENT CONSTRUCTION ACTIVITIES SHALL BE DISPOSED OFF-SITE IN A LEGAL MANNER AT AN APPROVED DISPOSAL FACILITY.
6. THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED FOR DEMOLITION, CONSTRUCTION WORK AND HAULING WASTE MATERIAL ALL ASSOCIATED COSTS AND PERMIT FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ASPHALT RESURFACING AND STRIPING TO ALL EXISTING ROADS WHICH ARE DAMAGED DURING CONSTRUCTION. ALL REPAIRS TO BE MADE IN ACCORDANCE WITH MARION COUNTY AND FDOT REQUIREMENTS.
8. THE CONTRACTOR IS ADVISED THAT UNCHARTED UTILITIES MAY BE FOUND TO EXIST WITHIN THE CONSTRUCTION AREA AND THAT CONSTRUCTION OPERATIONS SHOULD BE CONDUCTED WITH CAUTION.
9. ALL CONCRETE TO BE REMOVED SHALL BE SAW CUT AT THE NEAREST JOINT IN REASONABLY GOOD CONDITION, SO AS TO PRODUCE A CONNECTION WITH NEW CONCRETE THAT IS FREE OF CRACKS, DEFORMITY IN SHAPE, NOTICEABLE VOIDS, SURFACE IRREGULARITIES, AND OTHER DEFECTS. CONCRETE GUTTER SHALL BE SAW CUT BETWEEN ASPHALT AND GUTTER BEFORE REMOVAL.
10. CONTRACTOR TO COORDINATE MAINTENANCE OF TRAFFIC WITH MARION COUNTY OR FDOT (ROAD OWNER) PRIOR TO ANY ROAD, LANE, OR SIDEWALK CLOSURES.

EROSION CONTROL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO STANDARDS OF MARION COUNTY, FLORIDA, FDOT AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
2. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO, OR AS THE FIRST STEP IN, CONSTRUCTION. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTATION OF SILT OFF THE SITE.
3. SOIL MATERIALS FROM WORK ON THIS PROJECT SHALL BE CONTAINED AND NOT ALLOWED TO COLLECT ON AMY OFF-PERIMETER AREAS OR IN WATERWAYS. THESE INCLUDE BOTH MATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES AND PONDS.
4. DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR TO DETERMINE THE EFFECTIVENESS OF EROSION/SEDIMENT CONTROL EFFORTS. ANY NECESSARY REMEDIES SHALL BE PERFORMED WITHOUT DELAY.
5. ALL MUD, DIRT, OR OTHER MATERIALS TRACKED OR SPILLED ONTO EXISTING PUBLIC OR PRIVATE ROADS AND FACILITIES FROM THIS SITE, DUE TO CONSTRUCTION, SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
6. ALL PERMANENT EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS AND ANY DISTURBED LAND AREAS SHALL BE COMPLETED WITHIN 7 CALENDAR DAYS AFTER FINAL GRADING.
7. ALL TEMPORARY PROTECTION SHALL BE MAINTAINED UNTIL PERMANENT MEASURES ARE IM PLACE AND ESTABLISHED. TEMPORARY OR PERMANENT STABILIZATION IS REQUIRED WHEN THERE IS NO ACTIVITY FOR SEVEN (7) DAYS OR MORE.
8. THE EROSION CONTROL MEASURES ARE INTENDED AS MINIMUM STANDARDS. ANY EROSION CONTROL REQUIRED BEYOND THAT SPECIFIED SHALL BE CONSIDERED AS INCLUDED WITHIN THIS CONTRACT.

Klima Weeks CIVIL ENGINEERING
385 Douglas Avenue, Ste 2100
Altamonte Springs, FL 32714
Telephone 407.478.8750
Facsimile 407.478.8749
Certificate of Authorization No.: 9230
Selby G. Weeks 56991

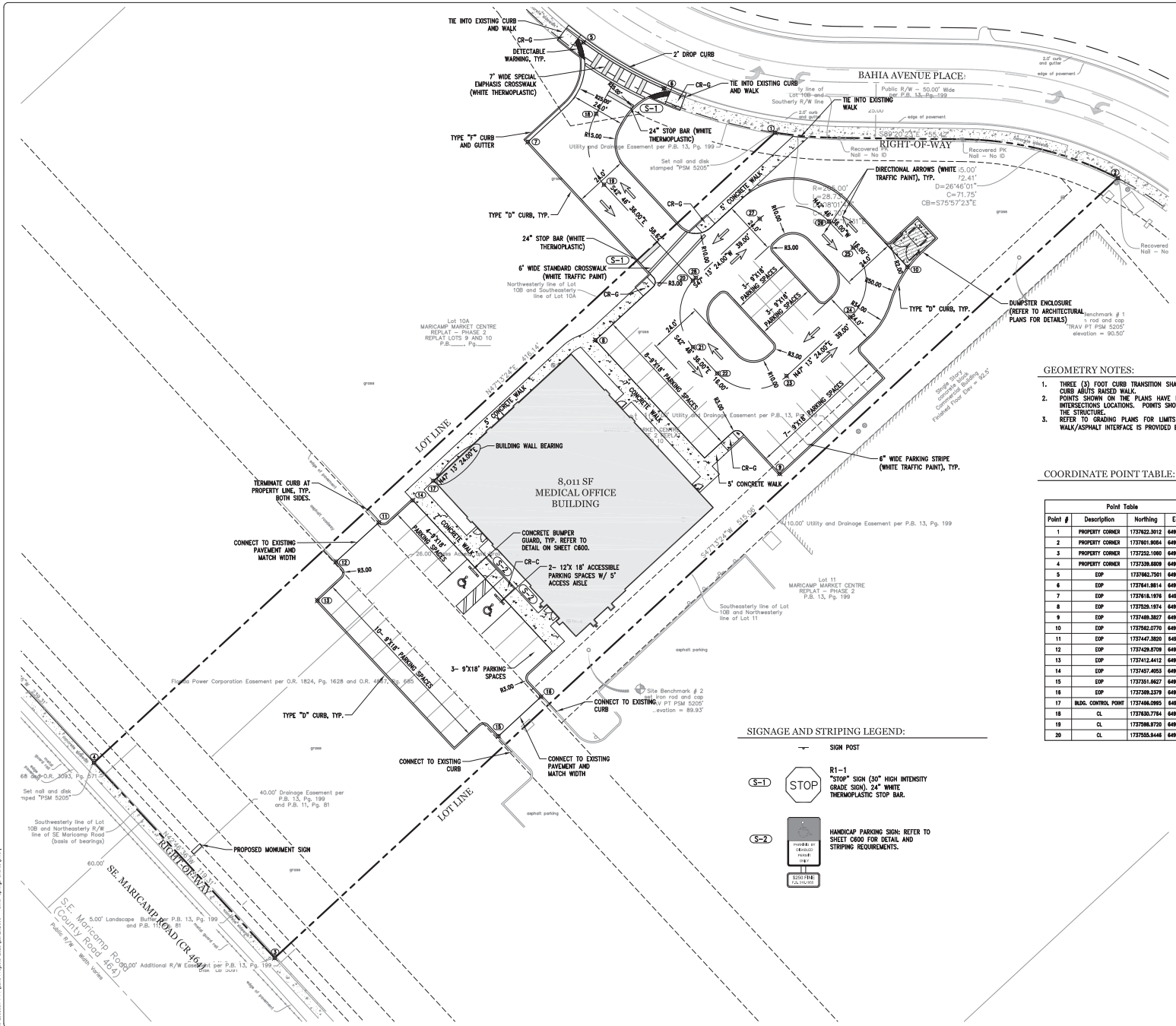
SILVER SPRINGS SHORES
MEDICAL OFFICE BUILDING
MARION COUNTY, FL
EROSION CONTROL & DEMOLITION PLAN

revision	description	date
△		
△		
△		
△		
△		
△		

drawn by: JD
checked by: SGW
date: 02/28/2025
plot scale: AS SHOWN
project number: 25HEMB065
file name: C200-DEMO-25HEMB065.DWG

C200

File Location : P:\Land Projects 2025\25HEMB065 - Silver Springs Shores\DWG\
Filename : C200-DEMO-25HEMB065.dwg Plot Date : Mar. 03, 2025 4:02pm



GEOMETRY NOTES:

1. THREE (3) FOOT CURB TRANSITION SHALL BE PROVIDED AT ALL CURB TERMINATIONS EXCEPT WHERE CURB ABUTS RAISED WALK.
2. POINTS SHOWN ON THE PLANS HAVE BEEN SET AT FACE OF CURB, PC, PT, CURB MIDPOINT AND INTERSECTIONS LOCATIONS. POINTS SHOWN ON UTILITY & STORM STRUCTURES ARE AT THE CENTER OF THE STRUCTURE.
3. REFER TO GRADING PLANS FOR LIMITS OF FLUSH AND RAISED CONCRETE WALKS. DISPOSITION OF WALK/ASPHALT INTERFACE IS PROVIDED BY SPOT ELEVATIONS.

COORDINATE POINT TABLE:

Point Table			
Point #	Description	Northing	Easting
1	PROPERTY CORNER	1737622.3012	649624.7190
2	PROPERTY CORNER	1737601.9084	649778.3563
3	PROPERTY CORNER	1737252.1090	649409.2953
4	PROPERTY CORNER	1737539.6809	649319.2685
5	EOP	1737662.7501	649538.7963
6	EOP	1737641.9814	649574.8965
7	EOP	1737618.1976	649513.8811
8	EOP	1737529.1974	649544.1842
9	EOP	1737489.3827	649626.7757
10	EOP	1737562.0770	649684.0804
11	EOP	1737447.3820	649445.9721
12	EOP	1737429.5709	649427.8439
13	EOP	1737412.4412	649419.5567
14	EOP	1737457.4053	649482.2236
15	EOP	1737351.6627	649500.7082
16	EOP	1737389.2378	649519.7329
17	BLDG. CONTROL POINT	1737498.0985	649471.4361
18	CL	1737630.7784	649544.4449
19	CL	1737598.8730	649548.0282
20	CL	1737555.9448	649587.8384

Point Table			
Point #	Description	Northing	Easting
21	CL	1737526.0065	649587.9341
22	CL	1737514.3424	649588.8004
23	CL	1737515.1354	649628.8896
24	CL	1737538.6218	649658.5158
25	CL	1737570.7112	649658.7228
26	CL	1737582.4553	649648.8568
27	CL	1737583.6823	649617.7873
28	CL	1737557.1756	649589.1411

SIGNAGE AND STRIPING LEGEND:

SIGN POST

S-1 — STOP — R1-1 "STOP" SIGN (30" HIGH INTENSITY GRADE SIGN). 24" WHITE THERMOPLASTIC STOP BAR.

S-2 — PARKING BY DISABLED PERMIT ONLY — $250 FINE F.S. 316.1955 — HANDICAP PARKING SIGN: REFER TO SHEET C600 FOR DETAIL AND STRIPING REQUIREMENTS.

Klima Weeks CIVIL ENGINEERING
385 Douglas Avenue, Ste 2100
Altamonte Springs, FL 32714
Telephone 407.478.8750
Facsimile 407.478.8749
Certificate of Authorization No.: 9230

Selby G. Weeks 56991

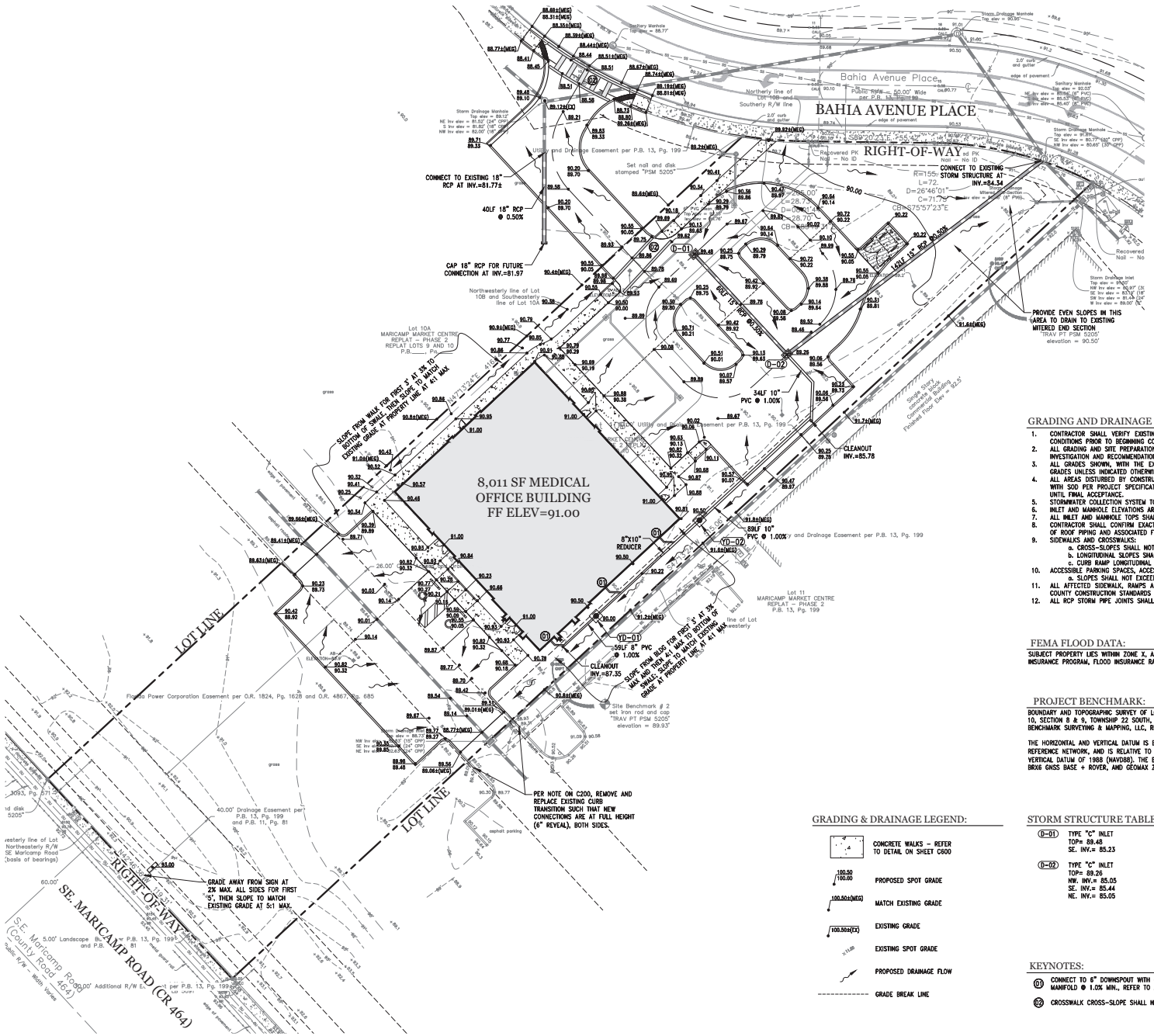
SILVER SPRINGS SHORES
MEDICAL OFFICE BUILDING
MARION COUNTY, FL
GEOMETRY, SIGNAGE & STRIPING PLAN

revision	description	date
△		
△		
△		
△		
△		
△		

drawn by: JD
checked by: SGW
date: 02/28/2025
plot scale: AS SHOWN
project number: 25HEMB065
file name: C300-GEOM-25HEMB065.DWG

C300

File Location : P:\Land Projects 2025\25HEMB065 - Silver Springs Shores\DWG\
Filename : C300-GEOM-25HEMB065.dwg Plot Date : Mar. 03, 2025 4:03pm



GRADING AND DRAINAGE NOTES:

1. CONTRACTOR SHALL VERIFY EXISTING TOPOGRAPHIC DATA, LOCATION OF EXISTING UTILITIES AND ALL OTHER SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
2. ALL GRADING AND SITE PREPARATION SHALL CONFORM TO SPECIFICATIONS CONTAINED IN THE PROJECT GEOTECHNICAL INVESTIGATION AND RECOMMENDATIONS, AND SPECIFICATION SECTIONS 31 10 00 AND 31 20 00.
3. ALL GRADES SHOWN, WITH THE EXCEPTION OF THOSE INDICATED ON THE SURVEY BASE DRAWING, ARE FINISHED GRADES UNLESS INDICATED OTHERWISE.
4. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE GRADED TO ORIGINAL GROUND LINES AND FINISHED WITH SOD PER PROJECT SPECIFICATIONS UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL MAINTAIN ALL AREAS UNTIL FINAL ACCEPTANCE.
5. STORMWATER COLLECTION SYSTEM TO BE PRIVATELY OWNED AND MAINTAINED.
6. INLET AND MANHOLE ELEVATIONS ARE TOP OF RIM.
7. ALL INLET AND MANHOLE TOPS SHALL BE TRAFFIC BEARING UNLESS OTHERWISE NOTED.
8. CONTRACTOR SHALL CONFIRM EXACT LOCATION OF ALL TIE-INS TO ROOF DRAINAGE PIPING PRIOR TO INSTALLATION OF ROOF PIPING AND ASSOCIATED FITTINGS.
9. SIDEWALKS AND CROSSWALKS:
   a. CROSS-SLOPES SHALL NOT EXCEED 2.0%
   b. LONGITUDINAL SLOPES SHALL NOT EXCEED 5.0% EXCEPT CURB RAMPS.
   c. CURB RAMP LONGITUDINAL SLOPES SHALL NOT EXCEED 12:1.
10. ACCESSIBLE PARKING SPACES, ACCESS AISLES AND PASSENGER LOADING ZONES:
    a. SLOPES SHALL NOT EXCEED 2.0% IN ANY DIRECTION.
11. ALL AFFECTED SIDEWALK, RAMPS AND CROSSWALKS SHALL BE BUILT AND INSPECTED TO MEET CURRENT ADA AND COUNTY CONSTRUCTION STANDARDS AND SPECIFICATIONS.
12. ALL RCP STORM PIPE JOINTS SHALL BE WRAPPED WITH MON-WOVEM FILTER FABRIC TO ENSURE A SOIL-TIGHT JOINT.

FEMA FLOOD DATA:

SUBJECT PROPERTY LIES WITHIN ZONE X, AN AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NUMBER 12083C0735D, DATED AUGUST 28, 2008.

PROJECT BENCHMARK:

BOUNDARY AND TOPOGRAPHIC SURVEY OF LOT 10B, MARICAMP MARKET CENTRE REPLAT – PHASE 2 REPLAT LOTS 9 AMD 10, SECTION 8 & 9, TOWNSHIP 22 SOUTH, RANGE 35 EAST, MARION COUNTY, OCALA, FLORIDA AS PREPARED BY BENCHMARK SURVEYING & MAPPING, LLC, REVISED FEBRUARY 26, 2025.

THE HORIZONTAL AND VERTICAL DATUM IS BASED ON THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK, AND IS RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) AND NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). THE EQUIPMENT USED TO MAKE ALL SITE OBSERVATIONS ARE AS FOLLOWS: CARLSON BRX6 GNSS BASE + ROVER, AND GEOMAX ZOOM 80 ROBOTIC TOTAL STATION.

GRADING & DRAINAGE LEGEND:

- CONCRETE WALKS – REFER TO DETAIL ON SHEET C600
- 100.50 — PROPOSED SPOT GRADE
- 100.50±(MEG) — MATCH EXISTING GRADE
- 100.50±(EX) — EXISTING GRADE
- EXISTING SPOT GRADE
- PROPOSED DRAINAGE FLOW
- GRADE BREAK LINE

STORM STRUCTURE TABLE:

D-01	TYPE "C" INLET TOP= 89.48 SE. INV.= 85.23	YD-01	8" INLINE DRAIN TOP = 90.00 INV.= 87.15
D-02	TYPE "C" INLET TOP= 89.26 NW. INV.= 85.05 SE. INV.= 85.44 NE. INV.= 85.05	YD-02	8" INLINE DRAIN TOP = 90.50 INV.= 86.46

KEYNOTES:

01 CONNECT TO 6" DOWNSPOUT WITH 6" PVC AT INVERT= 87.50 AND CONTINUE TO MANIFOLD @ 1.0% MIN., REFER TO ARCHITECTURAL PLANS FOR CONTINUATION.

02 CROSSWALK CROSS-SLOPE SHALL NOT EXCEED 2% IN ANY DIRECTION.

Klima Weeks CIVIL ENGINEERING
385 Douglas Avenue, Ste 2100
Altamonte Springs, FL 32714
Telephone 407.478.8750
Facsimile 407.478.8749
Certificate of Authorization No.: 9230

Selby G. Weeks 56991

SILVER SPRINGS SHORES MEDICAL OFFICE BUILDING

MARION COUNTY, FL

GRADING & DRAINAGE PLAN

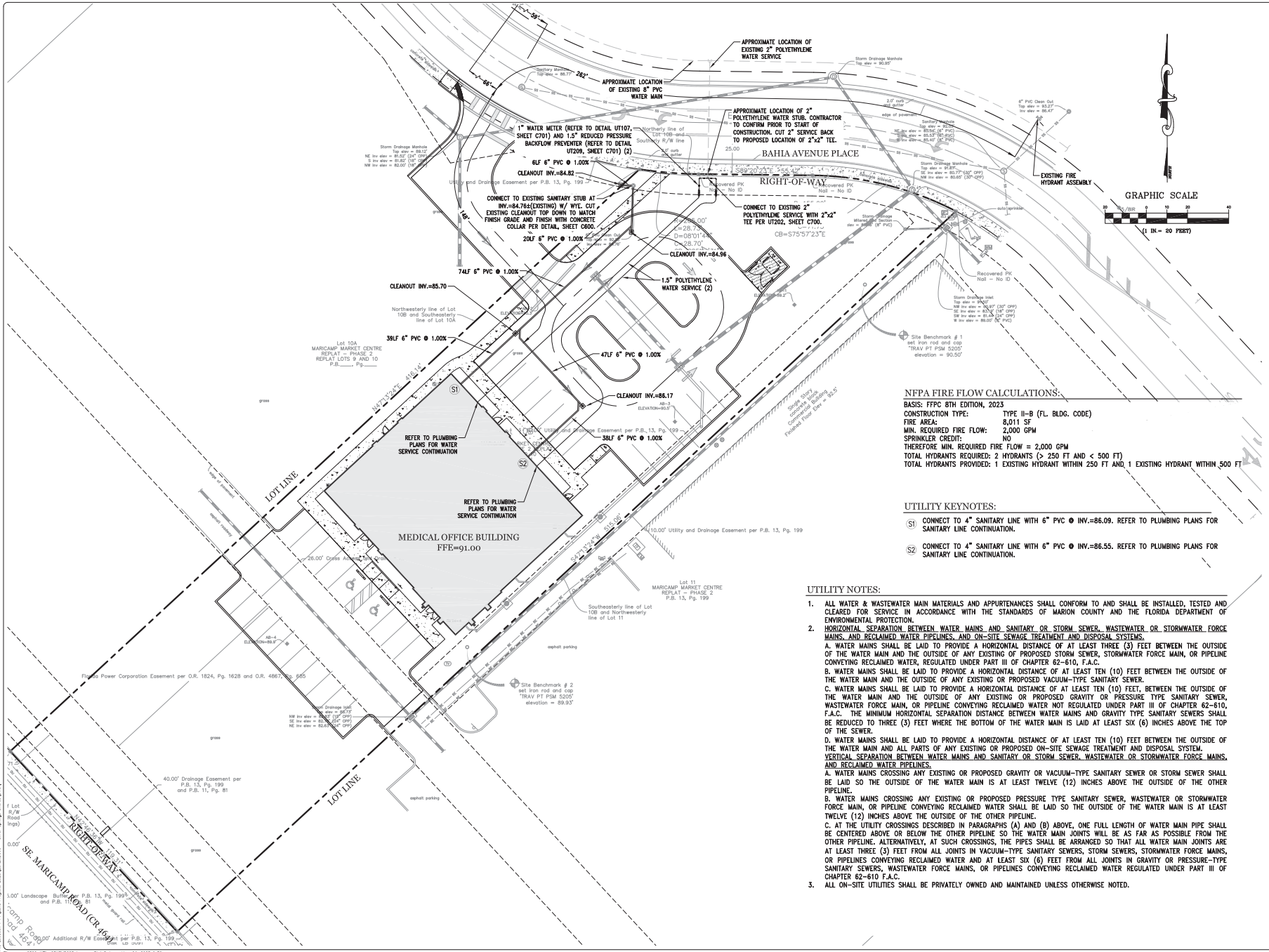
revision	description	date
△		
△		
△		
△		
△		
△		

drawn by: JD
checked by: SGW
date: 02/28/2025
plot scale: AS SHOWN
project number: 25HEMB065
file name: C400-GRAD-25HEMB065.DWG

C400

File Location : P:\Land Projects 2025\25HEMB065 - Silver Springs Shores\DWG\

Filename : C400-GRAD-25HEMB065.dwg Plot Date : Mar. 03, 2025 4:03pm



NFPA FIRE FLOW CALCULATIONS:

BASIS: FFPC 8TH EDITION, 2023
CONSTRUCTION TYPE: TYPE II-B (FL. BLDG. CODE)
FIRE AREA: 8,011 SF
MIN. REQUIRED FIRE FLOW: 2,000 GPM
SPRINKLER CREDIT: NO
THEREFORE MIN. REQUIRED FIRE FLOW = 2,000 GPM
TOTAL HYDRANTS REQUIRED: 2 HYDRANTS (> 250 FT AND < 500 FT)
TOTAL HYDRANTS PROVIDED: 1 EXISTING HYDRANT WITHIN 250 FT AND 1 EXISTING HYDRANT WITHIN 500 FT

UTILITY KEYNOTES:

(S1) CONNECT TO 4" SANITARY LINE WITH 6" PVC @ INV.=86.09. REFER TO PLUMBING PLANS FOR SANITARY LINE CONTINUATION.

(S2) CONNECT TO 4" SANITARY LINE WITH 6" PVC @ INV.=86.55. REFER TO PLUMBING PLANS FOR SANITARY LINE CONTINUATION.

UTILITY NOTES:

1. ALL WATER & WASTEWATER MAIN MATERIALS AND APPURTENANCES SHALL CONFORM TO AND SHALL BE INSTALLED, TESTED AND CLEARED FOR SERVICE IN ACCORDANCE WITH THE STANDARDS OF MARION COUNTY AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
2. HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.
   A. WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE (3) FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OF PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER, REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
   B. WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN (10) FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
   C. WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN (10) FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE (3) FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX (6) INCHES ABOVE THE TOP OF THE SEWER.
   D. WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN (10) FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM.
   VERTICAL SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.
   A. WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST TWELVE (12) INCHES ABOVE THE OUTSIDE OF THE OTHER PIPELINE.
   B. 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 TWELVE (12) INCHES ABOVE THE OUTSIDE OF THE OTHER PIPELINE.
   C. AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE (3) FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER AND AT LEAST SIX (6) FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610 F.A.C.
3. ALL ON-SITE UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED UNLESS OTHERWISE NOTED.

Klima Weeks CIVIL ENGINEERING
385 Douglas Avenue, Ste 2100
Altamonte Springs, FL 32714
Telephone 407.478.8750
Facsimile 407.478.8749
Certificate of Authorization No.: 9230

Selby G. Weeks 56991

SILVER SPRINGS SHORES
MEDICAL OFFICE BUILDING
MARION COUNTY, FL

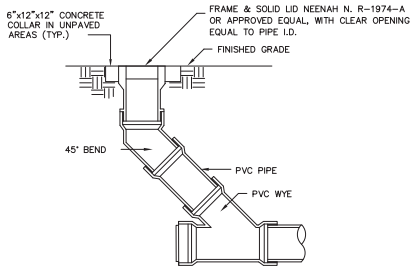
UTILITY PLAN

revision	description	date
△		
△		
△		
△		
△		
△		

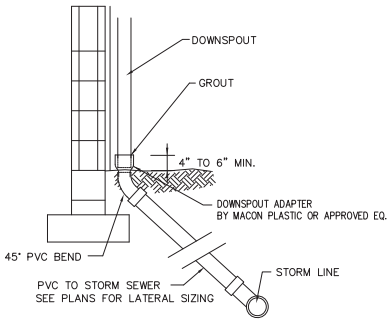
drawn by: JD
checked by: SGW
date: 02/28/2025
plot scale: AS SHOWN
project number: 25HEMB065
file name: C500-UTIL-25HEMB065.DWG

C500

File Location : F:\Land Projects 2025\25HEMB065 - Silver Springs Shores\DWG\
Filename : C500-UTIL-25HEMB065.dwg Plot Date : Mar. 04, 2025 9:30am

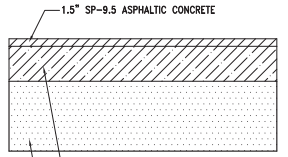


CLEANOUT DETAIL
N.T.S.



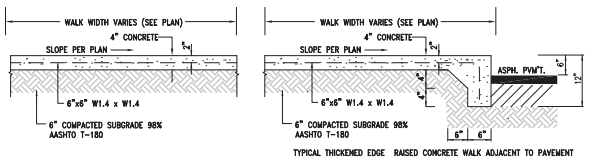
NOTES:
1. VERIFY THAT THERE ARE NO CONFLICTS WITH BUILDING/WALK FOUNDATION. PROVIDE FITTINGS AS REQUIRED TO MITIGATE CONFLICT.
2. ENSURE THAT CENTERLINE OF HUB MATCHES CENTERLINE OF DOWNSPOUT AT JUNCTION.
3. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.

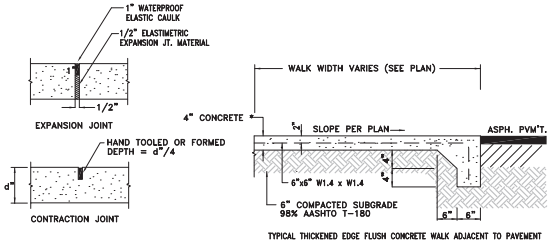
DOWNSPOUT CONNECTION DETAIL (IN GRASS)
N.T.S.



NOTE:
TYPE SP ASPHALTIC CONCRETE SHALL USE ASPHALT BINDER GRADE PG67-22 AND NO MORE THAN 15 PERCENT RECYCLED ASPHALT PAVEMENT (RAP) AGGREGATE.

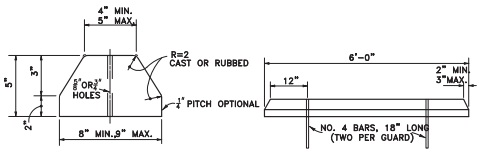
ASPHALT PAVEMENT SECTION
N.T.S.



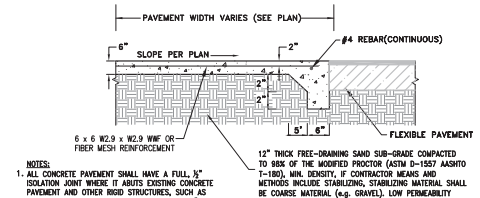


NOTES:
1. SIDEWALK W/LIGHT BROOM FINISH & TROWELED EDGE.
2. FOR APPLICATIONS WHERE SIDEWALKS ARE ADJACENT TO GRASSED AREAS, THE GRASS AREA SHALL NOT EXCEED A 2% SLOPE FOR A MINIMUM OF 5 FEET.
3. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI CONCRETE AT 28 DAYS
4. ALL CONCRETE SIDEWALKS SHALL HAVE A FULL 1/2" EXPANSION JOINT AT A MAXIMUM DISTANCE OF 40 LINEAR FEET AND A SAW CUT OR FORMED DUMMY CONTRACTION JOINT AT EVENLY SPACED INTERVALS NOT TO EXCEED WIDTH OF THE WALK OR 8 LINEAR FEET WHICH EVER IS THE SMALLEST.
5. AN ½" CONSTRUCTION JOINT SHALL BE CONSTRUCTED AT ALL P.C. AND P.T. OF CURVES AND WHERE EXISTING AND NEW SIDEWALKS MEET.

CONCRETE WALK DETAILS
N.T.S.

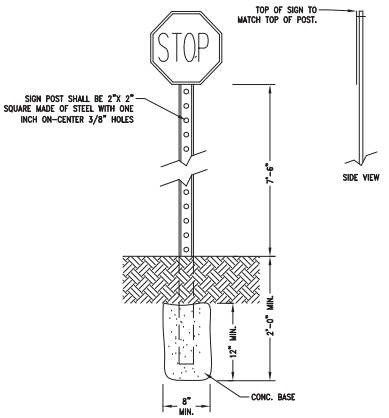


CONCRETE BUMPER GUARD DETAIL
N.T.S.



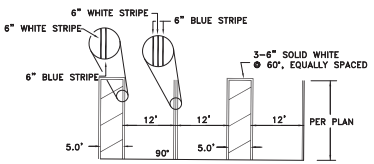
NOTES:
1. ALL CONCRETE PAVEMENT SHALL HAVE A FULL, ½" ISOLATION JOINT WHERE IT ABUTS EXISTING CONCRETE PAVEMENT AND OTHER RIGID STRUCTURES, SUCH AS BUILDING FOUNDATIONS AND WALLS. PROVIDE 2" SAW CUT OR DUMMY CONTRACTION JOINT AT EVENLY SPACED INTERVALS NOT TO EXCEED 20 FEET.
2. PORTLAND CEMENT CONCRETE PAVEMENT TO BE 4,000-PSI COMPRESSIVE STRENGTH, MIN.

CONCRETE PAVEMENT DETAIL
N.T.S.



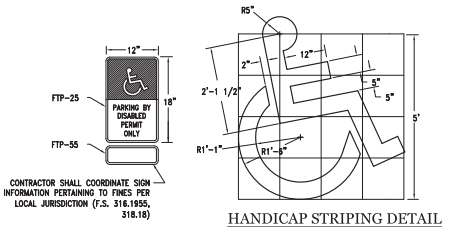
SEE PLANS FOR SIGNAGE TYPES AND LOCATIONS

TYPICAL SIGN
N.T.S



NOTE:
1. HANDICAP SPACE IS TO BE OUTLINED IN A 6" BLUE PAINTED STRIPE.
2. PAINT CURB AND WHEEL STOP BLUE.
3. HANDICAP MARKINGS AND SIGNAGE MUST CONFORM TO FDOT STANDARDS PLANS INDICES 711-001 AND 700-102.

TYPICAL HANDICAP PARKING SECTION
N.T.S.



HANDICAP STRIPING DETAIL
N.T.S.

NOTES:
1. ALL LETTERS ARE 1" SERIES "C", PER MUTCD.
2. TOP PORTION OF SIGN SHALL HAVE REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
4. ONE (1) SIGN IS REQUIRED FOR EACH PARKING SPACE.
5. HEIGHT OF SIGN SHALL BE 7'-6" FROM FINISHED GROUND TO BOTTOM OF SIGN.
6. HANDICAP MARKINGS AND SIGNAGE MUST CONFORM TO FDOT STANDARDS PLANS INDICES 711-001 AND 700-102.

HANDICAP PARKING SYMBOL
N.T.S.

Klima Weeks CIVIL ENGINEERING
385 Douglas Avenue, Ste 2100
Altamonte Springs, FL 32714
Telephone 407.478.8750
Facsimile 407.478.8749
Certificate of Authorization No.: 9230

Selby G. Weeks 56991

SILVER SPRINGS SHORES MEDICAL OFFICE BUILDING
MARION COUNTY, FL

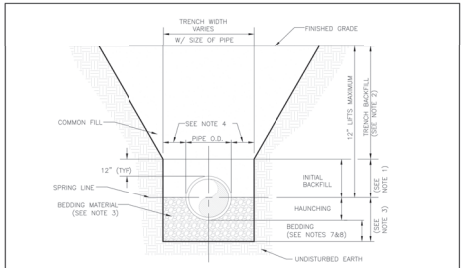
SITE DETAILS

revision	description	date
△		
△		
△		
△		
△		
△		

drawn by: JD
checked by: SGW
date: 02/28/2025
plot scale: AS SHOWN
project number: 25HEMB065
file name: C600-DTLS-25HEMB065.DWG

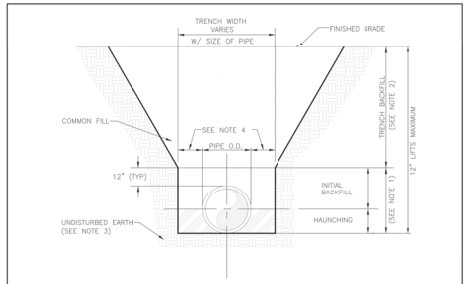
C600

File Location : F:\Land Projects 2025\25HEMB065 - Silver Springs Shores\DWG\
Filename : C600-DTLS-25HEMB065.dwg Plot Date : Mar. 03, 2025 12:22pm



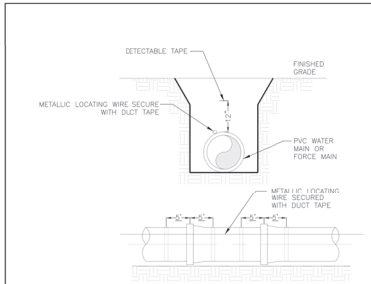
NOTES:
1. INITIAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. BEDDING MATERIAL SHALL CONFORM TO FDOT NO. 57 AGGREGATE.
4. 15" 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 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 O' 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 # 1		UT 102



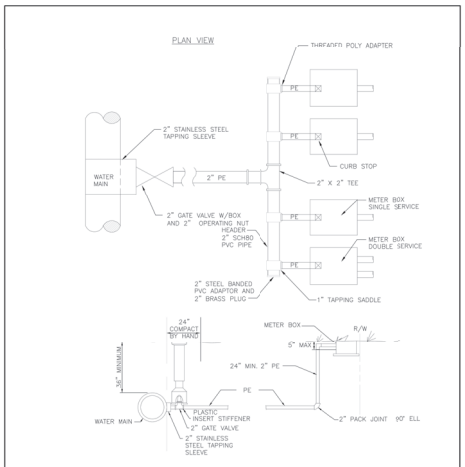
NOTES:
1. INITIAL BACKFILL AND HAUNCHING: SELECT COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL 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" ANE 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



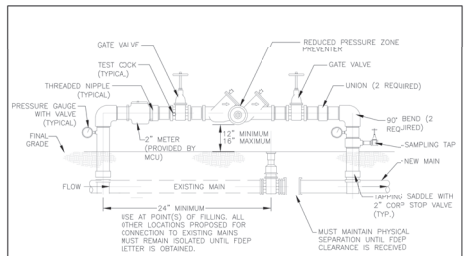
NOTES:
1. PVC PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (10 GAUGE COPPER) CAPABLE OF DETECTION BY A CABLE LOCATOR AND SHALL BE BURIED ON TOP OF THE PIPE.
2. LOCATING WIRE SHALL TERMINATE AT EACH VALVE BOX AND BE CAPABLE OF EXTENDING 12" ABOVE TOP OF BOX IN SUCH A MANNER SO AS NOT TO INTERFERE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

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	PIPE LOCATING WIRE AND DETECTABLE TAPE	7.3.2
	REVISION # 1		UT 104



NOTES:
1. MAXIMUM 0' 5 5/8" METERS
2. METER BOXES SHALL NOT BE LOCATED WITHIN DRIVING SURFACE. METER BOXES MUST BE LOCATED IN RIGHT-OF-WAY OR PRIVATE PROPERTY WITH A UTILITY EASEMENT.
3. NO MALE ADAPTERS ALLOWED AT VALVE; SHALL BE A BRASS NIPPLE WITH 2" SCH80 FEMALE STEEL BANDED ADAPTER.
4. ALL TAPS MUST BE LOCATED A MINIMUM OF 24" AWAY FROM ANY BELL AND/OR FITTING.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	METER BANK 2" SUPPLY	7.3.2
	REVISION # 1		UT 202



NOTES:
1. A TEMPORARY JUMPER CONNECTION IS REQUIRED AT ALL CONNECTIONS BETWEEN EXISTING ACTIVE WATER MAINS AND PROPOSED NEW WATER MAIN IMPROVEMENTS. TEMPORARY JUMPER WATER METERS WILL BE SUPPLIED BY MCU.
2. THIS DETAIL IS TO BE USED FOR FILLING ANY NEW WATER MAIN OF ANY SIZE FOR EXISTING ACTIVE WATER MAINS AND FOR FLUSHING OF NEW MAINS, AND FOR PULLING BACTERIOLOGICAL SAMPLES FROM ANY NEW WATER MAIN OF ANY SIZE. THE JUMPER CONNECTION SHALL BE MAINTAINED UNTIL AFTER FILLING, FLUSHING, TESTING, AND DISINFECTION OF THE NEW MAIN HAS BEEN SUCCESSFULLY COMPLETED AND C.EARANCE FOR USE FROM FDEP HAS BEEN RECEIVED. THIS JUMPER CONNECTION SHALL ALSO BE USED TO MAINTAIN A MINIMUM PRESSURE OF 20 PSI IN THE NEW MAINS ALL THE TIME AFTER DISINFECTION AND UNTIL THE FDEP CLEARANCE LETTER IS OBTAINED. ADEQUATE THRUST BLOCKING AND/OR RESTRAINTS SHALL BE PROVIDED TEMPORARILY, AS REQUIRED. PIPE AND FITTINGS USED FOR CONNECTING THE NEW PIPE TO THE EXISTING PIPE SHALL BE DISINFECTED PRIOR TO INSTALLATION IN ACCORDANCE WITH AWWA C651, LATEST EDITION.
3. THE TAPPING SLEEVE AND THE EXTERIOR OF THE MAIN TO BE TAPPED SHALL BE DISINFECTED BY SPRAYING OR SWABBING PER SECTION II OF AWWA C651, LATEST EDITION.
4. UPON RECEIPT OF CLEARANCE FOR USE FROM FDEP AND MCU, THE CONTRACTOR SHALL REMOVE THE TEMPORARY JUMPER CONNECTION. THE 2" CORP VALVES ARE TO BE CLOSED AND PLUGGED WITH 2" BRASS PLIGS. THE MAINS CAN NOW BE CONNECTED BY SLEEVE OR FLANGED CONNECTIONS.
5. ALL INSTALLATION AND MAINTENANCE OF THE TEMPORARY JUMPER CONNECTION ASSEMBLY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. WATER FOR TESTING AND DISINFECTION OF THE NEW WATER MAIN AND WATER FOR MAINTENANCE OR OTHER USES SHALL BE AT THE CONTRACTOR'S EXPENSE.
7. ALL PIPING AND APPURTENANCES TO BE 2" FOR 6" AND BELOW WATER MAINS, 4" FOR 12" WATER MAINS; 8" FOR 16' WATER MAINS; 12" FOR 24" WATER MAINS.
8. ALL TAPS MUST BE LOCATED A MINIMUM OF 24" AWAY FROM ANY BELL AND/OR FITTING.

Marion County FLORIDA UTILITIES	MCBCC EFFCTIVE 04/13/2023	TEMPORARY JUMPER CONNECTION	7.3.2
	REVISION # 2		UT 203

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	TYPICAL VALVE BOX COVER	7.3.2
	REVISION # NA		UT 110

Klima Weeks CIVIL ENGINEERING
385 Douglas Avenue, Ste 2100
Altamonte Springs, FL 32714
Telephone 407.478.8750
Facsimile 407.478.8749
Certificate of Authorization No.: 9230

SELBY G. WEEKS LICENSE No. 56991 STATE OF FLORIDA PROFESSIONAL ENGINEER

Selby G. Weeks 56991

SILVER SPRINGS SHORES
MEDICAL OFFICE BUILDING
MARION COUNTY, FL

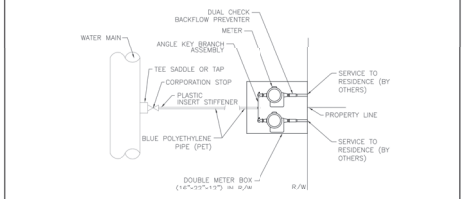
MARION COUNTY DETAILS

revision	description	date
△		
△		
△		
△		
△		
△		

drawn by: JD
checked by: SGW
date: 02/28/2025
plot scale: AS SHOWN
project number: 25HEMB065
file name: C600-DTLS-25HEMB065.DWG

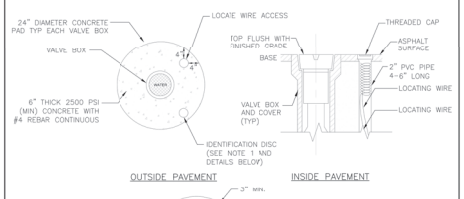
C700

File Location : P:\Land Projects 2025\25HEMB065 - Silver Springs Shores\DWG\
Filename : C600-DTLS-25HEMB065.dwg Plot Date : Mar. 03, 2025 12:22pm



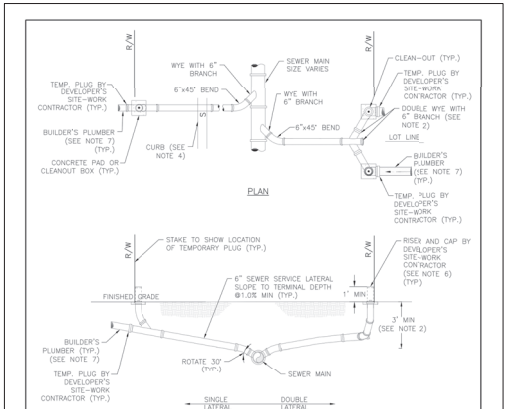
NOTES:
1. ALL RESIDENTIAL SERVICES SHALL HAVE A MINIMUM SIZE OF 1".
2. CURB STOP SHALL BE INSTALLED ON STREET SIDE OF THE SIDEWALK BETWEEN SIDEWALK AND CURB.
3. SCHEDULE 40 PVC CASING TO BE USED UNDER PAVEMENT, EXTENDING A MINIMUM OF 5' ON EITHER SIDE OF THE PAVEMENT WHERE POSSIBLE. THE INSIDE DIAMETER OF THE CASING PIPE SHALL BE A MINIMUM OF ONE INCH LARGER THAN THE OUTSIDE DIAMETER OF THE SERVICE PIPE.
4. CORP STOPS SHALL BE HORIZONTAL TO WATER MAINS.
5. LOCATE WIRE SHALL 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 PERMANENTLY 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 FROM 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



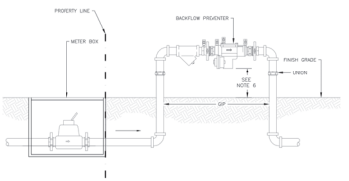
NOTES:
1. BRONZE (OR STAINLESS STEEL) IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES, EXCEPT HYDRANT VALVES.
2. LOCATING WIRE SHALL TERMINATE AT EACH VALVE BOX AND BE CAPABLE OF EXTENDING 12" ABOVE TOP OF BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	VALVE BOX PAD	7.3.2
	REVISION # 1		UT 112



NOTES:
1. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
2. WYE TO BE NO SHALLOWER THAN 3' AND NO DEEPER THAN 5'.
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. CLEANOUT CAP SHALL BE SET A MINIMUM OF 2" ABOVE THE FINISHED GRADE. CLEANOUTS IN R\ PARKS SHALL BE SET 6" ABOVE FINISHED GRADE WITH A CONCRETE COLLAR.
6. DURING CONSTRUCTION, SERVICE LATERAL AND CLEANOUTS SHALL BE STUBBED OUT A MINIMUM OF 1' ABOVE FINISHED GRADE AND SHALL BE CAPPED BY DEVELOPER'S SITE-WORK CONTRACTOR UNTIL PROPERTY IS DEVELOPED AND CONNECTION TO CENTRAL SEWER IS MADE BY PLUMBER.
7. BUILDER'S PLUMBER SHALL CUT RISER, INSTALL CLEANOUT CAP, REMOVE TEMPORARY PLUG, CONNECT SERVICE LATERAL TO HOUSE PLUMBING AND GROUT VOID BETWEEN CLEANOUT AND PAD.
8. ALL DEVELOPMENT SHALL BE DESIGNED AND BUILT IN A MANNER WHERE THE LOWEST WASTEWATER SERVICE LATERAL DOES NOT DROP BELOW THE GRAVITY SEWER GRADE LINE.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	SEWER SERVICE LATERAL	7.3.2
	REVISION # 2		UT 312



NOTES:
1. BACKFLOW PREVENTON ASSEMBLY SHALL BE INSTALLED AND MAINTAINED AS PER MARION COUNTY CROSS CONNECTION CONTROL ORDINANCE AND/OR PLUMBING CODE.
2. BACKFLOW PREVENTON 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
	REVISION # 1		UT 209

Klima Weeks CIVIL ENGINEERING
385 Douglas Avenue, Ste 2100
Altamonte Springs, FL 32714
Telephone 407.478.8750
Facsimile 407.478.8749
Certificate of Authorization No.: 9230

Selby G. Weeks 56991

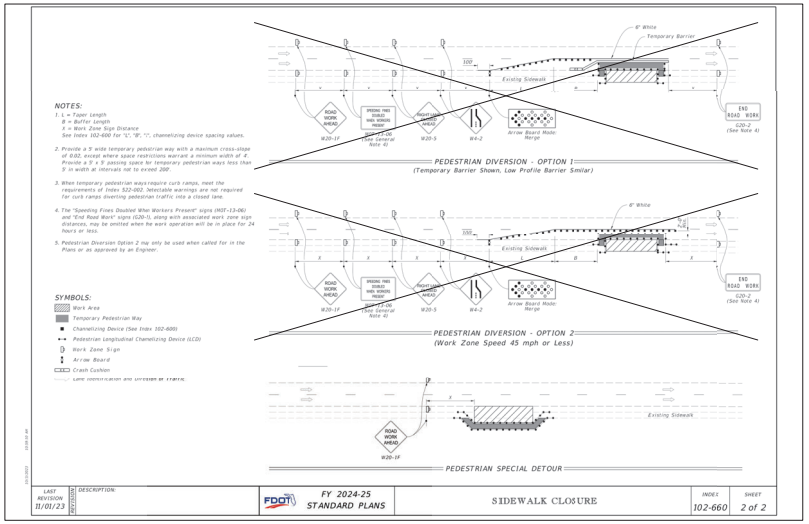
SILVER SPRINGS SHORES MEDICAL OFFICE BUILDING
MARION COUNTY, FL
MARION COUNTY DETAILS

revision	description	date
△		
△		
△		
△		
△		
△		

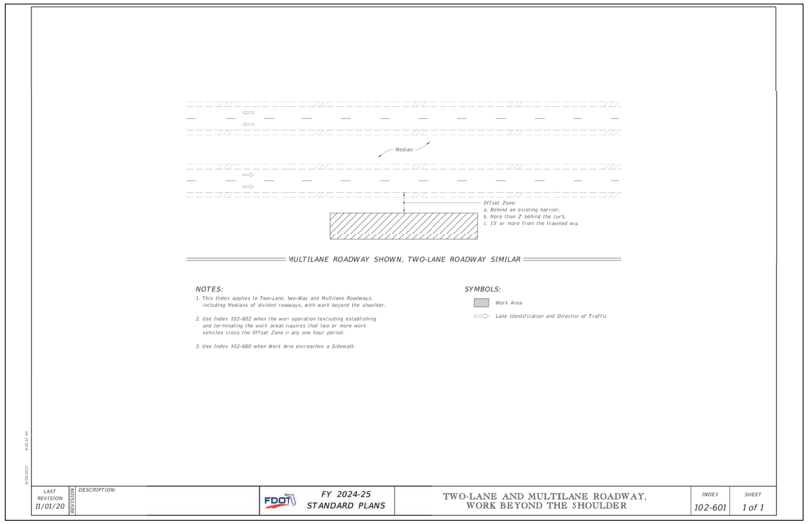
drawn by: JD
checked by: SGW
date: 02/28/2025
plot scale: AS SHOWN
project number: 25HEMB065
file name: C600-DTLS-25HEMB065.dwg

C701

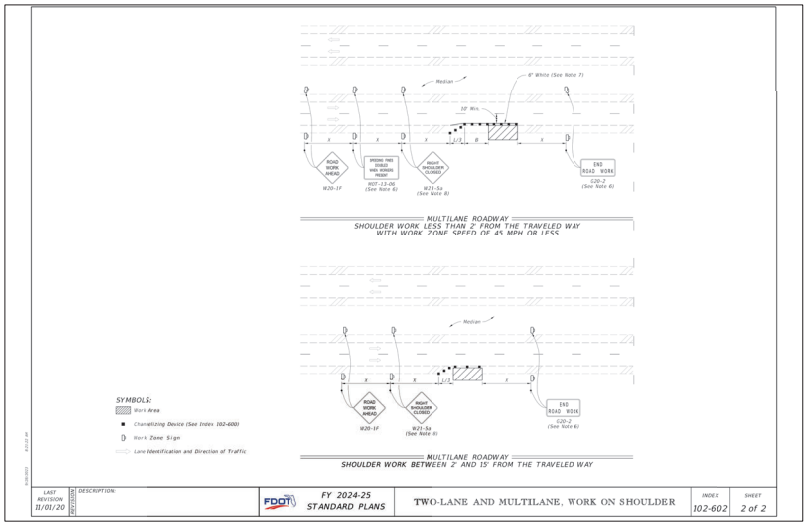
File Location : P:\Land Projects 2025\25HEMB065 - Silver Springs Shores\CAD\
Filename : C600-DTLS-25HEMB065.dwg Plot Date : Mar. 03, 2025 1:18pm



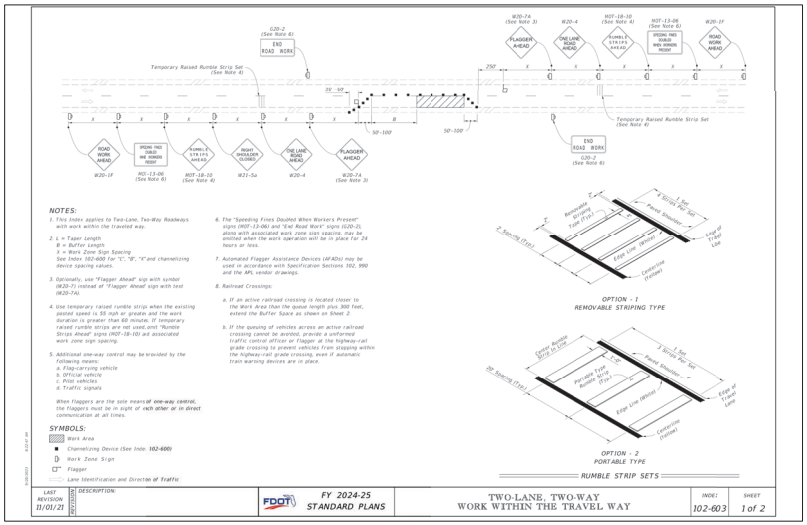
LAST REVISION	DESCRIPTION:	FDOT	FY 2024-25 STANDARD PLANS	SIDEWALK CLOSURE	INDEX	SHEET
11/01/23					102-660	2 of 2



LAST REVISION	DESCRIPTION:	FDOT	FY 2024-25 STANDARD PLANS	TWO-LANE AND MULTILANE ROADWAY, WORK BEYOND THE SHOULDER	INDEX	SHEET
11/01/20					102-601	1 of 1



LAST REVISION	DESCRIPTION:	FDOT	FY 2024-25 STANDARD PLANS	TWO-LANE AND MULTILANE, WORK ON SHOULDER	INDEX	SHEET
11/01/20					102-602	2 of 2



LAST REVISION	DESCRIPTION:	FDOT	FY 2024-25 STANDARD PLANS	TWO-LANE, TWO-WAY WORK WITHIN THE TRAVEL WAY	INDEX	SHEET
11/01/21					102-603	1 of 2

Klima Weeks CIVIL ENGINEERING
385 Douglas Avenue, Ste 2100
Altamonte Springs, FL 32714
Telephone 407.478.8750
Facsimile 407.478.8749
Certificate of Authorization No.: 9230

Selby G. Weeks 56991

SILVER SPRINGS SHORES
MEDICAL OFFICE BUILDING
MARION COUNTY, FL

FDOT MOT DETAILS

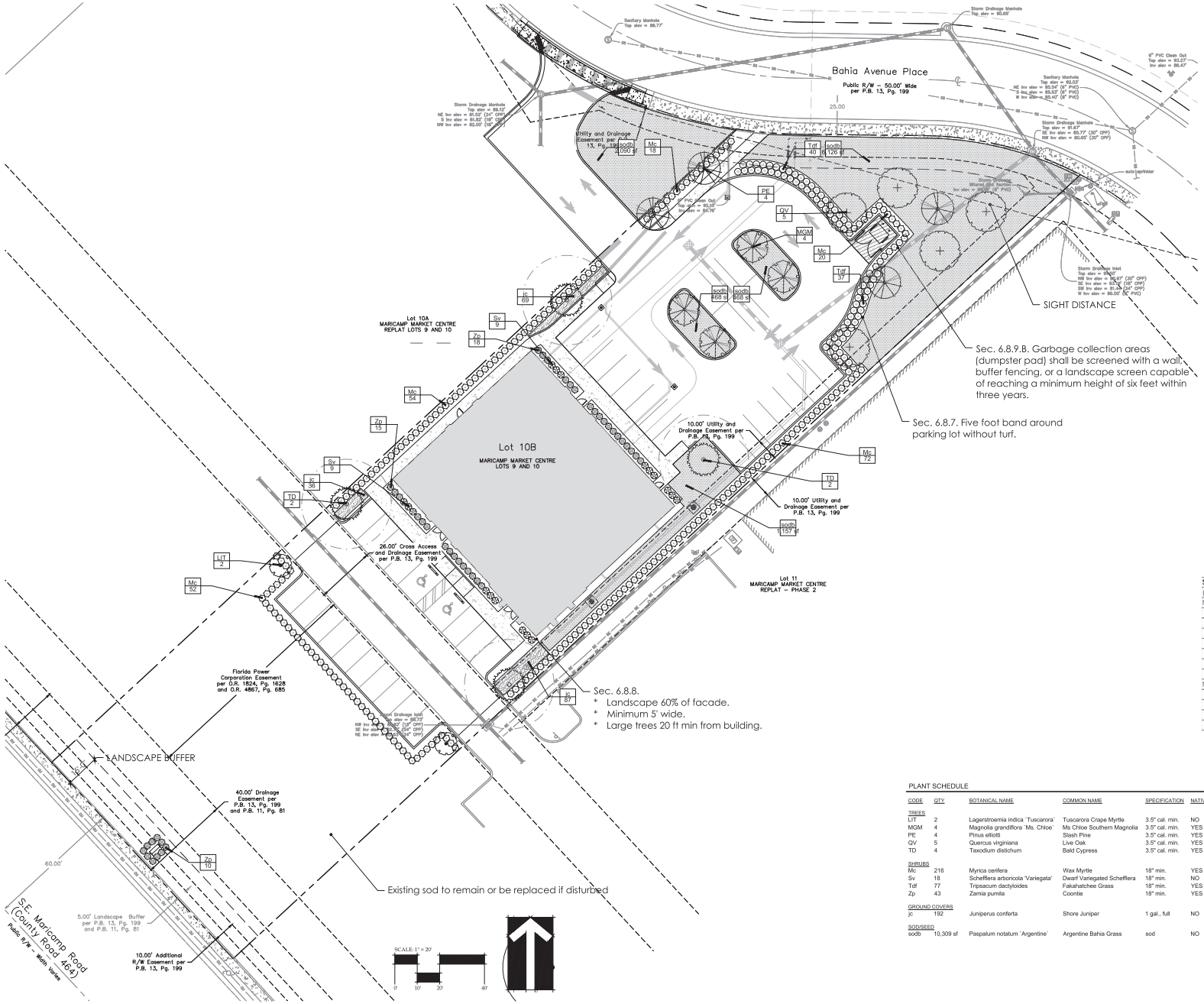
revision	description	date
△		
△		
△		
△		
△		
△		

drawn by: JD
checked by: SGW
date: 02/28/2025
plot scale: AS SHOWN
project number: 25HEMB065
file name: C800-DTLS-25HEMB065.DWG

C800

File Location : P:\Land Projects 2025\25HEMB065 - Silver Springs Shores\CAD\

Filename : C800-DTLS-25HEMB065.dwg Plot Date : Mar. 03, 2025 12:22pm



Sec. 6.7.4. Shade trees.

Site Area	1 tree per s.f.	Required Trees	Proposed Trees
56,316	3,000	18.8	19
Sec 6.8.10. C. (1) (d) Max. 50% one tree species			9.5

Sec. 6.8.10.C. Native Plant Requirements

(1)(b) Outside of the UGB			
NATIVE	PLANT	QTY	Subtotal
	MGM	4	
	PT	4	
	QV	5	
	TD	4	
	Mc	206	
	Tdf	77	
	Zp	61	361
NON NATIVE	LIS	2	
	jc	247	249
	TOTAL PLANTS		610
	Native	59.2%	
	Native requirement	35%	

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	WATER USE ZONE	SPACING	REMARKS
TREES								
LIT	2	Lagerstroemia indica `Tuscarora`	Tuscarora Crape Myrtle	3.5" cal. min.	NO	LOW	As Shown	
MGM	4	Magnolia grandiflora `Ms. Chloe`	Ms Chloe Southern Magnolia	3.5" cal. min.	YES	MEDIUM	As Shown	
PE	4	Pinus elliotti	Slash Pine	3.5" cal. min.	YES	LOW	As Shown	
QV	5	Quercus virginiana	Live Oak	3.5" cal. min.	YES	LOW	As Shown	
TD	4	Taxodium distichum	Bald Cypress	3.5" cal. min.	YES	LOW	As Shown	
SHRUBS								
Mc	216	Myrica cerifera	Wax Myrtle	18" min.	YES	MEDIUM	36" o.c.	
Sv	18	Schefflera arboricola `Variegata`	Dwarf Variegated Schefflera	18" min.	NO	LOW	36" o.c.	
Tdf	77	Tripsacum dactyloides	Fakahatchee Grass	18" min.	YES	LOW	36" o.c.	
Zp	43	Zamia pumila	Coontie	18" min.	YES	LOW	36" o.c.	
GROUND COVERS								
jc	192	Juniperus conferta	Shore Juniper	1 gal., full	NO	LOW		
SOD/SEED								
sodb	10,309 sf	Paspalum notatum `Argentine`	Argentine Bahia Grass	sod	NO	LOW		sand grown solid sod - weed free

BONNETT design group, llc
landscape architecture
community planning
FL LA #0001718

400 S. Orlando Ave. Suite 201
Maitland, FL 32751
407.622.1588
BDG Proj. 2025.112

Klima Weeks
CIVIL ENGINEERING

385 Douglas Avenue, Ste 2100
Altamonte Springs, FL 32714
Telephone 407.478.8750
Facsimile 407.478.8749
Certificate of Authorization No.: 9230

This has been electronically signed and sealed by Laurie A. Elder, FL#LA6666680 using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed by Laurie A Elder
Date: 2025.03.04 08:47:46-05'00'

Laurie A. Elder, RLA FL #LA6666680

SILVER SPRINGS SHORES
MEDICAL OFFICE BUILDING
MARION COUNTY, FL
LANDSCAPE PLAN

revision	description	date
△		
△		
△		
△		
△		
△		

drawn by: JD
checked by: SGW
date: 02/28/2025
plot scale: AS SHOWN
project number: 25HEMB065
file name: [illegible]

L400

File Location : Z:\Shared\Bonnett Design Group\2025\25HEMB065_KW Hill Silver Springs MOB\Design\
Filename : 2025.112_KW Hill Silver Springs MOB_LSP40SE.dwg Plot Date : Mar. 03, 2025 10:10am

GENERAL REQUIREMENTS

The Landscape Contractor shall be responsible for all materials and all work as called for on the landscape plans. The list of plant quantities accompanying the plans shall be used as guide only. If a discrepancy occurs between the plans and the plant list, the plans shall control.

The Landscape Contractor shall warranty all trees for a period of one (1) year and shrubs and ground covers for a period of six (6) months from the time of final acceptance by Owner and Landscape Architect.

The Landscape Contractor shall be wholly responsible for the stability and plumb condition of all trees and shall be legally liable for any damage caused by the instability of any plant material. Staking of trees and palms, if required, shall be done utilizing a method agreed upon by the Landscape Architect.

The Landscape Contractor shall research plans and contact appropriate agencies to determine the location of any utilities and obstructions prior to commencing work. Any utilities or unanticipated obstructions shall be reported to Landscape Architect or Owner immediately.

Positive drainage shall be maintained away from all structures on the site.

IRRIGATION SYSTEMS

All plant material and sodded areas shall have an automatic underground irrigation system providing 100% coverage.

PLANT SPECIFICATIONS

All nursery stock plant material shall be Florida #1 or better in accordance with Grades and Standards for Nursery Plants Parts I & II, latest edition as published by the Florida Department of Agriculture and Consumer Services- Division of Plant Industry.

All plant material shall be planted, fertilized and mulched as per the plant details and planting specifications noted on the plans.

All container grown material shall be healthy, vigorous, well rooted plants, and established in the container in which they are delivered to the site. The plants shall have tops which are good quality and in a healthy growing condition. Established container grown plant material shall be grown in that container sufficiently long enough for the new fibrous roots to have developed enabling the root mass to retain it's shape when removed the container. Plants which have become root bound in the container are unacceptable.

All plant material that is not container grown shall be freshly dug, sound, healthy, vigorous, well branched, and free of disease and insect eggs and larvae, and shall have adequate root systems. Where any requirements are omitted from the plant list, the plants furnished shall be normal for the variety. Plants may be pruned prior to delivery only upon the approval of the Landscape Architect.

FERTILIZER

Two fertilizers shall be used on all types of plantings, except palms. Granular fertilizer shall be uniform in composition, dry and free flowing. This fertilizer shall be delivered to the site in the original unopened bags bearing the manufacturer's statement of analysis. Granular fertilizer shall be a controlled release variety meeting the following requirements: sixteen percent (16%) nitrogen, four percent (4%) phosphorus, eight percent (8%) potassium, plus iron. tablet fertilizer ("Agriform" or approved equal) in 21 gram size shall meet the following requirements: twenty percent (20%) nitrogen, ten percent (10%) phosphorus, five percent (5%) potassium.

Application Rates:

Plant size	16-4-8	"Agriform" tablet (21 grams)
1 gallon	1/4 lb.	1 tablet
3 gallon	1/3 lb.	2 tablets
7-15 gallon	1/2 lb.	4 tablets
1" - 6" caliper	2 lbs. per 1" caliper	2 tablets per 1" caliper
6" + caliper	3 lbs. per 1" caliper	2 tablets per 1" caliper

Sodded areas shall receive an application of the granular fertilizer (16-4-8) at a rate of 1/2 lb. of Nitrogen per 1,000 square feet of sod area.

"Palm Special" fertilizer shall be applied to all palms at installation at a rate of 1 1/2 lbs. per 100 square feet of canopy area. Palm fertilizer shall be a controlled release variety containing chelated micro nutrients and a ratio of N-P-K-Mg of 2:1:3:1.

SOIL

Planting soil for use in preparing the backfill material for planting pits shall be added a rate of fifty percent (50%) planting soil to fifty percent (50%) existing soil. This soil mix shall be used in all plant pits except Sabal Palms which shall be backfilled with clean sand. Planting soil shall be a fertile, friable natural topsoil of loamy character. It shall contain forty (40) to fifty (50) percent decomposed organic matter and be free of heavy clay, stones larger than 1" in diameter, noxious weeds and plants, sod, partially disintegrated debris, insects or any other undesirable material, plants or seeds that would be toxic or harmful to plant growth.

MULCH

All plant beds and tree watering basins shall be top dressed with three inches (3") of pine bark mini-nuggets mulch.

SOD

Refer to Landscape Plan for limits of sod.

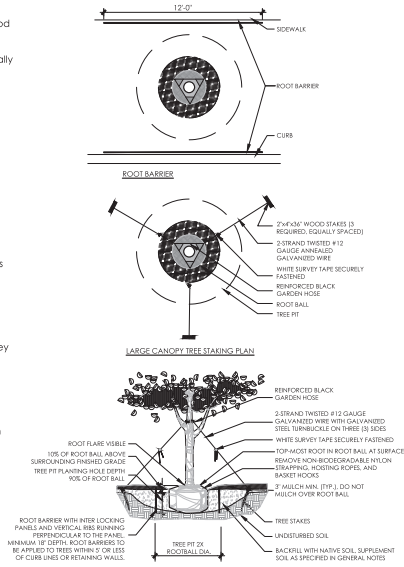
All areas disturbed by construction (including material staging, equipment storage, temporary facilities, site access, construction staff parking, etc.) beyond the minimum limits of sod as shown on the Landscape Plan shall be sodded as needed.

All lawn areas to receive sod shall be disked four (4) to six (6) inches and graded to establish a level finished grade ensuring positive drainage from all structures. All debris shall be removed from the site.

Sod shall be free of weeds and pests. It shall be laid evenly with tight fitting joints and rolled. The sod shall contain moist soil which does not fall apart or tear when lifted.

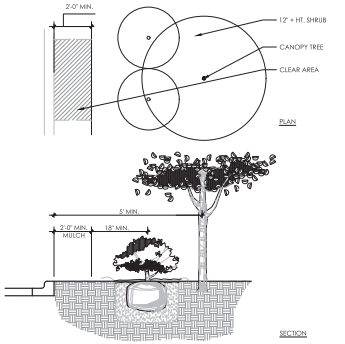
See plant list for specific sod species and locations.

See 'Fertilizer' for requirements of all sodded areas.



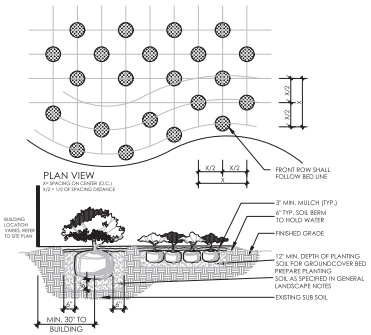
LARGE CANOPY TREE PLANTING DETAIL

N.T.S.



TYPICAL PLANTING ADJACENT TO PARKING

N.T.S.



SHRUB AND GROUNDCOVER PLANTING DETAIL

N.T.S.

NOTE: TREE SUPPORT MATERIALS SHALL BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. THIS IS USUALLY DONE AFTER 6 MONTHS FOR SHADE TREES AND 1 YEAR FOR PALM TREES.

BONNETT design group, llc
landscape architecture
community planning
FL LA #0001718

400 S. Orlando Ave. Suite 201
Maitland, FL 32751
407.622.1588
BDG Proj. 2025.112

Klima Weeks CIVIL ENGINEERING
385 Douglas Avenue, Ste 2100
Altamonte Springs, FL 32714
Telephone 407.478.8750
Facsimile 407.478.8749
Certificate of Authorization No.: 9230

This is has been electronically signed and sealed by Laurie A. Elder, FLALA6666680 using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed by Laurie A Elder
Date: 2025.03.04 08:47:46-05'00'

Laurie A. Elder, RLA FL #LA6666680

SILVER SPRINGS SHORES MEDICAL OFFICE BUILDING
MARION COUNTY, FL

LANDSCAPE DETAILS & NOTES

revision	description	date
△		
△		
△		
△		
△		
△		

drawn by: JD
checked by: SGW
date: 02/28/2025
plot scale: AS SHOWN
project number: 25HEMB065
file name: BDG_LD_XW AH SILVER SPRINGS MOB_LSHADE.DWG

L410

File Location : Z:\Shared\Bonnett Design Group\2025\2025.112_XW AH Silver Springs MOB\Arch\
Filename : 2025.112_XW AH Silver Springs MOB_LSHADE.dwg Plot Date : Mar. 03, 2025 10:10am

IRRIGATION ZONES LAYOUT SCHEMATICS AND LAYOUTS BY IRRIGATION CONTRACTOR NOTES:

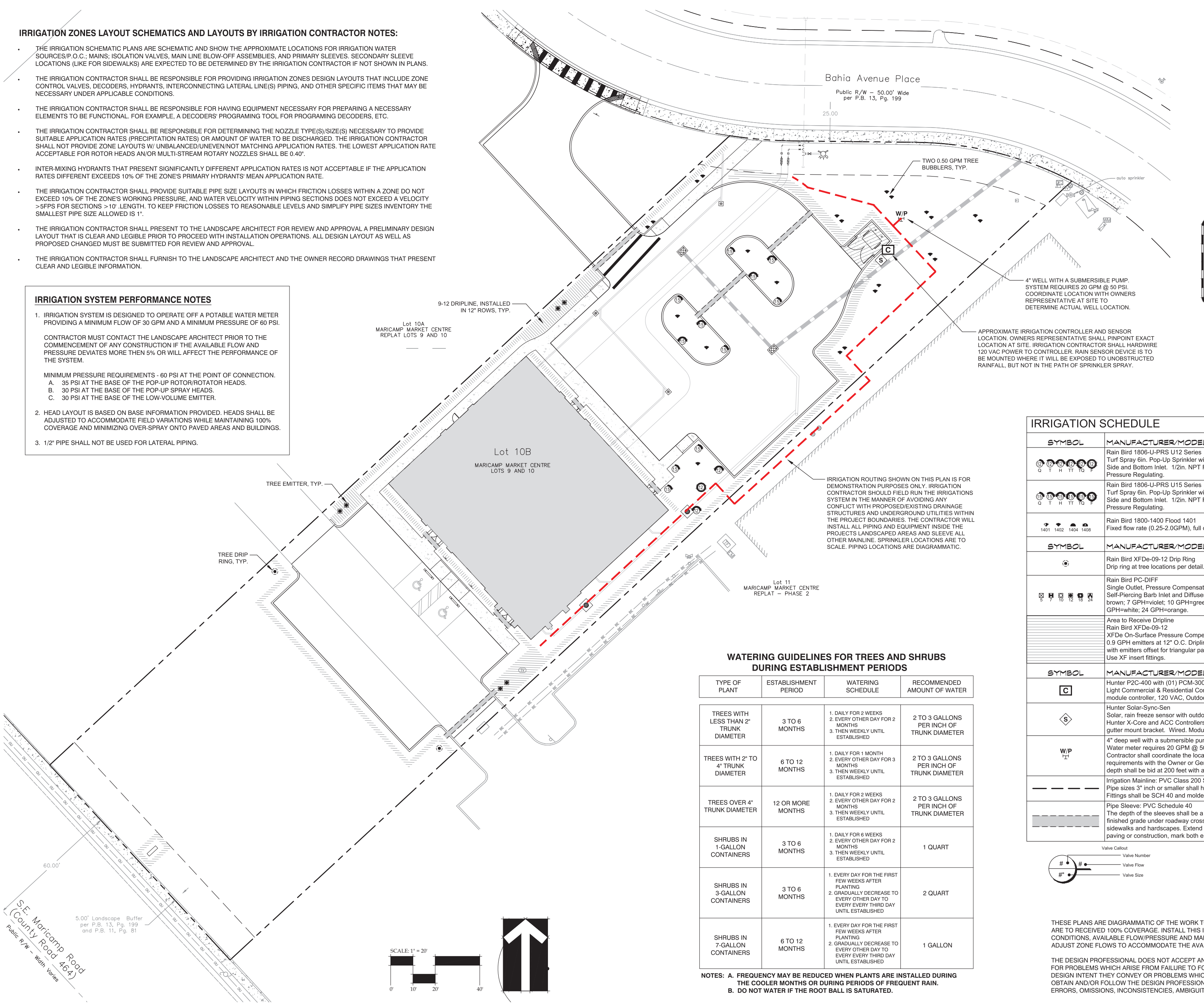
- THE IRRIGATION SCHEMATIC PLANS ARE SCHEMATIC AND SHOW THE APPROXIMATE LOCATIONS FOR IRRIGATION WATER SOURCES/P.O.C.; MAINS; ISOLATION VALVES, MAIN LINE BLOW-OFF ASSEMBLIES, AND PRIMARY SLEEVES. SECONDARY SLEEVE LOCATIONS (LIKE FOR SIDEWALKS) ARE EXPECTED TO BE DETERMINED BY THE IRRIGATION CONTRACTOR IF NOT SHOWN IN PLANS.
- THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING IRRIGATION ZONES DESIGN LAYOUTS THAT INCLUDE ZONE CONTROL VALVES, DECODERS, HYDRANTS, INTERCONNECTING LATERAL LINE(S) PIPING, AND OTHER SPECIFIC ITEMS THAT MAY BE NECESSARY UNDER APPLICABLE CONDITIONS.
- THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING EQUIPMENT NECESSARY FOR PREPARING A NECESSARY ELEMENTS TO BE FUNCTIONAL. FOR EXAMPLE, A DECODERS' PROGRAMING TOOL FOR PROGRAMING DECODERS, ETC.
- THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE NOZZLE TYPE(S)/SIZE(S) NECESSARY TO PROVIDE SUITABLE APPLICATION RATES (PRECIPITATION RATES) OR AMOUNT OF WATER TO BE DISCHARGED. THE IRRIGATION CONTRACTOR SHALL NOT PROVIDE ZONE LAYOUTS W/ UNBALANCED/UNEVEN/NOT MATCHING APPLICATION RATES. THE LOWEST APPLICATION RATE ACCEPTABLE FOR ROTOR HEADS AN/OR MULTI-STREAM ROTARY NOZZLES SHALL BE 0.40".
- INTER-MIXING HYDRANTS THAT PRESENT SIGNIFICANTLY DIFFERENT APPLICATION RATES IS NOT ACCEPTABLE IF THE APPLICATION RATES DIFFERENT EXCEEDS 10% OF THE ZONE'S PRIMARY HYDRANTS' MEAN APPLICATION RATE.
- THE IRRIGATION CONTRACTOR SHALL PROVIDE SUITABLE PIPE SIZE LAYOUTS IN WHICH FRICTION LOSSES WITHIN A ZONE DO NOT EXCEED 10% OF THE ZONE'S WORKING PRESSURE, AND WATER VELOCITY WITHIN PIPING SECTIONS DOES NOT EXCEED A VELOCITY >5FPS FOR SECTIONS >10' .LENGTH. TO KEEP FRICTION LOSSES TO REASONABLE LEVELS AND SIMPLIFY PIPE SIZES INVENTORY THE SMALLEST PIPE SIZE ALLOWED IS 1".
- THE IRRIGATION CONTRACTOR SHALL PRESENT TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL A PRELIMINARY DESIGN LAYOUT THAT IS CLEAR AND LEGIBLE PRIOR TO PROCEED WITH INSTALLATION OPERATIONS. ALL DESIGN LAYOUT AS WELL AS PROPOSED CHANGED MUST BE SUBMITTED FOR REVIEW AND APPROVAL.
- THE IRRIGATION CONTRACTOR SHALL FURNISH TO THE LANDSCAPE ARCHITECT AND THE OWNER RECORD DRAWINGS THAT PRESENT CLEAR AND LEGIBLE INFORMATION.

IRRIGATION SYSTEM PERFORMANCE NOTES

1. IRRIGATION SYSTEM IS DESIGNED TO OPERATE OFF A POTABLE WATER METER PROVIDING A MINIMUM FLOW OF 30 GPM AND A MINIMUM PRESSURE OF 60 PSI.

   CONTRACTOR MUST CONTACT THE LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION IF THE AVAILABLE FLOW AND PRESSURE DEVIATES MORE THEN 5% OR WILL AFFECT THE PERFORMANCE OF THE SYSTEM.

   MINIMUM PRESSURE REQUIREMENTS - 60 PSI AT THE POINT OF CONNECTION.
   A. 35 PSI AT THE BASE OF THE POP-UP ROTOR/ROTATOR HEADS.
   B. 30 PSI AT THE BASE OF THE POP-UP SPRAY HEADS.
   C. 30 PSI AT THE BASE OF THE LOW-VOLUME EMITTER.
2. HEAD LAYOUT IS BASED ON BASE INFORMATION PROVIDED. HEADS SHALL BE ADJUSTED TO ACCOMMODATE FIELD VARIATIONS WHILE MAINTAINING 100% COVERAGE AND MINIMIZING OVER-SPRAY ONTO PAVED AREAS AND BUILDINGS.
3. 1/2" PIPE SHALL NOT BE USED FOR LATERAL PIPING.



WATERING GUIDELINES FOR TREES AND SHRUBS DURING ESTABLISHMENT PERIODS

TYPE OF PLANT	ESTABLISHMENT PERIOD	WATERING SCHEDULE	RECOMMENDED AMOUNT OF WATER
TREES WITH LESS THAN 2" TRUNK DIAMETER	3 TO 6 MONTHS	1. DAILY FOR 2 WEEKS 2. EVERY OTHER DAY FOR 2 MONTHS 3. THEN WEEKLY UNTIL ESTABLISHED	2 TO 3 GALLONS PER INCH OF TRUNK DIAMETER
TREES WITH 2" TO 4" TRUNK DIAMETER	6 TO 12 MONTHS	1. DAILY FOR 1 MONTH 2. EVERY OTHER DAY FOR 3 MONTHS 3. THEN WEEKLY UNTIL ESTABLISHED	2 TO 3 GALLONS PER INCH OF TRUNK DIAMETER
TREES OVER 4" TRUNK DIAMETER	12 OR MORE MONTHS	1. DAILY FOR 2 WEEKS 2. EVERY OTHER DAY FOR 2 MONTHS 3. THEN WEEKLY UNTIL ESTABLISHED	2 TO 3 GALLONS PER INCH OF TRUNK DIAMETER
SHRUBS IN 1-GALLON CONTAINERS	3 TO 6 MONTHS	1. DAILY FOR 6 WEEKS 2. EVERY OTHER DAY FOR 2 MONTHS 3. THEN WEEKLY UNTIL ESTABLISHED	1 QUART
SHRUBS IN 3-GALLON CONTAINERS	3 TO 6 MONTHS	1. EVERY DAY FOR THE FIRST FEW WEEKS AFTER PLANTING 2. GRADUALLY DECREASE TO EVERY OTHER DAY TO EVERY EVERY THIRD DAY UNTIL ESTABLISHED	2 QUART
SHRUBS IN 7-GALLON CONTAINERS	6 TO 12 MONTHS	1. EVERY DAY FOR THE FIRST FEW WEEKS AFTER PLANTING 2. GRADUALLY DECREASE TO EVERY OTHER DAY TO EVERY EVERY THIRD DAY UNTIL ESTABLISHED	1 GALLON

NOTES: A. FREQUENCY MAY BE REDUCED WHEN PLANTS ARE INSTALLED DURING THE COOLER MONTHS OR DURING PERIODS OF FREQUENT RAIN.
B. DO NOT WATER IF THE ROOT BALL IS SATURATED.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
12 Q T H TT TQ F	Rain Bird 1806-U-PRS U12 Series Turf Spray 6in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet. Pressure Regulating.	3	30
15 Q T H TT TQ F	Rain Bird 1806-U-PRS U15 Series Turf Spray 6in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet. Pressure Regulating.	11	30
1401 1402 1404 1408	Rain Bird 1800-1400 Flood 1401 Fixed flow rate (0.25-2.0GPM), full circle bubbler, 1/2" FIPT.	23	20
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
(drip ring)	Rain Bird XFDe-09-12 Drip Ring Drip ring at tree locations per detail. 33' of drip line	2	
5 7 10 12 18 24	Rain Bird PC-DIFF Single Outlet, Pressure Compensating Drip Emitters with Self-Piercing Barb Inlet and Diffuser Cap. Flow rate: 5 GPH=light brown; 7 GPH=violet; 10 GPH=green; 12 GPH=dark brown; 18 GPH=white; 24 GPH=orange.	6	
(hatched area)	Area to Receive Dripline Rain Bird XFDe-09-12 XFDe On-Surface Pressure Compensating Landscape Dripline. 0.9 GPH emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. UV & Kink Resistant. Use XF insert fittings.	2,616 lf	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
C	Hunter P2C-400 with (01) PCM-300 Light Commercial & Residential Controller, 7-station expanded module controller, 120 VAC, Outdoor/Indoor model	1	
S	Hunter Solar-Sync-Sen Solar, rain freeze sensor with outdoor interface, connects to Hunter X-Core and ACC Controllers, install as noted. Includes gutter mount bracket. Wired. Module not included.	1	
W/P	4" deep well with a submersible pump - 20 GPM @ 50 PSI Water meter requires 20 GPM @ 50 PSI. Irrigation contractor The Contractor shall coordinate the location and all power requirements with the Owner or General Contractor. The well depth shall be bid at 200 feet with a + or - price per lineal feet.	1	
— — — —	Irrigation Mainline: PVC Class 200 SDR 21 Pipe sizes 3" inch or smaller shall have bell and socket joints. Fittings shall be SCH 40 and molded. Install 18" below grade.	358.2 lf	
(shaded dashed)	Pipe Sleeve: PVC Schedule 40 The depth of the sleeves shall be a minimum 30" cover from finished grade under roadway crossings and 24" under all sidewalks and hardscapes. Extend sleeves 18" beyond edges of paving or construction, mark both ends with a 3" "V" in pavement.	143.4 lf	

Valve Callout
\# Valve Number
\# Valve Flow
\#" Valve Size

THESE PLANS ARE DIAGRAMMATIC OF THE WORK TO BE PERFORMED. ALL LANDSCAPED AREAS ARE TO RECEIVED 100% COVERAGE. INSTALL THIS IRRIGATION SYSTEM PER THE SITE CONDITIONS, AVAILABLE FLOW/PRESSURE AND MANUFACTURERS RECOMMENDATIONS. ADJUST ZONE FLOWS TO ACCOMMODATE THE AVAILABLE MAINLINE FLOWS AND PRESSURES.

THE DESIGN PROFESSIONAL DOES NOT ACCEPT ANY/ALL RESPONSIBILITY AND/OR LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND DESIGN INTENT THEY CONVEY OR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE DESIGN PROFESSIONALS GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

BONNETT design group, llc
landscape architecture
community planning
FL LA #0001718
400 S. Orlando Ave. Suite 201
Maitland, FL 32751
407.622.1588
BDG Proj. 2025.112

IRR. DESIGN
3215 ELLEN DR.
ORLANDO, FL 32806
PHONE (407) 859-5790
IRRdesign.com
Jason McElroy
irrdesign@gmail.com

Klima Weeks CIVIL ENGINEERING
385 Douglas Avenue, Ste 2100
Altamonte Springs, FL 32714
Telephone 407.478.8750
Facsimile 407.478.8749
Certificate of Authorization No.: 9230

BEFORE YOU DIG ! CALL SUNSHINE STATE ONE CALL OF FLORIDA
AT LEAST TWO FULL BUSINESS DAYS BEFORE DIGGING OR DISTURBING EARTH
Sunshine State One Call 811 of Florida, Inc.
Know what's below. Call before you dig.
www.callsunshine.com

REGISTERED LANDSCAPE ARCHITECT LAURIE ANN ELDER LA 6666680 STATE OF FLORIDA

This is has been electronically signed and sealed by Laurie A. Elder, FL#LA6666680 using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
Digitally signed by Laurie A Elder
Date: 2025.03.04 08:47:47-05'00'

Laurie A. Elder, RLA FL #LA6666680

SILVER SPRINGS SHORES MEDICAL OFFICE BUILDING
MARION COUNTY, FL
IRRIGATION PLAN

revision	description	date
△		
△		
△		
△		
△		
△		

drawn by: JD
checked by: SGW
date: 02/28/2025
plot scale: AS SHOWN
project number: 25HEMB065
file name: 2025.112_KW AH SILVER SPRINGS MOB_IRBASE.DWG

L500

File Location : C:\Users\vaio\AppData\Local\Temp\AcPublish_14572\
Filename : 2025.112_KW AH Silver Springs MOB_IRBASE.dwg Plot Date : Mar. 03, 2025 1:10pm

BONNETT design group, llc
landscape architecture
community planning
FL LA #0001718

400 S. Orlando Ave. Suite 201
Maitland, FL 32751
407.622.1588
BDG Proj. 2025.112

Klima Weeks
CIVIL ENGINEERING
385 Douglas Avenue, Ste 2100
Altamonte Springs, FL 32714
Telephone 407.478.8750
Facsimile 407.478.8749
Certificate of Authorization No.: 9230

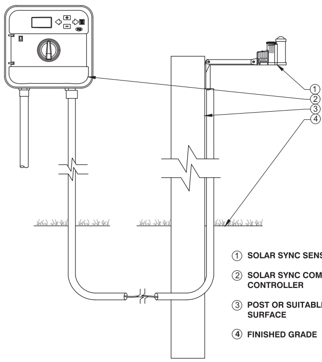
REGISTERED LANDSCAPE ARCHITECT LAURIE ANN ELDER LA 6666680 STATE OF FLORIDA

This is has been electronically signed and sealed by Laurie A. Elder, FL#LA6666680 using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed by Laurie A Elder
Date: 2025.03.04 08:47:48-05'00'

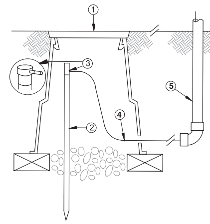
Laurie A. Elder, RLA FL #LA6666680

SILVER SPRINGS SHORES MEDICAL OFFICE BUILDING
MARION COUNTY, FL
IRRIGATION NOTES & DETAILS



1. SOLAR SYNC SENSOR
2. SOLAR SYNC COMPATIBLE CONTROLLER
3. POST OR SUITABLE MOUNTING SURFACE
4. FINISHED GRADE

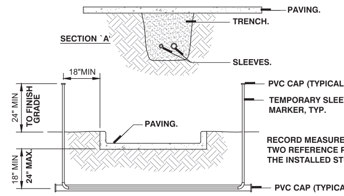
SOLAR SYNC WITH WALL MOUNT CONTROLLER



1. 10" ROUND VALVE BOX
2. 8' COPPER CLAD GROUND ROD 50 OHMS OR LESS
3. CONNECTION
4. #6 to #10 BARE COPPER GROUNDING CONDUCTOR
5. CONDUIT TO CONTROLLER

GROUND PER N.E.C.

CONTROLLER GROUNDING

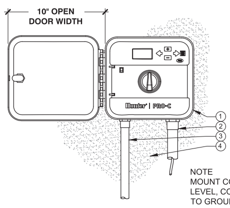


NOTES
1. IRRIGATION SLEEVES SHALL BE CLASS 200 PIPE FOR 4" AND LARGER AND SCHEDULE 40 PVC FOR 3" AND SMALLER.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24-INCHES MINIMUM ABOVE FINISH GRADE AND MARK ALL SLEEVE LOCATIONS. REMOVE EXTENSION WHEN SLEEVE IS UTILIZED.
4. MECHANICALLY TAMP TO 95% PROCTOR.
5. SLEEVE SHALL BE TWO (2) TIMES DIAMETER OF NOMINAL SIZE OF PIPE WITHIN SLEEVE.

IRRIGATION SLEEVE DETAIL

GENERAL IRRIGATION NOTES

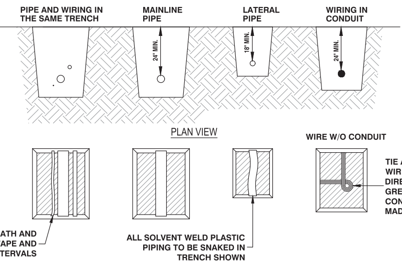
1. ALL MAINLINES TO HAVE A MINIMUM OF 18" OF COVER. (CLASS 200 PVC PIPE).
2. ALL LATERAL AND SUB-MAIN PIPE TO HAVE A MINIMUM OF 12" OF COVER (CLASS 200 PVC PIPE).
3. NO ROCKS, BOULDER, OR OTHER EXTRANEOUS MATERIALS TO BE USED IN BACKFILLING OF TRENCH.
4. ALL PIPE TO BE INSTALLED AS PER MANUFACTURERS' SPECIFICATIONS.
5. ALL THREADED JOINTS TO BE COATED WITH TEFLON TAPE OR LIQUID TEFLON.
6. ALL LINES TO BE THOROUGHLY FLUSHED BEFORE INSTALLATION OF SPRINKLER HEADS.
7. SPRINKLER AND RELATED EQUIPMENT TO BE INSTALLED AS PER DETAILS.
8. ALL ELECTRICAL JOINTS TO BE MADE USING WATERPROOF CONNECTIONS AS SHOWN ON DETAILS.
9. ALL EQUIPMENT NOT SPECIFIED IN THE LEGEND SHALL BE DETERMINED AND FURNISHED BY THE CONTRACTOR.
10. NO ELECTRICAL CONNECTIONS SHALL BE MADE IN THE FIELD EXCEPT AT A VALVE CONTROL BOX OR ANOTHER VALVE BOX SPECIFICALLY FOR CONNECTIONS.
11. ANY DISCREPANCY BETWEEN THIS SHEET AND OTHERS IN THIS SET MUST BE REFERRED TO THE IRRIGATION CONSULTANT BY THE CONTRACTOR FOR CLARIFICATION BEFORE PRECEDING WITH THE WORK.
12. ALL 24 VOLT WIRE SHALL BE #12 UF/UL FOR COMMON WIRE, AND #14 UF/UL FOR CONTROL WIRES, DIRECT BURIAL, SOLID COPPER.
13. CONTRACTOR TO BE RESPONSIBLE FOR PROPER COVERAGE OF AREAS TO BE WATERED. i.e ADJUST HEADS WITH INSUFFICIENT COVERAGE DUE TO BLOCKAGE BY EXISTING OR PROPOSED SITE FEATURES.
14. CONTRACTOR TO REFER TO LANDSCAPE PLAN TO KEEP SPRINKLER EQUIPMENT AND ACCESSORY MATERIAL FROM INTERFERING WITH PROPER PLANTING, i.e VERIFY ROOT BALL SIZE FOR PLANTING
15. CONTRACTOR SHALL PROVIDE EXPANSION COILS AT EACH WIRE CONNECTION IN A VALVE BOX (WRAP AROUND 3/4" PIPE 12 TIMES.
16. SPRINKLERS IN LOW-LYING AREAS SHALL HAVE CHECK VALVES
17. ALL SPRINKLERS TO BE MOUNTED ON FLEX PIPE - REFER TO DETAILS.
18. INSTALL DRIP LINE TUBING AND NON-PRESSURE LATERAL LEAD LINE PIPING IN LANDSCAPE AREAS AND ADJACENT TO SELECTED PLANT MATERIAL AS SHOWN IN DETAILS.
19. CONTRACTOR SHALL UTILIZE VALVE I.D. TAGS ON ALL REMOTE CONTROL VALVES.
20. 24 VOLT WIRE SHALL BE COLOR CODE; COMMON-WHITE, CONTROL-RED.
21. CONTRACTOR SHALL INSTALL MANUFACTURERS' RECOMMENDED GROUNDING EQUIPMENT FOR POWER SUPPLY AND VALVE OUTPUT WITH (2) 5/8" COPPER CLAD GROUND RODS.
22. CONTRACTOR SHALL INSTALL MANUFACTURERS' RECOMMENDATION ON FAULT GROUND AND LIGHTNING PROTECTION.
23. CONTROLLER GROUNDING MUST BE PER ASIC REQUIREMENTS.
24. SYSTEM IS DIAGRAMMATIC TO IMPROVE CLARITY. ALL MAINLINE PIPING, ELECTRIC VALVES AND WIRING ARE TO BE INSTALLED IN LANDSCAPED AREAS AND REFERENCE THE LANDSCAPE PLAN PRIOR TO THE INSTALLATION OF PIPING TO AVOID CONTACT WITH PLANT MATERIALS EXISTING OR NEW.
25. CONTRACTOR SHALL INSTALL SPRINKLER EQUIPMENT 18" FROM FOUNDATIONS, ALSO INSTALL SPRINKLERS 4" FROM CURBS OR WALKS.
26. PRIOR TO BID IRRIGATION CONTRACTOR SHALL VERIFY RIGHT-OF-WAY AND BACKFLOW REQUIREMENTS NO LATER THAN FIVE DAYS BEFORE BID SUBMITTALS. CONTRACTOR SHALL NOTIFY CONSULTANT OF ANY CHANGES FROM PLANS OR SPECIFICATIONS.
27. IRRIGATION CONTRACTOR SHALL PROVIDE THE OWNER AND LANDSCAPE ARCHITECT WITH A REPRODUCIBLE AS-BUILT DRAWING OF THE INSTALLED IRRIGATION SYSTEM IN A PDF FILE FORMAT BEFORE FINAL ACCEPTANCE. PROVIDE CROSS-MEASURED LOCATIONS OF ALL VALVE LOCATIONS, CONTROLLER, WATER SOURCE, WIRE SPLICES, SLEEVE LOCATIONS, ETC.
28. A 1-YEAR WARRANTY PERIOD SHALL BE PROVIDED FOR SYSTEM AFTER SUBSTANTIAL COMPLETION IS ACCEPTED. START UP AND ADJUSTING OF SYSTEM IN SPRING TIME SHALL BE INCLUDED IN WARRANTY.
29. PRIOR TO BID, CONTRACTOR SHALL VERIFY THAT ALL MATERIAL, INSTALLATION PARAMETERS AND OPERATIONS CONFORM TO ALL APPLICABLE CODES AND ORDINANCES NO LATER THAN FIVE DAYS BEFORE BID SUBMITTALS. CONTRACTOR SHALL NOTIFY IRRIGATION CONSULTANT/DESIGNER OF ANY CHANGES REQUIRED DUE TO CURRENT CODE OR ORDINANCE DISCREPANCIES. IF CONTRACTOR DOES NOT COMPLY TO THIS NOTIFICATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY INSTALLATION CHANGE AND REDESIGN COSTS FOR NON-COMPLIANCE.
30. UNLESS OTHERWISE NOTED, THE CONTRACTOR MUST COMPLETE TWO PRESSURE TESTS OF THE IRRIGATION SYSTEM MAINLINE(BOTH TO SHOW NO DROP IN PRESSURE DURING DURATION OF THE TEST).
 A. 2-HOUR PRESSURE TEST AT 1.5 TIMES THE SYSTEM STATIC PRESSURE
 B. 24-HOUR PRESSURE TEST AT THE SYSTEM STATIC PRESSURE
34. IRRIGATION INSTALLATION CONTRACTOR SHALL PROVIDE THE OWNER WITH A COLOR-CODED ZONE DIAGRAM PLAN, 8-1/2"X11" LAMINATED SHEET(S) WITH AN ELECTRONIC FILE COPY TO IDENTIFY CONTROLLER STATION TO THE CONTROL VALVE NUMBER FOR EACH CONTROLLER. THE LAMINATED CHART IS TO BE LOCATED IN AN ADHESIVE POUCH ATTACHED TO THE INSIDE OF CONTROLLER(S).
35. THE CONTROLLER(S) SHALL SCHEDULE PROGRAM "A" TO A REGULAR RUN-TIME SETTINGS FOR AFTER THE ESTABLISHMENT PERIOD OF THE PLANT MATERIAL. PROGRAM "B" SHALL BE USED DURING THE ESTABLISHMENT PERIOD AND TURNED OFF AFTER THE 30-60 DAYS OF PLANT INSTALLATION.
36. THE IRRIGATION CONTRACTOR WILL READ ALL SPECIFICATIONS AND REVIEW ALL DETAILS AND EXAMINE THESE PLANS CAREFULLY PRIOR TO BIDDING THIS PROJECT. FAILURE TO READ THIS INFORMATION IS NOT AN ACCEPTABLE REASON IF THE JOB IS UNDERBID.
37. THE PLAN MAY NOT INCLUDE ALL MATERIALS. THIS DOESN'T RELIEVE THE CONTRACTOR FROM BEING RESPONSIBLE TO PROVIDE A COMPLETE SYSTEM IN PERFECT WORKING ORDER.



1. IRRIGATION CONTROLLER (PRO-C) PER PLAN
2. IRRIGATION CONTROL WIRE IN CONDUIT SIZE AND TYPE PER LOCAL CODES
3. ELECTRICAL SUPPLY CONDUIT CONNECT TO POWER SOURCE, J-BOX INSIDE CONTROLLER
4. ADJACENT SURFACE TO MOUNT CONTROLLER PER PLAN

NOTE
MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL, CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 VAC POWER SOURCE

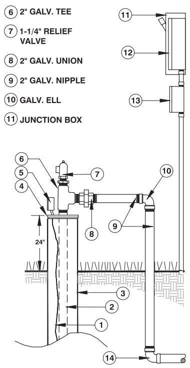
PRO-C WALL MOUNT



NOTES:
1. ALL LATERAL LINES SHALL BE SCH 200 PVC PIPE. ALL MAIN LINE SHALL BE SCH 40 PIPE.
2. SLEEVES BELOW ALL HARDSCAPE ELEMENTS SHALL BE SCH 40 PVC AND SHALL BE TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
3. ALL LATERAL LINE SHALL BE BURIED NO LESS THAN 18". ALL MAIN LINES AND ELECTRICAL LINES SHALL BE NO LESS THAN 24".

PIPE AND WIRE TRENCHING

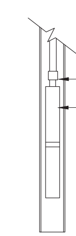
1. CABLE TO PUMP
2. 2" GALV. DROP PIPE
3. 4" WELL CASING
4. 4" WELL SEAL
5. ELECTRONIC BELL BOX
6. 2" GALV. TEE
7. 1-1/4" RELIEF VALVE
8. 2" GALV. UNION
9. 2" GALV. NIPPLE
10. GALV. ELL
11. JUNCTION BOX
12. FRANKLIN MOTOR CONTROL BOX
13. PUMP START RELAY
14. SxT PVC ELL



WELL DISCHARGE DETAIL

NOTE: ALL IRRIGATION SCHEDULE INFORMATION IS SUBJECT TO A WATER USE PERMIT WHICH IS TO BE PROCURED BY THE CONTRACTOR AND OWNER.

NOTE, CONTRACTOR SHALL PROVIDE WELL PUMP PERFORMANCE CURVES. BASED UPON DESIGN PERFORMANCE REQUIREMENTS OF WELL CONSTRUCTION/PRODUCTION REPORT COMPLETED BY WELL DRILLER. FOR REVIEW* APPROVAL BY LANDSCAPE ARCHITECT.



NOTES

IRRIGATION CONTROLLER SHALL ACTIVATE THE PUMP BY WAY OF A PUMP START RELAY.

ALL FITTINGS AND PIPES EXPOSED ABOVE GRADE SHALL BE GALVANIZED SCH. 40 STEEL.

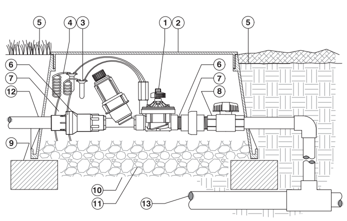
ALL ELECTRICAL WIRING SHALL BE INSTALLED IN CONDUIT TO MEET LOCAL ELECTRICAL CODES.

PRESSURE RELIEF VALVE TO EXHAUST AT 75 PSI.

CONTRACTOR SHALL PROVIDE WELL PUMP PERFORMANCE CURVES. BASED UPON DESIGN PERFORMANCE REQUIREMENTS OF WELL CONSTRUCTION/PRODUCTION REPORT COMPLETED BY WELL DRILLER. FOR REVIEW* APPROVAL BY LANDSCAPE ARCHITECT.

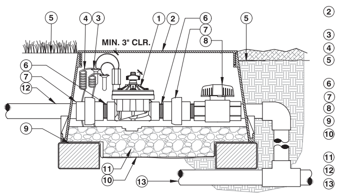
PRIOR TO DRILLING THE WELL, THE WELL CONTRACTOR MUST DISCUSS THE ANTICIPATED DEPTH OF THE WELL AND WTER QUALITY WITH THE LANDSCAPE ARCHITECT. THE POTENTIAL FOR WELL WATER HIGH IN IRON CONTENT THAT RESULTS IN STAINING MUST BE MINIMIZED.

SUBMERSIBLE PUMP DETAIL



1. HUNTER REMOTE CONTROL VALVE (ICZ) WITH FILTER REGULATOR
2. IRRIGATION VALVE BOX: HEAT STAMP LID WITH 'RCV' IN 2" LETTERS
3. WATERPROOF CONNECTORS (2)
4. 18"-24" COILED WIRE TO CONTROLLER
5. FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
6. SCH. 80 CLOSE NIPPLE, MATCH SIZE TO VALVE
7. PVC SLIP X FPT UNION
8. ISOLATION VALVE, SIZE AND TYPE PER PLAN
9. BRICK SUPPORTS (4)
10. FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
11. 3/4" WASHED GRAVEL - 4" MIN. DEPTH
12. IRRIGATION LATERAL
13. MAINLINE LATERAL AND FITTINGS

DRIP CONTROL KIT (ICZ-101-LF) WITH UNIONS AND ISOLATION VALVE



1. REMOTE CONTROL VALVE WITH FLOW CONTROL - PER PLAN
2. IRRIGATION VALVE BOX: HEAT STAMP LID WITH 'RCV' IN 2" LETTERS
3. WATERPROOF CONNECTORS (2)
4. 18"-24" COILED WIRE TO CONTROLLER
5. FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
6. SCH. 80 CLOSE NIPPLE, SIZE PER RCV
7. PVC SLIP (OR FPT) X FPT UNION
8. ISOLATION VALVE, LINE SIZE
9. BRICK SUPPORTS (4)
10. FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
11. 3/4" WASHED GRAVEL - 4" MIN. DEPTH
12. IRRIGATION LATERAL
13. MAINLINE AND FITTINGS

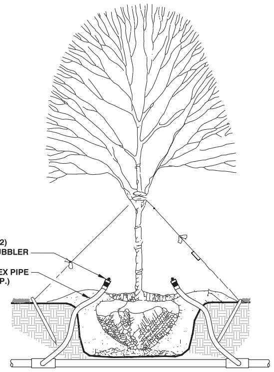
ELECTRIC REMOTE CONTROL VALVE

revision	description	date
△		
△		
△		
△		
△		
△		

drawn by:	JD
checked by:	SGW
date:	02/28/2025
plot scale:	AS SHOWN
project number:	25HEMB065
file name:	2025.112_KW AH SILVER SPRINGS MOB_IRBASE.DWG

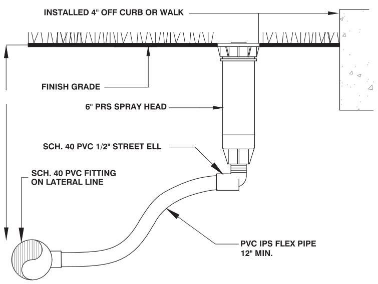
L510

File Location : C:\Users\Joie\AppData\Local\Temp\AcPublish_14672\
Filename : 2025.112_KW AH Silver Springs MOB_IRBASE.dwg Plot Date : Mar. 03, 2025 1:10pm



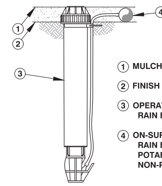
IRRIGATION CONTRACTOR IS TO AVOID ANY CONTACT WITH THE ROOT BALL OF THE TREE

TREE BUBBLER DETAIL



SPRINKLERS IN LOW-LYING AREAS SHALL HAVE CHECK VALVES

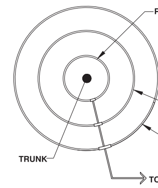
6" POP-UP SPRAY HEAD DETAIL



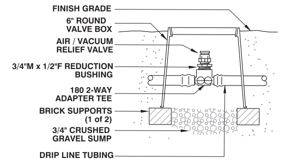
1. MULCH
2. FINISH GRADE
3. OPERATION INDICATOR
   RAIN BIRD MODEL: OPERIND
4. ON-SURFACE DRIPLINE:
   RAIN BIRD XF SERIES DRIPLINE
   POTABLE: XFD SERIES
   NON-POTABLE: XFDP SERIES

NOTE:
1. INSERT BARB TRANSFER FITTING DIRECTLY INTO DRIPLINE TUBING.
2. VAN NOZZLE MAY BE SET TO CLOSED, OR IF IT IS DESIRED TO SEE SPRAY FROM THE NOZZLE, SET THE ARC TO 1/4 PATTERN.

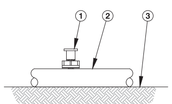
ON-SURFACE DRIPLINE OPERATIONAL INDICATOR



TREE RING DETAIL



AIR/VACUUM RELIEF VALVE

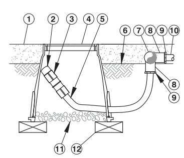


1. PRESSURE-COMPENSATING MODULE
   BARB INLET X BARB OUTLET EMITTER
   WITH PC DIFFUSER CAP: RAIN BIRD PC
   EMITTER WITH PC DIFFUSER
2. 1/2" POLYETHYLENE TUBING:
   RAIN BIRD XF SERIES TUBING OR
   RAIN BIRD XT-700 XERI-TUBE OR
   RAIN BIRD XBS BLACK STRIPE TUBING
3. FINISH GRADE

NOTES:
1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT EMITTER DIRECTLY INTO 1/2" POLYETHYLENE TUBING.
2. RAIN BIRD PC BARB X BARB EMITTERS ARE AVAILABLE IN THE FOLLOWING MODELS:
   PC-05 5 GPH PC-07 7 GPH PC-10 10 GPH PC-12 12 GPH
   PC-18 18 GPH PC-24 24 GPH
3. PC DIFFUSER CAPS ARE AVAILABLE IN BOTH BLACK AND PURPLE.

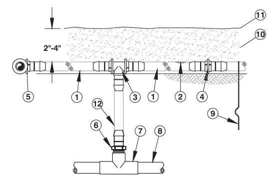
PRESSURE-COMPENSATING MODULE WITH PC DIFFUSER CAP INTO 1/2-INCH TUBING

ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.



1. TOP OF MULCH LAYER
2. FLUSH CAP FOR EASY FIT
   COMPRESSION FITTINGS:
   POTABLE:RAIN BIRD MDCFCAP
   NON-POTABLE: RAIN BIRD MDCFPCAP
3. EASY FIT COUPLING:
   RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX:
   RAIN BIRD SEB 7XB
5. RAIN BIRD XF BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE FITTING:
   RAIN BIRD XFF-MA FITTING (TYPICAL)
10. ON-SURFACE DRIPLINE:
11. 3-INCH MINIMUM DEPTH OF
    3/4" WASHED GRAVEL
12. BRICK (1 OF 2)

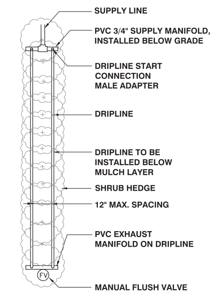
XFD ON-SURFACE DRIPLINE FLUSH POINT



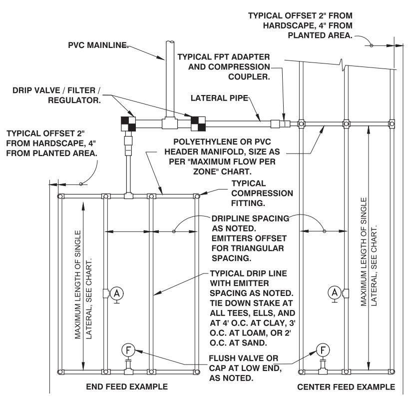
NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, F0UR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

1. ON-SURFACE DRIPLINE:
2. INLINE DRIP EMITTER OUTLET, SEE PLANS
   FOR DRIPLINE OUTLET SPACING.
3. BARB TEE 17x17x17mm
   RAIN BIRD XFF-TEE
4. BARB COUPLING 17x17mm
   RAIN BIRD XFF-COUP
5. BARB ELBOW 17x17mm
   RAIN BIRD XFF-ELBOW
6. BARB MALE ADAPTER
   17mm X 1/2" MPT RAIN BIRD XFF-MA-050
   17mm X 3/4" MPT RAIN BIRD XFF-MA-075
7. PVC TEE SxSxT
8. PVC LATERAL SUPPLY HEADER
9. TIE DOWN STAKE:
   RAIN BIRD TDS-050 WITH BEND (TYP)
10. MULCH
11. FINISH GRADE
12. RAIN BIRD XF SERIES BLANK TUBING
    LENGTH AS REQUIRED

XFD ON-SURFACE DRIPLINE RISER ASSEMBLY



SHRUB DRIP LAYOUT



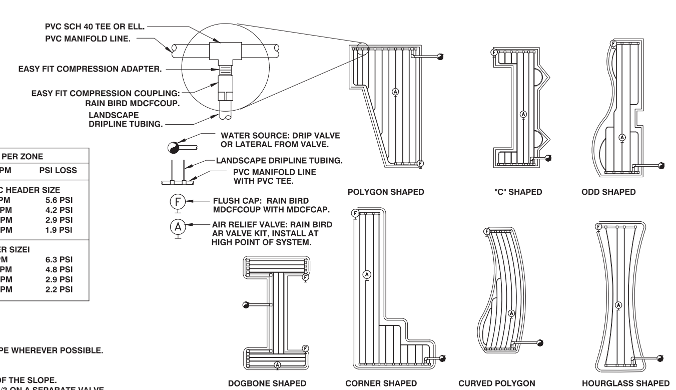
MAXIMUM LATERAL LENGTH (FEET)			
PSI	EMITTER FLOW RATE GPH: 12" SPACING 0.6 0.9	18" SPACING 0.6 0.9	24" SPACING 0.6 0.9
10	125 96	175 135	218 171
20	249 191	350 171	442 340
30	307 236	434 333	550 422
40	350 268	495 380	627 171
50	125 96	175 135	218 171
60	125 96	175 135	218 171

GRID PRECIPITATION RATES (IN/HR)			
EMITTER SPACING	LATERAL SPACING	EMITTER FLOW RATE 0.6	0.9
12	12	0.96	1.44
18	18	0.69	1.03
24	24	0.28	0.41

LATERAL FLOW PER 100 FT (GPM)			
EMITTER FLOW	12" SPACING	18" SPACING	24" SPACING
0.6 GPH	1.0 GPM	0.67 GPM	0.50 GPM
0.9 GPH	1.5 GPM	1.0 GPM	0.75 GPM

MAXIMUM FLOW PER ZONE		
	MAX GPM	PSI LOSS
SCHEDULE 40 PVC HEADER SIZE		
3/4"	8.3 GPM	5.6 PSI
1"	13.5 GPM	4.2 PSI
1-1/2"	33.9 GPM	2.9 PSI
2"	52.4 GPM	1.9 PSI
POLY PIPE HEADER SIZEI		
3/4"	8.3 GPM	6.3 PSI
1"	13.5 GPM	4.8 PSI
1-1/2"	31.8 GPM	2.9 PSI
2"	52.4 GPM	2.2 PSI

SLOPED CONDITION NOTE:
1. DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE WHEREVER POSSIBLE.
2. INSTALL AIR RELIEF VALVE AT THE HIGHEST POINT.
3. NORMAL SPACING WITHIN 2/3 OF SLOPE.
4. INSTALL DRIPLINE AT 25% GREATER SPACING AT THE BOTTOM 1/3 OF THE SLOPE.
5. WHEN ELEVATION CHANGE IS 10 FT OR MORE, ZONE THE BOTTOM 1/3 ON A SEPARATE VALVE



TYPICAL DRIPLINE REQUIREMENTS

DRIP TUBING NOTES

1. INSTALL DRIP TUBING AT GRADE AND COVER WITH MULCH. TYPICAL SPACING FOR DRIP TUBING IS 12" TO 18" ON CENTER. SPACING TO BE DETERMINED BY PLANT LAYOUT. REFER TO LANDSCAPE PLAN. ANCHOR TUBING EVERY 10' WITH 12" LONG PLASTIC TUBING STAKES. INSTALL FLUSH VALVE ASSEMBLIES AT ALL TUBING "DEAD ENDS". INSTALL AIR/VACUUM RELIEF VALVES AT "HIGH POINTS" OF EVERY SECTION.
2. GRID LAYOUT SHALL BE USED ON THIS PROJECT. USE CENTER GRID LAYOUT WHERE POSSIBLE.
3. WHEN SLEEVING DRIPLINE, USE BLANK DRIPLINE IN SLEEVE. SLEEVE SHALL BE 2X DRIPLINE DIAMETER. NO EMITTER DRIPLINE SHALL BE PLACED IN SLEEVE.
4. THE LENGTH OF ANY DRIPLINE LATERAL SHALL NOT BE LONGER THAN:
   12" EMITTERS @ 0.9 GPH
   a) @ 15 PSI = 155 FEET
   b) @ 20 PSI = 169 FEET
   c) @ 30 PSI = 230 FEET
   d) @ 40 PSI = 255 FEET
   LATERAL DISTANCE DOUBLED WHEN CENTER FEED LAYOUT USED (SEE CENTER FEED LAYOUT DETAIL.
5. MANUAL FLUSH VALVE SHALL BE USED & PLACED WITH A 6" X 6" SUMP. VALVES SHALL BE OPENED EVERY WATERING DAY FOR 2 WEEKS AND THEN A MINIMUM OF 2 TIMES A YEAR TO CLEAR DRIPLINE OF DEBRIS.
6. AIR/VACUUM RELIEF SHALL BE INSTALLED WHEN THE CHANGE IN SLOPE OCCURS 3% OR GREATER.
7. STAPLES SHALL BE USED AT 5' O.C. AND 2 STAPLES 'X'ED OVER EACH OTHER WITH ANY CHANGE IN DIRECTION, ELBOWS, OR CROSSES.
8. SUPPLY, EXHAUST HEADERS AND DRIPLINE SHALL BE PLACED 2"- 4" FROM PLANTS AND PAVEMENT EDGES.
9. BLANK DRIPLINE SHALL BE USED FOR ALL SUPPLY AND EXHAUST HEADERS, UNLESS OTHERWISE NOTED ON PLANS.
10. PRIOR TO COVERING DRIPLINE, DRIPLINE CIRCUIT WILL BE PRESSURIZED AND TESTED FOR PROPER OPERATION.
11. DRIP LINE LATERALS SHALL BE LAID IN THE LONGEST RUN, WHETHER IT BE THE WIDTH OR LENGTH OF THE ZONE.

BONNETT design group, llc
landscape architecture
community planning
FL LA #0001718

400 S. Orlando Ave. Suite 201
Maitland, FL 32751
407.622.1588
BDG Proj. 2025.112

Klima Weeks
CIVIL ENGINEERING
385 Douglas Avenue, Ste 2100
Altamonte Springs, FL 32714
Telephone 407.478.8750
Facsimile 407.478.8749
Certificate of Authorization No.: 9230

REGISTERED LANDSCAPE ARCHITECT LAURIE ANN ELDER LA 6666680 STATE OF FLORIDA

This is has been electronically signed and sealed by Laurie A. Elder, FL#LA6666680 using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed by Laurie A Elder
Date: 2025.03.04 08:47:48-05'00'

Laurie A. Elder, RLA FL #LA6666680

SILVER SPRINGS SHORES MEDICAL OFFICE BUILDING

MARION COUNTY, FL

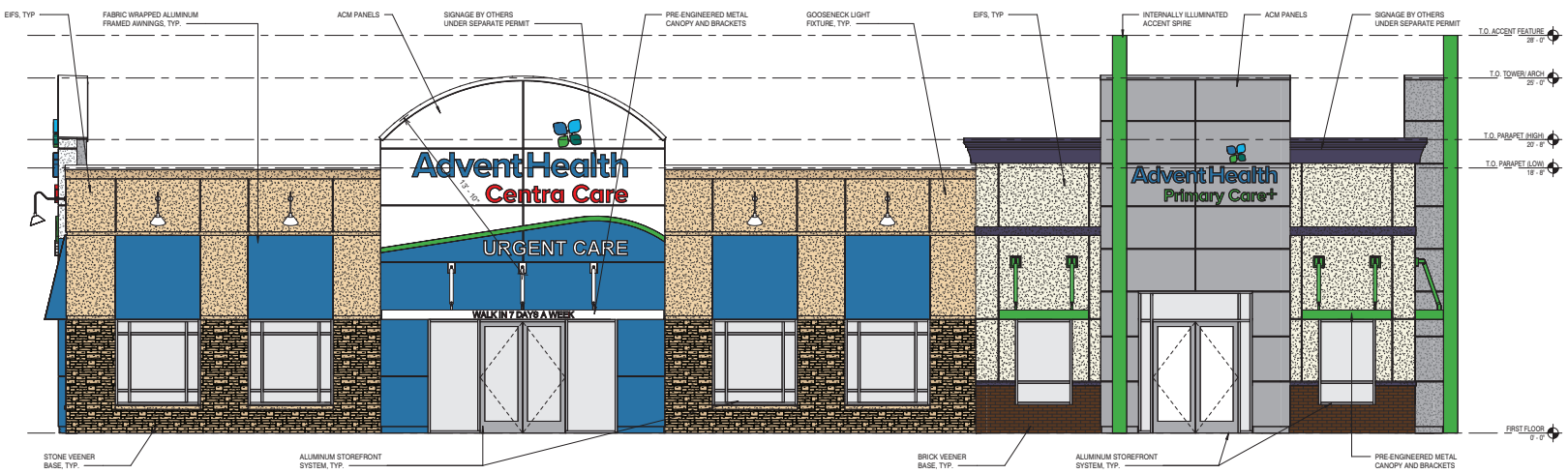
IRRIGATION NOTES & DETAILS

revision	description	date
△		
△		
△		
△		
△		
△		

drawn by: JD
checked by: SGW
date: 02/28/2025
plot scale: AS SHOWN
project number: 25HEMB065
file name: 2025.112_KW AH SILVER SPRINGS MOB_IRBASE.DWG

L511

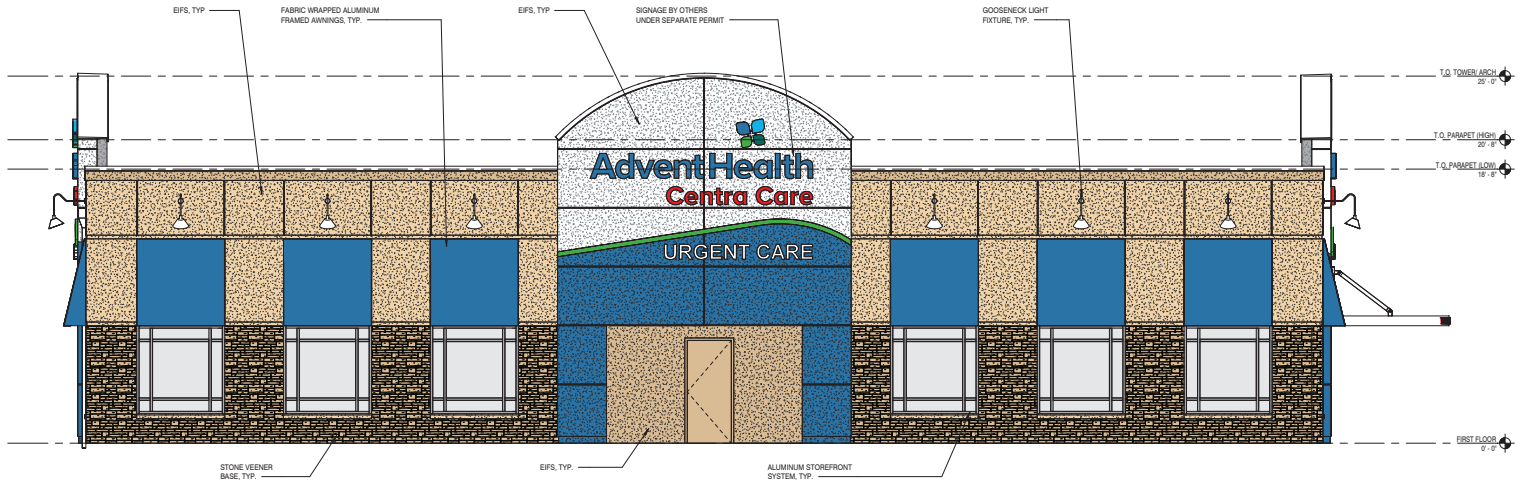
File Location : C:\Users\aide\AppData\Local\Temp\AcPublish_14672\
Filename : 2025.112_KW AH Silver Springs MOB_IRBASE.dwg Plot Date : Mar. 03, 2025 1:10pm



NORTH ELEVATION

SCALE : 1/4" = 1'-0"

1



EAST ELEVATION

SCALE : 1/4" = 1'-0"

2

SMA

ARCHITECTURE and INTERIORS

SCOTT MALENOCK ARCHITECTURE, LLC
100 COLONIAL CENTER PKWY
SUITE 250
LAKE MARY, FL 32746
PHONE: (407) 585-0330
WEB: SM-ARCH.COM

SEAL

COPYRIGHT © SCOTT MALENOCK ARCHITECTURE, LLC 2025

THE DESIGN PROFESSIONAL DENIES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM THE USE OF THESE PLANS AND SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY, OR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/ OR FOLLOW THE DESIGN PROFESSIONAL'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

PROJECT INFORMATION

PROJECT:

SILVER SPRINGS SHORES MEDICAL OFFICE BUILDING

PROJECT ADDRESS:

MARION COUNTY, FL

PROJECT NO.: 250001

ACTIVE DESIGN PHASE

- ☐ FOR REVIEW ONLY
- ■ FOR PERMITTING
- ☐ SCHEMATIC DESIGN
- ☐ DESIGN DEVELOPMENT
- ■ CONSTRUCTION BIDDING
- ■ CONSTRUCTION DOCUMENTS
- ☐ AS-BUILT RECORD SET

REVISION INFORMATION

NO.	DATE	DESCRIPTION

KEY PLAN

SHEET INFORMATION

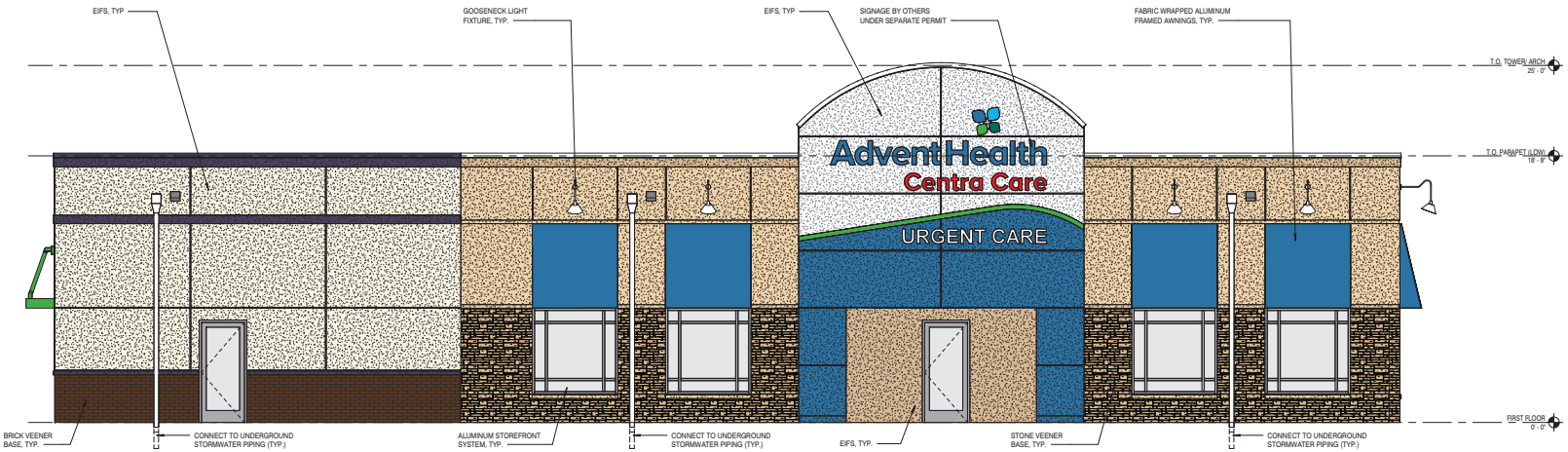
SHEET ISSUED:	02/27/2025
DESIGNED BY:	KT
DRAWN BY:	LA
REVIEWED BY:	SDM

SHEET TITLE:

NOTED EXTERIOR ELEVATIONS

SHEET NO.:

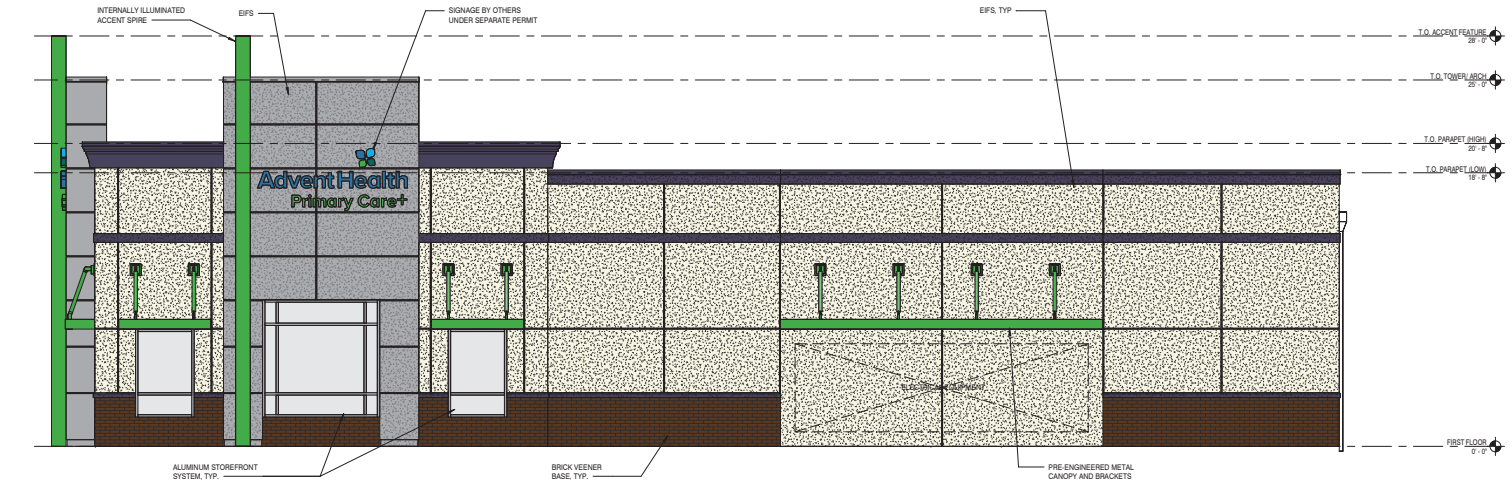
A401



SOUTH ELEVATION

SCALE : 1/4" = 1'-0"

1



WEST ELEVATION

SCALE : 1/4" = 1'-0"

2

Scott Malenock

Digitally signed by Scott Malenock
Date: 2025.03.04 12:23:17 -05'00'

SMA
ARCHITECTURE and INTERIORS

SCOTT MALENOCK ARCHITECTURE, LLC
100 COLONIAL CENTER PKWY
SUITE 230
LAKE MARY, FL 32746
PHONE: (407) 585-0330
WEB: SM-ARCH.COM

SEAL

COPYRIGHT © SCOTT MALENOCK ARCHITECTURE, LLC 2025
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF SCOTT MALENOCK ARCHITECTURE, LLC. THESE DRAWINGS AND SPECIFICATIONS AND THE DESIGN INTENT THEY DESCRIBE AND DEPICT WERE PREPARED AND ARE FOR USE ON THIS PROJECT ONLY. THEY ARE NOT TO BE USED BY OTHERS EXCEPT WITH THE WRITTEN PERMISSION OF SCOTT MALENOCK ARCHITECTURE, LLC. ANY USE OR REUSE WITHOUT SUCH PERMISSION WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO SCOTT MALENOCK ARCHITECTURE, LLC. ANY USE OF THESE DRAWINGS AND SPECIFICATIONS ON OTHER PROJECTS, ADDITIONS TO THIS PROJECT, OR COMPLETION OF THIS PROJECT BY OTHERS IS PROHIBITED. ANY ALTERATIONS TO THESE DRAWINGS AND SPECIFICATIONS, OR CONFLICTS WHICH ARE ALLEGED.

PROJECT INFORMATION

PROJECT:

SILVER SPRINGS SHORES MEDICAL OFFICE BUILDING

PROJECT ADDRESS:

MARION COUNTY, FL

PROJECT NO.: 250001

ACTIVE DESIGN PHASE

- ☐ FOR REVIEW ONLY
- ■ FOR PERMITTING
- ☐ SCHEMATIC DESIGN
- ☐ DESIGN DEVELOPMENT
- ■ CONSTRUCTION BIDDING
- ■ CONSTRUCTION DOCUMENTS
- ☐ AS-BUILT RECORD SET

REVISION INFORMATION

NO.	DATE	DESCRIPTION

KEY PLAN

SHEET INFORMATION

SHEET ISSUED:	02/27/2025
DESIGNED BY:	KT
DRAWN BY:	LA
REVIEWED BY:	SDM

SHEET TITLE:

NOTED EXTERIOR ELEVATIONS

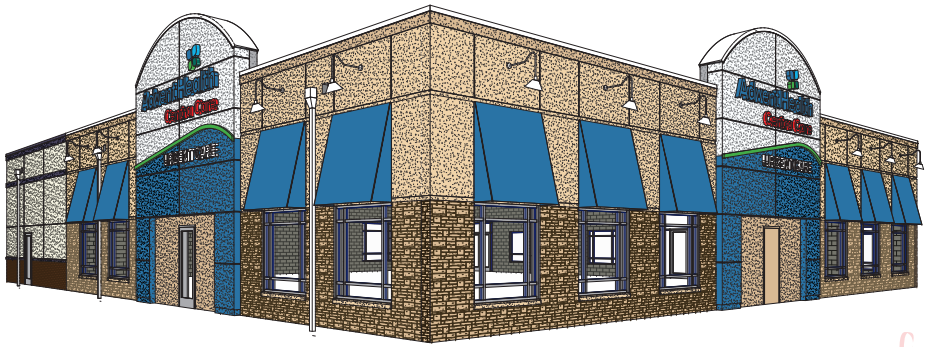
SHEET NO.:

A402

NORTHEAST CORNER

SCALE :

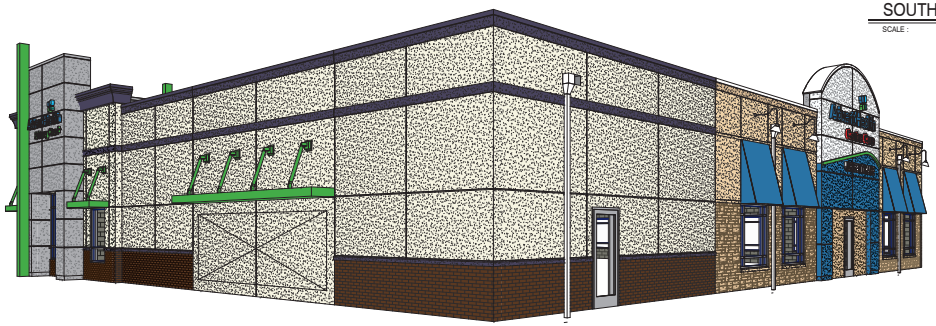
1



SOUTHEAST CORNER

SCALE :

2



SOUTHWEST CORNER

SCALE :

3

NORTHWEST CORNER

SCALE :

4

Scott Malenock

Digitally signed by Scott Malenock
Date: 2025.02.26 12:23:51 -05'00'

SMA

ARCHITECTURE and INTERIORS

SCOTT MALENOCK ARCHITECTURE, LLC
100 COLONIAL CENTER PKWY
SUITE 290
LAKE MARY, FL 32746
PHONE: (407) 585-0930
WEB: SM-ARCH.COM

SEAL

COPYRIGHT © SCOTT MALENOCK ARCHITECTURE, LLC 2025

THE DESIGN PROFESSIONAL DENIES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM THE USE OF THESE PLANS AND SPECIFICATIONS, AND THE DESIGN INTENT THEY CONVEY, OR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/ OR FOLLOW THE DESIGN PROFESSIONAL'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

PROJECT:

SILVER SPRINGS SHORES MEDICAL OFFICE BUILDING

PROJECT ADDRESS:

MARION COUNTY, FL

PROJECT NO.: 250001

ACTIVE DESIGN PHASE

- ☐ FOR REVIEW ONLY
- ■ FOR PERMITTING
- ☐ SCHEMATIC DESIGN
- ☐ DESIGN DEVELOPMENT
- ■ CONSTRUCTION BIDDING
- ■ CONSTRUCTION DOCUMENTS
- ☐ AS-BUILT RECORD SET

REVISION INFORMATION

NO.	DATE	DESCRIPTION

KEY PLAN

SHEET INFORMATION

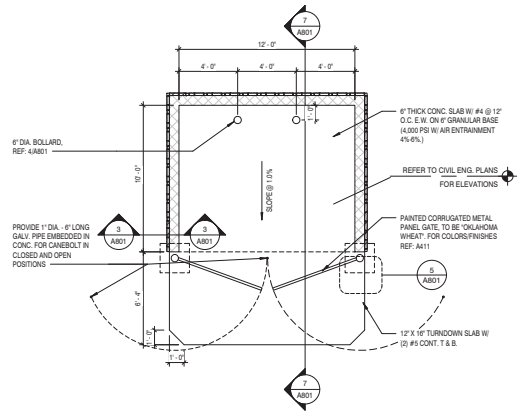
SHEET ISSUED:	02/27/2025
DESIGNED BY:	KT
DRAWN BY:	LA
REVIEWED BY:	SDM

SHEET TITLE:

COLOR EXTERIOR VIEWS

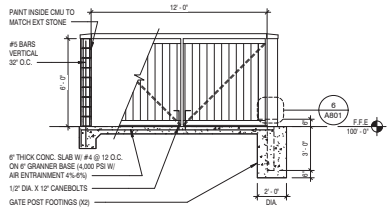
SHEET NO.:

A412



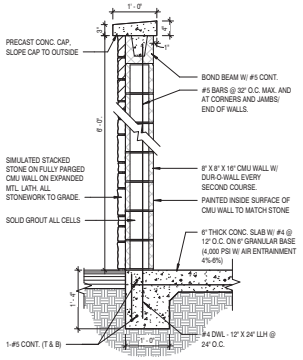
FLOOR PLAN-SINGLE 1

SCALE : 1/4" = 1'-0"



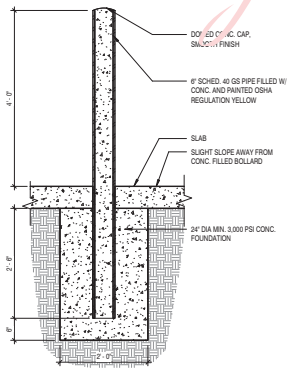
GATE ELEVATION 2

SCALE : 1/4" = 1'-0"



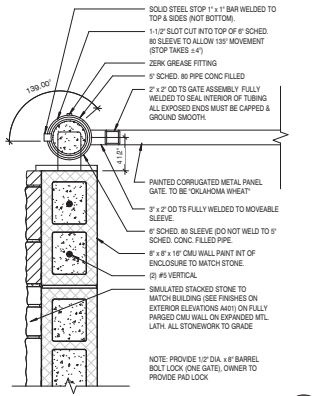
SECTION 3

SCALE : 3/4" = 1'-0"



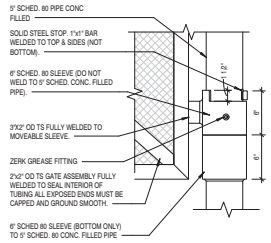
BOLLARD DETAIL 4

SCALE : 3/4" = 1'-0"



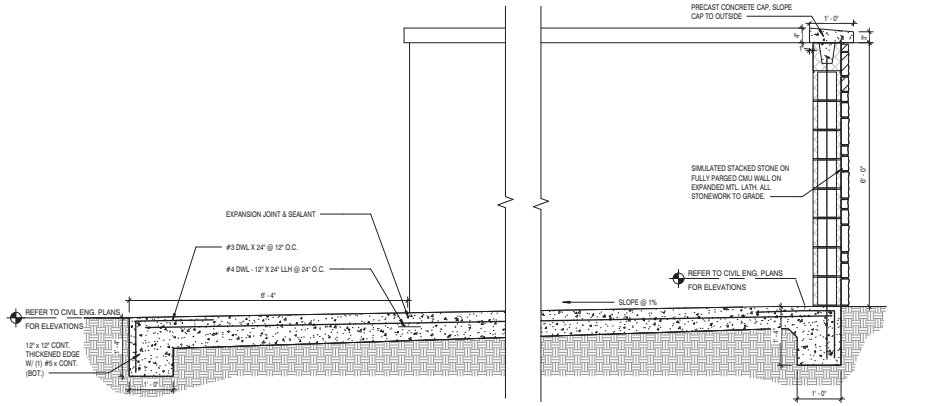
HINGE PLAN DETAIL 5

SCALE : 1 1/2" = 1'-0"



HINGE ELEVATION 6

SCALE : 1 1/2" = 1'-0"



DUMPSTER PAD SECTION 7

SCALE : 3/4" = 1'-0"

Digitally signed by Scott Malenock
Date: 2025.02.26 16:14:07 -05'00'

SMA
ARCHITECTURE and INTERIORS

SCOTT MALENOCK ARCHITECTURE, LLC
1140 COLONIAL CENTER PKWY
LAKE MARY, FL 32746
PHONE: (407) 585-0300
WEB: SM-ARCH.COM

SEAL

SCOTT D. MALENOCK
STATE OF FLORIDA
REGISTERED ARCHITECT
02/26/25

COPYRIGHT © SCOTT MALENOCK ARCHITECTURE, LLC 2025
THE DESIGN PROFESSIONAL DENIES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM THE CONSTRUCTION WHICH DEVIATES FROM SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY, OR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/ OR FOLLOW THE DESIGN PROFESSIONAL'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

PROJECT INFORMATION

PROJECT: SILVER SPRINGS SHORES MEDICAL OFFICE BUILDING - DUMPSTER ENCLOSURE

PROJECT ADDRESS:

MARION COUNTY, FL

PROJECT NO.: 250001

ACTIVE DESIGN PHASE

- ☐ FOR REVIEW ONLY
- ■ FOR PERMITTING
- ☐ SCHEMATIC DESIGN
- ☐ DESIGN DEVELOPMENT
- ■ CONSTRUCTION BIDDING
- ■ CONSTRUCTION DOCUMENTS
- ☐ AS-BUILT RECORD SET

REVISION INFORMATION

NO.	DATE	DESCRIPTION

KEY PLAN

SHEET INFORMATION

SHEET ISSUED:	02/25/2025
DESIGNED BY:	SDM
DRAWN BY:	LDA
REVIEWED BY:	SDM

SHEET TITLE: DUMPSTER ENCLOSURE DETAILS

SHEET NO.: A801

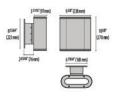
AMON WALL

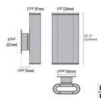
Long-lasting energy-efficient wall pack series. Fixtures consist of:
- Multi-step powder-coat painting process, optimized for high durability and corrosion resistance.
- Copper-free extruded aluminum housing and copper-free precision die-cast aluminum ring/faceplate, bracket (WAL) versions) and mounting plate.
- Extra-clear, flat, tempered silk-screened soda-lime glass diffuser.
- Custom molded, anti-aging gasket(s).
- Stainless steel hardware standard.
- Custom MCPCB affixed to maximize heat dissipation and promote a long LED life.
- High-transmittance transparent optics.
- Single (M) or dual (S) light emission.
- 0-10V dimming standard.
- IP66 rated for light continuation.
- 26° x 70° beam angle (MB).
- DarkSky approved when ordered with single light emission only, and in 3000K or below.

- Input voltage: 120-277 V (50 / 60 Hz). Integral 0-10V dimming driver.
- Optional emergency battery pack designed for a minimum operation of 90 minutes (EMP6 versions).
- Standard hinged bracket for ease of installation; wiring can be completed by mounting the bracket ahead of the luminaire, then sliding luminaire onto the bracket using quick connectors system, then securing the luminaire to bracket using the stainless steel set screws (WAL) versions only).
- Consult factory for dimming options, custom finishes, and non-catalogued CCT (Kelvin) options.
- Product meets Buy American Act requirements within 5%.
- 5-year warranty.
- Marine Grade finish.
- Suitable for Natatorium applications.

IP 66 | 50k hr L70 | 5 YR WARRANTY | DLC | DLC PREMIUM | IDA DARK SKY APPROVED | WET LOCATION

FINISHES
- AM-BG / Iron gray / Textured
- BK-BT / Black / Textured
- CP-SM / Aluminum metallic / Textured
- WH-BT / White / Textured
- **RR-IRI / Iron rust / Textured





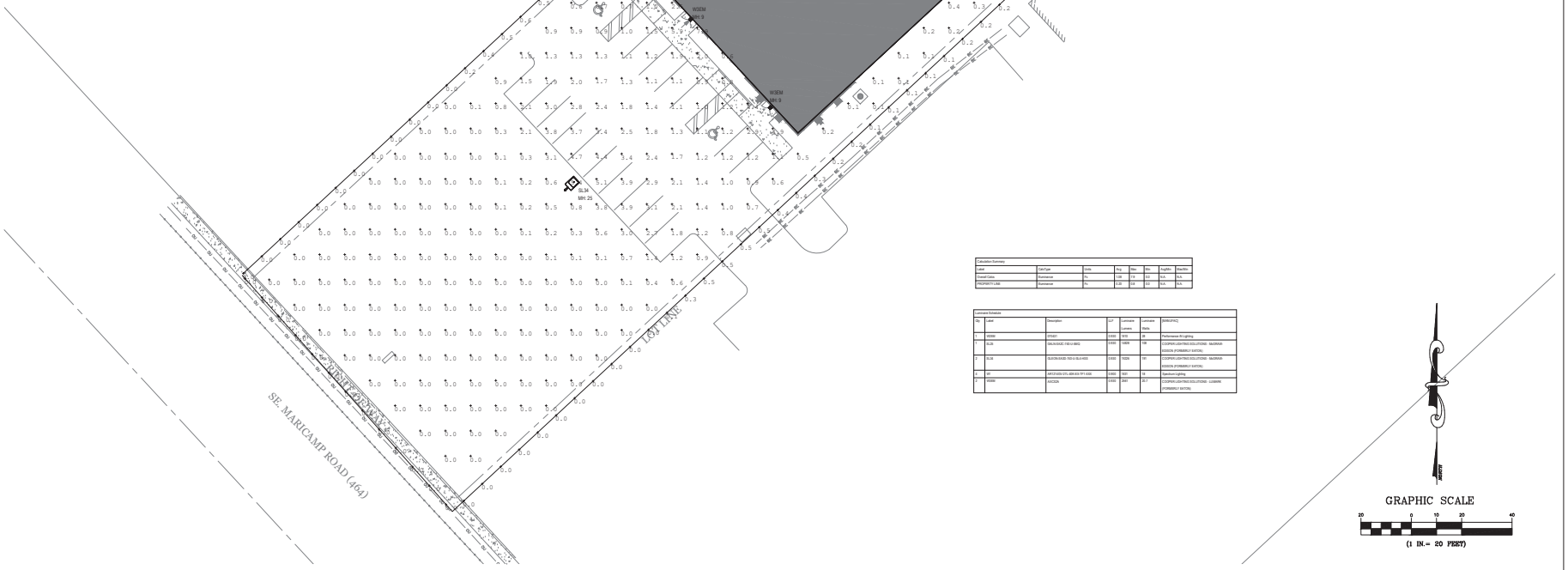
Scan here
For installation instructions

28W Max Wattage - M
50W Max Wattage - S

ITEMS WITH•R ARE NOT EQUAL UP/DOWN LIGHT
NARROW &BM IS POWERED AT 10W MAX

LUMEN OUTPUT	2700K	3000K	3500K	4000K
B T1	2150	2334	2478	2622
B T1+NB	2026	2170	2358	2358
B T2	3144	3280	3429	3571
B T2+NB	2953	2147	2239	2332
M T1	1595	1667	1739	1811
M T1 EMP9	1595	1667	1739	1811
M T2	1572	1646	1715	1786
M T2 EMP9	1572	1646	1715	1786

Revision 15
01/25



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Overall Calcs	Illuminance	Fc	1.96	3.9	0.0	N.A.	N.A.
PROPERTY LINE	Illuminance	Fc	0.28	0.8	0.0	N.A.	N.A.

Luminaire Schedule						
Qty	Label	Description	LLF	Lumens per Lamp	Lumens per Watts	Arrangement
1	WSEM	EPOINT	0.900	8400	68	Performance All Lighting
1	SL34	SBLW-B-SQC-15K-U-BRZ	0.900	10000	108	COOPER LIGHTING SOLUTIONS - SBLW/BXR SERIES (FORMERLY WATER)
2	SL35	SLEDW-B-SQC-15K-U-BLK-WBS	0.900	15000	161	COOPER LIGHTING SOLUTIONS - SLEDW/XR SERIES (FORMERLY WATER)
5	SP	WFC1-LED-270-4000-SYT-U-DD	0.900	5000	50	Spectrum Lighting
7	WMW	WCCSN	0.900	3000	40.7	COOPER LIGHTING SOLUTIONS - CLEARVIEW (FORMERLY WATER)

GRAPHIC SCALE
20 0 10 20 40
(1 IN.= 20 FEET)

PHOTOMETRIC PLAN
SCALE: 1" = 20'-0"

Klima Weeks CIVIL ENGINEERING
385 Douglas Avenue, Ste 2100
Altamonte Springs, FL 32714
Telephone 407.478.8750
Facsimile 407.478.8749
Certificate of Authorization No.: 9230

CLEAR ENGINEERING
C.A. No. 27848
13651 CRYSTAL RIVER DRIVE
ORLANDO, FL 32828
phone: (407)277-3421
email: darius@clear-engr.com

Digitally signed by Darius D. Adams, PE
Reason: I am the author of this document
Location: FL
Date: 2025.03.03 08:18:35 -05'00'

This item has been digitally signed and sealed by Darius D. Adams, PE 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.

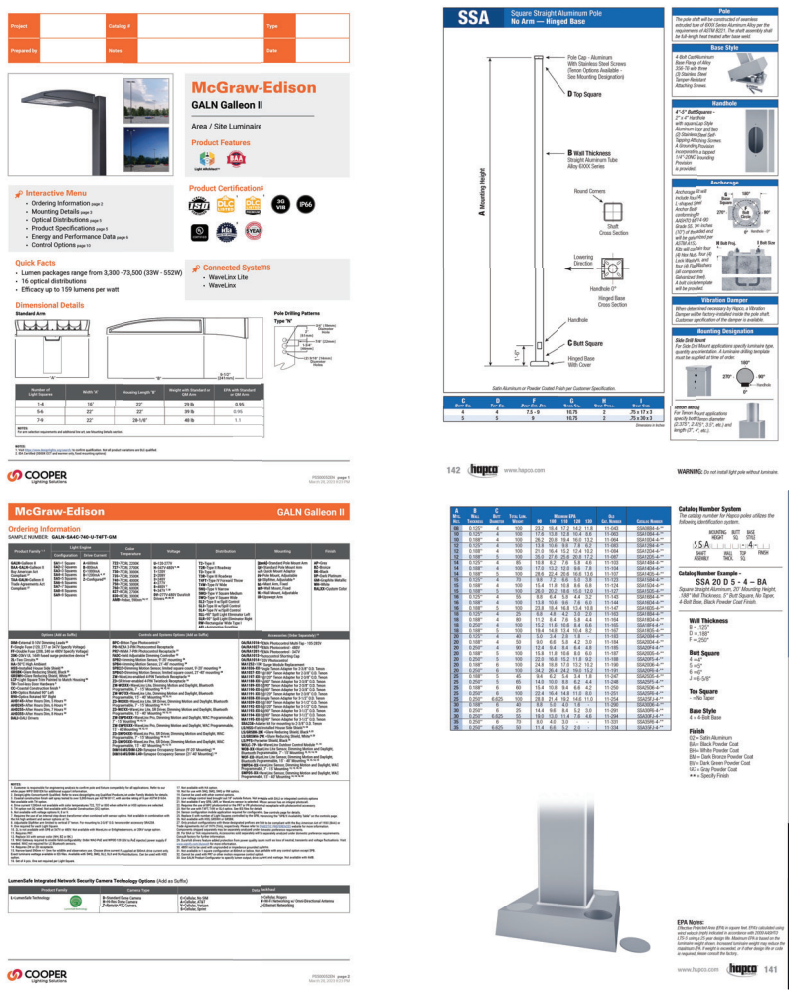
SILVER SPRINGS SHORES
MEDICAL OFFICE BUILDING
MARION COUNTY, FL

PHOTOMETRIC PLAN

revision	description	date
△		
△		
△		
△		
△		
△		

drawn by: MDF
checked by: DDA
date: 02/28/2025
plot scale: AS SHOWN
project number: 25HEMB065
file name: P:\25 - SITE LIGHTING.DWG

E201



Klima Weeks
CIVIL ENGINEERING
385 Douglas Avenue, Ste 2100
Altamonte Springs, FL 32714
Telephone 407.478.8750
Facsimile 407.478.8749
Certificate of Authorization No.: 9230

CLEAR ENGINEERING
C.A. No. 27848
13651 CRYSTAL RIVER DRIVE
ORLANDO, FL 32828
phone: (407)277-3431
email: ...

Digitally signed by Darius Adams
DN: c=US, o=Clear Engineering LLC, dnQualifier=A01410D000001833897E55A0D5663C, cn=Darius Adams
Date: 2025.03.03 08:20:01 -05'00'

This item has been digitally signed and sealed by Darius D. Adams, PE 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.

SILVER SPRINGS SHORES MEDICAL OFFICE BUILDING

MARION COUNTY, FL

SITE LIGHTING SPECIFICATION

revision	description	date
△		
△		
△		
△		
△		
△		

drawn by: MDF
checked by: DDA
date: 02/28/2025
plot scale: AS SHOWN
project number: 25HEMB065
file name: 8x22 - SITE LIGHTING.DWG

E202

Marion County

Development Review Committee

Agenda Item

File No.: 2025-20076 **Agenda Date:** 8/4/2025 **Agenda No.:** 6.8.

SUBJECT:
West Mini Farms - Agricultural Lot Split - Waiver Request to a Major Site Plan
Project #2025050076 #33131 Parcel #34979-000-00
Tillman & Associates Engineering, LLC

LDC 2.16.1.B(8)(g) - County MSBU
CODE states A County MSBU shall be established for the maintenance of the improvements created by this division prior to final approval and recordation. A waiver to this provision may only be granted by the Board upon review and recommendation by the DRC.
APPLICANT requests a waiver to allow a Property Owner's Association to be created for the maintenance of roads and drainage in lieu of the MSBU.

LDC 6.12.2 Right-of-way (Table 6.12-1 Minimum right-of-way widths) - Applicant withdrew

LDC 6.12.12.A - Sidewalks - Applicant withdrew

LDC 6.12.3. - Typical sections - Applicant withdrew

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 request Waiver requested to commence site grading activities only prior to plan approval at Developer's own risk. SWFWMD, NPDES and FWC permit (as applicable) will be obtained prior to site disturbance. The erosion and sediment control plan will be installed and maintained through grading activities.

July 31, 2025

PROJECT NAME: WEST MINI FARMS - AGRICULTURAL LOT SPLIT
PROJECT NUMBER: 2025050076
APPLICATION: DRC WAIVER REQUEST #33131

1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: LDC 2.16.1.B(8)(g) - County MSBU
STATUS OF REVIEW: INFO
REMARKS: N/A

2 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: LDC 6.12.2 Right-of-way (Table 6.12-1 Minimum right-of-way widths)
STATUS OF REVIEW: INFO
REMARKS: N/A

3 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: LDC 6.12.12.A - Sidewalks
STATUS OF REVIEW: INFO
REMARKS: N/A

4 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: LDC 6.12.3. - Typical sections
STATUS OF REVIEW: INFO
REMARKS: N/A

5 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: LDC 2.18.4.C - Construction, completion, and close out
STATUS OF REVIEW: INFO
REMARKS: N/A

6 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: LDC 2.16.1.B(8)(g) - County MSBU
STATUS OF REVIEW: INFO
REMARKS: Defer to MSBU

7 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: LDC 6.12.2 Right-of-way (Table 6.12-1 Minimum right-of-way widths)
STATUS OF REVIEW: INFO
REMARKS: Defer to ROW

8 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: LDC 6.12.12.A - Sidewalks
STATUS OF REVIEW: INFO
REMARKS: SW 140th Ave. is a collector roadway and a major north/south connector betweeen SR 40 and CR 484. A sidewalk along SW 140th Ave. would support a safe alternative for pedestrian and bicycle movements as the surrounding area has a number of established historic subdivisions.

9 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: LDC 6.12.3. - Typical sections
STATUS OF REVIEW: INFO

REMARKS: Defer to OCE

10 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: LDC 2.18.4.C - Construction, completion, and close out
STATUS OF REVIEW: INFO
REMARKS: Defer to OCE

11 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 2.18.4.C - Construction, completion, and close out
STATUS OF REVIEW: INFO
REMARKS: Marion County Utilities does not object to the commencement of construction prior to improvement plan approval, provided the developer understands that all work is completed at their own risk. If water and sewer connections are required, additional work such as grading, utility adjustments, or reconstruction may be necessary.
Please note that Utilities also conducts a separate close-out process for the Bill of Sale and FDEP permits, which must be completed independently of Development Review's final approval.

12 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: LDC 2.16.1.B(8)(g) - County MSBU
STATUS OF REVIEW: INFO
REMARKS: APPROVED

13 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: LDC 6.12.2 Right-of-way (Table 6.12-1 Minimum right-of-way widths)
STATUS OF REVIEW: INFO
REMARKS: APPROVED

14 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: LDC 6.12.12.A - Sidewalks
STATUS OF REVIEW: INFO
REMARKS: APPROVED

15 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: LDC 6.12.3. - Typical sections
STATUS OF REVIEW: INFO
REMARKS: APPROVED

16 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: LDC 2.18.4.C - Construction, completion, and close out
STATUS OF REVIEW: INFO
REMARKS: APPROVED

17 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: LDC 2.16.1.B(8)(g) - County MSBU
STATUS OF REVIEW: INFO
REMARKS: N/A

18 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: LDC 6.12.2 Right-of-way (Table 6.12-1 Minimum right-of-way widths)
STATUS OF REVIEW: INFO
REMARKS: N/A

19 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: LDC 6.12.12.A - Sidewalks
STATUS OF REVIEW: INFO
REMARKS: N/A

20 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: LDC 6.12.3. - Typical sections
STATUS OF REVIEW: INFO
REMARKS: N/A

21 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: LDC 2.18.4.C - Construction, completion, and close out
STATUS OF REVIEW: INFO
REMARKS: N/A

22 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: LDC 6.12.2 Right-of-way (Table 6.12-1 Minimum right-of-way widths)
STATUS OF REVIEW: INFO
REMARKS: DENIED - This section of the code does not apply to Agricultural Lot Splits. Agricultural Lot Splits are an established exception to the standard subdivision requirements. Under section 2.16.1.B(8)(e) and (F), the lots can be on a paved private road or access easement. The total width must be 60 feet. This requirement can be met with the existing 50 feet of right-of-way and 5' easements on each side.

23 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: LDC 6.12.12.A - Sidewalks
STATUS OF REVIEW: INFO
REMARKS: N/A - Sidewalks are not required for Agricultural Lot Splits

24 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: LDC 6.12.3. - Typical sections
STATUS OF REVIEW: INFO
REMARKS: N/A - Typical sections are not required for Agricultural Lot Splits

25 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: LDC 2.18.4.C - Construction, completion, and close out
STATUS OF REVIEW: INFO
REMARKS: N/A - This section of the code does not apply to Agricultural Lot Splits

26 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 6.12.2 Right-of-way (Table 6.12-1 Minimum right-of-way widths)
STATUS OF REVIEW: NO
REMARKS: Please provide clarification regarding utility connections. 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)

27 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: LDC 2.16.1.B(8)(g) - County MSBU
STATUS OF REVIEW: NO
REMARKS: An Easement Agreement that include provisions for the construction and maintenance of the common area improvements (i.e. the roads and stormwater controls) need to be provided if a POA is desired instead of the MSBU.

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

33131

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 7/8/25 Parcel Number(s): 34979-000-00 Permit Number: 32905

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: West Mini Farms-Agricultural Lot Split 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): Carl West, Manager
Signature:
Mailing Address: 9140 SW 52ND TERR City: Ocala
State: FL Zip Code: 34476 Phone # 352-208-1489
Email address: carl@west2westconst.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: Jeffrey McPherson, P.E.
Mailing Address: 1720 SE 16th Ave, Bldg 100 City: Ocala
State: FL Zip Code: 34471 Phone # 352-387-4540
Email address: permits@tillmaneng.com

D. WAIVER INFORMATION:
Section & Title of Code (be specific): 2.16.1.B(8)(g) - County MSBU
Reason/Justification for Request (be specific): Request a waiver to allow a Property Owner's Association be created for the maintenance of roads and drainage in lieu of the MSBU.

DEVELOPMENT REVIEW USE:
Received By: email 7/8/25 Date Processed: 7/23/25 kah Project # 2025050076 AR # 33131

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

Revised 6/2021

Marion County
Board of County Commissioners

Office of the County Engineer

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

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Section & Title of Code (be specific) Sec. 6.12.2 Right-of-way (Table 6.12-1 Minimum right-of-way widths)
Reason/Justification for Request (be specific): Waiver request to use the existing/platted 50' right-of-way for the construction of road and roadside swales on SW 97th Pl. LDC requires 60' right-of-way for new public subdivision local roads. SW 97th Pl is a publically dedicated 50' right-of-way with no constructed roads. Other roads in the Samardak S Cloud 9 Ranchette, UNR subdivision are publically dedicated, but not County-maintained.

Section & Title of Code (be specific) Sec. 12.16.1.B(8)(d) Lots abutting publically dedicated right-of-ways
Reason/Justification for Request (be specific): Waiver requested to not dedicate additional right-of-way. Existing right-of-ways abutting the project are 50' width. The abutting right-of-ways are publically dedicated, but not County maintained.

Section & Title of Code (be specific) Sidewalks - 6.12.12
Reason/Justification for Request (be specific): Waiver to not provide sidewalk along side of road. This is an agricultural subdivision in a rural area. There are no existing sidewalks in the subdivision or nearby vicinity.

Section & Title of Code (be specific) 6.12.3 - Typical Sections
Reason/Justification for Request (be specific): Waiver to use a 2-lane rural subdivision local typical section with no sidewalk. This is an agricultural subdivision in a rural area. There are no existing sidewalks in the subdivision or nearby vicinity.

Section & Title of Code (be specific) 2.18.4.C - Commence Construction Prior to Improvement Plan Approval
Reason/Justification for Request (be specific): Waiver requested to commence site grading activities only prior to plan approval at Developer's own risk. SWFWMD, NPDES and FWC permit (as applicable) will be obtained prior to site disturbance. The erosion and sediment control plan will be installed and maintained through grading activities.

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

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

Revised 6/2021

Marion County Florida - Interactive Map

7/23/2025, 12:53:32 PM

1:9,028

0 0.1 0.2 0.4 mi

0 0.15 0.3 0.6 km

Marion County

Parcels

County Road Maintenance

OCE Maintained Paved

OCE Maintained Unpaved

Not Maintained

Not Maintained

Streets

Aerial 2024

Red: Band_1

Green: Band_2

Blue: Band_3

Marion County Property Appraiser, OCE, Marion County BOCC

This map is provided "as is" without any warranty or representation of accuracy, timeliness, completeness, merchantability, or fitness. The user is responsible for verifying any information and assumes all risk for reliance on any information herein.

Marion County

Development Review Committee

Agenda Item

File No.: 2025-20077 **Agenda Date:** 8/4/2025 **Agenda No.:** 6.9.

SUBJECT:
Stickney Dental & Aesthetics - Major Site Plan
Stickney Dental & Aesthetics
Project #2025010012 #32349 Parcel #35483-102-00
Riddle - Newman Engineering, Inc.

July 31, 2025

PROJECT NAME: STICKNEY DENTAL & AESTHETICS
PROJECT NUMBER: 2025010012
APPLICATION: MAJOR SITE PLAN #32349

1 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(8) - Calculation & Plan Consistency
STATUS OF REVIEW: INFO
REMARKS: Criteria to be reviewed with resubmittal.

2 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.10.B - Copy of NPDES Permit or NOI
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the NPDES permit or NOI prior to construction.

3 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Additional Stormwater comments
STATUS OF REVIEW: INFO
REMARKS: If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.

4 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, their conditions, and the date of approval
STATUS OF REVIEW: INFO
REMARKS: 2/14/25-add waivers if requested in future

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

6 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A - Sewer Connection Requirements
STATUS OF REVIEW: INFO
REMARKS: 7/25/25 Per Carrie Hyde, Approved with the conditions within the waiver for section 6.14.2 - as listed on the cover sheet. 6/25/25 – Comment remains. The Engineer of Record has requested a waiver for the sewer connection. Reviews will continue to be rejected until the outcome of the waiver request is provided at the next Board of County Commissioners meeting. Prev. 2.24.25 - C4.1 Septic Tank is shown, sewer is available. (2) MCU understands a waiver for sewer connection is being proposed. In the event of the waiver being denied, sewer connections and details will re required to be shown.

7 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.3 - Onsite Waste Treatment and Disposal System (OSTDS) - connection requirement on plan
STATUS OF REVIEW: INFO
REMARKS: 7/25/25 Septic System approved - please see NOTE on C4.1 in regards to future MCU sewer connection.

8 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Will need septic permit through the Department of Environmental Protection if waiver for sewer connection is granted. Connection to sewer is required if available.
Will need biomedical waste permit through the Department of Health in Marion County

9 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(6) - Gross/wetland/floodplain acreage listed?
STATUS OF REVIEW: INFO
REMARKS: No wetlands or floodplain on-site.

10 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.6 - Location of water and sewer. Does this need a special use permit?
STATUS OF REVIEW: INFO
REMARKS: Defer to Marion County Utilities. Waiver for temporary septic was denied.

Marion County
Board of County Commissioners

Office of the County Engineer

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

AR #32349

DEVELOPMENT REVIEW PLAN APPLICATION

Date: 1/6/2025

A. PROJECT INFORMATION:

Project Name: Stickney Dental & Aesthetics
Parcel Number(s): 35483-102-00
Section 8 Township 16 Range 21 Land Use Commercial Zoning Classification B-2
Commercial ☑ Residential ☐ Industrial ☐ Institutional ☐ Mixed Use ☐ Other
Type of Plan: MAJOR SITE PLAN
Property Acreage 1.41 ac Number of Lots 1 Miles of Roads NA
Location of Property with Crossroads Tract A-2, Pidgeon Park, Approximately 150 feet South of SR 200.
Additional information regarding this submittal: New Dental office with onsite parking and onsite stormwater retentio

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

☑ **Engineer:**
Firm Name: Riddle - Newman Engineering, Inc. Contact Name: Keith E. Riddle, P.E.
Mailing Address: 115 North Canal Street City: Leesburg State: FL Zip Code: 34748
Phone # 352-787-7482 Alternate Phone #
Email(s) for contact via ePlans: keith@riddlenewman.com

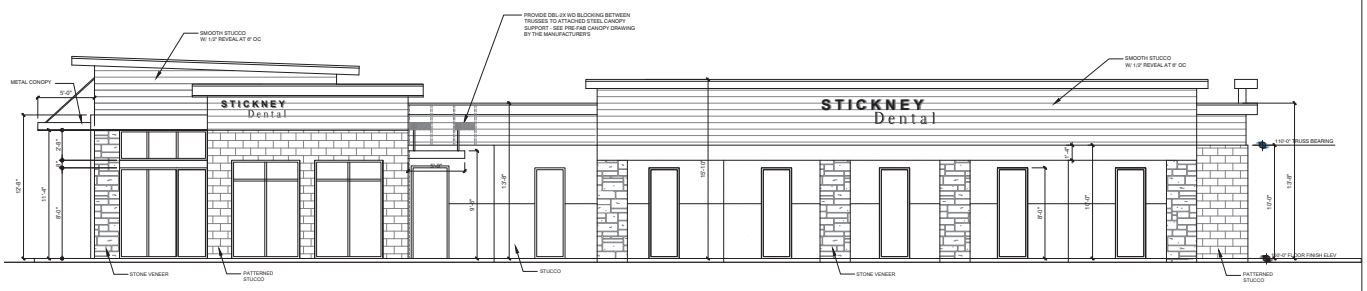
☑ **Surveyor:**
Firm Name: Preece Land Surveying, Inc. Contact Name: Glen H. Preece, Jr.
Mailing Address: 2201 SE 30th Ave., Suite 102 City: Ocala State: FL Zip Code: 34471
Phone # 352-351-0091 Alternate Phone #
Email(s) for contact via ePlans: tammy@plsinc.us

Property Owner:
Owner: PRS DMD, LLC Contact Name: Peter Stickney, Manager
Mailing Address: 17750 SW 61st Lane Road City: Dunnellon State: FL Zip Code: 34432
Phone # 352-854-2000 Alternate Phone #
Email address: PStickney@imagendentalpartners.com

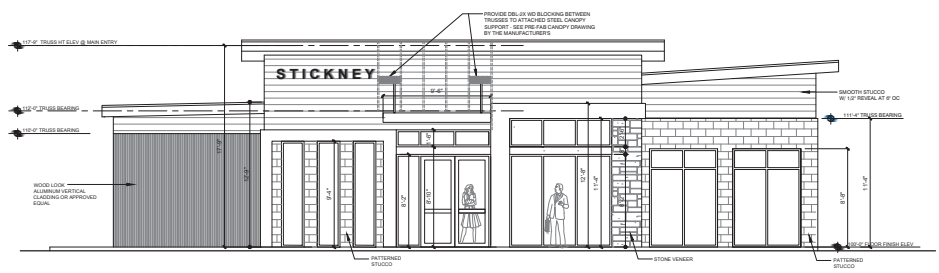
Developer:
Developer: PRS DMD, LLC Contact Name: Peter Stickney, Manager
Mailing Address: 17750 SW 61st Lane Road City: Dunnellon State: FL Zip Code: 34432
Phone # 352-854-2000 Alternate Phone #
Email address: PStickney@imagendentalpartners.com

Revised 6/2021

CLEAR FORM



RIGHT ELEVATION
Scale: 3/16" = 1'-0"



FRONT ELEVATION
Scale: 1/4" = 1'-0"

DRAWING ISSUE: PERMIT
DATE: JAN 31, 2025
REVISED: ---

SEAL

STATE OF FLORIDA
DAVID PAUL KING
AR0012999
REGISTERED ARCHITECT

GENERAL CONTRACTOR

Loyde W. Sadlowski, In
Florida State Certified General Contractor Mode 19
CGC - 002522
7500 SW 61st Ave, Ste 200
Ocala, Florida 34476
(352) 881-0075 Fax (352) 881-73
FL CGC-002522

David P. King, Jr
ARCHITECT
7500 SW 61ST AV
SUITE 400
OCALA, FL 3447
352.873.3727 (PH
352.873.0737 (FA

REGISTRATIONS:
STATE OF FLORIDA AR 12,0
STATE OF GEORGIA SC

PROJECT

NEW
BUILDING

FOR
STICKNEY
DENTAL

PARCEL NO. 35483-102-00
MARION COUNTY, FLORIDA

DRAWN BY:
CHECKED BY:
APPROVED BY:
ARCHITECT'S PROJECT No.:

SHEET TITLE:
EXTERIOR ELEVATIO

SHEET NUMBER
A1

SHEET 1 OF 1

CURVE TABLE									
CURVE #	DELTA (P)	DELTA (F)	RADIUS	ARC (P)	ARC (F)	CHORD (P)	CHORD (F)	CHORD BEARING (P)	CHORD BEARING (F)
CURVE 1		49°21'14"	438.65'		377.85'		366.27'		S.18°24'01"E.
CURVE 2	16°08'59"	16°09'45"	438.65'	123.64'	123.74'	241.62'	123.33'	S.09°58'45"W.	S.14°02'43"W.
CURVE 3	11°30'19"	11°28'09"	210.00'	42.17'	42.04'	42.10'	41.97'	S.16°25'25"W.	S.16°33'25"W.
CURVE 4	27°17'01"	27°19'09"	210.00'	100.00'	100.13'	99.06'	99.06'	S.02°56'15"E.	S.02°59'01"E.

DESCRIPTION:

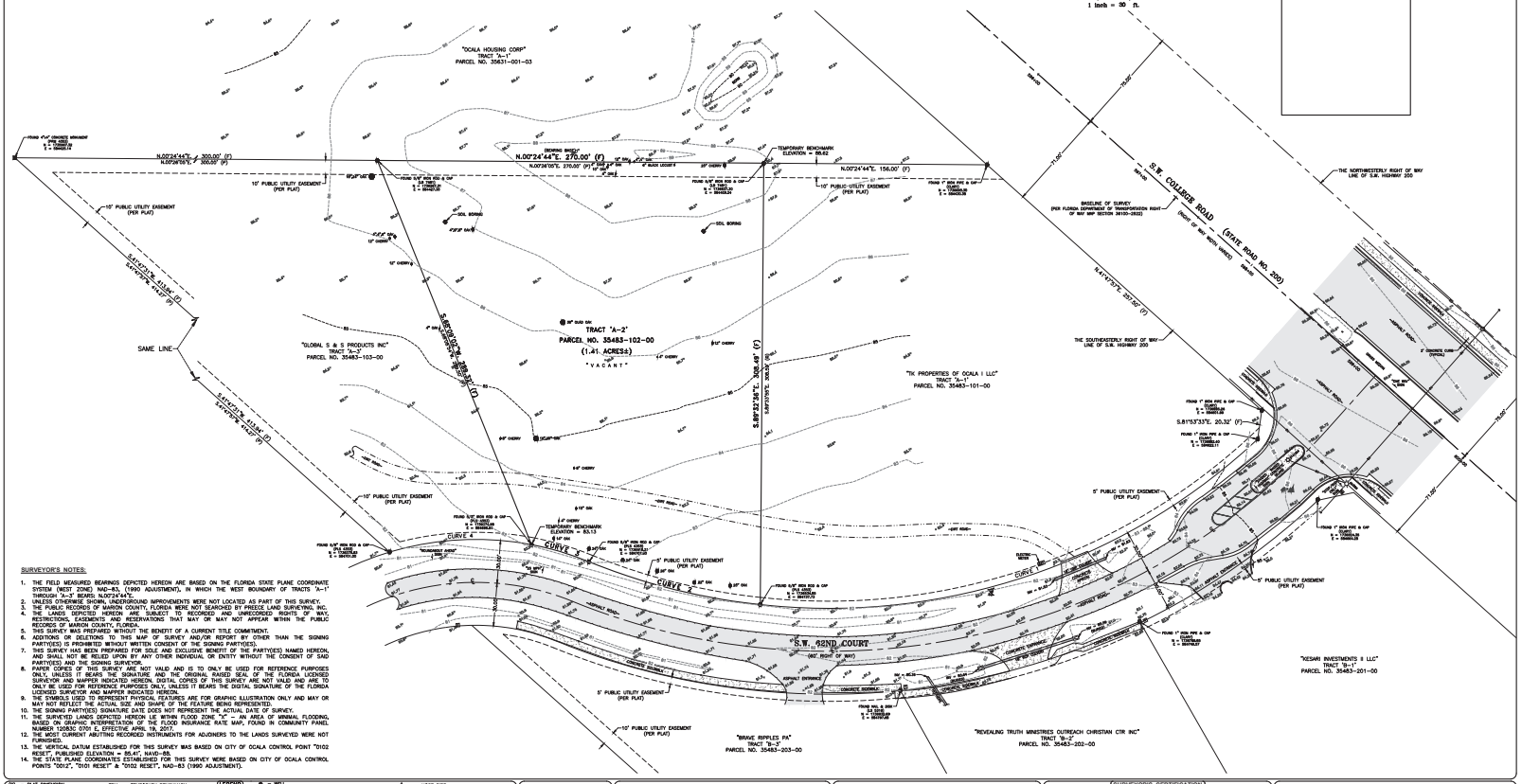
(PER OFFICIAL RECORDS BOOK 8210, PAGE 985, PUBLIC RECORDS OF MARION COUNTY, FLORIDA)

TRACT A-2, PIDGEON PARK, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGES 189 AND 190, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

NORTH

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.



SURVEYOR'S NOTES:

1. THE FIELD MEASURED BEARINGS DEPICTED HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE) NAD-83, (1990 ADJUSTMENT), IN WHICH THE WEST BOUNDARY OF TRACTS "A-1" THROUGH "A-3" BEARS N.00°24'44"E.
2. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY.
3. THE LANDS DEPICTED HEREON IN MARION COUNTY, FLORIDA WERE NOT SEARCHED BY PREECE LAND SURVEYING, INC. FOR EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS THAT MAY OR MAY NOT APPEAR WITHIN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.
5. ADDITIONS OR DELETIONS TO THIS MAP OF SURVEY AND/OR REPORT BY OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
6. THIS SURVEY HAS BEEN PREPARED FOR SOLE AND EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT THE CONSENT OF SAID PARTY(IES) AND THE SIGNING SURVEYOR.
7. PAPER COPIES OF THIS SURVEY ARE NOT VALID AND IS TO ONLY BE USED FOR REFERENCE PURPOSES ONLY, UNLESS IT BEARS THE SIGNATURE, AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER INDICATED HEREON. DIGITAL COPIES OF THIS SURVEY ARE NOT VALID AND ARE TO USED BY THE PARTY(IES) NAMED HEREON ONLY, UNLESS IT BEARS THE DIGITAL SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER INDICATED HEREON.
8. THE SYMBOLS USED TO REPRESENT PHYSICAL FEATURES ARE FOR GRAPHIC ILLUSTRATION ONLY AND MAY OR MAY NOT REFLECT THE ACTUAL SIZE AND SHAPE OF THE FEATURE BEING REPRESENTED.
9. THE SIGNING PARTY(IES) SIGNATURE DATE DOES NOT REPRESENT THE ACTUAL DATE OF SURVEY.
10. THE SURVEYED LANDS DEPICTED HEREON LIE WITHIN FLOOD ZONE "X" – AN AREA OF MINIMAL FLOODING, BASED ON GRAPHIC INTERPRETATION OF THE FLOOD INSURANCE RATE MAP, FOUND IN COMMUNITY PANEL NUMBER 12083C 0750 E, EFFECTIVE APRIL 19, 2017.
11. THE MOST CURRENT ABUTTING RECORDED INSTRUMENTS FOR ADJOINERS TO THE LANDS SURVEYED WERE NOT FURNISHED.
12. THE VERTICAL DATUM ESTABLISHED FOR THIS SURVEY WAS BASED ON CITY OF OCALA CONTROL POINT "0102 RESET", PUBLISHED ELEVATION = 85.41, (NAVD-88).
13. THE STATE PLANE COORDINATES ESTABLISHED FOR THIS SURVEY WERE BASED ON CITY OF OCALA CONTROL POINTS "0012", "0101 RESET" & "0102 RESET", NAD-83 (1990 ADJUSTMENT).

(LEGEND)

(P) = PLAT DIMENSION
(F) = FIELD MEASUREMENT
(D) = DEED DIMENSION
(C) = CALCULATED DIMENSION
(TYP.) = DESCRIPTION DIMENSION
CL = CENTERLINE
CH = CHORD BEARING
ORB = OFFICIAL RECORDS BOOK
PC = POINT OF CURVATURE
PCC = POINT OF COMPOUND CURVATURE
PT = POINT OF TANGENCY
LB = LICENSED BUSINESS
LS = LICENSED SURVEYOR
TBM = TEMPORARY BENCHMARK
TYP = TELEPHONE RISER PED.
WPP = WOOD POWER POLE
CPP = CONCRETE POWER POLE
MPP = METAL POWER POLE
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
VCP = VITRIFIED CLAY PIPE
PVC = POLYVINYL CHLORIDE
HDPE = HIGH DENSITY POLYETHYLENE
OU = OVERHEAD UTILITY(IES)
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
CONC = CONCRETE MONUMENT
A/C = AIR CONDITIONER
FOCM = FIBER OPTIC CABLE MARKER
PRM = PERMANENT REFERENCE MONUMENT
PCP = PERMANENT CONTROL POINT
PSM = PROFESSIONAL SURVEYOR & MAPPER
PLS = PROFESSIONAL LAND SURVEYOR
RLS = REGISTERED LAND SURVEYOR
I.D. = IDENTIFICATION
NO. = NUMBER

= WELL
= TRAFFIC CONTROL BOX
= TELEPHONE MANHOLE
= TELEPHONE RISER BOX
= ELECTRIC BOX
= CABLE TV RISER BOX
= IRRIGATION CONTROL BOX
= UTILITY POLE
= GUY ANCHOR
= FIRE HYDRANT
= FIRE DEPARTMENT CONNECTION
= GAS VALVE
= SEWER VALVE
= SET 5/8" IRON ROD & CAP – LB 7389
= FOUND 5/8" IRON ROD & CAP
= FOUND 4"x4" CONCRETE MONUMENT
= SET 4"x4" CONCRETE MONUMENT – LB 7389
= FOUND 6" OCTAGONAL CONCRETE MONUMENT

= HOSE BIBB
= BURIED CABLE MARKER
= GREASE TRAP
= SANITARY MANHOLE
= STORM DRAINAGE MANHOLE
= TELEPHONE MANHOLE
= STORM INLET
= CENTERLINE
= MONITORING WELL
= LIGHT POLE
= SIGN POST
= GUARD POST
= SANITARY CLEAN-OUT
= BROKEN LINE; NOT DRAWN TO SCALE
= DEPICTS CONCRETE

STATE CERTIFIED SDVBE

BOUNDARY & TOPOGRAPHIC SURVEY
FOR:
LOYDE SADLOWSKI

PREECE
LAND SURVEYING, Inc.
BELLWETHER PROFESSIONAL PARK
2201 S.E. 30TH AVENUE, SUITE 102
OCALA, FL 34471
(352) 351-0091
EMAIL: glen@plsinc.us
(LICENSED BUSINESS NO. 7389)

SURVEYOR'S CERTIFICATION

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FOR A BOUNDARY & TOPOGRAPHIC SURVEY.

DATE

GLEN H. PREECE, JR., P.S.M. – LS 5427

DATE OF FIELD SURVEY: JULY 23, 2024

DRAWN:	G.H.P.	REVISIONS	BY	DATE
CHECKED:	G.H.P.			
F.B.	PAGES			
127	32-33			
FILE INFO: PIDGEON PARK				

SCALE: 1" = 30'

COPYRIGHT © 2024

JOB ORDER # 24-088

STICKNEY DENTAL

MARION COUNTY, FLORIDA

LEGAL DESCRIPTION

(PER OFFICIAL RECORDS BOOK 8219, PAGE 985, PUBLIC RECORDS OF MARION COUNTY, FLORIDA)
TRACT A-2, PIDGEON PARK, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGES 189 AND 190, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

CONCURRENCY NOTE

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

TRAFFIC DATA

LAND USE: MEDICAL – DENTAL OFFICE
LAND USE CODE: 720
ITE 9TH ADDITION

PM PEAK HOURS RATE = 4.45 PER 1,000 square feet

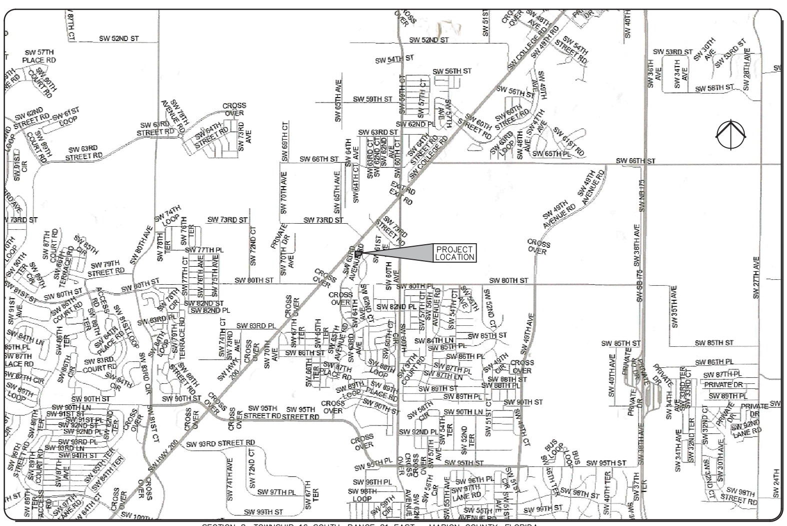
PEAK HOUR TRIPS = 4.45 x 5.65 = 25
40% ENTERING, 60% EXITING

WAIVER

ARTICLE 6, DIV 14, SECTION 6.14.2 – CONNECTION REQUIREMENTS – WAIVER REQUESTED TO UTILIZE ON-SITE SEPTIC TANK UNTIL SUCH TIME AS CENTRALIZED SEWER BECOMES AVAILABLE. COST TO RUN FORCE MAIN TO SR 200 AND UNDERNEATH THE HIGHWAY IS PROHIBITIVE. OTHER DEVELOPMENTS ALONG THE FORCE MAIN ROUTE ARE EXISTING AND ALREADY APPROVED ON SEPTIC TANKS, THUS COST SHARING IS NOT AN OPTION.

WATER/SEWER POINT OF CONTACT

MARION COUNTY UTILITIES CUSTOMER SERVICE 24/7/365
11800 US 441 BELLEVIEW, FL 34420
PHONE (352) 307-6000



SECTION 8, TOWNSHIP 16 SOUTH, RANGE 21 EAST • MARION COUNTY, FLORIDA

NORTH **LOCATION PLAN**
SCALE: 1"=2,000'

2,000 1,000 0 2,000
1 inch = 2,000 ft.
GRAPHIC SCALE

GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHICAL INFORMATION SHOWN ARE PER DRAWINGS PREPARED BY PREECE LAND SURVEYING, DATED 7/23/2024.
2. CONTRACTOR SHALL VERIFY ALL ELEVATIONS PRIOR TO CONSTRUCTION AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER OR ARCHITECT.
3. CONTRACTOR SHALL LOCATE AND MAINTAIN IN GOOD WORKING ORDER ALL ABOVE GROUND AND BELOW GROUND UTILITIES. CONTRACTOR SHALL COORDINATE THE RELOCATION OR ALTERATION OF EXISTING UTILITIES AS MAY BE REQUIRED. CONTRACTOR SHALL CALL 811 FOR UTILITY LOCATES PRIOR TO DIGGING.
4. ALL ON-SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH MARION COUNTY PUBLIC SERVICES, FLORIDA BUILDING CODE, AND ALL OTHER APPLICABLE CODES.
5. ALL DISTURBED OPEN AREAS SHALL BE SODDED OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING COMPLETION OF THE BUILDING CONSTRUCTION AS SHOWN ELSEWHERE IN THESE PLANS.
6. CONTRACTOR SHALL SUPPLY THE ENGINEER WITH "AS-BUILT" CONDITIONS OF ACTUAL CONSTRUCTION.
7. CONSTRUCTION SURVEYING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED.
8. ALL WATER & SEWER LINE CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH MARION COUNTY UTILITY REQUIREMENTS. CONSTRUCTION OF UTILITIES SHALL BE INSPECTED BY MARION COUNTY UTILITIES (MCU). CONTACT MCU CONSTRUCTION OFFICE MARK RUDOWSKE AT 352-843-0476.
9. ANY SOIL MATERIAL (EITHER ON-SITE OR IMPORTED) UTILIZED FOR THE CONSTRUCTION OF RETENTION SWALES OR RETENTION PONDS SHALL BE CLEAN FINE SAND (SP) AS DEFINED BY THE UNIFIED SOIL CLASSIFICATION SYSTEM. FINES (MATERIAL PASSING THE NO. 200 SIEVE) SHALL BE LESS THAN 5%.
10. THE CONTRACTOR SHALL OBTAIN A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER PERMIT AS REGULATED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP). CONTRACTOR SHALL BECOME FAMILIAR WITH THE NPDES PERMITTING REQUIREMENTS, DEVELOP AND IMPLEMENT A STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE CONSTRUCTION SITE IS IN COMPLIANCE WITH NPDES REGULATIONS AND WILL BE RESPONSIBLE FOR ANY VIOLATIONS CITED BY DEP DURING CONSTRUCTION. INFORMATION PERTAINING TO THE NPDES PROGRAM IS AVAILABLE ON LINE AT WWW.DEP.STATE.FL.US/WATER/STORMWATER/NPDES OR BY CALLING FDEP NPDES STORMWATER SECTION AT 850-245-7522.
11. 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.
12. WATER: POTABLE WATER WILL BE PROVIDED BY MARION COUNTY UTILITIES DEPARTMENT. ONSITE WATERMAINS WILL BE OWNED AND MAINTAINED BY OWNER.
13. SEWER: SEPTIC TANK. IF MCU DETERMINES PUBLIC GRAVITY SEWER WILL BE AVAILABLE FOR A STANDARD CONNECTION, THE ENR OSTDS (SEPTIC TANK) AS SHOWN ON THE SITE PLAN WILL NO LONGER BE APPROVED AND SEWER CONNECTION IS REQUIRED.
14. GARBAGE: SOLID WASTE PICKUP WILL BE PROVIDED BY A CENTRAL WASTE HAULER.
15. EASEMENTS: ALL EASEMENTS ARE DESIGNATED ON THE PLANS.
16. TREE LOCATION: THE PROPOSED PROJECT WILL BE CONSTRUCTED ON A PREVIOUSLY MASS GRADED PARCEL.
17. FEMA DESIGNATION: THE PROJECT LIES WITHIN FEMA FLOOD ZONE "X", AN AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS PER FOR FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NOS. 120160 09050, EFFECTIVE AUGUST 28, 2008.
18. DRAINAGE: ONSITE RETENTION AREA. THE ONSITE STORM WATER COLLECTION SYSTEM WILL BE MAINTAINED BY THE OWNER.
19. ALL ROADS, PAVING, DRA'S AND DRAINAGE EASEMENTS ARE PRIVATELY OWNED AND SHALL BE MAINTAINED BY DEVELOPER.
20. ALL NEW FIRE HYDRANTS INSTALLED WITH THIS PROJECT SHALL BE INSTALLED, TESTED, AND PAINTED PER NFPA 291, BY A THIRD PARTY CONTRACTOR. TESTING SHALL BE WITNESSED BY THE MARION COUNTY FIRE INSPECTOR AND COPIES OF THE HYDRANT FLOW DATA SHALL BE PROVIDED TO THE MARION COUNTY FIRE INSPECTOR.
21. ALL CONSTRUCTION TRAFFIC MUST APPROACH THE SITE FROM SW HWY 200. NO CONSTRUCTION TRAFFIC TO TRAVEL SOUTH ON SW 62nd COURT BEYOND PROJECT DRIVEWAY.

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.

KEITH E. RIDDLE, P.E. DATE

SITE DATA

PARCEL ID# 35483-102-00

TOTAL AREA = 61,299 sq.ft. (1.41 ac.)

PROPOSED IMPERVIOUS AREA = 32,164 sq.ft. (0.74 ac.)
PERCENT IMPERVIOUS AREA = 52.5% (of total area)

LOT IS PERMITTED FOR A MAXIMUM OF 60% IMPERVIOUS SURFACE RATIO.
PROPOSED OPEN SPACE = 47.5%

FLOOD ZONE = "X"
ZONING = B-2
FUTURE LAND USE = COMMERCIAL
OVERLAY ZONE = SECONDARY SPRING PROTECTION ZONE

MINIMUM LOT AREA = NONE
MINIMUM LOT WIDTH = NONE
MAXIMUM BUILDING HEIGHT = 50'
PROPOSED BUILDING HEIGHT = 25'
MAXIMUM FLOOR AREA RATIO (FAR) = 1.0
PROPOSED FAR = 0.09

SETBACKS: FRONT = 40' / SIDE = 10' / REAR = 25'

EXISTING USE OF SITE = VACANT
PROPOSED USE OF SITE = MEDICAL OFFICE BUILDING

PROPOSED BUILDING SQUARE FOOTAGE = 5,653 sq.ft. (LEASABLE SPACE)

PARKING REQUIRED = 1 per 250 sq.ft. = 23 spaces
PARKING PROVIDED = 48 spaces

ALL CONSTRUCTION COVERED BY THESE PLANS COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE.

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.

ELEVATIONS BASED ON N.A.V.D. 1988 VERTICAL DATUM

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.

Owner
Stickney Dental

DATE

SHEET INDEX

C1.1	COVER SHEET
C1.2	STORMWATER POLLUTION PREVENTION PLAN
C1.3	TREE REMOVAL PLAN
C2.1	GEOMETRY PLAN
C3.1–C3.2	GRADING & DRAINAGE PLANS
C4.1	UTILITY PLAN
C5.1–C5.3	DETAIL SHEETS

CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE UTILITY DEPARTMENT 2 WEEKS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO ANY MATERIALS BEING DELIVERED ON-SITE.

OWNER / APPLICANT
Peter Stickney, Manager
PRS DMD, LLC
17750 SW 61st Lane Road
Dunnellon, Florida 34432
Phone (352) 854-2000

CONTRACTOR
Loyde Sadlowski
Loyde W. Sadlowski, Inc.
7500 SW 61st Avenue, Suite 200
Ocala, Florida 34476
Phone (352) 861-0075

ENGINEER
Keith E. Riddle, P.E.
Riddle - Newman Engineering, Inc.
115 North Canal Street
Leesburg, Florida 34748
Phone (352) 787-7482
Fax (352) 787-7412

SURVEYOR
Glen H. Preece, Jr.
Preece Land Surveying, Inc.
Bellwether Professional Park
2201 S.E. 30th Avenue, Suite 102
Ocala, Florida 34471
Phone (352) 351-0091

RIDDLE - NEWMAN ENGINEERING, INC.
115 NORTH CANAL STREET
LEESBURG, FLORIDA 34748
PHONE (352) 787-7482
FAX (352) 787-7412
keith@riddlenewman.com
CA# 00002883

RIDDLE NEWMAN ENGINEERING INC.
ESTABLISHED 1961

REV #5		
REV #4		
REV #3	REVISED PER MARION COUNTY	6/12/25 & 7/9/25
REV #2	REVISED PER MARION COUNTY	5/28/25
REV #1	REVISED PER MARION COUNTY	4/10/25

KEITH E. RIDDLE, P.E.
STATE OF FLORIDA,
PROFESSIONAL ENGINEER
LICENSE NO. 38800

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY KEITH E. RIDDLE, P.E. ON THE DATE INDICATED HERE 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.

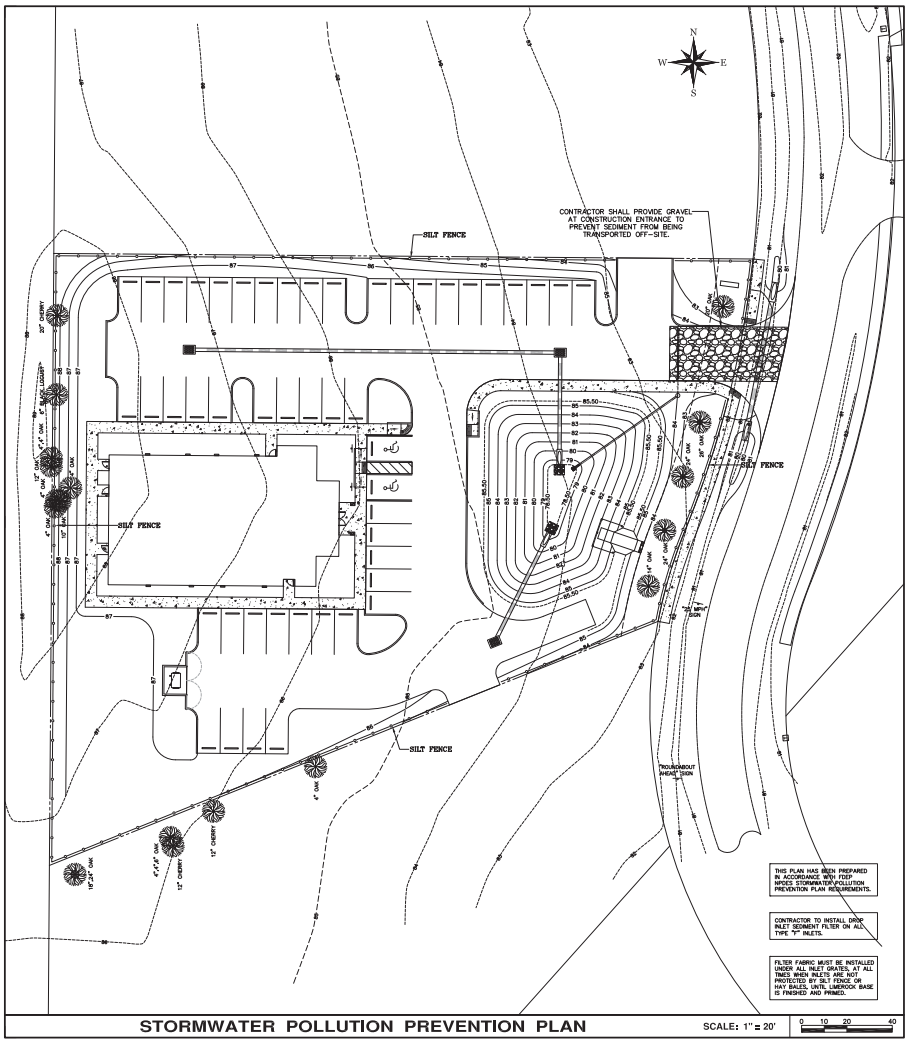
DRAWN: R.S.H.
CHECKED: K.E.R.
SCALE: 1"=2,000'
DATE: 1/9/25
PROJECT NO: 24.12

COVER SHEET
MAJOR SITE PLAN
STICKNEY DENTAL
MARION COUNTY FLORIDA

SHEET NO.
C1.1

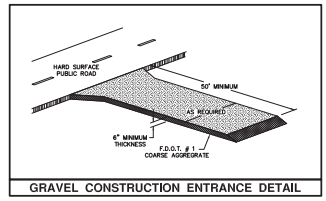
© 2025 RIDDLE – NEWMAN ENGINEERING, INC. ALL RIGHTS RESERVED.

FILE: \24.12\Stickney Dental & Aesthetics

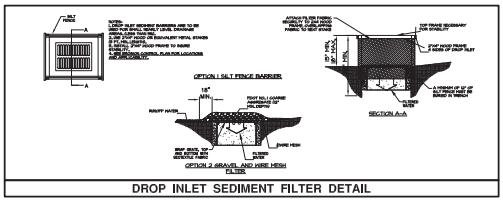


STORMWATER POLLUTION PREVENTION PLAN

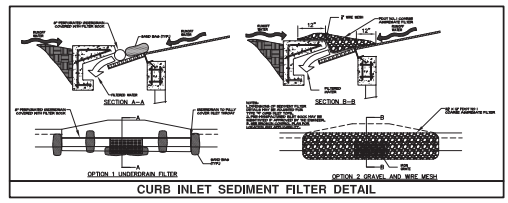
SCALE: 1" = 20'



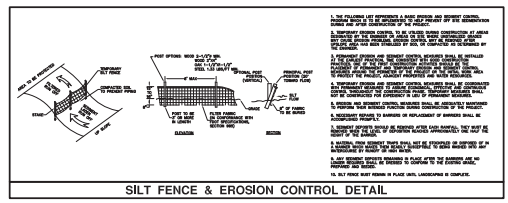
GRAVEL CONSTRUCTION ENTRANCE DETAIL



DROP INLET SEDIMENT FILTER DETAIL



CURB INLET SEDIMENT FILTER DETAIL



SILT FENCE & EROSION CONTROL DETAIL

NPDES Requirements

• Federal Law prohibits all point source discharge of pollutants, which includes the discharge of stormwater associated with large (greater than 5 acres) construction activities or small (less than 5 acres and greater than 1 acres) construction activities, to waters of the United States without a National Pollutant Discharge Elimination System (NPDES) permit. Under the State of Florida's authority to administer the NPDES stormwater program, operators that have stormwater discharge associated with large or small construction activities to surface waters of the State, including through a Municipal Separate Storm Sewer System (MS4, i.e. Town, City or County), shall obtain coverage either under a Generic permit or an Individual permit.

• The Contractor shall obtain the NDPES permit during the permitting process.

• The Contractor shall prepare the Storm Water Pollution Prevention Plan (SWPPP). Contractor may obtain information pertaining to the NPDES program online at www.dep.state.fl.us/water/stormwater/npdes. The Contractor shall be responsible for maintenance of the site in accordance with the SWPPP. The Contractor will be required to comply with all requirements of the SWPPP and have it posted on-site along with the Erosion Control Plan, the NPDES permit, and the completed Inspection Report Forms. The Contractor shall be responsible for all erosion control practices defined in the SWPPP and associated penalties for not complying with the NPDES requirements contained in the SWPPP and the NPDES permit. The cost of all compliance related activities shall be included in the bid submitted by the Contractor.

• The NPDES permit requires at least weekly inspections of the site and inspections within 24 hours following any rainfall event exceeding 0.5" inches. The Contractor is responsible for the weekly inspections and post-rainfall event inspections and these inspections are required to be made by a "Qualified" inspector. These inspections must document compliance with the permit and the SWPPP and the inspector shall complete the Stormwater Pollution Prevention Plan Inspection Report Form. The Contractor can obtain a sample copy of the Inspection Report Form from the Engineer. The Contractor can contact the FDEP at (850) 245-7522 for additional information on qualified inspectors or additional information on the NPDES requirements.

NPDES REQUIREMENTS

RIDDLE - NEWMAN ENGINEERING, INC.
115 NORTH CANAL STREET
LEESBURG, FLORIDA 34748
PHONE (352) 787-7482
FAX (352) 787-7412
keith@riddlenewman.com
CA# 00002883

RIDDLE NEWMAN ENGINEERING INC.

REV #5	
REV #4	
REV #3	
REV #2	REVISED PER MARION COUNTY 6/12/25
REV #1	REVISED PER MARION COUNTY 4/10/25

KEITH E. RIDDLE, P.E.
FLA. REGIS. NO. 38800

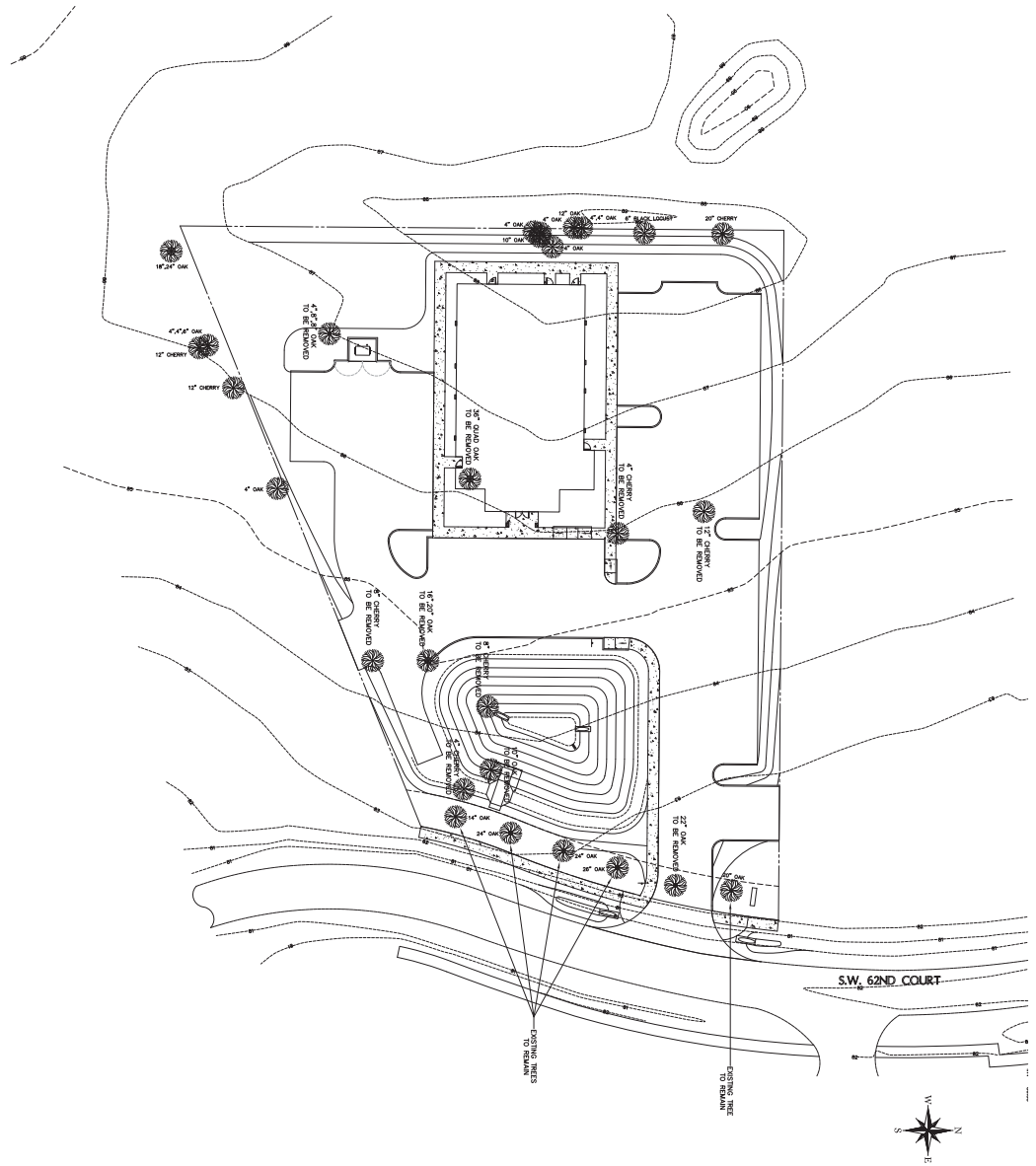
DRAWN:	R.S.H.
CHECKED:	K.E.R.
SCALE:	1"=20'
DATE:	1/9/25
PROJECT NO.	24.12

STORMWATER POLLUTION PREVENTION PLAN
MAJOR SITE PLAN

STICKNEY DENTAL
MARION COUNTY FLORIDA

SHEET NO.
C1.2

FILE: \24.12\Stickney Dental & Aesthetics © 2025 RIDDLE - NEWMAN ENGINEERING, INC. ALL RIGHTS RESERVED.



GRAPHIC SCALE 1 inch = 20 ft.

FILE:\24.12\Stickney Dental & Aesthetics © 2025 RIDDLE - NEWMAN ENGINEERING, INC. ALL RIGHTS RESERVED.

SHEET NO. C1.3

TREE REMOVAL PLAN
MAJOR SITE PLAN

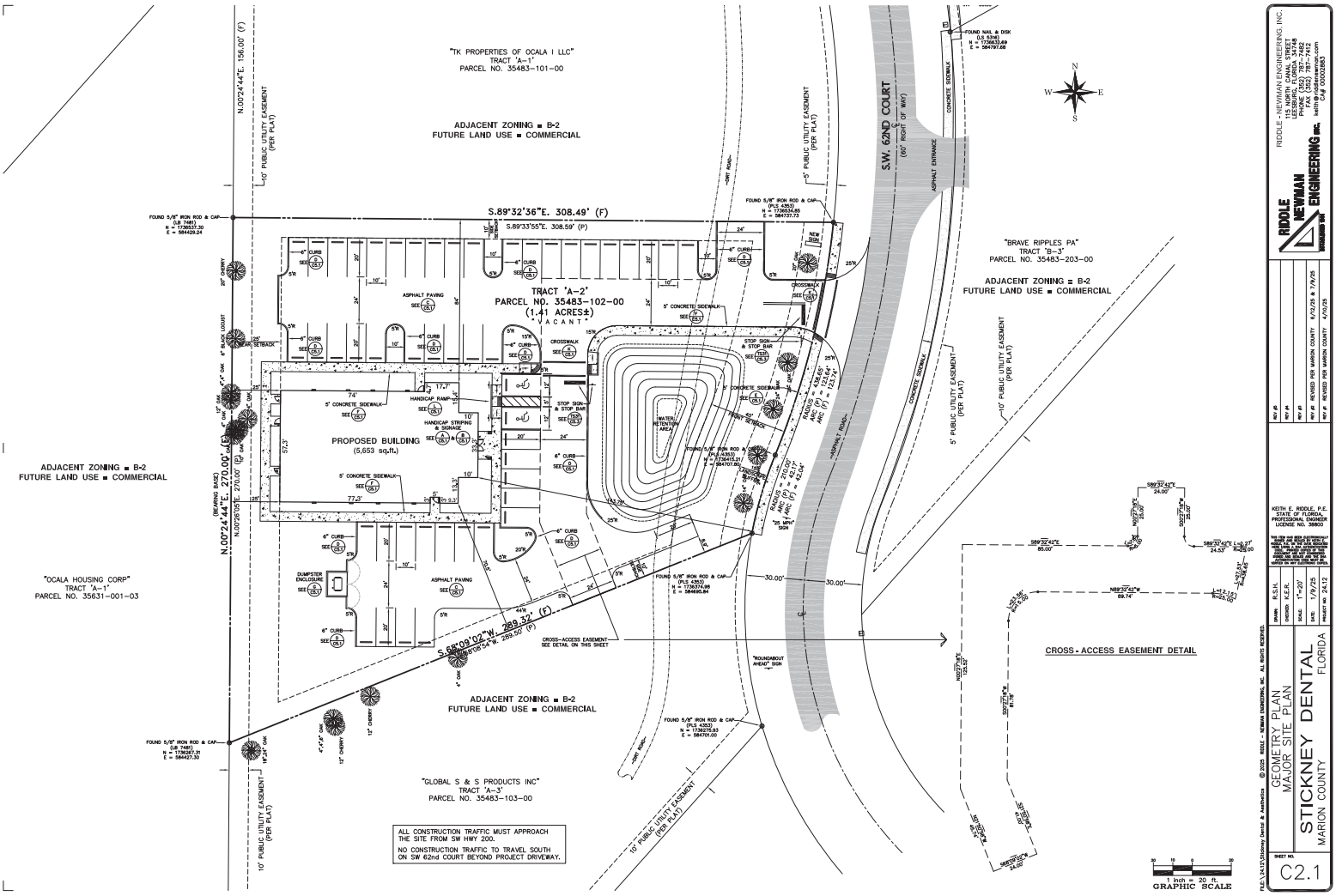
STICKNEY DENTAL
MARION COUNTY FLORIDA

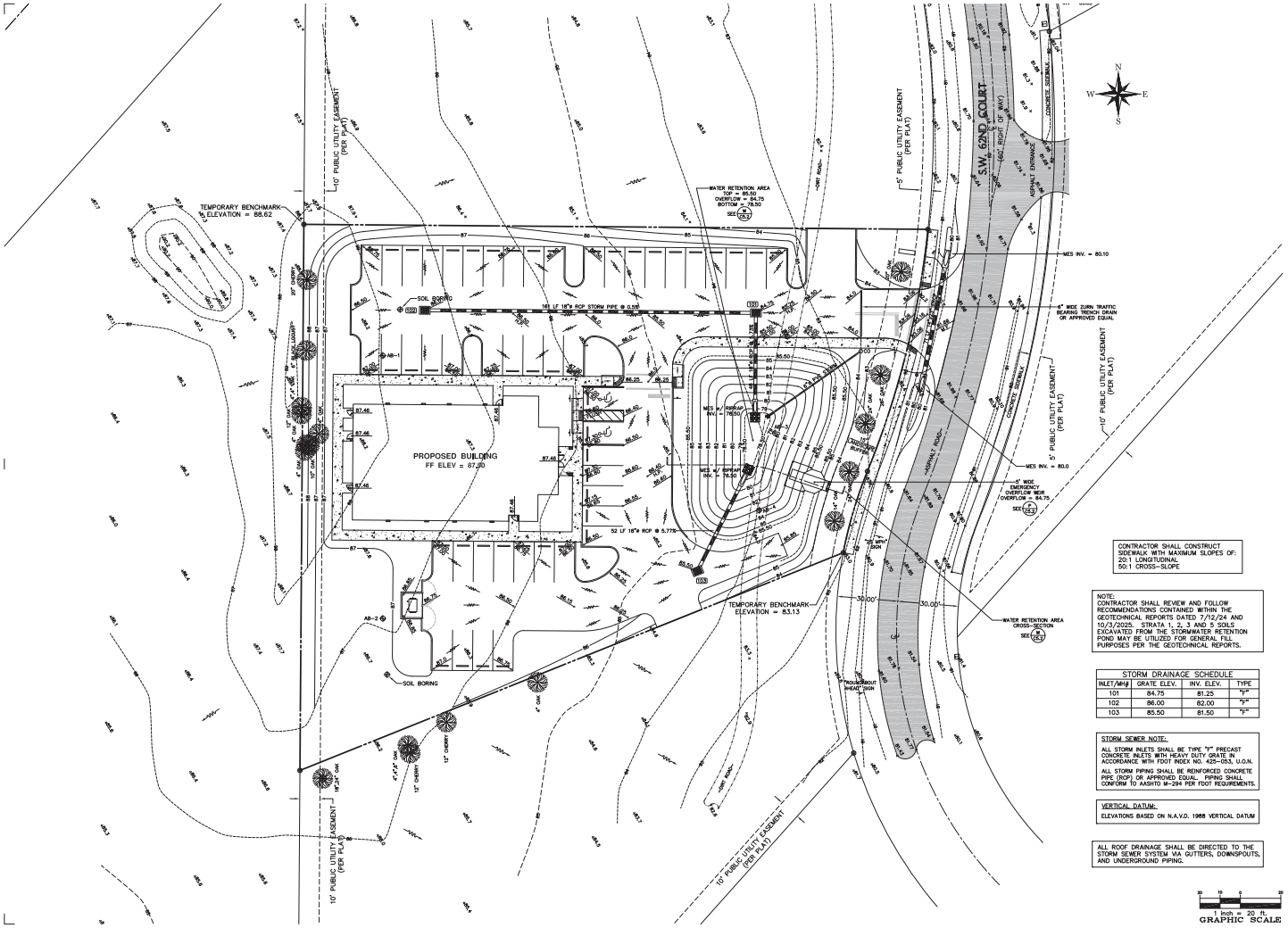
DRAWN: R.S.H.
CHECKED: K.E.R.
SCALE: 1"=20'
DATE: 1/9/25
PROJECT NO: 24.12

KEITH E. RIDDLE, P.E.
FLA. REGIS. NO. 38800

REV #5
REV #4
REV #3
REV #2 REVISED PER MARION COUNTY 6/12/25
REV #1 REVISED PER MARION COUNTY 4/10/25

RIDDLE NEWMAN ENGINEERING INC.
RIDDLE - NEWMAN ENGINEERING, INC.
115 NORTH CANAL STREET
LEESBURG, FLORIDA 34748
PHONE (352) 787-7482
FAX (352) 787-7412
keith@riddlenewman.com
CA# 00002883


"TK PROPERTIES OF OCALA I LLC"
TRACT 'A-1'
PARCEL NO. 35483-101-00
ADJACENT ZONING = B-2
FUTURE LAND USE = COMMERCIAL
S.W. 62ND COURT
(60' RIGHT OF WAY)
S.89°32'36"E. 308.49' (F)
S.89°33'55"E. 308.59' (P)
TRACT 'A-2'
PARCEL NO. 35483-102-00
(1.41 ACRES±)
VACANT
PROPOSED BUILDING
(5,653 sq.ft.)
WATER RETENTION AREA
"BRAVE RIPPLES PA"
TRACT 'B-3'
PARCEL NO. 35483-203-00
ADJACENT ZONING = B-2
FUTURE LAND USE = COMMERCIAL
ADJACENT ZONING = B-2
FUTURE LAND USE = COMMERCIAL
"OCALA HOUSING CORP"
TRACT 'A-1'
PARCEL NO. 35631-001-03
N.00°24'44"E. 270.00' (F)
S.68°09'02"W. 289.32' (F)
CROSS-ACCESS EASEMENT DETAIL
ADJACENT ZONING = B-2
FUTURE LAND USE = COMMERCIAL
"GLOBAL S & S PRODUCTS INC"
TRACT 'A-3'
PARCEL NO. 35483-103-00
ALL CONSTRUCTION TRAFFIC MUST APPROACH THE SITE FROM SW HWY 200.
NO CONSTRUCTION TRAFFIC TO TRAVEL SOUTH ON SW 62nd COURT BEYOND PROJECT DRIVEWAY.
1 inch = 20 ft.
GRAPHIC SCALE
RIDDLE NEWMAN ENGINEERING INC.
KEITH E. RIDDLE, P.E.
STATE OF FLORIDA,
PROFESSIONAL ENGINEER
LICENSE NO. 38800
GEOMETRY PLAN
MAJOR SITE PLAN
STICKNEY DENTAL
MARION COUNTY
FLORIDA
C2.1



CONTRACTOR SHALL CONSTRUCT SIDEWALK WITH MAXIMUM SLOPES OF:
20:1 LONGITUDINAL
50:1 CROSS-SLOPE

NOTE:
CONTRACTOR SHALL REVIEW AND FOLLOW RECOMMENDATIONS CONTAINED WITHIN THE GEOTECHNICAL REPORTS DATED 7/12/24 AND 10/3/2025. STRATA 1, 2, 3 AND 5 SOILS EXCAVATED FROM THE STORMWATER RETENTION POND MAY BE UTILIZED FOR GENERAL FILL PURPOSES PER THE GEOTECHNICAL REPORTS.

STORM DRAINAGE SCHEDULE

INLET/MH#	GRATE ELEV.	INV. ELEV.	TYPE
101	84.75	81.25	"F"
102	86.00	82.00	"F"
103	85.50	81.50	"F"

STORM SEWER NOTE:

ALL STORM INLETS SHALL BE TYPE "F" PRECAST CONCRETE INLETS WITH HEAVY DUTY GRATE IN ACCORDANCE WITH FDOT INDEX NO. 425-053, U.O.N.

ALL STORM PIPING SHALL BE REINFORCED CONCRETE PIPE (RCP) OR APPROVED EQUAL. PIPING SHALL CONFORM TO AASHTO M-294 PER FDOT REQUIREMENTS.

VERTICAL DATUM:

ELEVATIONS BASED ON N.A.V.D. 1988 VERTICAL DATUM

ALL ROOF DRAINAGE SHALL BE DIRECTED TO THE STORM SEWER SYSTEM VIA GUTTERS, DOWNSPOUTS, AND UNDERGROUND PIPING.

RIDDLE - NEWMAN ENGINEERING, INC.
115 NORTH CANAL STREET
LEESBURG, FLORIDA 34748
PHONE (352) 787-7482
FAX (352) 787-7412
keith@riddlenewman.com
CA# 00002883

RIDDLE NEWMAN ENGINEERING INC.

REV #	REVISED PER MARION COUNTY 6/12/25
REV #	REVISED PER MARION COUNTY 4/10/25

KEITH E. RIDDLE, P.E.
FLA. REGIS. NO. 38800

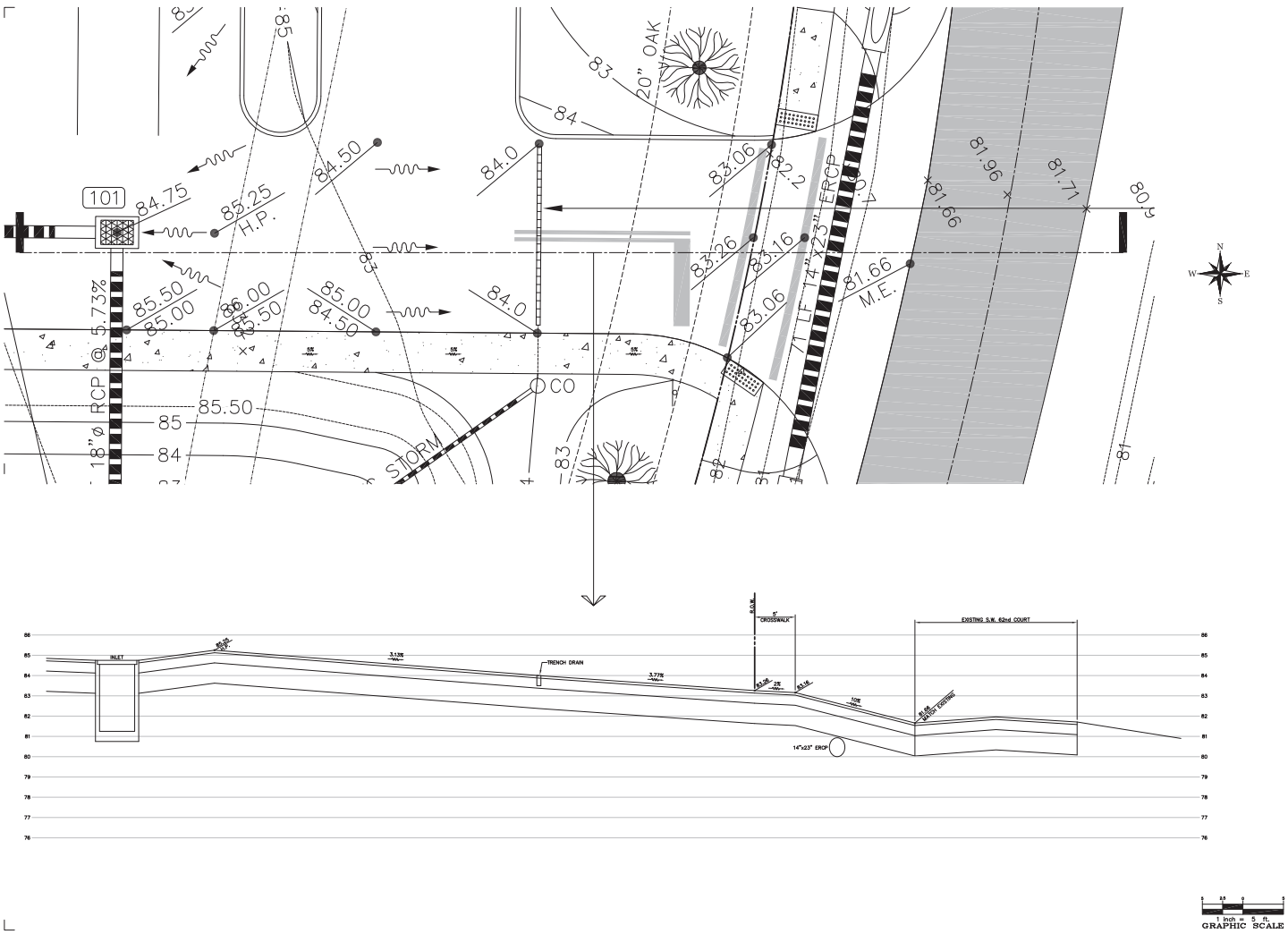
DRAWN: R.S.H.
CHECKED: K.E.R.
SCALE: 1"=20'
DATE: 1/9/25
PROJECT NO: 24.12

GRADING & DRAINAGE PLAN
MAJOR SITE PLAN

STICKNEY DENTAL
MARION COUNTY FLORIDA

SHEET NO.
C3.1

FILE: \24.12\Stickney Dental & Aesthetics © 2025 RIDDLE - NEWMAN ENGINEERING, INC. ALL RIGHTS RESERVED.



RIDDLE - NEWMAN ENGINEERING, INC.
115 NORTH CANAL STREET
LEESBURG, FLORIDA 34748
PHONE (352) 787-7482
FAX (352) 787-7412
keith@riddlenewman.com
CA# 00002883

RIDDLE NEWMAN ENGINEERING INC.

REV #5
REV #4
REV #3
REV #2 REVISED PER MARION COUNTY 6/12/25
REV #1 REVISED PER MARION COUNTY 4/10/25

KEITH E. RIDDLE, P.E.
FLA. REGIS. NO. 38800

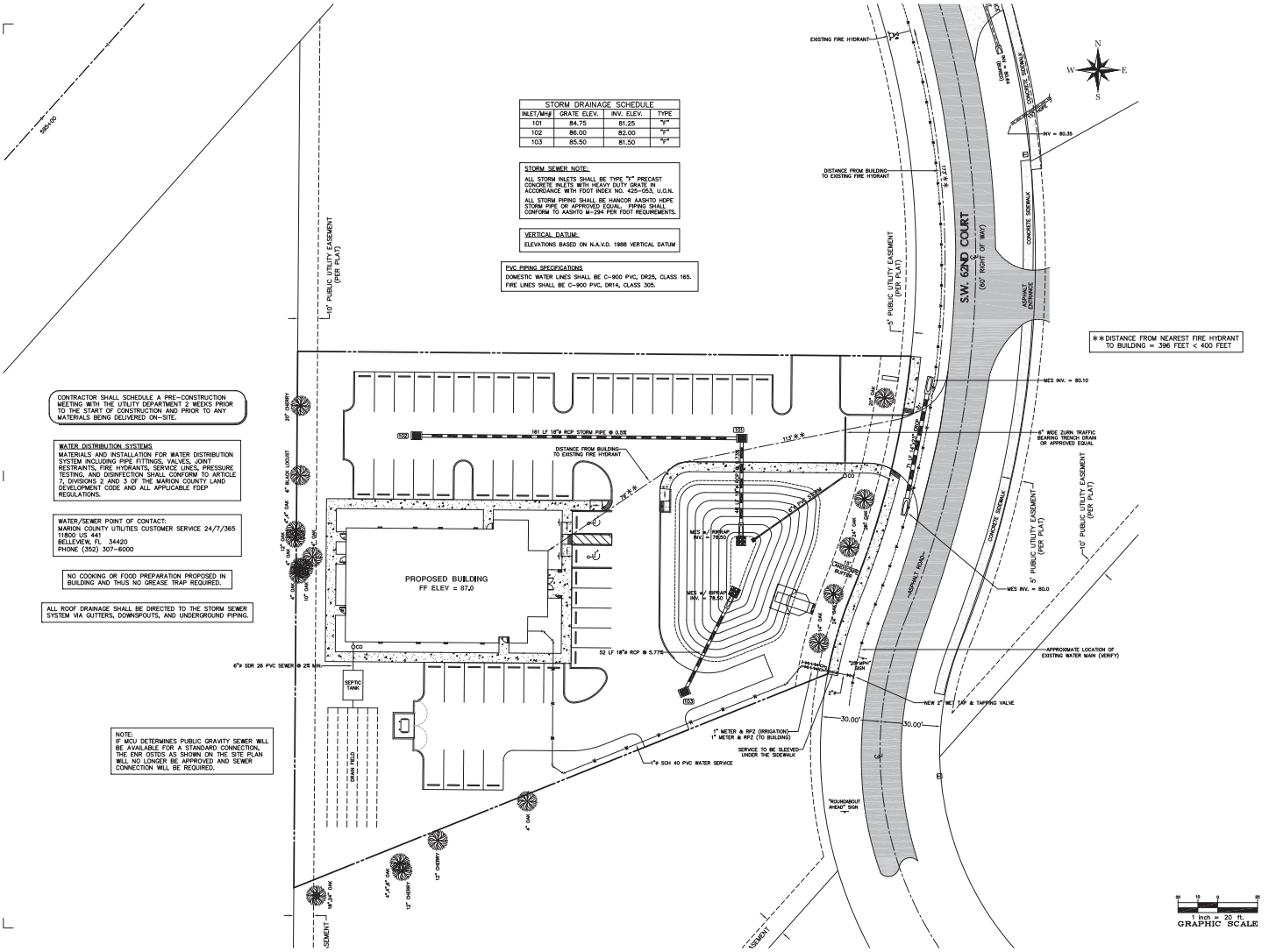
DRAWN R.S.H.
CHECKED K.E.R.
SCALE 1"=5'
DATE 1/9/25
PROJECT NO. 24.12

ENTRANCE GRADING & CROSS-SECTION
MAJOR SITE PLAN

STICKNEY DENTAL
MARION COUNTY FLORIDA

SHEET NO.
C3.2

FILE: 24.12\Stickney Dental & Aesthetics © 2025 RIDDLE - NEWMAN ENGINEERING, INC. ALL RIGHTS RESERVED.



RIDDLE - NEWMAN ENGINEERING, INC.
1515 SUNSET HARBOUR ROAD
LEESBURG, FLORIDA 34748
PHONE (352) 787-7422
FAX (352) 787-7442
keith@riddlenewman.com
Cert. # 0000305

RIDDLE NEWMAN ENGINEERING inc.

NO.	DESCRIPTION	DATE
NO. 3	REVISED PER MARION COUNTY	6/10/25 & 7/9/25
NO. 2	REVISED PER MARION COUNTY	5/28/25
NO. 1	REVISED PER MARION COUNTY	4/10/25

KEITH E. RIDDLE, P.E.
STATE OF FLORIDA,
PROFESSIONAL ENGINEER
LICENSE NO. 39800

THESE PLANS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF RIDDLE - NEWMAN ENGINEERING, INC. WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THE REUSE OF THESE PLANS AND SPECIFICATIONS ON ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF RIDDLE - NEWMAN ENGINEERING, INC. IS PROHIBITED AND IS AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO RIDDLE - NEWMAN ENGINEERING, INC.

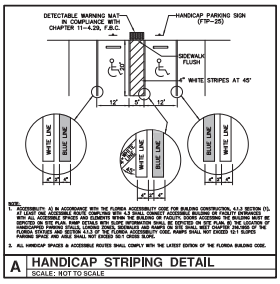
DRAWN: R.S.H.
CHECKED: K.E.R.
SCALE: 1"=20'
DATE: 1/9/25
PROJECT NO: 24-12

UTILITY PLAN
MAJOR SITE PLAN

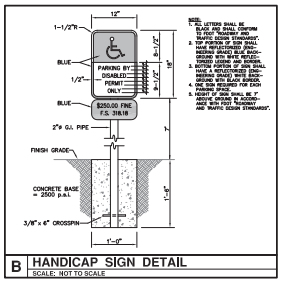
STICKNEY DENTAL
MARION COUNTY FLORIDA

SHEET NO.
C4.1

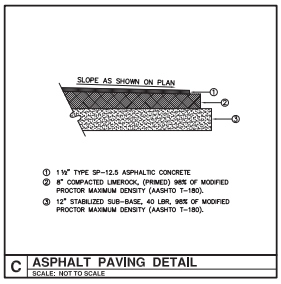
FILE\24-12\Stickney Dental & Aesthetics © 2025 RIDDLE - NEWMAN ENGINEERING, INC. ALL RIGHTS RESERVED.



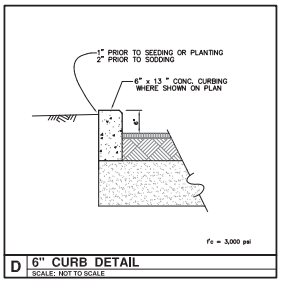
A HANDICAP STRIPING DETAIL
SCALE: NOT TO SCALE



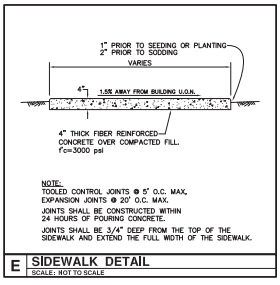
B HANDICAP SIGN DETAIL
SCALE: NOT TO SCALE



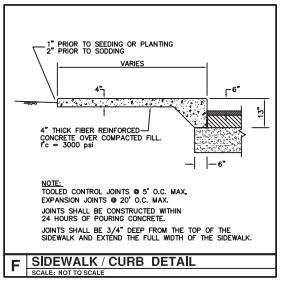
C ASPHALT PAVING DETAIL
SCALE: NOT TO SCALE



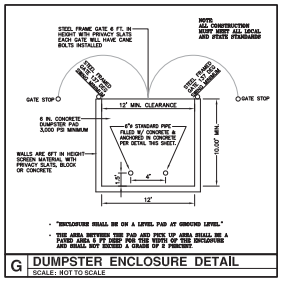
D 6" CURB DETAIL
SCALE: NOT TO SCALE



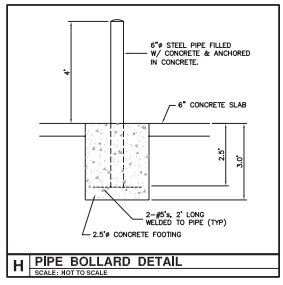
E SIDEWALK DETAIL
SCALE: NOT TO SCALE



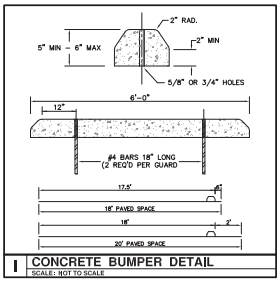
F SIDEWALK / CURB DETAIL
SCALE: NOT TO SCALE



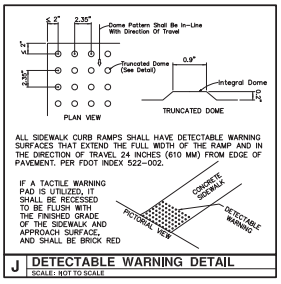
G DUMPSTER ENCLOSURE DETAIL
SCALE: NOT TO SCALE



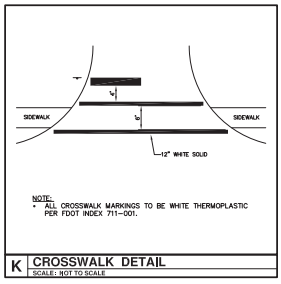
H PIPE BOLLARD DETAIL
SCALE: NOT TO SCALE



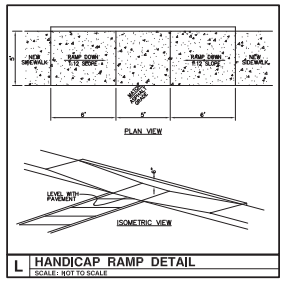
I CONCRETE BUMPER DETAIL
SCALE: NOT TO SCALE



J DETECTABLE WARNING DETAIL
SCALE: NOT TO SCALE



K CROSSWALK DETAIL
SCALE: NOT TO SCALE



L HANDICAP RAMP DETAIL
SCALE: NOT TO SCALE

RIDDLE - NEWMAN ENGINEERING, INC.
15 S. SUMTER STREET
LEESBURG, FLORIDA 34748
PHONE (352) 787-7422
FAX (352) 787-7412
keith@riddlenewman.com
C.A. #0006365

RIDDLE NEWMAN ENGINEERING inc.

NO. #	
NO. #	
NO. #	
NO. #	REVISED PER MARION COUNTY 4/10/25

KEITH E. RIDDLE, P.E.
FLA. REGIS. NO. 39650

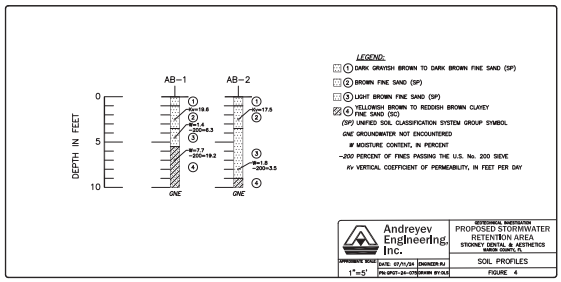
drawn R.S.H.
checked K.E.R.
SCALE N.T.S.
DATE 1/9/25
project no. 24-12

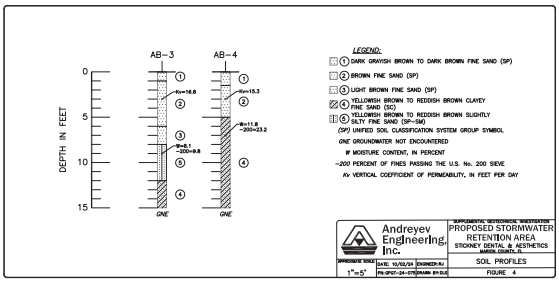
DETAILS
MAJOR SITE PLAN

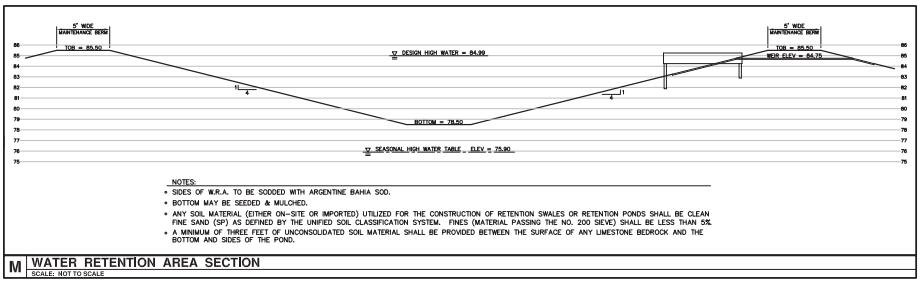
STICKNEY DENTAL
MARION COUNTY FLORIDA

SHEET NO.
C5.1

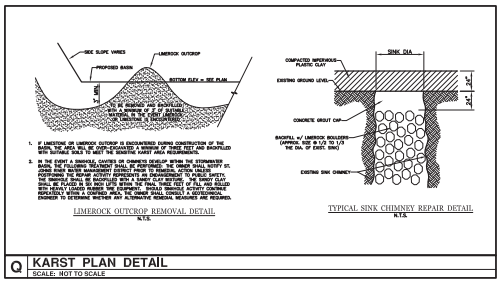
FILE\ 24-12\Stickney Dental & Aesthetics © 2025 RIDDLE - NEWMAN ENGINEERING, INC. ALL RIGHTS RESERVED.



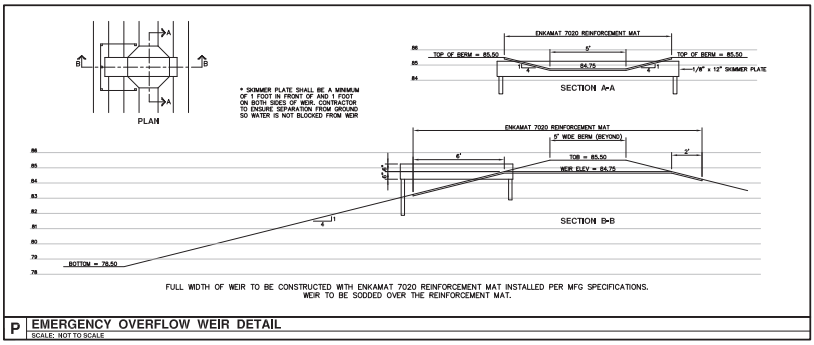




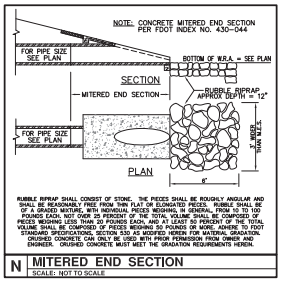
M WATER RETENTION AREA SECTION
SCALE: NOT TO SCALE



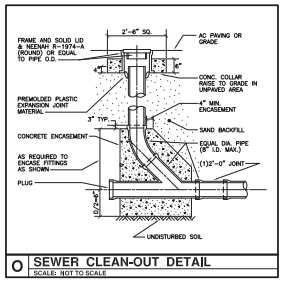
Q KARST PLAN DETAIL
SCALE: NOT TO SCALE



P EMERGENCY OVERFLOW WEIR DETAIL
SCALE: NOT TO SCALE



N MITERED END SECTION
SCALE: NOT TO SCALE



O SEWER CLEAN-OUT DETAIL
SCALE: NOT TO SCALE

RIDDLE - NEWMAN ENGINEERING, INC.
115 SUMTER AVENUE WEST
LEESBURG, FLORIDA 34748
PHONE: (352) 787-7422
FAX (352) 787-7412
keith@riddlenewman.com
C.A. # 0030825

RIDDLE NEWMAN ENGINEERING inc.

NO.	BY
1	KEP
2	KEP
3	KEP
REVISED PER MARION COUNTY	8/12/25
REVISED PER MARION COUNTY	4/10/25

KEITH E. RIDDLE, P.E.
FLA. REGIS. NO. 39600

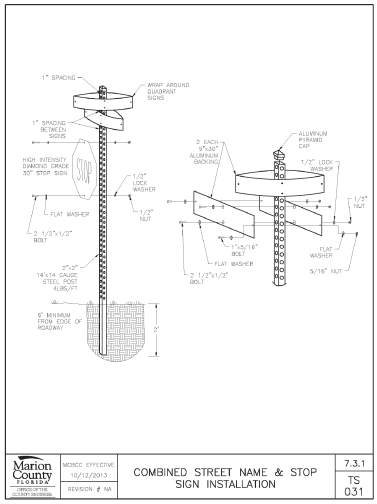
DRAWN: R.S.H.
RECORD: K.E.R.
SCALE: N.T.S.
DATE: 1/9/25
PROJECT NO: 24-12

DETAILS
MAJOR SITE PLAN

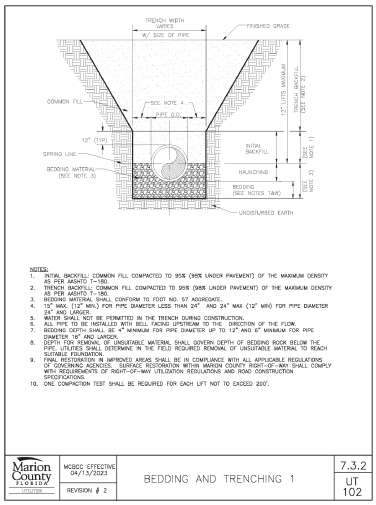
STICKNEY DENTAL
MARION COUNTY FLORIDA

SHEET NO.
C5.2

FILE: L:\24-12\Stickney Dental & Aesthetics © 2025 RIDDLE - NEWMAN ENGINEERING, INC. ALL RIGHTS RESERVED.

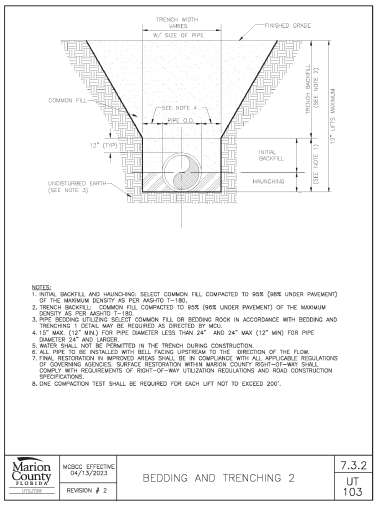


Marion County FLORIDA — GROUP/DIVISION: COUNTY ENGINEERING	MCBCC EFFECTIVE: 10/12/2013	REVISION #: NA	COMBINED STREET NAME & STOP SIGN INSTALLATION	7.3.1 TS 031



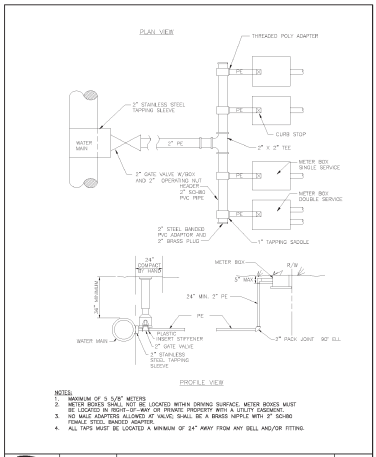
NOTES:
1. INITIAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. BEDDING MATERIAL SHALL CONFORM TO FDOT NO. 57 AGGREGATE.
4. 15" 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 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 FIRM 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 UT 102



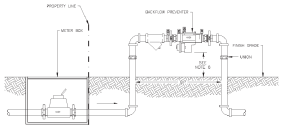
NOTES:
1. INITIAL BACKFILL AND HAUNCHING: SELECT COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL 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	REVISION #: 2	BEDDING AND TRENCHING 2	7.3.2 UT 103



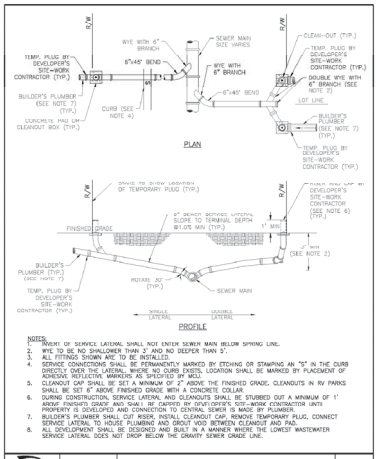
NOTES:
1. MINIMUM OF 5 5/8" METERS.
2. METER BOXES SHALL NOT BE LOCATED WITHIN DRIVING SURFACE. METER BOXES MUST BE LOCATED IN RIGHT-OF-WAY OR PRIVATE PROPERTY WITH A UTILITY EASEMENT.
3. NO MALE ADAPTERS ALLOWED AT VALVE, SHALL BE A BRASS NIPPLE WITH 2" SCH-80 FEMALE STEEL BRAIDED ADAPTER.
4. ALL TAPS MUST BE LOCATED A MINIMUM OF 24" AWAY FROM ANY BELL AND/OR FITTING.

Marion County FLORIDA — UTILITIES	MCBCC EFFECTIVE: 04/13/2023	REVISION #: 1	METER BANK 2" SUPPLY	7.3.2 UT 202



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	REVISION #: 1	2" AND SMALLER REDUCED PRESSURE AND/OR DOUBLE CHECK BACKFLOW ASSEMBLY	7.3.2 UT 209



NOTES:
1. PLACEMENT OF SERVICE LATERAL SHALL NOT KNOCK SEWER MAIN BELOW SPRING LINE.
2. WYE TO BE NO SHALLOWER THAN 3' AND NO DEEPER THAN 5'.
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. CLEANOUT CAP SHALL BE SET A MINIMUM OF 2" ABOVE THE FINISHED GRADE. CLEANOUTS IN RV PARKS SHALL BE SET 6" ABOVE FINISHED GRADE WITH A CONCRETE COLLAR
6. DURING CONSTRUCTION, SERVICE LATERAL AND CLEANOUTS SHALL BE STUBBED OUT A MINIMUM OF 1' ABOVE FINISHED GRADE AND SHALL BE CAPPED BY DEVELOPER'S SITE-WORK CONTRACTOR UNTIL PROPERTY IS DEVELOPED AND CONNECTION TO CENTRAL SEWER IS MADE BY PLUMBER.
7. BUILDER'S PLUMBER SHALL CUT RISER, INSTALL CLEANOUT CAP, REMOVE TEMPORARY PLUG, CONNECT SERVICE LATERAL TO HOUSE PLUMBING AND GROUT VOID BETWEEN CLEANOUT AND PAD.
8. ALL DEVELOPMENT SHALL BE DESIGNED AND BUILT IN A MANNER WHERE THE LOWEST WASTEWATER SERVICE LATERAL DOES NOT DROP BELOW THE GRAVITY SEWER GRADE LINE.

Marion County FLORIDA — UTILITIES	MCBCC EFFECTIVE: 04/13/2023	REVISION #: 2	SEWER SERVICE LATERAL	7.3.2 UT 312

RIDDLE - NEWMAN ENGINEERING, INC.
CERTIFICATE OF AUTHORIZATION #30
115 S. MAIN STREET
LEESBURG, FLORIDA 34748
PHONE (352) 787-7422
FAX (352) 787-7412
keith@riddlenewman.com
C.A. # 0030630

RIDDLE NEWMAN ENGINEERING inc.

NO.	BY	DATE	REVISION
6	KP	4/10/25	REVISED PER MARION COUNTY
5	KP		
4	KP		
3	KP		
2	KP		
1	KP		

KEITH E. RIDDLE, P.E.
FLA. REGIS. NO. 39600

DRAWN: R.S.H.
CHECKED: K.E.R.
SCALE: N.T.S.
DATE: 1/9/25
PROJECT NO: 24-12

DETAILS
MAJOR SITE PLAN

STICKNEY DENTAL
MARION COUNTY FLORIDA

SHEET NO.
C5.3

FILE: L:\24-12\Stickney Dental & Aesthetics © 2025 RIDDLE - NEWMAN ENGINEERING, INC. ALL RIGHTS RESERVED.

SITE DATA

PARCEL ID# 35483-102-00

TOTAL AREA = 61,299 sq.ft. (1.41 ac.)

PROPOSED IMPERVIOUS AREA = 32,164 sq.ft. (0.74 ac.)
PERCENT IMPERVIOUS AREA = 52.5% (of total area)

LOT IS PERMITTED FOR A MAXIMUM OF 60% IMPERVIOUS SURFACE RATIO.

FLOOD ZONE = "X"
ZONING = B-2
FUTURE LAND USE = COMMERCIAL
OVERLAY ZONE = SECONDARY SPRING PROTECTION ZONE

EXISTING USE OF SITE = VACANT
PROPOSED USE OF SITE = MEDICAL OFFICE BUILDING

PROPOSED BUILDING SQUARE FOOTAGE = 5,653 sq.ft.

TREE MITIGATION:

TREES REMOVED SECT. 6.7.3
10", 15", 20", 22", 36" OAKS
*REPLACEMENT = 80"
+ SAVED 150" OAKS ON SITE,
PER SECT. 6.7.8, A.

NO REPLACEMENT TREES REQUIRED.

BUFFERS:

1. NO BUFFERS REQUIRED ALL ADJACENT PROPERTIES = COMMERCIAL B-2 ZONING
2. EAST ROAD ROW - C-TYPE BUFFER SHALL CONSIST OF A 15-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST TWO SHADE TREES AND THREE ACCENT/ORNAMENTAL TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS AND GROUNDCOVERS, EXCLUDING TURFGRASS, SHALL COMPRISE AT LEAST 50 PERCENT OF THE REQUIRED BUFFER AND FORM A LAYERED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF THREE FEET ACHIEVED WITHIN ONE YEAR.

PARKING LOT BUFFERS
A MINIMUM FIVE-FOOT WIDE LANDSCAPE AREA CONSISTING OF SHRUBS AND GROUNDCOVERS, EXCLUDING TURFGRASS, SHALL BE PROVIDED AROUND THE PERIMETER OF PARKING AREAS TO FORM A LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF THREE FEET ACHIEVED WITHIN ONE YEAR OF PLANTING. A LAND USE BUFFER THAT ABUTS A PARKING AREA MAY SATISFY THIS REQUIREMENT.

⚠ TREE PRESERVATION

Landscape Calculations

Site Size (sf): 61,299.00	Landscape Area:	Landscape Area (sf):	12,260.00
1.41 ac	< 12,500 sf = 12%		15,770 SF PROVIDED
	> 12,500 sf and < 1 acre = 15%	ISR Area (sf, 40% Lot):	4,064.00
	> 1 acre = 20%		5,508 SF PROVIDED

Tree Protection / Tree Replacement

Pre-Development Phase 1		Shade Tree
Total Native DBH Inches: 280" (<10" inches may be omit.)		Site Size / 3,000: 20.43
Per acre ratio: 190"	per acre	Required Shade Trees: (rounded up) 20.00
Proposed Tree Removal		Existing Shade Trees: (to be preserved) 14.00
Total Native DBH Inches: 110" (<10" inches removed)		Proposed Shade Trees: 20.00
Total Native DBH Inches: 110" (<10" inches removed)		3.5" CAL. 8 WINGED ELMS 3.5" CAL. 3 LIVE OAKS 3.5" CAL. 3 FLORIDA MAPLES
Proposed Replacement		
Total Native DBH Inches: (<10" inches removed)	150"	Total Shade Trees: 34.00
Trees planted:	10"	
Per acre ratio:	102" per acre	

LANDSCAPE NOTES:

1. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER.
2. AN IRRIGATION SYSTEM WITH RAIN SENSOR WILL BE PROVIDED BY THE OWNER TO PROVIDE 100% COVERAGE OF ALL NEW PLANTINGS.
3. ADDITIONAL SITE LANDSCAPING MAY BE PROVIDED BY THE OWNER.
4. ALL PLANTINGS SHALL BE DRESSED WITH 2" PINE BARK MULCH OR PINE STRAW, GRADE "B" OR BETTER.
5. ⚠ THE OWNER RESERVES THE RIGHT TO SUBSTITUTE OTHER PLANT MATERIALS DEPENDING UPON AVAILABILITY, COST, ETC. WITH PRIOR LANDSCAPE DESIGN PROFESSIONAL APPROVAL.
6. ALL TREES NOT IN BEDS SHALL HAVE A MINIMUM FIVE FOOT DIAMETER MULCH RING.
7. DISTURBED AREAS SHALL BE SODDED AND/OR SEEDED AND MULCHED.
8. EXISTING TREES SHOWN TO REMAIN SHALL BE PROTECTED DURING
9. IRRIGATION TO BE INSTALLED PRIOR TO PLANTING.
10. LANDSCAPE, IRRIGATION AND FLORIDA FRIENDLY DESIGN STANDARDS PURSUANT TO FLORIDA STATUTE 373.228 CONSTRUCTED IN ACCORDANCE WITH FLORIDA FRIENDLY BEST MANAGEMENT PARACTICES FOR PROTECTION OF WATER RESOURCES BY THE GREEN INDUSTRIES OR THE FLORIDA YARDS AND NEIGHBORHOODS PROGRAM.
11. THE CONTRACTOR SHALL ADHERE TO THE MARION COUNTY LAND DEVELOPMENT CODE ARTICLE 6.8.10 GENERAL PLANTING REQUIREMENTS
12. ALL LANDSCAPE INSTALLATION PROFESSIONALS, IRRIGATION INSTALLATION AND MAINTENANCE PROFESSIONALS SHALL MEET ALL REQUIREMENTS IN ACCORDANCE WITH MARION COUNTY LDC ARTICLE 6.8.15 - LICENSING AND CERTIFICATION.
13. ALL LANDSCAPE MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE TO THE MARION COUNTY LDC SEC. 6.8.13 AND 6.8.14 LANDSCAPE MAINTENANCE.

SITE NOTES:

1. CONTRACTOR TO USE BEST MEASURES TO CONTROL EROSION AND SEDIMENTATION DURING CONSTRUCTION.
2. DISTURBED AREAS ARE TO BE SEEDED AND MULCHED OR SODDED UPON COMPLETION OF WORK.
3. POTABLE WATER FROM IRRIGATION METER PROVIDED ON SITE.

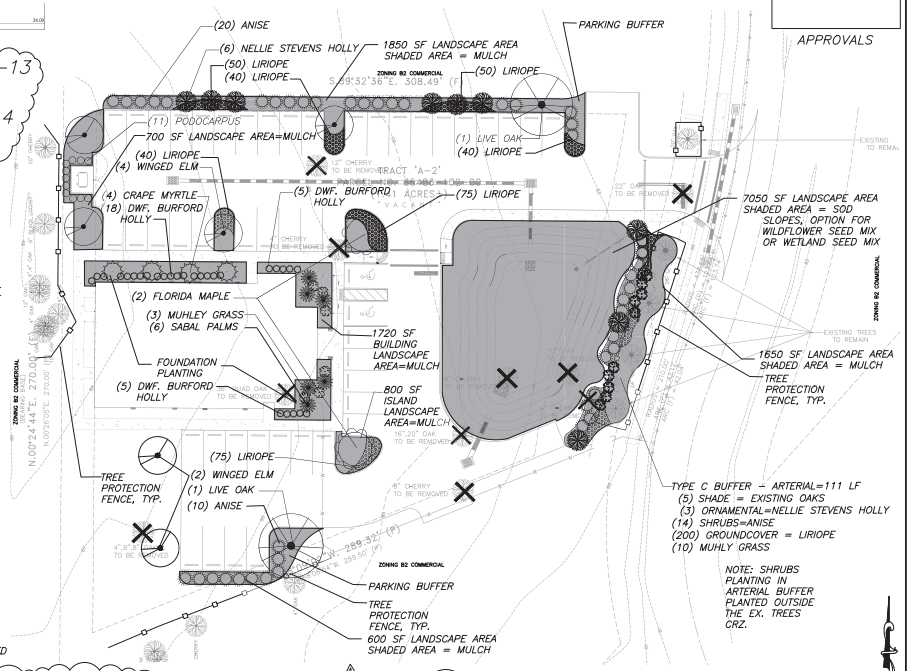
LANDSCAPE LEGEND

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE AND SPECIFICATIONS	NATIVE
SHADE TREES					
	2	QUERCUS VIRGINIANA	LIVE OAK	12 HT., 3.5" CAL MIN.	Y
	6	ULMUS ALATA	WINGED ELM	10' HT., 3.5" CAL. MIN.	Y
	2	ACER FLORIDANAM	FLORIDA MAPLE	8' HT, 3.5" CAL.	Y
ORNAMENTAL					
	4	LAGERSTROEMIA INDICA'TUSCARORA'	CRAPE MYRTLE,MT-6 HT., 2.5" CAL.		N
⚠	9	ILEX ATTENUATA	NELLIE STEVENS HOLLY	8 FT HEIGHT, FULL, 2.5" CAL.	N
	6	SABAL PALMETTO	SABAL PALM	min. 10' HT., 11" TRUNK, BOOTS OFF	Y
SHRUBS/GC					
	16	MUHLENBURGIA CAPILLARIS	MUHLY GRASS	5' O.C., FULL, 3' HT,	Y
	44	ILLICIUM PARVIFLORUM	OCALA ANISE	3' O.C. 24" HT, MIN.	Y
	11	PODOCARPUS MACROPHYLUS	PODOCARPUS	4 O.C., 24" HT., MIN.	N
	28	ILEX CORNUTA BUFORDII	DWF. BURFORD HOLLY	3' O.C., 24" HT., MIN.	N
GROUNDCOVER					
	570	LIRIOPE MUSCARE	BIG BLUE LIRIOPE	1 GAL, FULL 2 FT. O.C.	NATURALIZED

MULCH — TYPE B PINE BARK
SOD — ARGENTINE BAHIA
16"-20" OAK TO BE REMOVED — TREE REMOVED
TREE PROTECTION BARRIER ⚠

TREES REMOVED-13
10" AND LARGER
12" CHERRY TREE
10", 16", 20", 22", 36" OAK TREES

TREES REMAIN-14
10" AND LARGER
10", 12", 14", 20", 24", 24", 26" OAK TREES
20" CHERRY TREE



⚠ NATIVE PLANTS (SECT. 6.8.10):
A. SITE IS OUTSIDE THE UGB. = 35% REQUIRED NATIVE PLANTS
1. 100% SHADE TREES ARE FLORIDA NATIVE
2. 50% OF ORNAMENTAL TREES ARE FLORIDA NATIVE
3. 65% OF SHRUBS ARE FLORIDA NATIVE
LIRIOPE IS A NON-INVASIVE, HARDY NATURALIZED PLANT GROUNDCOVER
PROVIDED NATIVE TREES & PLANTS ARE 68% OF PLANTINGS PROPOSED

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

APPROVALS

DATE: 12/16/2004
DRAWN BY: ELIZABETH C. HOUCK
CHECKED BY: ELIZABETH C. HOUCK
PROJECT NO: 04-109

ELIZABETH C. HOUCK, LANDSCAPE ARCHITECTURE, LLC
LANDSCAPE ARCHITECTURAL SERVICES
SITE PLANS - CONSULTATION - CONSTRUCTION DOCUMENTS
(352) 854-8284 (CELL)

REVISIONS:
⚠ 1 ADDED NOTES 3/21/2005

x/xx/xxxx
ELIZABETH C. HOUCK, P.L.A., A.S.L.A. - DATE
LA #2668 UNLESS SIGNED AND SEALED

LANDSCAPE PLAN
FOR: STICKLEY DENTAL
TAX PARCEL NUMBER: 35483-102-00
OCALA, FLORIDA

SHEET
L-1

IRRIGATION KEY

- AUTOMATIC CONTROLLER (ELECTRIC) IN LOCK BOX PROVIDE RAIN SENSOR
- SCH.40 PVC SLEEVE.
- SCHEDULE 40 PVC MAINLINE, 2"
- CLASS 160 LATERAL LINE, SIZE AS NOTED
- ZONE CONTROL VALVE (LOW FLOW + PRESSURE REGULATOR)
- BACKFLOW PREVENTER, IF SEPARATE IRR. METER
- XERI-BUG EMITTER, 2 GPH 30 PSI
- 3/4" DRIP POLY PIPE SYSTEM 3,505 SF IRRIGATED
- Coverage — HUNTER MP ROTATOR SPRAY HEADS, 30 PSI, 180d LOW VOLUME NOZZLES, 8-10 FT RADIUS, 0.42 GPM
- 1 | 1" | 5 — G.P.M / VALVE SIZE / ZONE

NOTE: IRRIGATION ZONE LAYOUT MAY CHANGE DUE TO WATER SUPPLY AND CONTROLLER LOCATION
NO SOD IS IRRIGATED, CONTRACTOR TO PROVIDE WATER UNTIL ESTABLISHED

Table 1. Watering schedule for newly planted trees and shrubs

Weeks after planting:	Watering frequency:
1-2	Daily
3-12	Every 2-3 days
Until established*	Weekly

* See Table 2 for tree establishment time. Shrubs establish in 1-2 years.
*apply 1-1 1/2 gallons per inch of stem caliper at each watering
Newly planted shrubs are considered established when their root spread equals the spread of the above-ground canopy.
Establishment times for trees increases with tree size. Trunk caliper at planting time can be used to determine the time it takes for roots to establish.

Table 2. Establishment time and watering volume for newly planted trees.

Caliper (inches)	Root establishment time for trees (years)	Water applied during each irrigation (gallons)
1	1.5	1-1.5
2	3	2-3
3	4.5	3-4.5
4	6	4-6
5	7.5	5-7.5
6	9	6-9

Sec. 6.9.2. – Submittal requirements.

A. An irrigation plan shall be provided prior to issuance of a development order or building permit.

B. All irrigation systems, including temporary shall comply with the design standards included herein and shall be monitored for leaks and the adequate delivery of water.

C. An irrigation plan which includes the following items shall be submitted:
(1)Signature and seal of the authorized design professional is required, excluding those plans prepared by the owner of an owner occupied single-family residence or owner occupied duplex;
(2)Limits of areas to be irrigated;
(3)Table or chart which includes all components used within the system:
(a)Symbol legend
(b)Type of component, including brand and model
(c)Application rate of each emitter type
(d)Precipitation rate of each emitter type
(4)System performance tables:
(a)Design pressure
(b)Operating pressures
(c)GPM of each zone
(5)Location of rain sensor and/or soil moisture sensor;
(6)Location of controller;
(7)Location of point-of-connection or well;
(8)Location of backflow prevention device;
(9)Location of all valves, mainlines, lateral lines, and emitters;
(10)Construction details as applicable to the design;
(11)Notes including installation instructions and County's contractor licensing requirements when a contractor is used;
(12)Notes regarding the close out and completion requirements; and
(13)Notes regarding maintenance, post-construction adjustments, and watering restriction.

Sec. 6.9.6. – Completion inspection requirements.

A.Irrigation installation professionals shall be accountable for the proper installation and compliance with the conditions of the irrigation permit and approved plans.

B.Upon completion of the installation, the contractor or owner shall request an inspection by the irrigation design professional. Prior to the inspection, the irrigation installation professional shall produce a clear and legible as-built diagram which accurately represents the irrigation system was installed. The diagram shall be presented and reviewed during the final inspection. The diagram may be a marked-up copy of the approved irrigation plan and shall include at a minimum:
(1)Locations of all mainlines and mainline valves;
(2)Locations of all remote control valves;
(3)Water demand per zone in GPM, and
(4)Total water demand per operating cycle.

C.The irrigation installation professional shall also provide to the owner:
(1)Irrigation system scheduling information;
(2)A copy of the irrigation controller owner's manual;
(3)Irrigation system maintenance schedule, which includes:
(a)Instructions for seasonal adjustments of controller and sensors.
(b)Instructions covering how and when to check for leaks.
(c)A schedule for checking for proper irrigation distribution coverage.

D.Within 60 days after installation the irrigation controller shall be adjusted to be set in accordance with the applicable irrigation schedule set forth in this Code.

E.Upon completion of the irrigation system installation and the acceptance of the as-built diagram and operational information, A Final Inspection and Landscape/Irrigation Release shall be signed and sealed by the irrigation design professional and submitted to the County's Landscape Architect.

SITE NOTES:

1. CONTRACTOR TO USE BEST MEASURES TO CONTROL EROSION AND SEDIMENTATION DURING CONSTRUCTION.
2. DISTURBED AREAS ARE TO BE SEEDED AND MULCHED OR SODDED UPON COMPLETION OF WORK.
3. POTABLE WATER FROM IRRIGATION METER PROVIDED ON SITE.

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.

IRRIGATION NOTES

1. THE CONTRACTOR SHALL ADHERE TO THE MARION COUNTY LAND DEVELOPMENT CODE ARTICLES 6.8.4 TO 6.8.10
2. METER TO HAVE A TOTALIZING WATER METER INSTALLED AT WATER SOURCE FOR IRRIGATION
3. NEW IRRIGATION PIPING MAY BE REVISED DEPENDING ON LAYOUT OF EXISTING PIPING
4. WATER SOURCE TO BE POTABLE IRRIGATION METER AND MAINLINE TO BE ADJUSTED TO CONNECT ZONE CONTROLLERS.
5. HUNTER MP ROTATOR HEADS USE 30% LESS WATER THAN CONVENTIONAL SPRAY HEADS DUE TO STREAM SPRAY SYSTEM
6. WHEN THE IRRIGATION SYSTEM INSTALLATION IS PART OF A CONSTRUCTION PROJECT, NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL:
   A. A COMPLETE, SELF-CERTIFICATION CHECKLIST, AS WELL AS A CLEAR AND ACCURATE AS-BUILT SKETCH, HAVE BEEN SUBMITTED AND ACCEPTED BY THE COUNTY; AND
   B. THE FINAL INSPECTION AND LANDSCAPE/IRRIGATION RELEASE HAS BEEN RECEIVED OR THE COUNTY HAS CONDUCTED AND CERTIFIED A FINAL INSPECTION.

IRRIGATION PLAN REQUIREMENTS

1. TYPE OF AUTOMATED SYSTEM = ELECTRIC CONTROLLER IN OUTDOOR LOCKING CABINET OR INDOORS.
2. TYPE AND SIZE OF ELECTRICAL WIRE = TO BE DETERMINED AT FOR VALVES
3. BACKFLOW PREVENTION DEVICE = FEBCO 850 DOUBLE CHECK OR PER COUNTY REQUIREMENTS
4. REQUIRED OPERATING PRESSURE = 30 PSI / 20 GPM
5. DESIGN OPERATING PRESSURE OF IRRIGATION SYSTEM = 30 PSI
6. PLACEMENT OF RAIN SENSOR WILL BE MOUNTED IN OPEN AREA CLOSE TO CONTROLLER LOCATION.
7. WATER REQUIREMENTS PER ZONE = PROVIDE 1/2" TO 3/4" WATER PER ZONE, COMPLY WITH SJRWMD WATERING RESTRICTIONS
   DRIP/BUBBLERS = RUN TIME 15 MIN.
8. SEE DETAIL SHEET FOR INSTALLATION SPECIFICATIONS AND DETAILS.

SITE DATA

PARCEL ID# 35483-102-00

TOTAL AREA = 61,299 sq.ft. (1.41 ac.)

PROPOSED IMPERVIOUS AREA = 32,164 sq.ft. (0.74 ac.)
PERCENT IMPERVIOUS AREA = 52.5% (of total area)

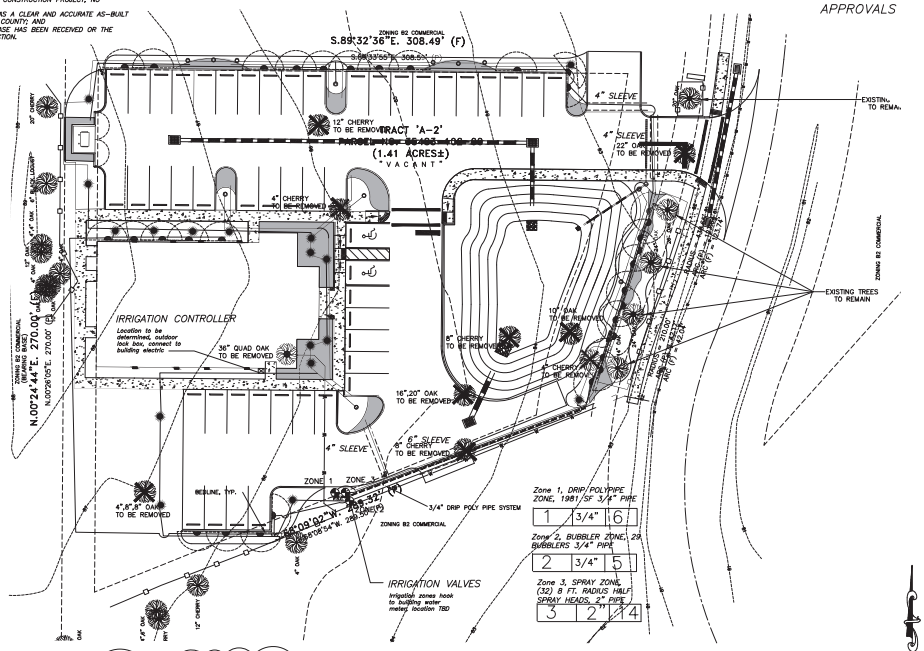
LOT IS PERMITTED FOR A MAXIMUM OF 60% IMPERVIOUS SURFACE RATIO.

FLOOD ZONE = "X"
ZONING = B-2
FUTURE LAND USE = COMMERCIAL
OVERLAY ZONE = SECONDARY SPRING PROTECTION ZONE

EXISTING USE OF SITE = VACANT
PROPOSED USE OF SITE = MEDICAL OFFICE BUILDING

PROPOSED BUILDING SQUARE FOOTAGE = 5,653 sq.ft.

APPROVALS



IRRIGATION COVERAGE (square feet)

A. DRIP IRRIGATION AREAS = 1,981 SF

B. SPRAY-HEADS (32) 8-10 FT. RADIUS/1/2 SPRAYS COVERAGE AREAS = 3,904 SF

C. BUBBLERS, 29 TOTAL

ELIZABETH C. HOUCK, LANDSCAPE ARCHITECTURE, LLC
LANDSCAPE ARCHITECTURAL SERVICES
SITE PLANS • CONSULTATION • CONSTRUCTION DOCUMENTS
(352) 819-8281 (CELL)

DATE: 3/6/2025
DRAWN BY: ELIZABETH C. HOUCK
CHECKED BY: ELIZABETH C. HOUCK
JOB NO: 24-109

REVISIONS:
1 ADDED IRRIGATION 3/21/2025

x/xx/xxxx
ELIZABETH C. HOUCK, P.L.A., A.S.L.A. - DATE
LA # 6291400 UNLESS SIGNED AND SEALED

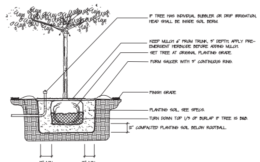
IRRIGATION PLAN
FOR: STICKLEY DENTAL
TAX PARCEL NUMBER: 35483-102-00
OCALA, FLORIDA

SHEET L-2

IRRIGATION NOTES

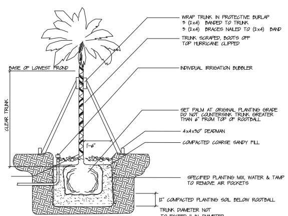
1. This schematic irrigation plan serves primarily as a guide. The Contractor shall be entirely responsible for proper coverage and operation of the systems, including changes from the plan as necessary to adjust for actual site conditions.
2. The Contractor shall be responsible for providing all labor, materials, and accessories required for complete irrigation systems meeting the performance requirements outlined herein.
3. All work shall be installed in accordance with the regulations of the local, county, or other governing authorities. Fees for all permits, inspections, and impact fees required shall be included as work required.
4. The water sources shall be meter water. Design data shall be verified by the Contractor prior to installation.
5. A rain sensor device, Mini–Clik II, or approved equal, shall be installed for each controller installed.
6. All remote control valves, gate valves, ball valves, hose bibs and wire splices shall be installed in a suitable Ametek–type valve box of proper size as required for easy access to the valve. Valve boxes shall have a sump of 1 cf gravel. Valve boxes shall be set flush and sloped with the surrounding grade.
7. All PVC pipe in the system less than 2" O.D. except risers, shall be Class 160 PSI Polyvinyl Chloride solvent weld pipe conforming to the ASTM–D2466, Type 1, requirements, NSF approved.
8. All PVC pipe in the system greater or equal to 2" O.D. and fittings shall be Schedule 40, Type 1, NSF approved conforming to the ASTM–D2466 requirements.

   All wiring, if required, shall be U.L. U.F. wiring. A separate power wire shall be installed from the controller to each individual valve. Wiring shall be installed with main lines where possible; when not, it shall be installed in conduit. Waterproof wire connectors shall be Rainbird PT–103, or approved equal.
10. Provide pressure compensating devices as necessary to reduce misting.
11. Verify the presence of all sleeving before commencing work. Where piping must pass under existing concrete or pavement, it shall be jacked or jetted where possible. Only if impossible to get in place without cutting pavement, permission will be given by the Owner to cut paving. If this is necessary, all cutting and replacing of the paving to match the existing shall be included under this section of the specifications.
12. All PVC piping and wiring shall be installed in the trenches with a minimum of 12" of cover and a maximum depth of 24", except where specific permission is obtained from the Landscape Architect and/or Owner for less cover due to existing conditions. Where necessary because of landscaping, cover shall be as deep as required.
13. All flex pipe shall be buried to a depth of at least 4" (or covered with 3" of mulch) except where the tubing daylights over newly planted rootballs.
14. All emitters and flood bubblers shall be installed abutting the trunk/crown and be minimally visable above the mulch.
15. The Contractor shall warrant the installation workmanship for a period of one year from date of job completion and retainage release. The Contractor shall further see to the fulfillment of all manufacturer's warranties and shall provide an Owner's Manuals. A reproducible as–built copied from the original showing all dimensioned system components shall be required for final job acceptance.



1 TREE PLANTING DETAIL

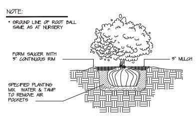
SCALE: NOT TO SCALE



2 PALM PLANTING DETAIL

SCALE: NOT TO SCALE

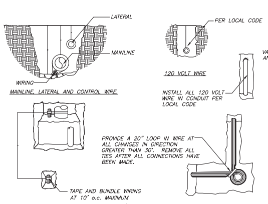
NOTE:
• GROUND LINE OF ROOT BALL SAME AS AT NURSERY



PLANTING PIT TO BE TWICE DIAMETER OF ROOT BALL (MIN. 6" EACH SIDE)

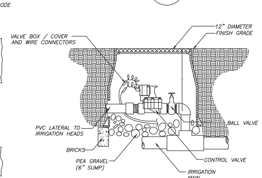
3 SHRUB PLANTING

SCALE: NOT TO SCALE



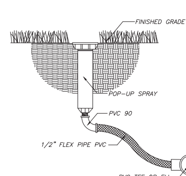
2 IRR PIPING/WIRING DETAIL

SCALE: NOT TO SCALE



2 IRR CONTROL VALVE DETAIL

SCALE: NOT TO SCALE



3 IRR POP-UP SPRAY EMITTER

SCALE: NOT TO SCALE

LANDSCAPE NOTES

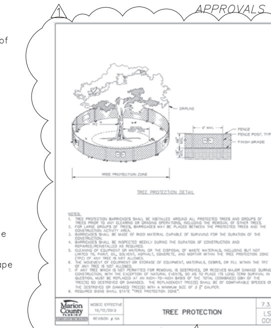
1. All plants shall be Florida No. 1 or better, as outlined under Grades and Standards for Nursery Plants, Division of Plant Industries, State of Florida, latest edition.
2. All work shall be performed in accordance with standard and accepted nursery practices in a workmanlike manner.
3. The Landscape Contractor shall be responsible for finish grading all areas of the site. Rough grade will be within 2" of finish grade. The Landscape Contractor shall be responsible for any grade disturbed by his work.
4. The Landscape Contractor shall be responsible for the thorough removal of existing weeds and grass in the areas to be planted, including application(s) of appropriate herbicides before and after plant installation.
5. Soil used for planting shall consist of two parts of the existing soil and one part domestic peat moss (or sandy fill in heavy soils), mixed with two lbs. fertilizer per cubic yard. Fertilizer shall be SLOW RELEASE for new plantings.
6. Terra–Sorb, or approved equal, shall be incorporated into the planting soil of all trees in sandy soils only at the following rates:

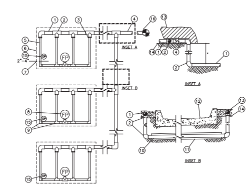
   15 gallon containers = one (3 oz.) Handy Pac
   30 gallon containers = two (3 oz.) Handy Pacs
   Up to 3" caliper = one (3 oz.) Handy Pac
   4" to 5" caliper = two (3 oz.) Handy Pacs
   Broadcast 1/2 throughout the planting pit; mix 1/2 with backfill.
7. All plant beds shall be top–dressed with 3" of pine bark nuggets or pine straw.
8. The Landscape Architect reserves the right to field locate or review flagged locations of any or all plant material.
9. All balled and burlapped trees shall be hardened–off at the supplier's for a minimum of 30 days prior to shipping. All suppliers must be approved by the Landscape Architect prior to delivery and installation of the trees; any tree which shows signs of stress shall be replaced immediately at no charge to the Owner.
10. No substitutions shall be permitted without prior approval from the Landscape Architect.
11. Guaranty (from time of job completion and retainage release):

    Trees and shrubs = 1 year
12. Irrigation System to include backflow device and to be designed at 100% coverage using water supply. Rainsensor to be installed at controller pursuant to F.S. Chapter 373.

APPROVALS

1



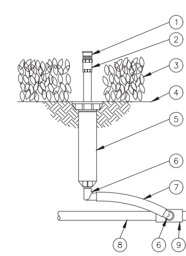


1. PVC SUPPLY HEADER
2. PVC SCH 40 TEE OR EL (TYPICAL)
3. BARB X MALE FITTING: RAIN BIRD XFF–MA FITTING (TYPICAL)
4. PVC DRIP MANIFOLD FROM RAIN BIRD CONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
5. SUB–SURFACE/ON–SURFACE DRIPLINE: RAIN BIRD XFS–CV SERIES DRIPLINE (TYPICAL) NON–POTABLE: XFS–CVP DRIPLINE
6. PERIMETER OF AREA
7. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"–4" FROM PERIMETER OF AREA
8. FLUSH POINT (TYPICAL) – SEE RAIN BIRD XFD DETAILS FOR FLUSH POINT INSTALLATION
9. BARB X BARB INSERT TEE OR EL: RAIN BIRD XFF–TEE OR RAIN BIRD XFF–ELBOW
10. PVC SUPPLY HEADER
11. PVC SCH 40 SLEEVE PIPE SIZED TWICE THE SIZE OF MANIFOLD PIPE SIZE
12. PAVEMENT AND CURB
13. 2" – 3" DEPTH OF MULCH
14. FINISH GRADE
15. OPERATION INDICATOR RAIN BIRD MODEL: OPERIND
16. IRRIGATION CONTROL VALVE: RAIN BIRD XCZ DRIP CONTROL ZONE KIT INSTALLED IN VALVE BOX

NOTES:
1. FOR ALL XFS–CV AND POLY CONNECTIONS INSTALL XFF AND/OR XFD FITTINGS
2. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
3. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
4. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
5. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE–DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
6. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

4 IRR SUBSURFACE DRIP LAYOUT

SCALE: NOT TO SCALE



1. PRESSURE COMPENSATING FULL–CIRCLE BUBBLER: RAIN BIRD 1400
2. PLASTIC ADAPTER: RAIN BIRD MODEL PA–80
3. PLANT MATERIAL
4. FINISH GRADE/TOP OF MULCH
5. POP–UP SPRAY SPRINKLER: RAIN BIRD 1804
6. 1/2–INCH MALE NPT x .490–INCH BARB ELBOW: RAIN BIRD MODEL SBE–050
7. SWING PIPE, 12–INCH LENGTH: RAIN BIRD MODEL SP–100
8. PVC LATERAL PIPE
9. PVC SCH 40 TEE OR ELL

4 IRR PRESSURE COMPENSATING BUBBLER

SCALE: NOT TO SCALE

DATE: 12/14/2024
DRAWN BY: ELIZABETH C. HOUCK
CHECKED BY: ELIZABETH C. HOUCK
DRAWING NO. 24–109

ELIZABETH C. HOUCK
LANDSCAPE ARCHITECTURE, LLC
LANDSCAPE ARCHITECTURAL SERVICES
SITE PLANS • CONSULTATION • CONSTRUCTION DOCUMENTS
(352) 875–8291 (CELL)

REVISIONS:
1 county comments 3/21/2025

ELIZABETH C. HOUCK, P.L.A., A.S.L.A. – DATE
LA # 00001734 – FLORIDA
NOT VALID UNLESS SIGNED AND SEALED

IRRIGATION PLAN
FOR: STICKLEY DENTAL
TAX PARCEL NUMBER: 35483–102–00
OCALA, FLORIDA

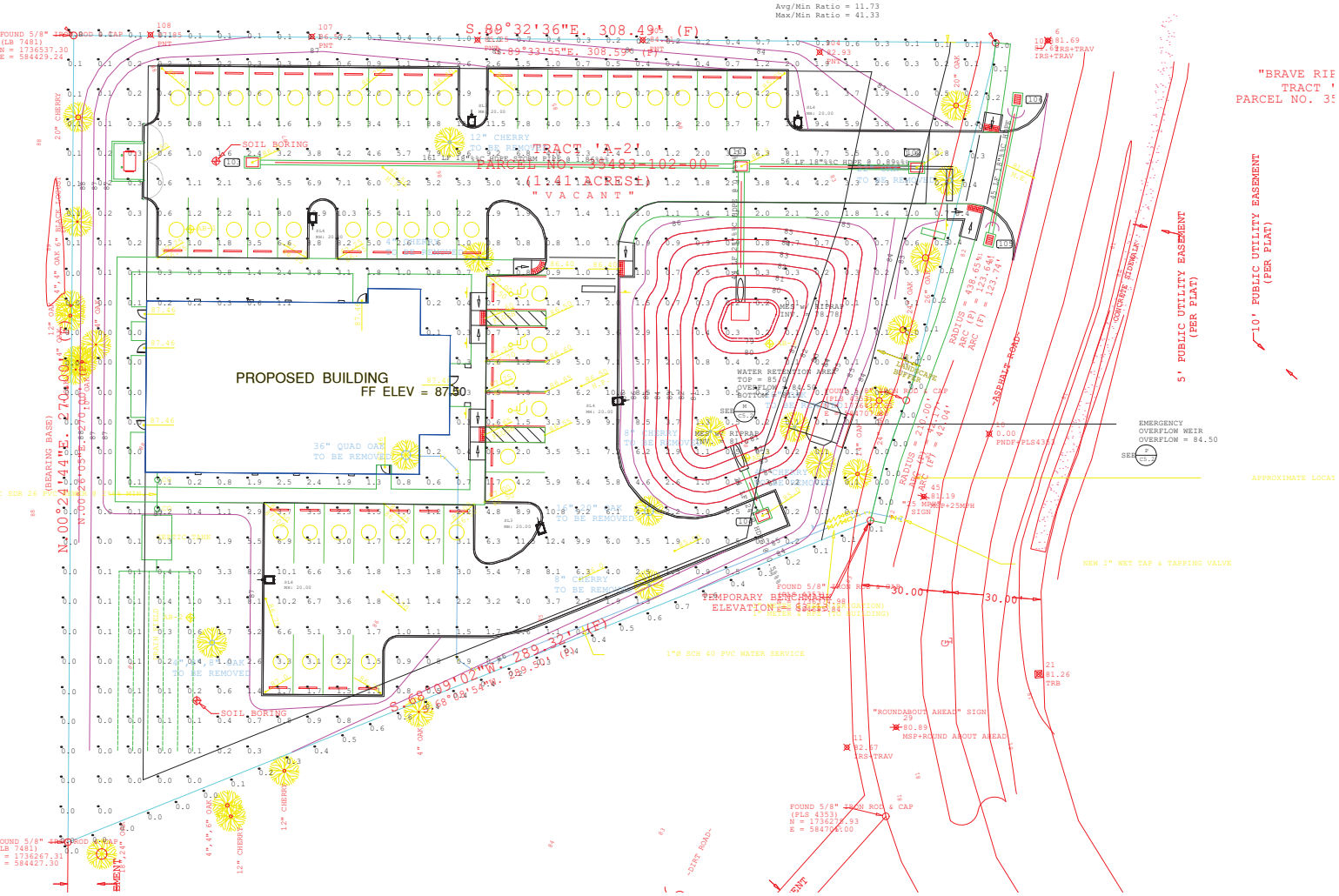
SHEET L–3

Florida Lighting Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	[MANUFAC]	Mounting Height
	2	SL3	Single	OAL-304-LED 4ML-DIM10-MVOLT-3CCT-T3D-BZ(20000L-30K)	0.950	22878	151.3	302.6	MESTER LED LTD	20
	4	SL4	Single	OAL-304-LED 4ML-DIM10-MVOLT-3CCT-T4D-BZ(20000L-30K)	0.950	20090	140.2	560.8	ELTE LIGHTING	20

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Line	Illuminance	Fc	0.22	1.0	0.0	N.A.	N.A.
Site	Illuminance	Fc	2.13	12.4	0.0	N.A.	N.A.
Parking Lot	Illuminance	Fc	3.52	12.4	0.3	11.73	41.33

Parking Lot

Illuminance (Fc)
Average = 3.52
Maximum = 12.4
Minimum = 0.3
Avg/Min Ratio = 11.73
Max/Min Ratio = 41.33



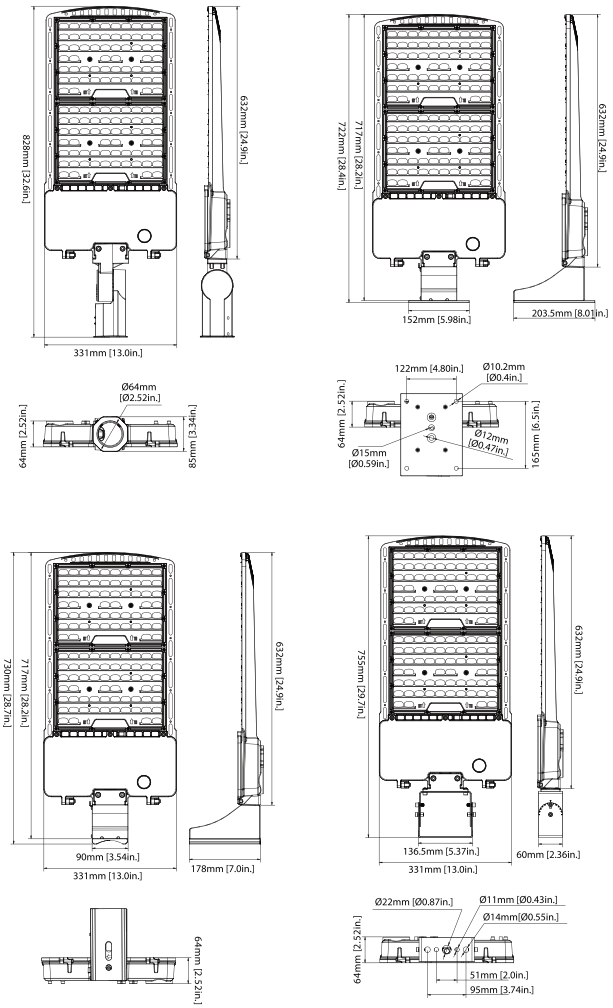
OAL-304-LED

LED Area Light with multi lumen and CCT

MOUNTING OPTIONS

MULTILUMEN SELECTOR

EASY 3 COLORS
SELECCTOR
3500K •4000K • 5000K



FEATURES

OAL-304-LED is easy to install and operate and has an instant start with zero flickering and humming. Choose to be eco-friendly with this fixture that consists of no mercury and is energy saving with a long lifespan. The soft and uniform light it emits has no UV or IR and is great for outdoor applications such as sports fields, stadiums, and gymnasiums as well as warehouses and transport stations.

LUMENS	20000L/28000L/36000/42000
CCT	30K/40K/50K
CRI	80+
VOLTAGE	120-277 VAC
MOUNTING	Arm, Slipfitter,Wall, Trunnion, Pole
DISTRIBUTION	Type II, Type III, Type IV, Type V
EMERGENCY	0-EMG-8W
WORKING TEMPERATURE	-40ºC (-40ºF) to 50ºC (122ºF)
SURGE PROTECTION	6kV
EPA RATING	150W is 1.63 300W is 2.46
LIFETIME	L85 AT 100,000 Hours

NOMINAL LUMENS	DELIVERED LUMENS	WATTAGE
42000	42000	300W
36000	36000	240W
28000	28000	180W
20000	20000	120W

Based on 4000K, 85+ CRI. Actual wattage may vary +/-5%

UL CERTIFIED E495046 LUMINAIRE · IP65 · FOR WET LOCATION · DIMMABLE 0-10V DIMMING · DLC PREMIUM · 5 YEARS LIMITED WARRANTY

Due to the changes of constant improvement in LED technology, all d
are subject to change without notice. Consult factory for up to date information.

OAL-304-LED
LED Area Light with multi lumen and CCT

OPTIC
Available in IES Type II, III, IV, V distributions
Light engines are available in adjustable color temperature (3000K & 4000K & 5000K) configurations.
Scalable Lumen Packages from 10,000 to 21,000 Lumens replaces up to 1000W Metal Halide.
Optics is precisely designed to shape the distribution, maximizing efficiency and application spacing.
The optics can conform to dark sky requirement.

CONSTRUCTION
The rugged, one-piece die-cast aluminum housing features a complete heat sinkhat optimizes heat dissipation through convection cooling management. Low profile, 3G vibration rated compact design minimizes wind load requirements. Housing is completely sealed against moisture and environmental contaminants.

MOUNTING
Wall mounted for area light delivering uniform, widespread high output.

OPTIONS & ACCESSORIES
Optional photocell (PHC) detects changing light levels and saves energy by
turning off during the day
Optional occupancy sensor

DIMMING & DRIVER INFORMATION
- Universal 120-277 VAC or 347-480 VAC input voltage
- Standard with 0-10V dimming driver
- Power adjustable: 100%, 80%, 60%, 40%.
- THD: ≤20%
- Power Factor: ≥90%

WARRANTY
Five-year warranty for parts and components

LISTINGS
c-UL-us - Listed for Feed Through Wiring.

Example: **OAL-304-LED-20000L/28000L/36000L/42000L-DIM10-MVOLT-30K/40K/50K-T3D-BZ-PM**

OAL-304-LED	20000	*	MVOLT	40K	T4D			
SERIES	PERFORMANCE	DIMMING	VOLTAGE	CCT	DISTRIBUTION	ACCESSORIES	MOUNTING	FINISH
OAL-304-LED	20000L/28000L/36000L/42000L	DIM10 0-10V Dimming	MVOLT - 120-277V **347-480V**	30K/40K/50K	T3D - Type III *Standard* T4D- Type IV T5D-Type V *Included in box*	**PHC** - Photocell **MS** - Motion Sensor **SP**- 10K Surge Protection **T2D**- Type II	OAL-204/304-ACC-PM OAL-204/304-ACC-PM-ADJ OAL-204/304-ACC-WM OAL-204/304-ACC-YM OAL-204/304-ACC-SFM **PM-** Pole Mount **WM-** Wall Mount **SFM-** Slipfitter Mount **AM-** Arm Mount **TRM-** Trunnion Mount	**BZ-** Bronze **BK-** Black **WH-** White

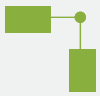
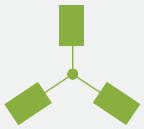
Due to the changes of constant improvement in LED technology, all d... are subject to change without notice. Consult factory for up to date information.

OAL-304-LED									
SETTING	SYSTEM WATTS	DIST.TYPE	CRI	3000K		4000K		5000K	
				LUMENS	LPW	LUMENS	LPW	LUMENS	LPW
100%	300 W	3	70	41000 lm	137 lm/W	45000lm	150 lm/W	42000 lm	140 lm/W
80%	240 W	3	70	35000 lm	146 lm/W	38500lm	160 lm/W	36000 lm	150 lm/W
60%	180 W	3	70	28000 lm	156 lm/W	30000lm	167 lm/W	28500 lm	158 lm/W
40%	120 W	3	70	19200 lm	160 lm/W	21500lm	179 lm/W	20000 lm	167 lm/W

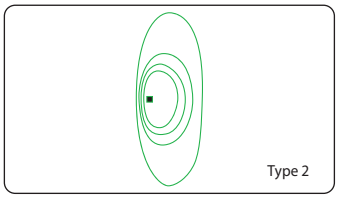
BUG RATING

SYSTEM WATTS	DIST. TYPE	B	U	G
300W	2	5	0	4
	3	4	0	4
	4	4	0	4
	5	5	0	4

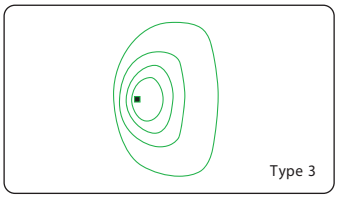
EPA OF AREA LIGHT

Item	1	 2 @90°	2 @120°	2@180°	3 @90°	 3 @120°	4 @90°
100W/140W/180W	0.3632	0.6849	0.8861	0.7264	1.0481	1.2078	1.0481
250W/300W/400W	0.4758	0.8091	1.059	0.9516	1.2849	1.3923	1.2849

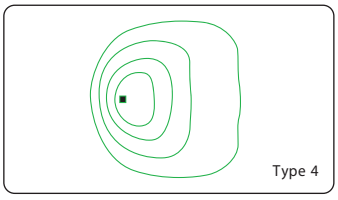
PHOTOMETRICS



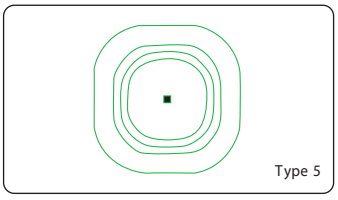
Type 2 optics are well-suited for scenarios requiring luminaires to be spaced at greater distances along a road or pathway. The light distribution pattern is designed for elongated areas, enabling increased pole spacing without compromising lighting quality.



Type 3 optics generate an asymmetrical pattern, directing the majority of light forward and evenly on both sides of the luminaire. When arranged in a back-to-back configuration, it forms a rectangular pattern that can extend the spacing between poles.



Type 4 is ideal for situations where the primary need is forward-directed light with minimal backlight. Common installations involve perimeter poles.



Type 5 optics create a symmetrical square distribution pattern, evenly distributing light on all sides of the luminaire. Type 5 luminaires are versatile and suitable for a wide range of area lighting applications.

Due to the changes of constant improvement in LED technology, all d... are subject to change without notice. Consult factory for up to date information.

MOUNTING

- Standard versatile mounting arm accommodates multiple drilling patterns as well as square and round poles
- Optional for cast aluminum slipfitter mounting adapter.

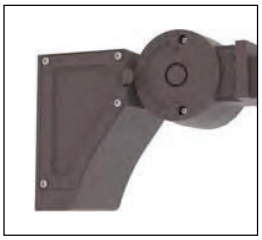
Mounting Options

Pole Mount
(4"and 5"Square and Round poles)
Standard versatile mounting arm is simple to install and can be used with existing poles for retrofit installations.

Slipfitter Mount
An optional cast aluminum mast arm adapter secures fixture head to nominal 2-3/8"O.D. horizontal steel tenon arm.

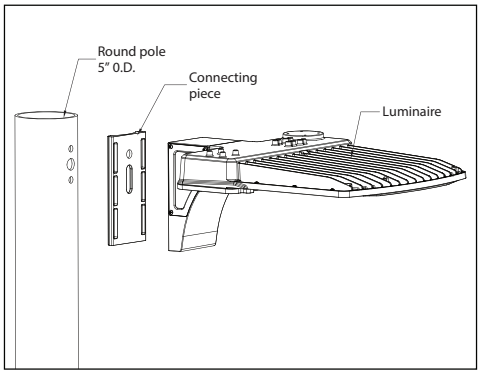
Wall Mount
Wall Mount is easy to install for direct wall mounting with 1/2' conduit wiring or standard J-box mounting

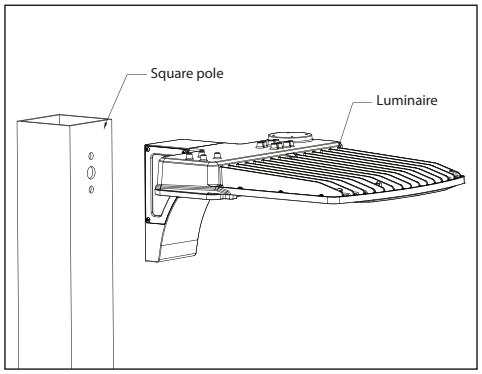
Yoke Mount
Die-cast aluminum trunnion is easily adapted to many surfaces and allows easy fixture aiming angles.

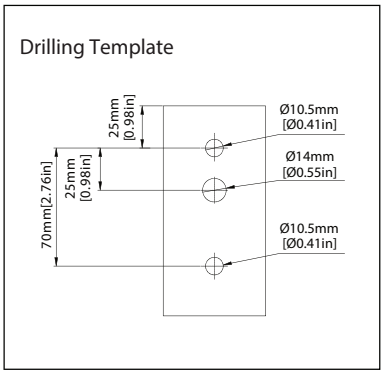


Adjustable Arm Mount
Standard versatile mounting arm is simple to install and can be used with existing poles for retrofit installations.

Mounting Dimensions







Note : CCT adjustable(3000K/4000K/5000K) and power adjustable(100%, 80%, 60%, 40%).

ACCESSORIES(Optional)

OAL series features a backlight control which provides reduced pixilation and increased visual comfort without compromising performance.
External Glare Shield: sold separately or as an accessory.

OAL-304-ACC-GLARE SHIELD

EXTERNAL GLARE SHIELD

OAL -304-ACC-GLARE

FULL VISOR External Glare Full Visor

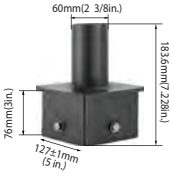
Back Light Control Shield
OAL-204/304-ACC-BLCS
need 2 pcs

ADDITIONAL MOUNTING ACCESSORIES

POLE BRACKET • For mounting one fixture on an existing pole

4" Square Pole Mount with 2-3/8" O.D. Tenon
No. 4SQ-SP-D
Finish: Dark Bronze
USE: For use with square, non-tapered steel and aluminum poles. Furnished with four 5/16" hex head stainless-steel bolts. Vertical tenon measures 2-3/8" O.D., and is made of steel tubing. Fixtures mounted to this bracket can be adjusted both vertically and horizontally.

4" Round Pole Mount with 2-3/8" O.D. Tenon
NO. 4SQR-SP-D
Finish:Dark Bronze
USE: For use with Round, non-tapered steel and aluminum poles. Furnished with three 3/8" hex head stainless-steel bolts. Vertical tenon measures 2-3/8" O.D., and is made of steel tubing. Fixtures mounted to this bracket can be adjusted both vertically and horizontally.



5" Square Pole Mount with 2-3/8" O.D. Tenon
No. 5SQ-SP-D
Finish: Dark Bronze
USE: For use with square, non-tapered steel and aluminum poles. Furnished with four 5/16" hex head stainless-steel bolts. Vertical tenon measures 2-3/8" O.D., and is made of steel tubing. Fixtures mounted to this bracket can be adjusted both vertically and horizontally.

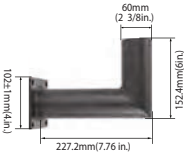
5" Round Pole Mount with 2-3/8" O.D. Tenon
NO. 5SQR-SP-D
Finish:Dark Bronze
USE: For use with Round, non-tapered steel and aluminum poles. Furnished with three 3/8" hex head stainless-steel bolts. Vertical tenon measures 2-3/8" O.D., and is made of steel tubing. Fixtures mounted to this bracket can be adjusted both vertically and horizontally.

Pole Bracket Accessories –Angle-Adjustment Adapter
NO. SQA-ALDA
Finish: Dark Bronze
USE: Durable brackets are engineered to provide versatile mounting options. These arms are made from rugged die-cast aluminum. They allow optimal positioning of the light fixture to maximize the lighting effectiveness vertically and horizontally.

Pole Bracket accessories-Tenon & Yoke Adaptor
NO. SP-TR-D
Finish: Dark Bronze
USE: The 2-3/8" OD Tenon Mount Adaptor for Yoke Fixtures is designed to mount Elite light fixtures that are equipped with a yoke mount onto a 2-3/8" OD tenon. It may be utilized with the Elite Flood Light Series of light fixtures.

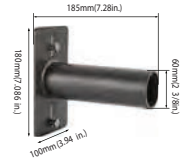
Horizontal Wall or Square or Round pole mount with 2-3/8" Tenon Bracket
NO. SQ/R-SP-D
Finish: Dark Bronze
USE: This tenon bracket can be installed onto a wall , square pole , round pole. Provides wiring access and abuilt-in 2-3/8" O.D. tenon to mount a fixture with our adjustable slipfitter. Suggested 3/8" diameter bolts for mounting.

WALL BRACKET • Attaches to any flat surface • Provides wiring access



90° Wall Mount Bracket with 2-3/8" O.D. Tenon
NO. WM-SP-D
Finish: Dark Bronze
USE: The 90° wall mount bracket with 2-3/8" tenon attaches an Elite floodlight to almost any surface: wall, roof, or wood pole. Provides wiring access and abuilt-in 2-3/8" O.D. tenon to mount a fixture with our adjustable slipfitter. Suggested 3/8" diameter bolts for mounting. Mounting holes are spaced 3-1/4" apart.

Mid-Pole tenon Bracket



2-3/8" OD Horizontal Tenon Mid-Pole Bracket
NO. SQ-SP-D
Finish:Dark Bronze
USE:2-3/8" OD Horizontal Tenon Mid-Pole Bracket is designed to mount light fixture that is equipped with a adjustable slipfitter onto a 2-3/8" OD horizontal tenon

Round External Mount Horizontal Tenon · To mount 2/3/4 fixtures on a existing pole

Double 90' Horizontal Tenon Adaptor
NO. R60-SP2-90-D
Finish:Dark Bronze
USE:The Bracket is designed to mount over 2-3/8" (60mm) O.D. vertical tenon. Two fixtures can be mounted to the Round External Mount Horizontal Tenon and adjusted horizontally

Triple 120' Horizontal Tenon Adaptor
NO. R60-SP3-120-D
Finish:Dark Bronze
USE:The Bracket is designed to mount over 2-3/8" (60mm) O.D. vertical tenon. Three fixtures can be mounted to the Round External Mount Horizontal Tenon and adjusted horizontally

Double 180' Horizontal Tenon Adaptor
NO. R60-SP2-180-D
Finish:Dark Bronze
USE:The Bracket is designed to mount over 2-3/8" (60mm) O.D. vertical tenon. Two fixtures can be mounted to the Round External Mount Horizontal Tenon and adjusted horizontally

Quad 90' Horizontal Tenon Adaptor
NO. R60-SP4-90-D
Finish:Dark Bronze
USE:The Bracket is designed to mount over 2-3/8" (60mm) O.D. vertical tenon. Four fixtures can be mounted to the Round External Mount Horizontal Tenon and adjusted horizontally

Triple 90' Horizontal Tenon Adaptor
NO. R60-SP3-90-D
Finish:Dark Bronze
USE:The Bracket is designed to mount over 2-3/8" (60mm) O.D. vertical tenon. Three fixtures can be mounted to the Round External Mount Horizontal Tenon and adjusted horizontally

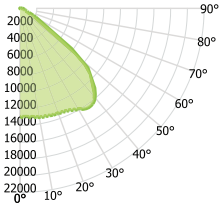
Due to the changes of constant improvement in LED technology, all d... are subject to change without notice. Consult factory for up to date information.

OAL-304-LED-20000L-28000L-36000L-42000L-DIM10-MVOLT-30K-40K-50K-T2D-BZ

TEST NO.: **EL11302360**

INPUT WATTS: **294.3** LUMENS: **48501** EFFICACY: **165** BEAM ANGLE: **66** SPACING CRITERIA: **1.63**

CANDELA DISTRIBUTION



CANDELA TABLE

	0°	90°
0°	12977	12977
10°	13200	13424
20°	13345	14450
30°	13924	15246
40°	13871	15923
50°	9687	16627
60°	2048	17728
70°	660	12199
80°	350	3785
90°	0	0

LUMINANCE (cd/sq.m)

	0.00°	90.00°
0.00°	1216731	1216731
45.00°	1629421	2157794
55.00°	762963	2801121
65.00°	204356	3621923
75.00°	176451	3729819
85.00°	224950	618823

LUMENS PER ZONE

ZONE	LUMENS
0° - 10°	1243
10° - 20°	3702
20° - 30°	6111
30° - 40°	8282
40° - 50°	9612
50° - 60°	9387
60° - 70°	6853
70° - 80°	2832
80° - 90°	479

ZONAL LUMEN SUMMARY

ZONE	UMENS	% LUMINAIRE
0° - 20°	4946	10%
0° - 30°	11056	23%
0° - 40°	19339	40%
0° - 60°	38337	79%
0° - 80°	48022	99%
0° - 90°	48501	100%

CONE OF LIGHT

MOUNTING HEIGHT	FC AT BEAM CENTER	BEAM DIA. 0°-180°	BEAM DIA. 90°-270°
6.0 ft	360.5 fc	8.7 ft	42.0 ft
8.0 ft	202.8 fc	11.6 ft	56.0 ft
10.0 ft	129.8 fc	14.6 ft	70.0 ft
12.0 ft	90.1 fc	17.5 ft	84.0 ft
14.0 ft	66.2 fc	20.4 ft	98.0 ft
16.0 ft	50.7 fc	23.3 ft	112.0 ft
18.0 ft	40.1 fc	26.2 ft	126.0 ft
20.0 ft	32.4 fc	29.1 ft	140.0 ft

INDOOR COEFFICIENTS OF UTILIZATION

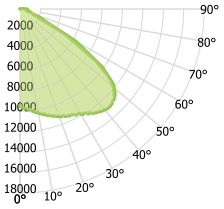
pf																			0%
pc		80%				70%				50%				30%			10%		0%
pw	70%	50%	30%	10%	70%	50%	30%	10%	50%	30%	10%	50%	30%	10%	50%	30%	10%	0%	
0	119	119	119	119	116	116	116	116	111	111	111	106	106	106	102	102	102	100	
1	109	104	100	96	106	102	98	94	98	94	91	94	91	89	90	88	86	84	
2	99	90	83	77	96	88	82	77	85	79	75	81	77	73	78	75	71	69	
3	89	79	70	64	87	77	69	63	74	67	62	71	65	61	69	64	60	57	
4	81	69	60	53	79	68	59	53	65	58	52	63	56	51	61	55	50	48	
5	74	61	52	45	72	60	51	45	58	50	44	56	49	44	54	48	43	41	
6	68	55	45	39	66	54	45	39	52	44	38	50	43	38	48	42	37	35	
7	63	49	40	34	61	48	40	34	47	39	33	45	38	33	44	38	33	31	
8	59	45	36	30	57	44	35	30	43	35	29	41	34	29	40	34	29	27	
9	55	41	32	26	53	40	32	26	39	31	26	38	31	26	37	31	26	24	
10	51	37	29	24	50	37	29	24	36	29	24	35	28	23	34	28	23	22	

OAL-304-LED-20000L-28000L-36000L-42000L-DIM10-MVOLT-30K-40K-50K-T3D-BZ

TEST NO.: **EL11302360**

INPUT WATTS: **295.2** LUMENS: **44812** EFFICACY: **152** BEAM ANGLE: **80** SPACING CRITERIA: **1.93**

CANDELA DISTRIBUTION



CANDELA TABLE

	0°	90°
0°	9469	9469
10°	10304	9611
20°	11152	10222
30°	11868	11052
40°	12849	11721
50°	12004	12293
60°	6008	14051
70°	1283	12534
80°	625	4241
90°	0	0

LUMINANCE (cd/sq.m)

	0.00°	90.00°
0.00°	887856	887856
45.00°	1696460	1568860
55.00°	1565319	2130595
65.00°	612328	3253213
75.00°	297144	3297346
85.00°	737526	882781

LUMENS PER ZONE

ZONE	LUMENS
0° - 10°	912
10° - 20°	2793
20° - 30°	4804
30° - 40°	6725
40° - 50°	8123
50° - 60°	8693
60° - 70°	7604
70° - 80°	4320
80° - 90°	839

ZONAL LUMEN SUMMARY

ZONE	UMENS	% LUMINAIRE
0° - 20°	3705	8%
0° - 30°	8509	19%
0° - 40°	15234	34%
0° - 60°	32049	72%
0° - 80°	43973	98%
0° - 90°	44812	100%

CONE OF LIGHT

MOUNTING HEIGHT	FC AT BEAM CENTER	BEAM DIA. 0°-180°	BEAM DIA. 90°-270°
6.0 ft	263.0 fc	11.7 ft	53.2 ft
8.0 ft	148.0 fc	15.7 ft	70.9 ft
10.0 ft	94.7 fc	19.6 ft	88.6 ft
12.0 ft	65.8 fc	23.5 ft	106.3 ft
14.0 ft	48.3 fc	27.4 ft	124.0 ft
16.0 ft	37.0 fc	31.3 ft	141.8 ft
18.0 ft	29.2 fc	35.2 ft	159.5 ft
20.0 ft	23.7 fc	39.1 ft	177.2 ft

INDOOR COEFFICIENTS OF UTILIZATION

pf																			0%
pc		80%				70%				50%				30%			10%		0%
pw	70%	50%	30%	10%	70%	50%	30%	10%	50%	30%	10%	50%	30%	10%	50%	30%	10%	0%	
0	119	119	119	119	116	116	116	116	111	111	111	106	106	106	102	102	102	100	
1	107	102	97	93	105	100	96	92	96	92	89	92	89	86	88	86	83	81	
2	96	87	80	73	94	85	78	72	82	76	71	78	73	69	75	71	67	65	
3	87	75	66	59	84	73	65	58	70	63	57	68	61	56	65	60	55	53	
4	79	65	56	48	76	64	55	48	61	54	47	59	52	47	57	51	46	44	
5	72	58	48	41	69	56	47	40	54	46	40	52	45	39	50	44	39	37	
6	66	51	42	35	64	50	41	34	48	40	34	47	39	34	45	38	33	31	
7	61	46	37	30	59	45	36	30	44	35	29	42	35	29	41	34	29	27	
8	56	42	32	26	54	41	32	26	39	32	26	38	31	26	37	30	25	23	
9	52	38	29	23	51	37	29	23	36	28	23	35	28	23	34	27	23	21	
10	49	35	26	21	47	34	26	21	33	26	21	32	25	20	31	25	20	18	

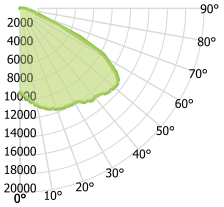
Due to the changes of constant improvement in LED technology, all d... are subject to change without notice. Consult factory for up to date information.

OAL-304-LED-20000L-28000L-36000L-42000L-DIM10-MVOLT-30K-40K-50K-T4D-BZ

TEST NO.: **EL11302360**

INPUT WATTS: **300.1** LUMENS: **45098** EFFICACY: **150** BEAM ANGLE: **63** SPACING CRITERIA: **2.00**

CANDELA DISTRIBUTION



CANDELA TABLE

	0°	90°
0°	9196	9196
10°	10704	9386
20°	11609	9979
30°	11875	10516
40°	12643	11161
50°	13347	11842
60°	10890	12868
70°	3231	8653
80°	948	1083
90°	0	0

LUMINANCE (cd/sq.m)

	0.00°	90.00°
0.00°	0	0
45.00°	0	0
55.00°	0	0
65.00°	0	0
75.00°	0	0
85.00°	0	0

LUMENS PER ZONE

ZONE	LUMENS
0° - 10°	896
10° - 20°	2812
20° - 30°	4787
30° - 40°	6565
40° - 50°	7939
50° - 60°	8938
60° - 70°	8219
70° - 80°	4236
80° - 90°	705

ZONAL LUMEN SUMMARY

ZONE	UMENS	% LUMINAIRE
0° - 20°	3709	8%
0° - 30°	8496	19%
0° - 40°	15061	33%
0° - 60°	31938	71%
0° - 80°	44393	98%
0° - 90°	45098	100%

CONE OF LIGHT

MOUNTING HEIGHT	FC AT BEAM CENTER	BEAM DIA. 0°-180°	BEAM DIA. 90°-270°
6.0 ft	255.4 fc	11.6 ft	31.1 ft
8.0 ft	143.7 fc	15.5 ft	41.5 ft
10.0 ft	92.0 fc	19.4 ft	51.9 ft
12.0 ft	63.9 fc	23.2 ft	62.3 ft
14.0 ft	46.9 fc	27.1 ft	72.7 ft
16.0 ft	35.9 fc	31.0 ft	83.0 ft
18.0 ft	28.4 fc	34.8 ft	93.4 ft
20.0 ft	23.0 fc	38.7 ft	103.8 ft

INDOOR COEFFICIENTS OF UTILIZATION

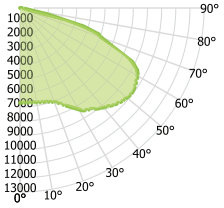
pf								20%									0%
pc		80%				70%				50%				30%			0%
pw	70%	50%	30%	10%	70%	50%	30%	10%	50%	30%	10%	50%	30%	10%	50%	30%	10%	0%
0	119	119	119	119	116	116	116	116	111	111	111	106	106	106	102	102	102	100
1	108	102	97	93	105	100	96	92	96	92	89	92	89	86	88	86	83	81
2	96	87	80	73	94	85	78	72	82	76	70	78	73	69	75	71	67	65
3	87	75	66	59	84	73	65	58	70	63	57	67	61	56	65	59	55	53
4	78	65	55	48	76	64	55	48	61	53	47	59	52	46	56	51	46	43
5	71	57	47	40	69	56	47	40	54	46	39	52	45	39	50	44	39	36
6	65	51	41	34	63	50	41	34	48	40	34	46	39	33	45	38	33	31
7	60	46	36	30	58	45	36	29	43	35	29	42	34	29	40	34	29	27
8	56	41	32	26	54	41	32	26	39	31	26	38	31	25	37	30	25	23
9	52	38	29	23	50	37	29	23	36	28	23	35	28	22	34	27	22	20
10	49	34	26	20	47	34	26	20	33	25	20	32	25	20	31	25	20	18

OAL-304-LED-20000L-28000L-36000L-42000L-DIM10-MVOLT-30K-40K-50K-T5D-BZ

TEST NO.: **EL11302360**

INPUT WATTS: **298.8** LUMENS: **46013** EFFICACY: **154** BEAM ANGLE: **140** SPACING CRITERIA: **2.00 x 2.00**

CANDELA DISTRIBUTION



CANDELA TABLE

	0°	90°
0°	6706	6706
10°	6770	6810
20°	7072	7119
30°	8298	7618
40°	9167	8756
50°	9853	10151
60°	9569	10240
70°	6099	8446
80°	430	399
90°	0	0

LUMINANCE (cd/sq.m)

	0.00°	90.00°
0.00°	0	0
45.00°	0	0
55.00°	0	0
65.00°	0	0
75.00°	0	0
85.00°	0	0

LUMENS PER ZONE

ZONE	LUMENS
0° - 10°	650
10° - 20°	2006
20° - 30°	3583
30° - 40°	5506
40° - 50°	7573
50° - 60°	9448
60° - 70°	10173
70° - 80°	6540
80° - 90°	535

ZONAL LUMEN SUMMARY

ZONE	UMENS	% LUMINAIRE
0° - 20°	2656	6%
0° - 30°	6238	14%
0° - 40°	11744	26%
0° - 60°	28765	63%
0° - 80°	45478	99%
0° - 90°	46013	100%

CONE OF LIGHT

MOUNTING HEIGHT	FC AT BEAM CENTER	BEAM DIA. 0°-180°	BEAM DIA. 90°-270°
6.0 ft	186.3 fc	33.2 ft	36.5 ft
8.0 ft	104.8 fc	44.2 ft	48.7 ft
10.0 ft	67.1 fc	55.3 ft	60.9 ft
12.0 ft	46.6 fc	66.3 ft	73.1 ft
14.0 ft	34.2 fc	77.4 ft	85.2 ft
16.0 ft	26.2 fc	88.4 ft	97.4 ft
18.0 ft	20.7 fc	99.5 ft	109.6 ft
20.0 ft	16.8 fc	110.5 ft	121.8 ft

INDOOR COEFFICIENTS OF UTILIZATION

pf								20%									0%
pc		80%				70%				50%				30%			0%
pw	70%	50%	30%	10%	70%	50%	30%	10%	50%	30%	10%	50%	30%	10%	50%	30%	10%	0%
0	119	119	119	119	116	116	116	116	111	111	111	106	106	106	102	102	102	100
1	106	101	95	91	103	98	93	89	94	90	86	90	87	84	86	84	81	79
2	94	84	76	69	91	82	74	68	78	72	66	75	69	65	72	67	63	61
3	84	71	61	53	81	69	60	53	66	58	52	63	56	51	61	55	50	47
4	75	61	51	43	73	60	50	42	57	48	42	54	47	41	52	46	40	38
5	68	53	43	35	66	52	42	35	50	41	34	48	40	34	46	39	33	31
6	62	47	37	29	60	46	36	29	44	35	29	42	34	28	40	33	28	26
7	57	42	32	25	55	41	31	25	39	31	24	38	30	24	36	29	24	22
8	53	38	28	21	51	37	28	21	35	27	21	34	26	21	33	26	21	19
9	49	34	25	19	47	33	25	19	32	24	18	31	24	18	30	23	18	16
10	46	31	22	17	44	31	22	16	29	22	16	28	21	16	28	21	16	14

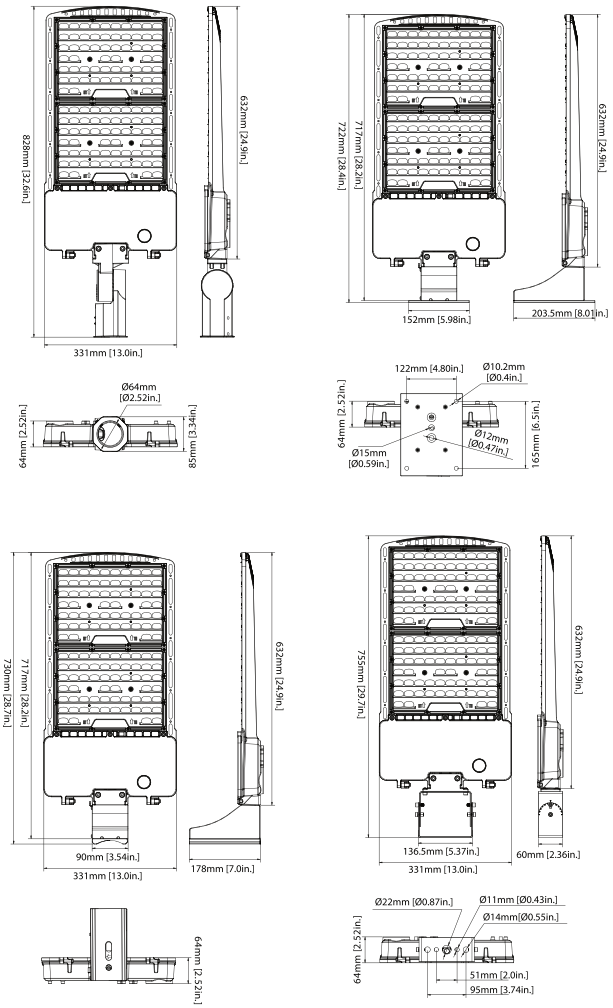
OAL-304-LED

LED Area Light with multi lumen and CCT

MOUNTING OPTIONS

MULTILUMEN SELECTOR

EASY 3 COLORS SELECCTOR
3500K •4000K • 5000K



FEATURES

OAL-304-LED is easy to install and operate and has an instant start with zero flickering and humming. Choose to be eco-friendly with this fixture that consists of no mercury and is energy saving with a long lifespan. The soft and uniform light it emits has no UV or IR and is great for outdoor applications such as sports fields, stadiums, and gymnasiums as well as warehouses and transport stations.

LUMENS	20000L/28000L/36000/42000
CCT	30K/40K/50K
CRI	80+
VOLTAGE	120-277 VAC
MOUNTING	Arm, Slipfitter,Wall, Trunnion, Pole
DISTRIBUTION	Type II, Type III, Type IV, Type V
EMERGENCY	0-EMG-8W
WORKING TEMPERATURE	-40ºC (-40ºF) to 50ºC (122ºF)
SURGE PROTECTION	6kV
EPA RATING	150W is 1.63 300W is 2.46
LIFETIME	L85 AT 100,000 Hours

NOMINAL LUMENS	DELIVERED LUMENS	WATTAGE
42000	42000	300W
36000	36000	240W
28000	28000	180W
20000	20000	120W

Based on 4000K, 85+ CRI. Actual wattage may vary +/-5%

UL CERTIFIED E495046 LUMINAIRE · IP65 · FOR WET LOCATION · DIMMABLE 0-10V DIMMING · DLC PREMIUM · 5 YEARS LIMITED WARRANTY

Due to the changes of constant improvement in LED technology, all d
are subject to change without notice. Consult factory for up to date information.

OAL-304-LED
LED Area Light with multi lumen and CCT

OPTIC
Available in IES Type II, III, IV, V distributions
Light engines are available in adjustable color temperature (3000K & 4000K & 5000K) configurations.
Scalable Lumen Packages from 10,000 to 21,000 Lumens replaces up to 1000W Metal Halide.
Optics is precisely designed to shape the distribution, maximizing efficiency and application spacing.
The optics can conform to dark sky requirement.

CONSTRUCTION
The rugged, one-piece die-cast aluminum housing features a complete heat sinkhat optimizes heat dissipation through convection cooling management. Low profile, 3G vibration rated compact design minimizes wind load requirements. Housing is completely sealed against moisture and environmental contaminants.

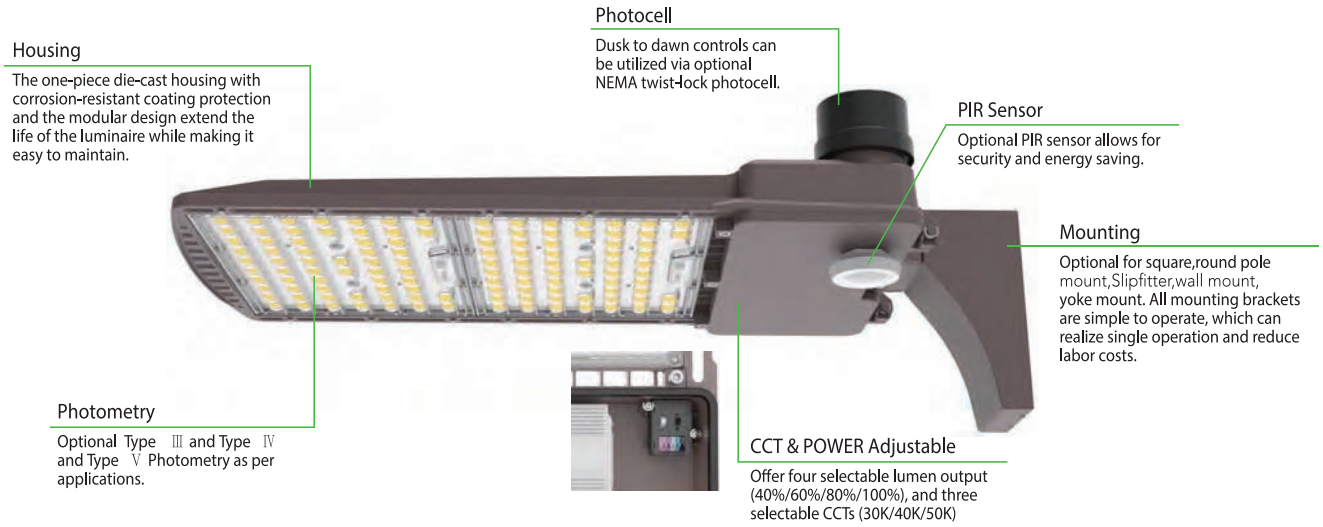
MOUNTING
Wall mounted for area light delivering uniform, widespread high output.

OPTIONS & ACCESSORIES
Optional photocell (PHC) detects changing light levels and saves energy by
turning off during the day
Optional occupancy sensor

DIMMING & DRIVER INFORMATION
- Universal 120-277 VAC or 347-480 VAC input voltage
- Standard with 0-10V dimming driver
- Power adjustable: 100%, 80%, 60%, 40%.
- THD: ≤20%
- Power Factor: ≥90%

WARRANTY
Five-year warranty for parts and components

LISTINGS
c-UL-us - Listed for Feed Through Wiring.



Example: **OAL-304-LED-20000L/28000L/36000L/42000L-DIM10-MVOLT-30K/40K/50K-T3D-BZ-PM**

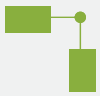
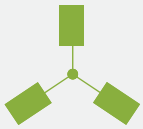
OAL-304-LED	20000	DIM10	MVOLT	40K	T3D			
SERIES	PERFORMANCE	DIMMING	VOLTAGE	CCT	DISTRIBUTION	ACCESSORIES	MOUNTING	FINISH
OAL-304-LED	20000L/28000L/36000L/42000L	DIM10 0-10V Dimming	MVOLT - 120-277V **347-480V**	30K/40K/50K	T3D - Type III *Standard* T4D- Type IV T5D-Type V *Included in box*	**PHC** - Photocell **MS** - Motion Sensor **SP**- 10K Surge Protection **T2D**- Type II	OAL-204/304-ACC-PM OAL-204/304-ACC-PM-ADJ OAL-204/304-ACC-WM OAL-204/304-ACC-YM OAL-204/304-ACC-SFM **PM**- Pole Mount **WM**- Wall Mount **SFM**- Slipfitter Mount **AM**- Arm Mount **TRM**- Trunnion Mount	**BZ**- Bronze **BK**- Black **WH**- White

OAL-304-LED									
SETTING	SYSTEM WATTS	DIST.TYPE	CRI	3000K		4000K		5000K	
				LUMENS	LPW	LUMENS	LPW	LUMENS	LPW
100%	300 W	3	70	41000 lm	137 lm/W	45000lm	150 lm/W	42000 lm	140 lm/W
80%	240 W	3	70	35000 lm	146 lm/W	38500lm	160 lm/W	36000 lm	150 lm/W
60%	180 W	3	70	28000 lm	156 lm/W	30000lm	167 lm/W	28500 lm	158 lm/W
40%	120 W	3	70	19200 lm	160 lm/W	21500lm	179 lm/W	20000 lm	167 lm/W

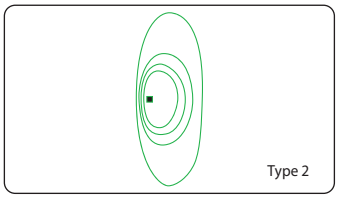
BUG RATING

SYSTEM WATTS	DIST. TYPE	B	U	G
300W	2	5	0	4
	3	4	0	4
	4	4	0	4
	5	5	0	4

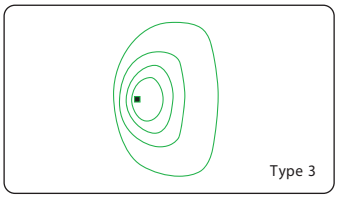
EPA OF AREA LIGHT

Item	1	 2 @90°	2 @120°	2@180°	3 @90°	 3 @120°	4 @90°
100W/140W/180W	0.3632	0.6849	0.8861	0.7264	1.0481	1.2078	1.0481
250W/300W/400W	0.4758	0.8091	1.059	0.9516	1.2849	1.3923	1.2849

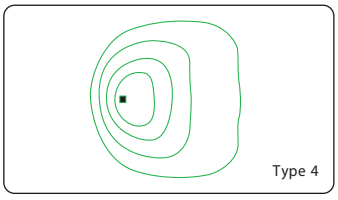
PHOTOMETRICS



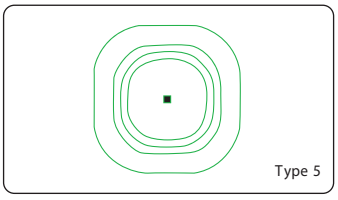
Type 2 optics are well-suited for scenarios requiring luminaires to be spaced at greater distances along a road or pathway. The light distribution pattern is designed for elongated areas, enabling increased pole spacing without compromising lighting quality.



Type 3 optics generate an asymmetrical pattern, directing the majority of light forward and evenly on both sides of the luminaire. When arranged in a back-to-back configuration, it forms a rectangular pattern that can extend the spacing between poles.



Type 4 is ideal for situations where the primary need is forward-directed light with minimal backlight. Common installations involve perimeter poles.



Type 5 optics create a symmetrical square distribution pattern, evenly distributing light on all sides of the luminaire. Type 5 luminaires are versatile and suitable for a wide range of area lighting applications.

MOUNTING

- Standard versatile mounting arm accommodates multiple drilling patterns as well as square and round poles
- Optional for cast aluminum slipfitter mounting adapter.

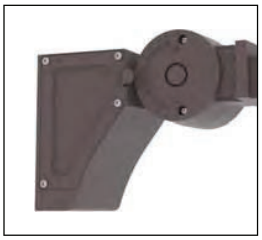
Mounting Options

Pole Mount
(4"and 5"Square and Round poles)
Standard versatile mounting arm is simple to install and can be used with existing poles for retrofit installations.

Slipfitter Mount
An optional cast aluminum mast arm adapter secures fixture head to nominal 2-3/8"O.D. horizontal steel tenon arm.

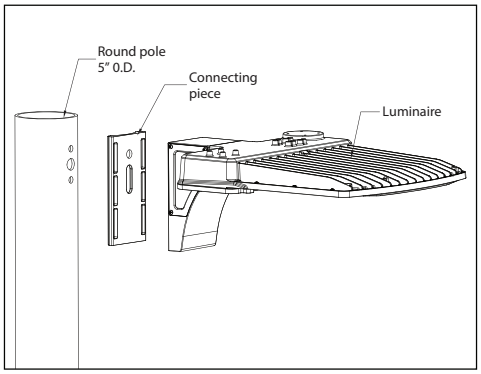
Wall Mount
Wall Mount is easy to install for direct wall mounting with 1/2' conduit wiring or standard J-box mounting

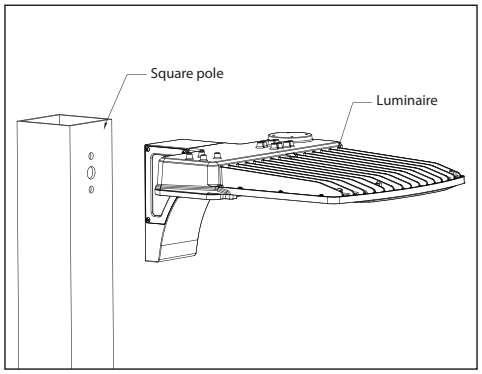
Yoke Mount
Die-cast aluminum trunnion is easily adapted to many surfaces and allows easy fixture aiming angles.

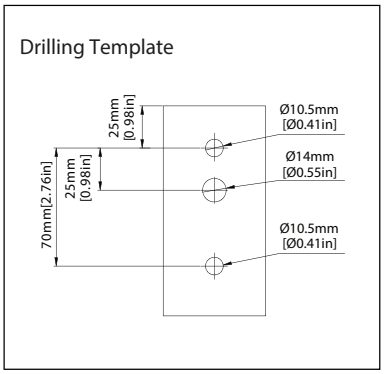


Adjustable Arm Mount
Standard versatile mounting arm is simple to install and can be used with existing poles for retrofit installations.

Mounting Dimensions







Note : CCT adjustable(3000K/4000K/5000K) and power adjustable(100%, 80%, 60%, 40%).

ACCESSORIES(Optional)

OAL series features a backlight control which provides reduced pixilation and increased visual comfort without compromising performance.
External Glare Shield: sold separately or as an accessory.

OAL-304-ACC-GLARE SHIELD

EXTERNAL GLARE SHIELD

OAL -304-ACC-GLARE

FULL VISOR External Glare Full Visor

Back Light Control Shield
OAL-204/304-ACC-BLCS
need 2 pcs

ADDITIONAL MOUNTING ACCESSORIES

POLE BRACKET • For mounting one fixture on an existing pole

4" Square Pole Mount with 2-3/8" O.D. Tenon
No. 4SQ-SP-D
Finish: Dark Bronze
USE: For use with square, non-tapered steel and aluminum poles. Furnished with four 5/16" hex head stainless-steel bolts. Vertical tenon measures 2-3/8" O.D., and is made of steel tubing. Fixtures mounted to this bracket can be adjusted both vertically and horizontally.

4" Round Pole Mount with 2-3/8" O.D. Tenon
NO. 4SQR-SP-D
Finish:Dark Bronze
USE: For use with Round, non-tapered steel and aluminum poles. Furnished with three 3/8" hex head stainless-steel bolts. Vertical tenon measures 2-3/8" O.D., and is made of steel tubing. Fixtures mounted to this bracket can be adjusted both vertically and horizontally.

5" Square Pole Mount with 2-3/8" O.D. Tenon
No. 5SQ-SP-D
Finish: Dark Bronze
USE: For use with square, non-tapered steel and aluminum poles. Furnished with four 5/16" hex head stainless-steel bolts. Vertical tenon measures 2-3/8" O.D., and is made of steel tubing. Fixtures mounted to this bracket can be adjusted both vertically and horizontally.

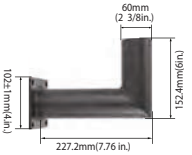
5" Round Pole Mount with 2-3/8" O.D. Tenon
NO. 5SQR-SP-D
Finish:Dark Bronze
USE: For use with Round, non-tapered steel and aluminum poles. Furnished with three 3/8" hex head stainless-steel bolts. Vertical tenon measures 2-3/8" O.D., and is made of steel tubing. Fixtures mounted to this bracket can be adjusted both vertically and horizontally.

Pole Bracket Accessories –Angle-Adjustment Adapter
NO. SQA-ALDA
Finish: Dark Bronze
USE: Durable brackets are engineered to provide versatile mounting options. These arms are made from rugged die-cast aluminum. They allow optimal positioning of the light fixture to maximize the lighting effectiveness vertically and horizontally.

Pole Bracket accessories-Tenon & Yoke Adaptor
NO. SP-TR-D
Finish: Dark Bronze
USE: The 2-3/8" OD Tenon Mount Adaptor for Yoke Fixtures is designed to mount Elite light fixtures that are equipped with a yoke mount onto a 2-3/8" OD tenon. It may be utilized with the Elite Flood Light Series of light fixtures.

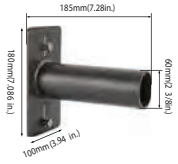
Horizontal Wall or Square or Round pole mount with 2-3/8" Tenon Bracket
NO. SQ/R-SP-D
Finish: Dark Bronze
USE: This tenon bracket can be installed onto a wall , square pole , round pole. Provides wiring access and abuilt-in 2-3/8" O.D. tenon to mount a fixture with our adjustable slipfitter. Suggested 3/8" diameter bolts for mounting.

WALL BRACKET • Attaches to any flat surface • Provides wiring access



90° Wall Mount Bracket with 2-3/8" O.D. Tenon
NO. WM-SP-D
Finish: Dark Bronze
USE: The 90° wall mount bracket with 2-3/8" tenon attaches an Elite floodlight to almost any surface: wall, roof, or wood pole. Provides wiring access and abuilt-in 2-3/8" O.D. tenon to mount a fixture with our adjustable slipfitter. Suggested 3/8" diameter bolts for mounting. Mounting holes are spaced 3-1/4" apart.

Mid-Pole tenon Bracket



2-3/8" OD Horizontal Tenon Mid-Pole Bracket
NO. SQ-SP-D
Finish:Dark Bronze
USE:2-3/8" OD Horizontal Tenon Mid-Pole Bracket is designed to mount light fixture that is equipped with a adjustable slipfitter onto a 2-3/8" OD horizontal tenon

Round External Mount Horizontal Tenon · To mount 2/3/4 fixtures on a existing pole

Double 90° Horizontal Tenon Adaptor
NO. R60-SP2-90-D
Finish:Dark Bronze
USE:The Bracket is designed to mount over 2-3/8" (60mm) O.D. vertical tenon. Two fixtures can be mounted to the Round External Mount Horizontal Tenon and adjusted horizontally

Triple 120° Horizontal Tenon Adaptor
NO. R60-SP3-120-D
Finish:Dark Bronze
USE:The Bracket is designed to mount over 2-3/8" (60mm) O.D. vertical tenon. Three fixtures can be mounted to the Round External Mount Horizontal Tenon and adjusted horizontally

Double 180° Horizontal Tenon Adaptor
NO. R60-SP2-180-D
Finish:Dark Bronze
USE:The Bracket is designed to mount over 2-3/8" (60mm) O.D. vertical tenon. Two fixtures can be mounted to the Round External Mount Horizontal Tenon and adjusted horizontally

Quad 90° Horizontal Tenon Adaptor
NO. R60-SP4-90-D
Finish:Dark Bronze
USE:The Bracket is designed to mount over 2-3/8" (60mm) O.D. vertical tenon. Four fixtures can be mounted to the Round External Mount Horizontal Tenon and adjusted horizontally

Triple 90° Horizontal Tenon Adaptor
NO. R60-SP3-90-D
Finish:Dark Bronze
USE:The Bracket is designed to mount over 2-3/8" (60mm) O.D. vertical tenon. Three fixtures can be mounted to the Round External Mount Horizontal Tenon and adjusted horizontally

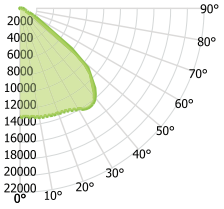
Due to the changes of constant improvement in LED technology, all d. are subject to change without notice. Consult factory for up to date information.

OAL-304-LED-20000L-28000L-36000L-42000L-DIM10-MVOLT-30K-40K-50K-T2D-BZ

TEST NO.: **EL11302360**

INPUT WATTS: **294.3** LUMENS: **48501** EFFICACY: **165** BEAM ANGLE: **66** SPACING CRITERIA: **1.63**

CANDELA DISTRIBUTION



CANDELA TABLE

	0°	90°
0°	12977	12977
10°	13200	13424
20°	13345	14450
30°	13924	15246
40°	13871	15923
50°	9687	16627
60°	2048	17728
70°	660	12199
80°	350	3785
90°	0	0

LUMINANCE (cd/sq.m)

	0.00°	90.00°
0.00°	1216731	1216731
45.00°	1629421	2157794
55.00°	762963	2801121
65.00°	204356	3621923
75.00°	176451	3729819
85.00°	224950	618823

LUMENS PER ZONE

ZONE	LUMENS
0° - 10°	1243
10° - 20°	3702
20° - 30°	6111
30° - 40°	8282
40° - 50°	9612
50° - 60°	9387
60° - 70°	6853
70° - 80°	2832
80° - 90°	479

ZONAL LUMEN SUMMARY

ZONE	UMENS	% LUMINAIRE
0° - 20°	4946	10%
0° - 30°	11056	23%
0° - 40°	19339	40%
0° - 60°	38337	79%
0° - 80°	48022	99%
0° - 90°	48501	100%

CONE OF LIGHT

MOUNTING HEIGHT	FC AT BEAM CENTER	BEAM DIA. 0°-180°	BEAM DIA. 90°-270°
6.0 ft	360.5 fc	8.7 ft	42.0 ft
8.0 ft	202.8 fc	11.6 ft	56.0 ft
10.0 ft	129.8 fc	14.6 ft	70.0 ft
12.0 ft	90.1 fc	17.5 ft	84.0 ft
14.0 ft	66.2 fc	20.4 ft	98.0 ft
16.0 ft	50.7 fc	23.3 ft	112.0 ft
18.0 ft	40.1 fc	26.2 ft	126.0 ft
20.0 ft	32.4 fc	29.1 ft	140.0 ft

INDOOR COEFFICIENTS OF UTILIZATION

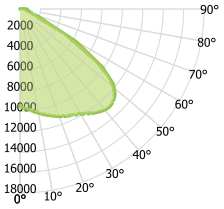
pf																			0%
pc		80%				70%				50%				30%			10%		0%
pw	70%	50%	30%	10%	70%	50%	30%	10%	50%	30%	10%	50%	30%	10%	50%	30%	10%	0%	
0	119	119	119	119	116	116	116	116	111	111	111	106	106	106	102	102	102	100	
1	109	104	100	96	106	102	98	94	98	94	91	94	91	89	90	88	86	84	
2	99	90	83	77	96	88	82	77	85	79	75	81	77	73	78	75	71	69	
3	89	79	70	64	87	77	69	63	74	67	62	71	65	61	69	64	60	57	
4	81	69	60	53	79	68	59	53	65	58	52	63	56	51	61	55	50	48	
5	74	61	52	45	72	60	51	45	58	50	44	56	49	44	54	48	43	41	
6	68	55	45	39	66	54	45	39	52	44	38	50	43	38	48	42	37	35	
7	63	49	40	34	61	48	40	34	47	39	33	45	38	33	44	38	33	31	
8	59	45	36	30	57	44	35	30	43	35	29	41	34	29	40	34	29	27	
9	55	41	32	26	53	40	32	26	39	31	26	38	31	26	37	31	26	24	
10	51	37	29	24	50	37	29	24	36	29	24	35	28	23	34	28	23	22	

OAL-304-LED-20000L-28000L-36000L-42000L-DIM10-MVOLT-30K-40K-50K-T3D-BZ

TEST NO.: **EL11302360**

INPUT WATTS: **295.2** LUMENS: **44812** EFFICACY: **152** BEAM ANGLE: **80** SPACING CRITERIA: **1.93**

CANDELA DISTRIBUTION



CANDELA TABLE

	0°	90°
0°	9469	9469
10°	10304	9611
20°	11152	10222
30°	11868	11052
40°	12849	11721
50°	12004	12293
60°	6008	14051
70°	1283	12534
80°	625	4241
90°	0	0

LUMINANCE (cd/sq.m)

	0.00°	90.00°
0.00°	887856	887856
45.00°	1696460	1568860
55.00°	1565319	2130595
65.00°	612328	3253213
75.00°	297144	3297346
85.00°	737526	882781

LUMENS PER ZONE

ZONE	LUMENS
0° - 10°	912
10° - 20°	2793
20° - 30°	4804
30° - 40°	6725
40° - 50°	8123
50° - 60°	8693
60° - 70°	7604
70° - 80°	4320
80° - 90°	839

ZONAL LUMEN SUMMARY

ZONE	UMENS	% LUMINAIRE
0° - 20°	3705	8%
0° - 30°	8509	19%
0° - 40°	15234	34%
0° - 60°	32049	72%
0° - 80°	43973	98%
0° - 90°	44812	100%

CONE OF LIGHT

MOUNTING HEIGHT	FC AT BEAM CENTER	BEAM DIA. 0°-180°	BEAM DIA. 90°-270°
6.0 ft	263.0 fc	11.7 ft	53.2 ft
8.0 ft	148.0 fc	15.7 ft	70.9 ft
10.0 ft	94.7 fc	19.6 ft	88.6 ft
12.0 ft	65.8 fc	23.5 ft	106.3 ft
14.0 ft	48.3 fc	27.4 ft	124.0 ft
16.0 ft	37.0 fc	31.3 ft	141.8 ft
18.0 ft	29.2 fc	35.2 ft	159.5 ft
20.0 ft	23.7 fc	39.1 ft	177.2 ft

INDOOR COEFFICIENTS OF UTILIZATION

pf																			0%
pc		80%				70%				50%				30%			10%		0%
pw	70%	50%	30%	10%	70%	50%	30%	10%	50%	30%	10%	50%	30%	10%	50%	30%	10%	0%	
0	119	119	119	119	116	116	116	116	111	111	111	106	106	106	102	102	102	100	
1	107	102	97	93	105	100	96	92	96	92	89	92	89	86	88	86	83	81	
2	96	87	80	73	94	85	78	72	82	76	71	78	73	69	75	71	67	65	
3	87	75	66	59	84	73	65	58	70	63	57	68	61	56	65	60	55	53	
4	79	65	56	48	76	64	55	48	61	54	47	59	52	47	57	51	46	44	
5	72	58	48	41	69	56	47	40	54	46	40	52	45	39	50	44	39	37	
6	66	51	42	35	64	50	41	34	48	40	34	47	39	34	45	38	33	31	
7	61	46	37	30	59	45	36	30	44	35	29	42	35	29	41	34	29	27	
8	56	42	32	26	54	41	32	26	39	32	26	38	31	26	37	30	25	23	
9	52	38	29	23	51	37	29	23	36	28	23	35	28	23	34	27	23	21	
10	49	35	26	21	47	34	26	21	33	26	21	32	25	20	31	25	20	18	

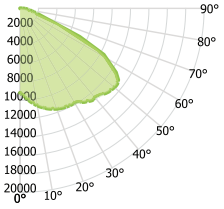
Due to the changes of constant improvement in LED technology, all d... are subject to change without notice. Consult factory for up to date information.

OAL-304-LED-20000L-28000L-36000L-42000L-DIM10-MVOLT-30K-40K-50K-T4D-BZ

TEST NO.: **EL11302360**

INPUT WATTS: **300.1** LUMENS: **45098** EFFICACY: **150** BEAM ANGLE: **63** SPACING CRITERIA: **2.00**

CANDELA DISTRIBUTION



CANDELA TABLE

	0°	90°
0°	9196	9196
10°	10704	9386
20°	11609	9979
30°	11875	10516
40°	12643	11161
50°	13347	11842
60°	10890	12868
70°	3231	8653
80°	948	1083
90°	0	0

LUMINANCE (cd/sq.m)

	0.00°	90.00°
0.00°	0	0
45.00°	0	0
55.00°	0	0
65.00°	0	0
75.00°	0	0
85.00°	0	0

LUMENS PER ZONE

ZONE	LUMENS
0° - 10°	896
10° - 20°	2812
20° - 30°	4787
30° - 40°	6565
40° - 50°	7939
50° - 60°	8938
60° - 70°	8219
70° - 80°	4236
80° - 90°	705

ZONAL LUMEN SUMMARY

ZONE	UMENS	% LUMINAIRE
0° - 20°	3709	8%
0° - 30°	8496	19%
0° - 40°	15061	33%
0° - 60°	31938	71%
0° - 80°	44393	98%
0° - 90°	45098	100%

CONE OF LIGHT

MOUNTING HEIGHT	FC AT BEAM CENTER	BEAM DIA. 0°-180°	BEAM DIA. 90°-270°
6.0 ft	255.4 fc	11.6 ft	31.1 ft
8.0 ft	143.7 fc	15.5 ft	41.5 ft
10.0 ft	92.0 fc	19.4 ft	51.9 ft
12.0 ft	63.9 fc	23.2 ft	62.3 ft
14.0 ft	46.9 fc	27.1 ft	72.7 ft
16.0 ft	35.9 fc	31.0 ft	83.0 ft
18.0 ft	28.4 fc	34.8 ft	93.4 ft
20.0 ft	23.0 fc	38.7 ft	103.8 ft

INDOOR COEFFICIENTS OF UTILIZATION

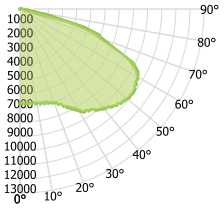
pf									20%									0%
pc		80%				70%				50%			30%			10%		0%
pw	70%	50%	30%	10%	70%	50%	30%	10%	50%	30%	10%	50%	30%	10%	50%	30%	10%	0%
0	119	119	119	119	116	116	116	116	111	111	111	106	106	106	102	102	102	100
1	108	102	97	93	105	100	96	92	96	92	89	92	89	86	88	86	83	81
2	96	87	80	73	94	85	78	72	82	76	70	78	73	69	75	71	67	65
3	87	75	66	59	84	73	65	58	70	63	57	67	61	56	65	59	55	53
4	78	65	55	48	76	64	55	48	61	53	47	59	52	46	56	51	46	43
5	71	57	47	40	69	56	47	40	54	46	39	52	45	39	50	44	39	36
6	65	51	41	34	63	50	41	34	48	40	34	46	39	33	45	38	33	31
7	60	46	36	30	58	45	36	29	43	35	29	42	34	29	40	34	29	27
8	56	41	32	26	54	41	32	26	39	31	26	38	31	25	37	30	25	23
9	52	38	29	23	50	37	29	23	36	28	23	35	28	22	34	27	22	20
10	49	34	26	20	47	34	26	20	33	25	20	32	25	20	31	25	20	18

OAL-304-LED-20000L-28000L-36000L-42000L-DIM10-MVOLT-30K-40K-50K-T5D-BZ

TEST NO.: **EL11302360**

INPUT WATTS: **298.8** LUMENS: **46013** EFFICACY: **154** BEAM ANGLE: **140** SPACING CRITERIA: **2.00 x 2.00**

CANDELA DISTRIBUTION



CANDELA TABLE

	0°	90°
0°	6706	6706
10°	6770	6810
20°	7072	7119
30°	8298	7618
40°	9167	8756
50°	9853	10151
60°	9569	10240
70°	6099	8446
80°	430	399
90°	0	0

LUMINANCE (cd/sq.m)

	0.00°	90.00°
0.00°	0	0
45.00°	0	0
55.00°	0	0
65.00°	0	0
75.00°	0	0
85.00°	0	0

LUMENS PER ZONE

ZONE	LUMENS
0° - 10°	650
10° - 20°	2006
20° - 30°	3583
30° - 40°	5506
40° - 50°	7573
50° - 60°	9448
60° - 70°	10173
70° - 80°	6540
80° - 90°	535

ZONAL LUMEN SUMMARY

ZONE	UMENS	% LUMINAIRE
0° - 20°	2656	6%
0° - 30°	6238	14%
0° - 40°	11744	26%
0° - 60°	28765	63%
0° - 80°	45478	99%
0° - 90°	46013	100%

CONE OF LIGHT

MOUNTING HEIGHT	FC AT BEAM CENTER	BEAM DIA. 0°-180°	BEAM DIA. 90°-270°
6.0 ft	186.3 fc	33.2 ft	36.5 ft
8.0 ft	104.8 fc	44.2 ft	48.7 ft
10.0 ft	67.1 fc	55.3 ft	60.9 ft
12.0 ft	46.6 fc	66.3 ft	73.1 ft
14.0 ft	34.2 fc	77.4 ft	85.2 ft
16.0 ft	26.2 fc	88.4 ft	97.4 ft
18.0 ft	20.7 fc	99.5 ft	109.6 ft
20.0 ft	16.8 fc	110.5 ft	121.8 ft

INDOOR COEFFICIENTS OF UTILIZATION

pf									20%									0%
pc		80%				70%				50%			30%			10%		0%
pw	70%	50%	30%	10%	70%	50%	30%	10%	50%	30%	10%	50%	30%	10%	50%	30%	10%	0%
0	119	119	119	119	116	116	116	116	111	111	111	106	106	106	102	102	102	100
1	106	101	95	91	103	98	93	89	94	90	86	90	87	84	86	84	81	79
2	94	84	76	69	91	82	74	68	78	72	66	75	69	65	72	67	63	61
3	84	71	61	53	81	69	60	53	66	58	52	63	56	51	61	55	50	47
4	75	61	51	43	73	60	50	42	57	48	42	54	47	41	52	46	40	38
5	68	53	43	35	66	52	42	35	50	41	34	48	40	34	46	39	33	31
6	62	47	37	29	60	46	36	29	44	35	29	42	34	28	40	33	28	26
7	57	42	32	25	55	41	31	25	39	31	24	38	30	24	36	29	24	22
8	53	38	28	21	51	37	28	21	35	27	21	34	26	21	33	26	21	19
9	49	34	25	19	47	33	25	19	32	24	18	31	24	18	30	23	18	16
10	46	31	22	17	44	31	22	16	29	22	16	28	21	16	28	21	16	14

Due to the changes of constant improvement in LED technology, all d... are subject to change without notice. Consult factory for up to date information.

Marion County

Development Review Committee

Agenda Item

File No.: 2025-20079 **Agenda Date:** 8/4/2025 **Agenda No.:** 6.10.

SUBJECT:
Smith Project - Waiver Request to a Major Site Plan
Project #2025070077 #33132 Parcel # 3065-003-019
Arthur D Smith

LDC 2.21.1.A - Major Site Plan
CODE states A Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds: (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet. (2) The combined driveway trip generation meets or exceeds 50 peak hour vehicle trips. (3) A 24-inch diameter pipe, its equivalent, or larger is utilized to discharge stormwater runoff from the project area.
APPLICANT requests a waiver to the major site plan for a pole barn. The site will be over the allowed 9,000 sq ft per Marion County LDC. 1,296 sq ft of impervious will be added (36 x 36 pole barn)

July 31, 2025

PROJECT NAME: SMITH PROJECT
PROJECT NUMBER: 2025070077
APPLICATION: DRC WAIVER REQUEST #33132

1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: LDC 2.21.1.A - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: N/A

2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: LDC 2.21.1.A - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Defer to Stormwater.

3 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: LDC 2.21.1.A - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Defer to Stormwater.

4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 2.21.1.A - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: APPROVED - Parcel 3065-003-19 is located within the Marion County Utility service area but falls outside of the standard connection distance. The nearest Marion County infrastructure is approximately 2 miles away.
Utilities has no objection to the waiver request for the proposed pole barn. The submitted site plan does not indicate any additional flows, and even if flows were introduced, they would not be sufficient to trigger a utility connection requirement.
This parcel is located within both the Urban Growth Boundary and the Primary Springs Protection Zone.

5 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: LDC 2.21.1.A - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: n/a

6 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: LDC 2.21.1.A - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: APPROVED

7 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: LDC 2.21.1.A - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: N/A

8 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: LDC 2.21.1.A - Major Site Plan

STATUS OF REVIEW: INFO
REMARKS: CONDITIONAL APPROVAL subject to working with Stormwater staff under the following conditions: 1) The applicant must provide stormwater control of the additional runoff from the impervious coverage at the 100-year, 24-hour storm from the total impervious overage on the property. 2) A permit/inspection hold will be in effect until a sketch of the proposed stormwater controls is provided to Stormwater and approved. 3) A Final Hold will be in effect until: a) Stormwater staff conducts a final inspection. Please note that stormwater controls and all disturbed areas must have vegetative cover established at time of final inspection. b) The applicant must provide a final sketch, noting the horizontal extents and volume capacity of the stormwater controls.
The applicant owns a 1.16 -acre parcel (3065-003-019) and according to the MCPA, there is approximately 1,781 sf existing impervious area on-site. The applicant is proposing to add 1,296 sf for a pole barn. The total existing and proposed impervious area is 10,781 sf. The site will be approximately 1,781 sf over the allowed 9,000 sf per the Marion County LDC. There is no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. Staff recommends approval with conditions.

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

33132

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 07/17/2025 Parcel Number(s): 3065-003-019 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Smith Project Commercial ☐ Residential ☑
Subdivision Name (if applicable): Sherwood Hills UNR
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): Arthur D Smith
Signature: A Douglas Smith
Mailing Address: 4100 sw 4th ave City: Ocala
State: FL Zip Code: 34471 Phone #: 352-502-3102
Email address: a.douglassmith@hotmail.com

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

Firm Name (if applicable): _____ Contact Name: Doug Smith
Mailing Address: 4100 sw 4th ave City: Ocala
State: FL Zip Code: 34471 Phone #: _____
Email address: a.douglassmith@hotmail.com

D. WAIVER INFORMATION:
Section & Title of Code (be specific): 2.21.1.A Major Site Plan
Reason/Justification for Request (be specific): Applicant requests a waiver to the major site plan for a polebarn. The site will be over the allowed 9,000 sf per Marion County LDC 1296 sq ft of impervious be added. (36 x 36 pole barn)

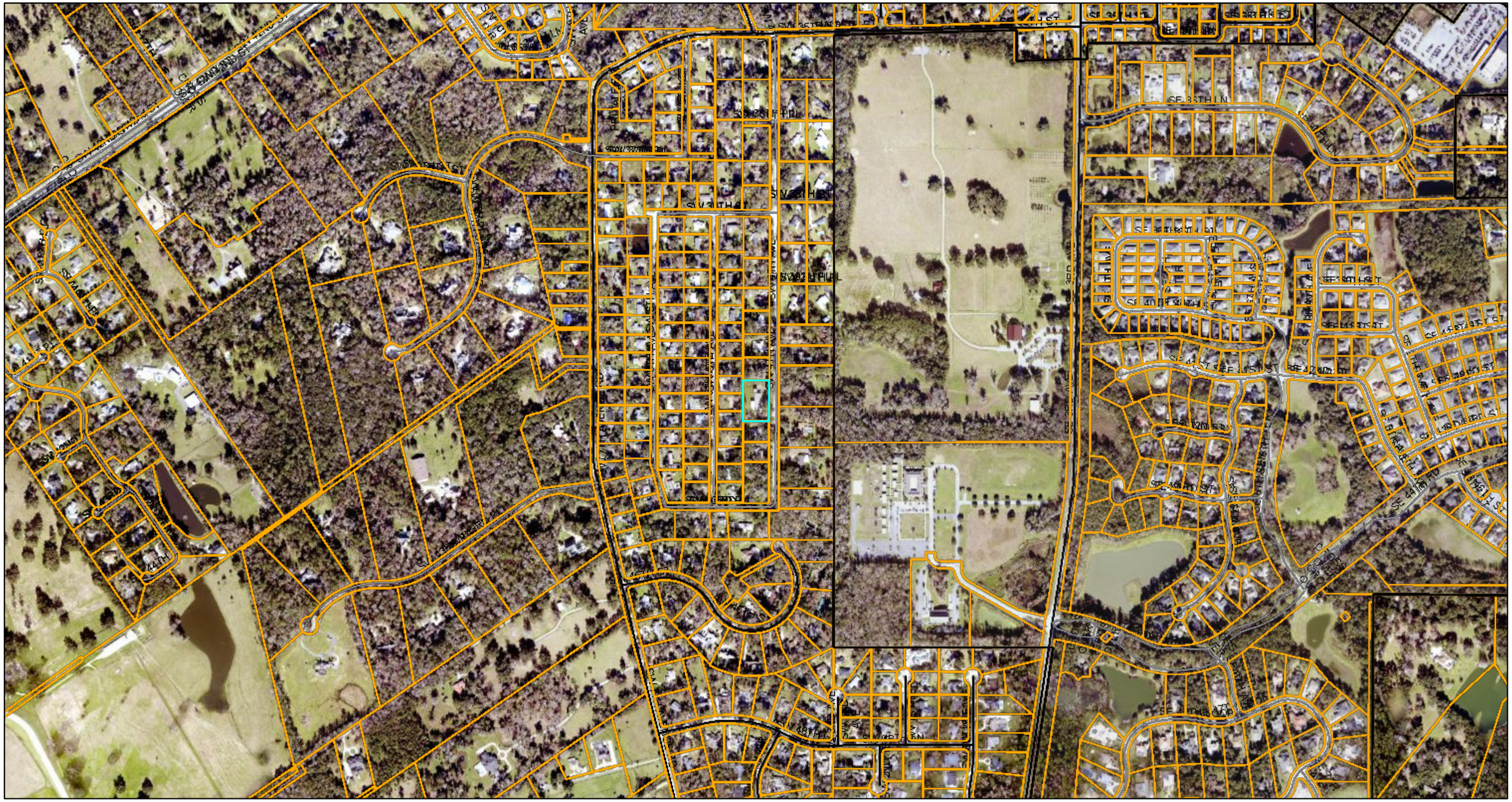
DEVELOPMENT REVIEW USE:
Received By: delivered 7/17/25 Date Processed: 7/17/25 kah Project #: 2025070077 AR #: 33132

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): _____

Walk in 7/17/25 KL
No Payment taken

3065-003-019
Smith Arthur D & Gail M Sherman
4100 SW 4th ave.
Ocala, FL. 34471

Marion County Florida - Interactive Map



7/23/2025, 3:21:12 PM

1:9,028

Marion County
Municipalities
Parcels

County Road Maintenance
OCE Maintained Paved
Not Maintained
Not Maintained

Streets

Aerial 2024
Red: Band_1
Green: Band_2
Blue: Band_3

0 0.1 0.2 0.4 mi
0 0.15 0.3 0.6 km

Marion County Property Appraiser, OCE, Marion County BOCC

This map is provided "as is" without any warranty or representation of accuracy, timeliness, completeness, merchantability, or fitness. The user is responsible for verifying any information and assumes all risk for reliance on any information herein.